



*Adopted  
October 2024  
R2024.133*



**RESOLUTION NO. R2024.133**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, TO FURTHER THE GOALS AND OBJECTIVES OF THE TEMPE GENERAL PLAN 2050, LAND USE AND DEVELOPMENT CHAPTER, COMMUNITY DESIGN ELEMENT, CHARACTER AREA PLANNING SECTION; AND TO PROVIDE AN ENHANCED POLICY FRAMEWORK TO GUIDE AREA PLANNING PROCESSES AND LAND USE DECISIONS THROUGHOUT SOUTHWEST TEMPE CHARACTER AREA AS DESCRIBED HEREIN.**

WHEREAS, the Federal Standards in Planning Act and Standards in Zoning Act of 1928 enables local jurisdictions with planning authority for their communities; and

WHEREAS, Arizona Revised Statutes (A.R.S.) § 9-461.05 Chapter 204, requires each city to adopt a comprehensive, long-range General Plan to guide the physical development of the community; and

WHEREAS, the Tempe City Council adopted *Tempe General Plan 2050* on August 23, 2023; and

WHEREAS, the Tempe voters ratified *Tempe General Plan 2050* in the March 12, 2024, Special Election (effective June 3, 2014; Resolution No. R2023.114); and

WHEREAS, the *Tempe General Plan 2050* Land Use and Development Chapter, Community Design Element, Character Area Planning Section states:

**CHARACTER AREA PLANNING**

Character areas recognize groups of neighborhoods and geographic areas that contain common design, land use and commercial characteristics distinct from nearby areas. Similarities in age of housing, styles of architecture, patterns of development, materials, land use or street patterns, lot size, landscaping, landmarks, and physical forms create some of the recognizable differences between areas. Consistent with the goals of the General Plan, the adopted character area plans provide design and planning principles related to several elements such as walkability, aesthetics, landscape, shade, design, construction materials and mobility that are tailored to the areas.

WHEREAS, staff prepared the *Southwest Tempe Character Area Plan* document to further refine the goals and strategies of the General Plan 2050; and

WHEREAS, staff prepared this plan by utilizing an extensive public outreach process for more than eight months, and that the final document addresses the comments from the public and boards of commissions and has gone through internal staff reviews.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

The City Council adopts the *Southwest Tempe Character Area Plan, 2024*.

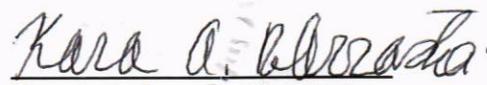
ATTACHMENTS:

A. *Southwest Tempe Character Area Plan, 2024*

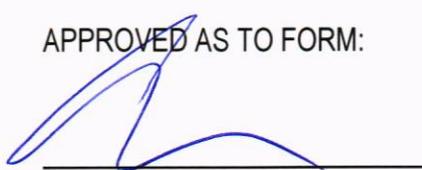
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this 1st day of October, 2024.

  
\_\_\_\_\_  
Corey D. Woods, Mayor

ATTEST:

  
\_\_\_\_\_  
Kara A. DeArrastia, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Eric C. Anderson, City Attorney

# **SOUTHWEST TEMPE**

*Character Area 6*

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**Prepared by**  
Community Development Department  
Planning Division

City of Tempe



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**Doreen Garlid, Vice Mayor**

**Nikki Amberg, Councilmember**

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## A. INTRODUCTION, LOCATION

### A.1 INTRODUCTION TO THE CHARACTER AREA

The concept of dividing the city in different character areas was first envisioned in Tempe’s General Plan 2040. Tempe Tomorrow- General Plan 2050, ratified by the voters in March 2024, continued the idea, and described character areas as even more significant elements for the planning process in Tempe.

*“Character areas recognize groups of neighborhoods and geographic areas that contain common design, land use and commercial characteristics distinct from nearby areas. Similarities in age of housing, styles of architecture, patterns of development, materials, land use or street patterns, lot size, landscaping, landmarks, and physical forms create some of the recognizable differences between areas. ....(T)he adopted character area plans provide design and planning principles related to several elements such as walkability, aesthetics, landscape, shade, design, construction materials and mobility that are tailored to the areas.”*

The City of Tempe is divided into eight character areas. See Figure 1 for a map showing the location and boundaries of all character areas in Tempe. As of June 2024, the City has already completed character area plans for six of these areas: 1, 3, 4, 5, 7, and 8.

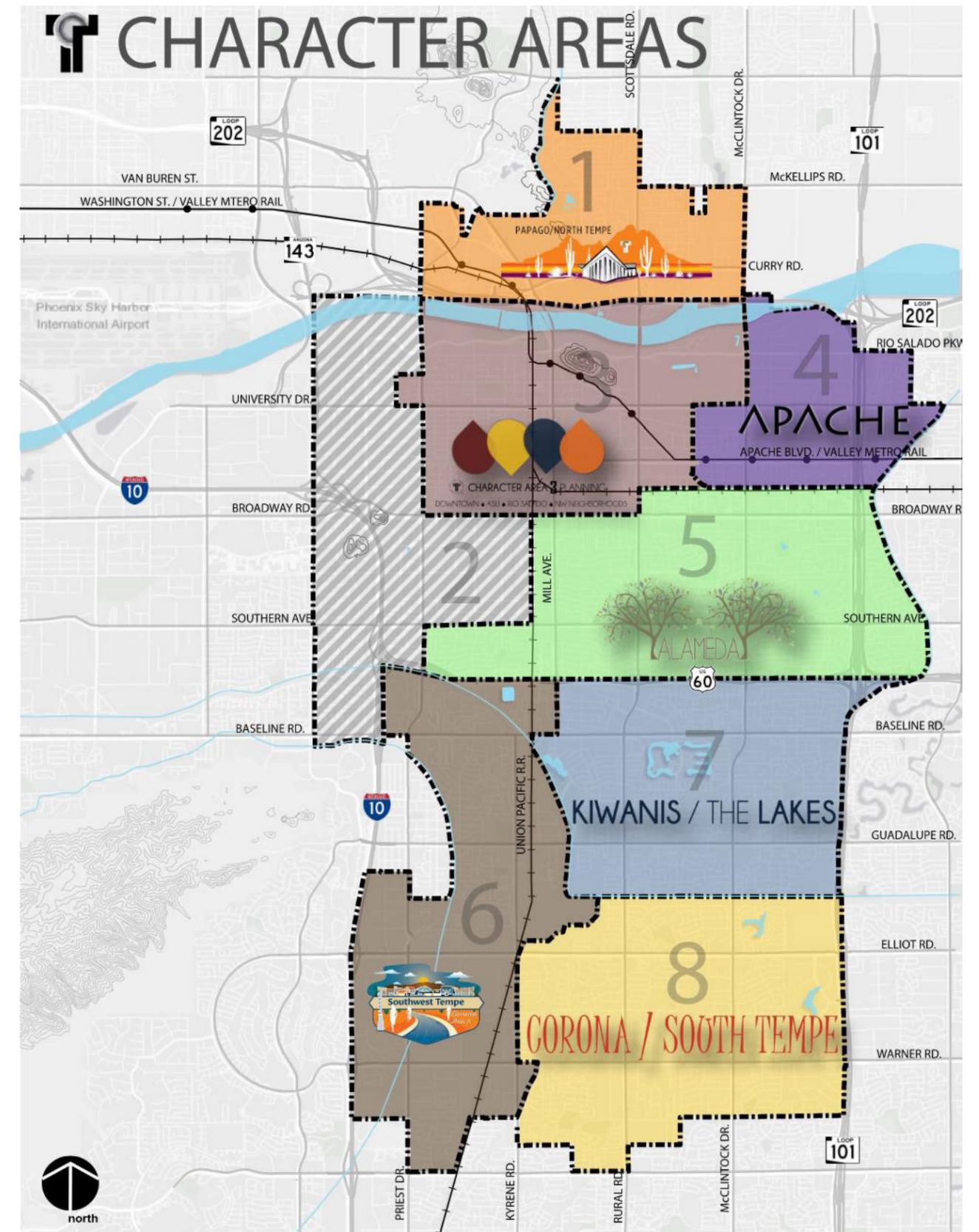


Figure 1: Tempe’s Character Areas



Character Area 6, known as the Southwest Tempe Character Area, consists of approximately 6.21 square miles of geographical area including three small county islands (see Figure 2) within its boundaries. The name, Southwest Tempe, was selected by a majority of respondents in an online survey. It is generally bounded by US-60 on the north, I-10 and the eastern boundaries of the Town of Guadalupe on the west, Tempe's southwestern boundaries on the south, and Kyrene canal and generally Kyrene Road alignment, Mill Avenue, Union Pacific Rail lines, and Western Canal on the east.

According to data from the American Community Survey, Southwest Tempe's population in 2023 was estimated as 28,450. Most social indicators for this area are similar to those found city-wide in Tempe. However, the median age of the population in the area is 33.6 years compared to 29.5 years city-wide in Tempe. The median household income of \$72,769 in Southwest Tempe was almost 14 percent above the city-wide median household income of \$64,080 (2020). Also, the percentage of minority population here is higher (65 percent) compared to the City's total (50 percent). Another important feature of this area is the higher percentage of renter households, which is 70 percent compared to 60 percent renter households city-wide.

Tempe's character area plans are policy-level and advisory documents that provide guidance for design and planning in the designated areas. Each plan document includes a description of the major traits of the area, its brief history, and provides design and development principles and strategies so that new development can be made consistent with the existing aesthetic and visual character. A character area plan reflects the desires and aspirations of the community and promotes sustainability in the development of the area itself. However, a character area plan does not prescribe any regulatory requirements.

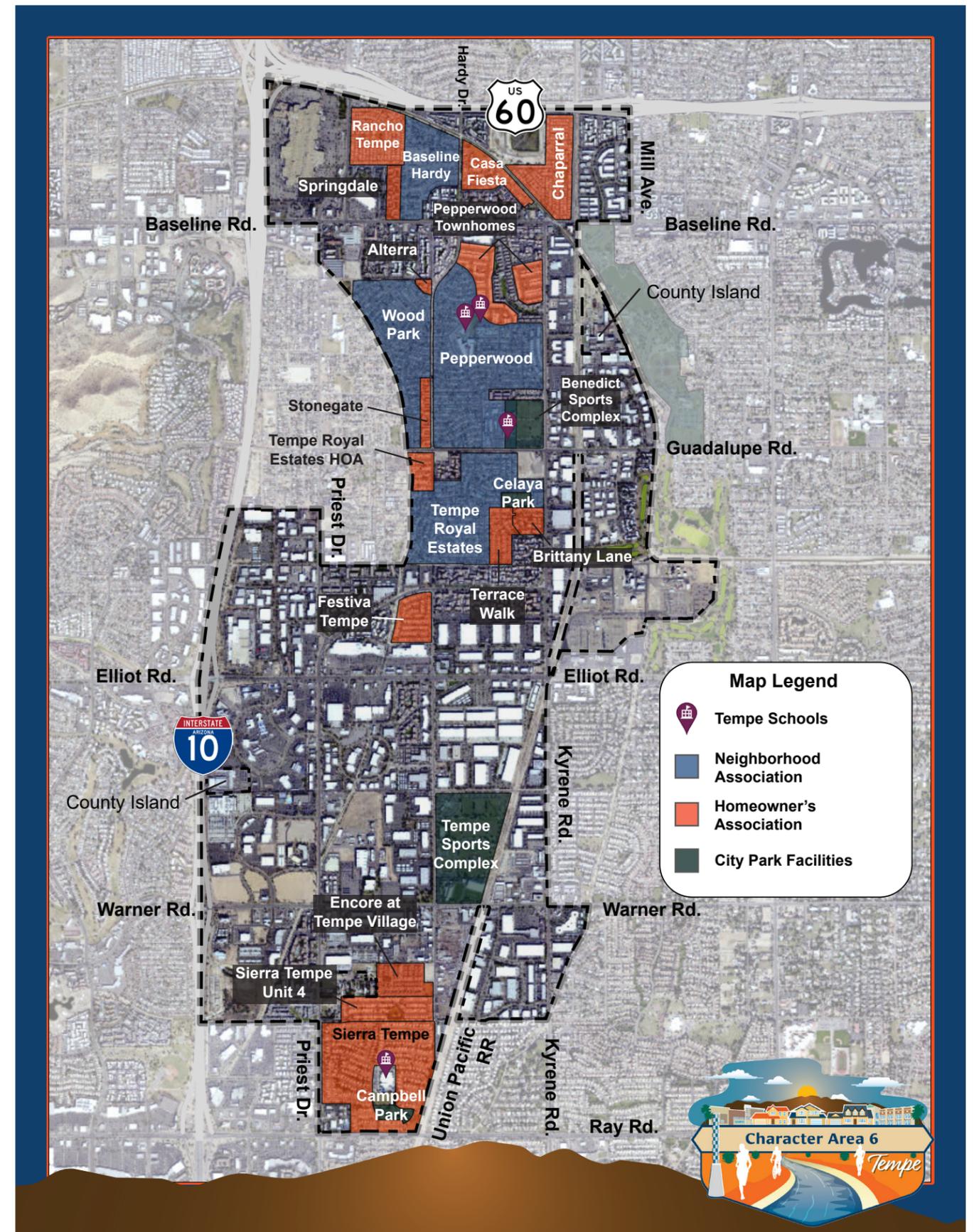


Figure 2: Southwest Tempe's Neighborhoods and Amenities

Most lots in the Southwest Tempe Character Area have single or multi-family residential, industrial, or commercial zoning. It includes the Southwest Tempe Overlay (Zoning) District. The district is bounded by the Western Canal on the east, Western Canal alignment on the north, I-10 on the west, and the City boundary on the south (Figure 3). The purpose of the Overlay District, as a part of Tempe’s Zoning and Development Code, is to provide an opportunity for more intense development with high standards and promote the objectives of the General Plan for this area, which envisions the land use for the area as mostly industrial, commercial, mixed use, single-family residential, and open spaces. The overlay allows a twenty-five (25) foot increase in the maximum allowable building height in all zoning districts west of Kyrene Road, except Single-Family Residential and Agricultural zoning districts. The overlay has helped the area develop regional shopping and help spur commercial destinations and large scale industrial and commercial establishments.



Figure 3: The Southwest Tempe Overlay District

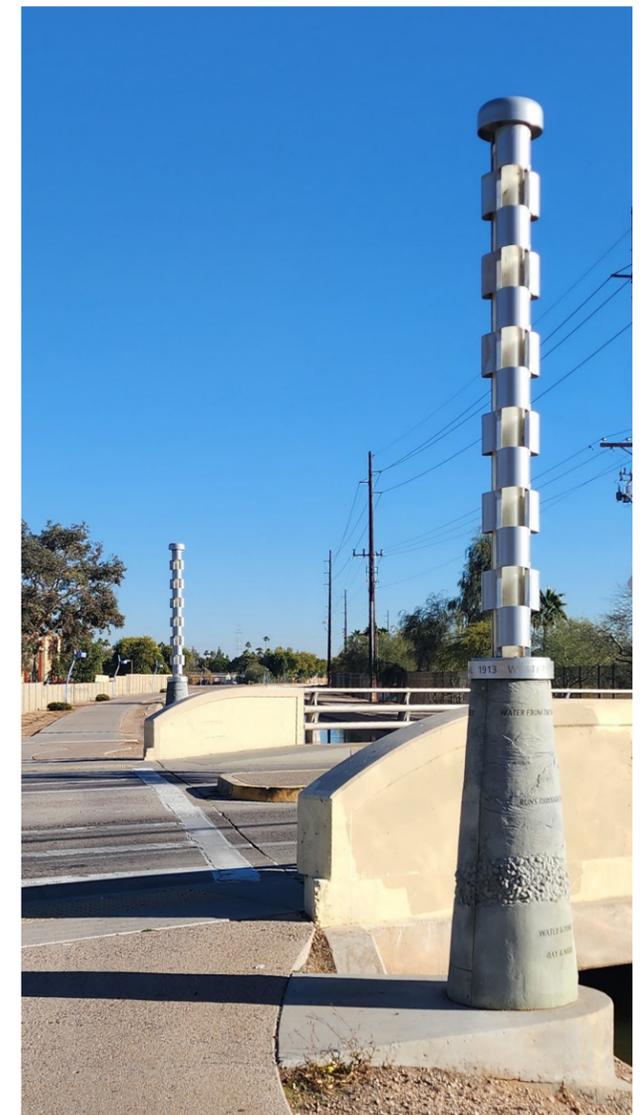
## A.2 COUNTY ISLANDS INSIDE THE CHARACTER AREA

There are three county islands with a total area of approximately 0.09 square miles within the Southwest Tempe Character Area (See Figure 2 and 4). These islands are served by the City of Tempe infrastructure and services, but are not legally under the City’s jurisdiction. The county islands are considered to be within the planning area for the Southwest Tempe Character Area. In the future, the county islands may be annexed into the City if the property owners there so choose.

If property owners desire to incorporate these properties into City boundaries, there will also be a possibility of introducing streetscape features that are consistent with the objectives of walkability, bicycling, and transit use. Landscaping on the sidewalks and medians can also follow Tempe’s standards to provide a consistent and connected experience. Any annexation process should also ensure that all developments on the properties can become compliant with the City of Tempe codes and ordinances including [Zoning and Development Code Section 2-106. B.](#)

According to Arizona State law, the annexation of county lands into the City has to follow a prescribed process and should go through an appropriate zoning change when property owners in the area request the City to incorporate their land into the city boundaries. The request goes through the public hearing process and ultimately a decision on it is made by the City Council. If an existing business in

the county island is annexed into the City limits, but the use is non-conforming to the City’s underlying zoning standards, such business may remain legal as long as the use was allowed at the time of initial operation. Such businesses may remain in areas, but any new use or expansions of a non-conforming use by 25 percent or more must come into compliance with the prevailing zoning regulations.



### A.3 OTHER JURISDICTIONS ADJOINING THE CHARACTER AREA

Southwest Tempe borders the City of Phoenix and Town of Guadalupe to the west, and City of Chandler to the south. During the character area planning process, staff spoke with relevant planners in the three jurisdictions to solicit input that may enhance connectivity, collaboration, and information sharing in the planning process.

The Town of Guadalupe to the west of the Character Area is a town with a geographical area of approximately one square mile. It was incorporated as a town in 1975. According to US Census estimates, the town's population in 2022 was 5,287. The City of Tempe provides water, police, and fire services to the town. Although the town is not a part of the Southwest Tempe Character Area, because of its proximity to the area, Section D of this document includes a brief history of the town area also.

The Town has plans to enhance commercial and business opportunities, including El Mercado de Guadalupe. The Town is also working towards updates of its zoning code and general plan to reflect emerging challenges and opportunities. It is also seeking resources to improve shade trees along Avenida de Yaqui and Guadalupe Road. The town contains bike paths along the Highline Canal, which is the border between the City of Tempe and Town of Guadalupe. The bike path and pedestrian trail along the canal on the Tempe side will need to be connected

to the path network in the Town of Guadalupe.

To the west of the Character Area lie Ahwatukee Foothills Village and South Mountain Village of the City of Phoenix, the fifth largest city in the USA by population. The two villages are seeking to build village cores, promote multi-use paths, and encourage land uses that are compatible with the existing residential and commercial developments.

As a part of planning in the South Mountain Village, Phoenix adopted the Baseline Area Masterplan in 1997 which seeks to "Develop a comprehensive master plan that promotes balanced, high quality development focused on Baseline Road and that recognizes the unique character of the area." The plan seeks to achieve this objective by creating compatible land uses, multi-use paths, walkable sidewalks, mixed-use developments, and shaded walkways along major streets.



In the adjoining areas to the south, the City of Chandler has several programs that seek to enhance the employment, business environment, and connectivity in the area. Chandler has earmarked its Growth Area 6 (I-10/Loop 202) around Pecos Road, I-10, Kyrene Road, and Ray Road, which aims to promote multi-modal transportation options, infrastructure investment, and establish the area as a hub for an export market for the city. As Chandler is aiming to become a major national hub in high-tech, semiconductor manufacturing and technology-related establishments, they would also review the availability of electricity infrastructure in the area and will work with the Salt River Project (SRP) to upgrade the capacity of electricity grid, and substations in the area. Chandler is also working to create connectivity to the nearby locations, and enhancing the Canal-side pathways.

The Southwest Tempe Character Area Plan takes into account connectivity and the character of the adjoining areas in Guadalupe, Phoenix and Chandler.

### B. PURPOSE OF THE PLAN

The Southwest Tempe Character Area Plan is a design and planning-related policy plan for, and by, the community and its stakeholders. The plan evolved from numerous consultations with the community members, property owners, businesses, non-profits, and people from various demographic groups in the locality, including stakeholders with an interest in the area. Staff worked with these groups for more than a total of nine months to gather stakeholder input and develop the vision, purpose, priority elements, and community preferences that led to the creation of the contents of this plan. The major components of this plan include planning goals and design principles for the area which reflect the desire, aspiration and input from the residents and stakeholders described above. Staff reviewed the public input, observed the ground conditions on site, and referred to the previously completed Character Area plans in Tempe, and other relevant Tempe plans to identify the topics for the plan and to develop design principles.

The Southwest Tempe Character Area Plan will help provide guidance for new development or redevelopment proposals in the area to make them consistent and compatible with the existing character of the natural and built-up environment in the area. The Plan helps to advance good and contextual planning and design, including in the public realm, by providing planning and design principles, and best-practice examples most relevant to the Character Area. The Plan also advances and supports the goals and objectives included in Tempe’s Council Priorities, General Plan, 20-minute city principles, community aspirations, and other relevant planning-related goals adopted by the City.

This Plan is intended to be used as a guiding document by staff while reviewing site plans and designs of proposed new development and redevelopment applications in the plan area. It is also envisioned as an advisory document for developers, architects, planners, and property owners in the area who wish to propose new development or redevelopment applications to the City. The Plan will also provide direction in planning and design-related matters for the City’s planning and investment decisions related to sustainability, infrastructure, landscaping, transportation, and housing in the area.



## C. MAJOR TRAITS OF THE SOUTHWEST TEMPE CHARACTER AREA

Southwest Tempe Character Area (Character Area 6) consists mainly of multi- and single-family homes, industrial, commercial (including several big boxes), institutional, office, open space, and recreational land uses. Important features of the built and natural environment include the Western canal, South Highline canal, Kyrene Branch canal, and the associated canal-side multi-use paths, arts, and landscape. In addition, there are several other multi-use paths including on the previously abandoned El Paso gas line easement in the area. In addition, the Salt River Project (SRP) generating station, several big box stores, Union Pacific Rail lines, and the large scale sports complexes and open spaces contribute to the visual character of the area. To the west, Phoenix’s South Mountain provides a backdrop for the urban image of the area.

The general appeal of the built-up environment in the Character Area can be considered as that of established and stable neighborhoods that include several large scale multi-family complexes, well-reserved single family areas, neighborhood parks, canal-side paths which attract hikers and visitors, industrial and warehouse establishments, and suburban style office and commercial facilities. This area boasts of having several of the Valley’s major regional shopping centers – the Arizona Mills Mall, the Tempe Autoplex, and the Emerald Center, which contains Arizona’s only IKEA store. Southwest Tempe also includes three small county islands, with

a total area of around 0.09 square miles that house industrial, commercial, and single family uses.

The area is close to the US 60, I-10, Kiwanis Park, and many other infrastructure and recreational amenities in Tempe. According to the responses to the surveys that staff conducted, many residents and property owners in the area believe that Southwest Tempe remains an attractive place for new investments.



At several public meetings and outreach events, many expressed preferences for the preservation of open spaces, enhancing canal-side paths, shaded trails and walkways, and increased multi-family residential and commercial development while preserving the lifestyle for existing residents. At the same time, residents are concerned about the potential negative impacts of increased home prices and rents that may be brought about by large new developments, which could affect housing affordability in the area. For many residents, the ability to age-in-place is important. Similarly, residents laid out their preference for shade, canal-side amenities, passive natural systems of design, mitigating extreme heat and greenhouse gas emissions, and promoting a sustainable future for the area.

On the basis of public input and staff observations, some of the salient character-defining elements for Southwest Tempe include the following:

1. The canals, and canal-side multi-use walkways, and art along the Western, Highline Lateral, and Kyrene Branch canals.
2. The iconic and regional commercial attractions, such as the Arizona Mills Mall, Emerald Center, Ikea Store, Agave Center, Tempe Autoplex, Costco, Supima Cotton Center, and other establishments.
3. The older and newer single-family homes, multi-family residential complexes, low rise and mid-rise commercial, office, commercial (including several big boxes) and

institutional developments, and several areas of commercial, and industrial establishments throughout the Character Area.

4. The presence of recreational facilities, and large open spaces such as the Arizona Cardinals Headquarters, Tempe Sports Complex, and Benedict Sports Complex,
5. The Union Pacific railroad tracks, Salt River Project (SRP) generating station, and artworks spread across the area.
6. Some large vacant parcels, and two large scale state-owned open spaces/retention areas near the highways.
7. A high proportion (70%) of renter population in the area.



## D. BRIEF HISTORY OF THE SOUTHWEST TEMPE CHARACTER AREA

Like other parts of Tempe, portions of the area encompassing the Southwest Tempe Character Area were sites of Native American habitation since time immemorial. Archaeological surveys over the years have demonstrated that prehistoric archaeological sites, while not as numerous as those to the north, are scattered throughout portions of the Character Area. The most significant site is the Ancestral O’Odham habitation site known as La Ciudad de los Hornos (AZ U:9:233[ASM]), located north of Baseline Road and south of US 60, west of Priest Road, and east of US 10. The site covers around 450 acres. Los Hornos was inhabited between approximately 450 and 1450 AD. Its name, translated as “City of Ovens,” derives from the numerous communal ovens found by famed anthropologist Frank Cushing in 1886 during the Hemenway Southwestern Archaeological Expedition. Cushing located surface features and conducted test trenching at Los Hornos. Decades later, in 1928, Frank Midvale documented a platform mound on the site. Around the same time, Omar Turney recorded

his observations there and identified Los Hornos as part of a prehistoric canal system (“Canal System 1”). Emil Haury published Cushing’s data in Haury’s 1934 dissertation, later revised into the book *Excavations at Los Muertos and Neighboring Villages* (1945). Since the 1990s, archaeological investigations have greatly expanded our knowledge of Los Hornos, with researchers identifying more than 2,200 new features.

Another significant Hohokam archaeological site, labeled U:9:225(ASM), occupies a portion of Southwest Tempe Character Area 6, specifically the portion of Ken McDonald Golf Course west of the Western Canal and the northwest section of the Kyrene Generating Station. AZ U:9:225(ASM) was first recorded in 1939 by Albert Schroeder as a part of a New Deal-era Work Projects Administration (WPA) undertaking. After finding two trash mounds on the surface, Schroeder dug a trench that sliced through one of the mounds and collected more than 300 prehistoric ceramics. Decades later, archaeological investigations identified a prehistoric pit feature and other artifacts on the site. A late 1990s investigation found sparse plain ware ceramics and lithic artifacts at the surface. In 2017-18, an archeological investigation (AZ U:9:225(ASM)) uncovered a possible prehistoric pit feature along with various historic artifacts. Rather than a large habitation site like Los Hornos, archaeologists have come to see AZ U:9:225(ASM) as a “discrete activity locus.”

In historic times, canals were integral to the development of Southwest Tempe



Character Area 6. In 1880, the Tempe Canal was extended to the area of Baseline Road and Price Road and construction followed the Price Road alignment to a location halfway between Guadalupe Road and Elliot Road. Early in that same decade, Phoenix land baron Michael Wormser built the Wormser Extension of the Tempe Canal westward from the main channel near Price Road. The Wormser Extension followed the Guadalupe Road alignment until it changed direction around the alignment of Mill Avenue, making a steep northwest-trending arc as the canal followed the northern contour of the South Mountain range. This arced canal pathway forms the boundary between the west edge of Character Area 7 and the eastern edge of Southwest Tempe/Character Area 6 north of the Salt River Project's (SRP) Kyrene Generating Station. Wormser used this extension canal to provide water to farmland in today's south Phoenix area.

The next major extension of the Tempe Canal system into this area was the Kyrene Branch Canal, which runs from the Kyrene Generating Station at the eastern-most edge of Character Area and follows a southerly path to the Gila River

Indian Reservation. Construction of the Kyrene Branch began in the mid-1880s from the previously mentioned terminus of the Tempe Canal, along Price Road at the halfway point between Guadalupe Road and Elliot Road. Originally known as the Orange Belt Branch or Kyrene Ditch—later renamed the Western Canal by SRP—this canal extends westward where it branches to feed two canals in the vicinity of SRP's Kyrene Generating Station. The southern canal—the Kyrene Branch Canal—is the original channel that was built along with the Western Canal/Orange Belt Branch in the mid-1880s. Wider than the North Highline Branch Canal, which lies to the west, the Kyrene Branch Canal measures 16-18 feet across. Originally earthen, it was upgraded to concrete around mid-century. Between 1911 and 1913, a northern branch was constructed from the Western Canal/Orange Belt Branch. Dubbed the Western Canal, this irrigation channel would retroactively provide the name of the Kyrene/Orange Belt Branch canal that provided its water. The canal forms Character Area 7's (Kiwani/The Lakes) southern boundary with Character Area 8 (Corona/South Tempe), entering Southwest Tempe as it flows west past

the Kyrene Generating Station before extending north and then northwest across I-10 to south Phoenix. The water flows around the north side of the South Mountain range to the west edge of those mountains to the boundary of the Gila River Reservation. The US government constructed the Western Canal after its effort to buy the Wormser Canal failed. The newer, improved canal replaced the Wormser Extension by the mid-1920s as SRP consolidated the canal system.

Another major canal in the Character Area is the North Highline Branch Canal. It runs through much of the western portion of the character area. Built in 1912, the present-day alignment of the canal runs from the base of South Mountain near Laveen Road in Phoenix to the southeast section of South Mountain below Chandler Boulevard. The Highline Canal is controlled by the US Bureau of Reclamation and administered by SRP. It is just one of the many SRP canals stretching across the Phoenix Basin that were originally designed to provide irrigable water. This precious resource enabled farmland to bloom in the desert environment. Because of its historical importance, the North Highline Branch Canal has been determined eligible for listing in the National Register of Historic Places.

Along with canals, a notable feature of the Southwest Tempe landscape is the extant rail line built by the Southern Pacific Railroad in the late 1800s. After running due south from downtown Tempe and through roughly half of Character Area's length, the rail line shifts to the southwest for the rest of its run through

Tempe before entering Chandler. In 1887, this branch line was built from the Southern Pacific Railroad's main line at Maricopa Wells, Arizona, to Tempe and then Phoenix. Originally christened the Maricopa & Phoenix Railroad, less than 10 years later, it was renamed the Maricopa & Phoenix & Salt River Valley Railroad as a result of consolidation with the new Phoenix, Tempe & Mesa Railway. The railway would undergo shifts in ownership and more name changes in the 1910s. Today, the rail line is controlled by the Union Pacific Railroad.

Rail service to Tempe underwrote the town's growth as an agricultural and manufacturing center, as well as a transportation hub in the Southwest. Not all of this growth occurred in Tempe proper. For instance, the farming- and ranching area known as Kyrene (aka, the Kyrene district) emerged in the 1880s and was a notable extended farming community outside of the Tempe town limits, which remained ill-defined until Tempe's incorporation in 1894.

Kyrene encompassed the Tempe environs, defined as Township 1 South, Range 4 East, or south of modern-day Baseline Road, west of Price Road, north of the Gila River Indian Reservation, and east of 32nd street above South Mountain. The agricultural district would lend its name to the Kyrene School, located at Warner and McClintock Roads from 1888-1920 (later relocated to the intersection of Warner and Kyrene Roads). Like Tempe's moniker, Kyrene is derived from Greek antiquity, in this case the province of Cyrene in northern Africa. In 1892, a small portion of the district (now within Chandler

city limits) was platted as “Kyrene.” At the time, this settlement consisted of approximately 150 parcels tucked along the Maricopa & Phoenix Railroad, which provided transport for hay, cattle, and other agricultural products. Even before being fully incorporated into Tempe by the 1900s, residents of the larger Kyrene district shopped, worshipped, and went to school in their neighboring town to the north. Kyrene was, in many respects, “Greater Tempe.”

When Kyrene was in its infancy, in the late 1800s, the Roman Catholic Church purchased a five-acre plot of land (now in Southwest Tempe) just south of the Wormser Canal and encouraged Pascua Yaqui Indians from Sonora, Mexico, to resettle there to escape Mexican dictator Porforio Diaz’s brutal regime. This was not the first time that humans inhabited the site. After all, it lay near the center of the Ancestral O’Odham La Ciudad de los Hornos settlement. The Yaqui migrants named their new home Guadalupe. It became the first modern Yaqui settlement in the Salt River Valley, and Yaqui established a church and a cemetery there. Land disputes caused the Yaqui to move the Guadalupe settlement to donated land a mile and a half to the southwest. Despite this, Guadalupe’s residents have continued to use the cemetery up until the present day. The adobe church on the other hand, fell into disuse when a church was built on the new town site; by 1928, only a partial wall remained of the original church by 1928. In 1979, the Phoenix Diocese of the Roman Catholic Church quit-claimed Guadalupe Cemetery to the Town of Guadalupe, which had been incorporated

just four years earlier. While Guadalupe Cemetery is owned by the Town, it is under the City of Tempe’s jurisdiction.

Guadalupe Cemetery is a site rich with cultural meaning for both the area Yaqui and Mexican American people, many of whom call Town of Guadalupe home. The cemetery is a traditional cultural property for both groups, which celebrate Día de Los Muertos (Day of the Dead) at the cemetery each November. More than a historic site – it is the only Tempe Historic Property Register-designated and National Register of Historic Places property in the Southwest Character Area 6. Guadalupe Cemetery is a location where town residents can come together to celebrate their heritage and commemorate the loved ones they have lost.

Throughout the early twentieth century, as Phoenix to the west evolved into Arizona’s premier center of politics and commerce, Kyrene, remained wedded to agriculture. Supplied with ample canal



water, family farms and ranches thrived in Kyrene. Some of south Tempe’s arterial east-west roads derived their names from Kyrene homesteaders, including Reginald Elliott (the extra “t” was mistakenly excluded when naming Elliot Road) and Samuel Warner. Originally, the most important crops grown in Kyrene included alfalfa and grain, which could be produced all year long. Dairying was also one of Kyrene’s cornerstone industries, remaining buoyant even when poor weather conditions affected crop yields. In the late 1800s and early 1900s, Kyrene residents sold wood, probably from cleared desert trees, for firewood and fuel. Crops like cantaloupes and lettuce also took off at different points in the early 20th century—cantaloupes in the early 1900s and lettuce in the 1920s and 1930s. Finally, by 1912, cotton production became an important feature of the local economy.

While the end of World War I ushered in peace, before long, a debilitating slump struck the global economy. In 1920, cotton prices plunged, a disaster for Kyrene with



its heavy emphasis on cotton production. Years before the Great Depression, this crash devastated farmers and the businesses they could no longer afford to frequent. The agricultural downturn would last until the beginning of World War II.

After World War II, portions of the Kyrene district turned to heavy industry. The site “proved to be an ideal location for industrial development,” as historian Scott Solliday has written. In part, that was because of the opening of Salt River Project’s (SRP) Kyrene Steam Generating Station, south of Baseline Road and at the western end of the Western Canal, in 1952. The \$4.5 million facility was soon augmented with a \$10 million expansion. The site was ideal for the station, because as Solliday puts it, “the land had access to high voltage power lines, El Paso Natural Gas Company’s gas lines, and the Southern Pacific Railroad; it was close enough to population centers, but not in close proximity to any existing neighborhoods.” The power station drew several industries to Kyrene, including steel mills in the form of the Capitol Foundry and Western Rolling Mills. Despite both steel mills’ locations outside of Tempe city limits, media consistently identified them as Tempe concerns. Notably, this perception would later bolster Tempe’s claims to Kyrene when Tempe began annexing the former agricultural district in the 1960s.

Both Capitol Foundry and Western Rolling Mills were built by their parent companies to take advantage of the quickening growth of Phoenix-area industry spurred by World War II. Located at the intersection of Baseline and Kyrene

Road, Capitol Foundry Company opened its Kyrene facility's first foundry in 1953. An Indianapolis Star story reported that Capitol Foundry would "provide cast steel grinding balls for the mining industry." Another company foundry, which came online in 1954, would "produce a general line of castings for the mining industry." In total, these foundries were valued at \$3 million (nearly \$35 million today). The Capitol Foundry Company operated for decades. It is now defunct, though its facility continues to be operated by ME Global, a reminder of the area's postwar industrial past.

The better-known Western Rolling Mills facility opened in the late 1950s at Elliot Road and Kyrene Road. Its role as an adjunct to the mining industry, like Capitol Foundry, allowed Western Rolling Mills to expand its employee base beyond its initial hire of approximately 300 people. In 1962, Allison Steel Manufacturing Company took over Western Rolling Mills' operations in Tempe. Under Allison Steel, the mill produced steel for the Frank Lloyd Wright-designed Gammage Auditorium on the campus of Arizona State University,

one of Tempe's most iconic buildings. The Rolling Mills plant did a profitable business by recycling steel from junked cars into structural steel. This reliance on scrap steel made Rolling Mills different from other operatives like US Steel, which began its production process with iron ore. Resident complaints about the plant's noise, smell, and general unsightliness helped to stop a proposed expansion of the Rolling Mills facility, now a part of Tempe, in 1982. Three years later, the Rolling Mills facility, now owned by Marathon Steel, yielded to hard economic times, including competition from cheaper steel producers, and shuttered the mill. More than 400 employees, most of them union members, were laid off.

The expansion of Tempe that accompanied World War II did not reach as far as Kyrene. In fact, by 1963, Southern Avenue marked the effective southern boundary of the city. But this would soon change. The area of Kyrene from the future Tempe section of US-60 (Superstition Highway) to the city limits of Chandler in the south was the main corridor of expansion for Tempe in the 1960s and 1970s. During this period, the City government would proceed to annex much of this land, resulting in Tempe assuming the general boundary limits that it still maintains today. Collectively, Southwest Tempe and Character Area 8, to the east, were Tempe's last major frontier to be impacted by a mixture of commercial and residential growth.

In annexing much of Kyrene, the City of Tempe, in part, sought to prevent the Chandler municipality (incorporated in 1920) from assuming dominion over land

that many Tempe officials and residents already identified as informally part of their city. This was the reasoning offered by Mayor Hugh Laird upon Tempe City Council's decision to annex five square miles of land and to encircle roughly 30 additional square miles—most of it agricultural—on March 17, 1960. "The City of Tempe," Laird stated, "has extended its boundaries so as to encompass the area that has historically and traditionally been a part of our community. . . . The people, immune from land grabbing by any other city, can wait their own good time to be annexed by our city. We do not intend to rush them." Indeed, by the end of the 1970s, most of Kyrene would be joined with Tempe. Not surprisingly, as Tempe extended its southern border, Chandler pushed north. (Interestingly, the community platted as "Kyrene" in the 1890s ended up under Chandler's jurisdiction.) The two municipalities' annexation sprees resulted in expected land disputes, the resolution of which are reflected in the odd jigsaw puzzle-like configuration of Tempe's southern boundary.

As mix of single-family and multifamily housing in Southwest Tempe Character Area grew toward the end of the century, so too did its commercial character. It became home to some of Tempe's largest retail establishments. On Elliot Road, just east of I-10, Costco opened its sole Tempe warehouse in 1989. A major shopping attraction, Arizona Mills Mall, opened in 1997. The mall is located at the intersection of US-60 and I-10 and is a tourist destination constructed by the Mills corporation and Taubman Centers that features 600 parking spaces and nearly

200 retail establishments. Also situated near I-10 between Elliot and Warner Roads, IKEA opened one of its massive furniture store locations in 2004. At this time, it remains the only IKEA location in Arizona.

This Character Area is a particularly unique section of Tempe, one that exhibits the deep changes that the town, and later city, have undergone. From its prehistoric, agricultural, and industrial past to its commercial and residential present, Southwest possesses a rich, ever-evolving history.



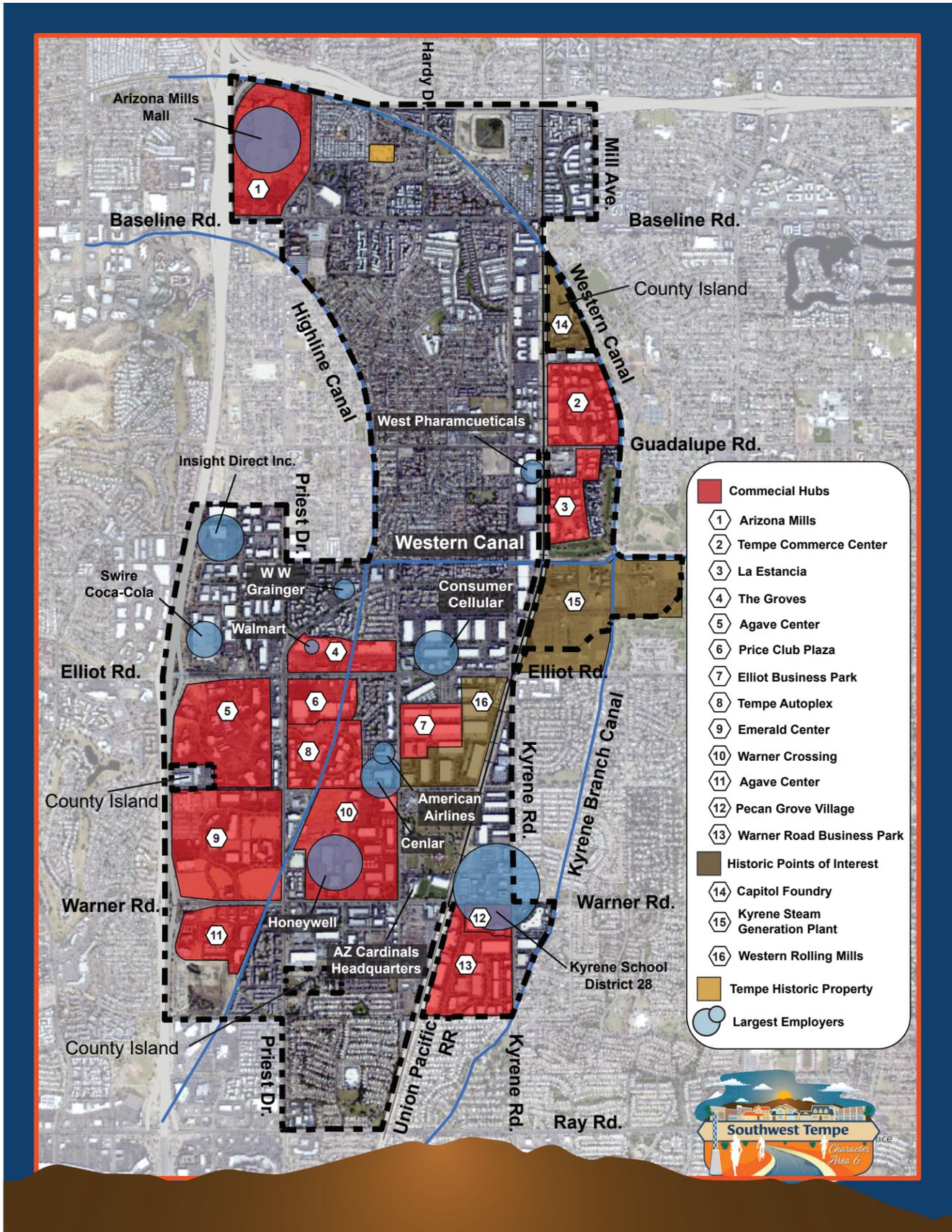


Figure 4: Southwest Tempe’s Historic, Commercial, and Industrial Context

### E. PLAN DEVELOPMENT THROUGH PUBLIC PROCESS

The planning process for Southwest Tempe/Character Area 6 officially began on January 24, 2024, with two kick-off meetings with residents and stakeholders. Staff presented the same introductory materials via an in-person session and a virtual format describing the Character Area planning process in both the meetings. Altogether, some 20 individuals participated in the two meetings and provided inputs and comments. Immediately after the kick-off meeting, an online survey was released to the residents and public soliciting their preferences on what kind of amenities should be enhanced, what kind of land use should be expanded, and what major topics should be addressed in the plan. The survey was open from January 24 to February 16, 2024. A total of 118 survey responses were received, which helped staff to develop an initial list of priority areas for the Plan, and to develop the next set of surveys and presentations to move the planning process forward.

Several information tables to describe the Character area planning process, and solicit input were set up to solicit input:

Staff organized a process of dotocracy (voting with dots) to invite public preferences and input into the planning process. The dotocracy exercise was carried out at a virtual meeting on March 2, 2024, and an in-person gathering at the Celaya Park on March 3, 2024. Around 25 community members voted in these two events. Additionally, the dotocracy survey conducted from March 1 to April 1, 2024

received more than 90 responses to the questions about their preferences and priorities for planning.

On March 5, 2024, staff organized an in-person focus group meeting with a senior group in the community. Staff also hosted a business focus group meeting on March 8, 2024.

On March 8, 2024, staff presented to the non-profit focus groups some initial thoughts on the plan, shared the public input received, and sought input from the focus group members. Five participants attended the two focus group meetings and shared their thoughts about what should be included in the plan. The participants were also asked to suggest any specific elements or principles that could be considered in the plan to help the businesses and non-profits involved in the area.



A partial list of public meetings and events for the Southwest Tempe Character Area planning is provided below. All meetings were held in 2024.

- Virtual kickoff meeting, Wednesday, Jan. 24
- In-person Kickoff meeting Wood Elementary School
- Thursday, Jan. 25, Info table at Tempe Sports Complex Dog Park
- Saturday, Jan. 27, Info table at Highline Canal Path behind PetSmart
- Thursday, Feb. 8, Info table at Pepperwood Plaza
- Thursday, Feb. 15, Info table at Celaya Park
- Friday, March 1, Noon – 1 pm “Dotocracy” meeting via Zoom
- Saturday, March 2, 9 -10 am, “Dotocracy” meeting, Celaya Park
- Tuesday March 5, 5:30 – 7:00 pm with seniors in the area, 215 W Lodge Dr.
- Friday, March 8, 9 – 10 am with businesses in the area via Zoom
- Friday, March 8, 12 -1 pm with faith and nonprofit orgs via Zoom
- Thursday, March 14 & March 21 Pepperwood Plaza, Campbell Park & apartment communities

Staff presented about the planning process at the following Boards and Commissions meetings. All these dates were in 2024.

- Neighborhood Advisory Commission, March 6
- Transportation Commission, March 12
- Historic Preservation Commission March 13
- Sustainability and Resilience Commission, March 18
- Mayor’s Youth Advisory Commission, (information sent to the commission)
- Municipal Arts Commission, (information sent to the commission)
- Parks, Recreation, Golf, and Double Butte Cemetery Advisory Board, March 20
- Development Review Commission, March 26



Staff kept the public input opportunities open throughout the plan preparation and development process. Interested residents and other stakeholders had an opportunity to provide input on the Plan through the Southwest Tempe Character Area website, and by e-mail, by phone, and through meetings with the staff.

The area residents and stakeholders provided valuable inputs at the many public meetings, public presentations, and via phone conversations and e-mails. The

following list reflects some of the major public inputs received by the staff (not in any particular order).

- Preserve open spaces, parks, and multi-use trails
- Maintain and improve the canal-side environment and multi-use paths
- Improve connectivity, transit use (especially the Orbit), and mobility
- Enhance affordable housing, and provide an opportunity to “age in place”
- Promote sustainability in planning, design, and construction
- Plan to mitigate climate change, and extreme heat environments
- Promote water conservation, on-site water harvesting and solar energy use
- Promote green infrastructure, construction, and passive design systems
- Promote high quality design, providing durable and varied materials
- Utilize indigenous, adapted and water-conserving plants
- Enhance shade, trees, and tree canopies
- Promote walkability, bike-routes, and transit amenities
- Promote public art, gateway features, and improved public realm design

The Southwest Character Area Plan has been prepared based on these priority elements that the residents and stakeholders have identified and prioritized. Further, the residents and stakeholders have provided several specific suggestions and recommendations on how the area should look. The Plan addresses the inputs and includes elements that reflect the majority of the public input and a balanced perspective of what has been heard during the meetings and input sessions.

In addition to the above topics, residents made several specific comments related to the plan development. Some examples of the comments by residents are given below.

- Enhance the existing canal-side pathways, and clear them of weeds and graffiti
- Seek any volunteer service for the canal side cleanup activities
- Implement programs to reduce homelessness
- Expand affordable housing opportunities, and options to “age in place”
- Institute crime prevention and safety enhancement programs
- Expand and improve open spaces when possible
- Expand the Tempe circulator program, and improve signage and information sharing

- Install “hawk” signals at important crossing where major trails and bike paths cross vehicular streets.
- Address noise abatement programs along the freeways I-10 and US-60
- Promote passive natural design to reduce heat gain and improve shade

A draft Southwest Tempe Character Area Plan was prepared and released to the public on June 14, 2024. On June 24, staff held two meetings to review the plan with interested individuals. The attendees provided several comments and input on the draft plan. Following the meetings, staff has revised the plan to address these inputs collected both through the formal meetings as well as comments from an online survey. The survey was open from June 24 through July 22, 2024, and received feedback from 59 respondents.

In August 2024, staff presented the revised draft plan at various City Boards and Commissions. At its meeting on September 10, 2024, the Development Review Commission recommended the final draft for approval by the City Council. On October 1, 2024, the City Council adopted the Southwest Tempe Character Area Plan.



## F. PLANNING, DESIGN, AND PLACEMAKING GOALS AND PRINCIPLES

Staff developed and compiled the following design goals and principles based on the public input process for the Plan, internal research, and by referring to the previously adopted Character Area Plans, and other relevant policy documents of the City.

These principles will be utilized as advisory instruments and tools for the preparation and review of new development and redevelopment proposals and plans, and public improvements in the Character Area that are proposed by developers, homeowners, and the City. In addition, the residents and businesses of Southwest Tempe can utilize this plan and principles in their individual projects and private actions.

A diverse and balanced land use within the Character Area will help to achieve the goal of the 20-minute city and to create a place where many residents can work and play in close proximity of the residential, commercial, office, institutional, and industrial facilities, and age in place at the location of their choosing.

## F.1 CLIMATE CHANGE AND EXTREME HEAT MANAGEMENT

All development proposals and public improvements projects in the Southwest Character Area should refer to [Tempe's Climate Action Plan \(CAP\) 2019](#), and [Climate Action Plan Update \(2022\)](#) to ensure that the design, building materials, site planning, and the installed energy and mechanical systems are climate-friendly and advance Tempe's climate-related objectives. The Climate Action Plan and its Update promote energy efficiency, increased use of public transit, and support electrification of vehicles. In addition, Tempe's Climate Action Plan strongly pursues creating resilience to extreme heat and seeks to achieve drastic reduction in greenhouse gas emissions.

With global warming ongoing, extreme temperatures have already become more frequent events in Arizona. To manage extreme heat, the Character Area Plan recommends that residents, businesses, developers, and the City work to reduce heat island effects with use of shade, vegetative ground cover, permeable pavements, and reflective materials and light color in buildings.

Towards these goals, local non-profits, and interested stakeholders including Tempe's Community Development Department should build partnership programs with Tempe's Sustainability and Resilience Department, Parks and Recreation Division, County and State programs, Arizona State University, and relevant local non-profit organizations and businesses. Open spaces, and parks in this area, such as the Tempe Sports



Complex, Benedict Sports Complex, Celaya Park, Jeanine Park, and Campbell Park help create a cooler microclimate in the surrounding locale. The 35 acres Arizona Department of Transportation (ADOT)-owned open space immediately south of US 60, between Hardy Drive and Kyrene Road, and 37 acres of State of Arizona-owned open land south of Hardy, adjoining to the east of I-10 and north of Knox Road, are natural areas that can help provide a cooler microclimate because of the greeneries, water features, and trees. These spaces could also become public open spaces in future.

The principles shown below should be followed to achieve Tempe's climate-related goals.

a. Provide shade over sidewalks and walkways with vegetation, or structural covers, including by solar photovoltaic (PV) panels.

b. Encourage the installation of photovoltaic roofs and canopies for parking areas, rooftops, and shade structures.

c. Provide shade over exterior windows on the south, west, and east walls of buildings with architectural solar controls, such as overhangs, fins, and balconies, to minimize heat absorption by building and reduce its energy demand. The overhangs and fins should be deep enough to shade the majority of the window area on the day of Summer Solstice.

d. Provide shading by vines, trees, and other forms of vegetation on the south and west walls exposed to sun, up to the top level of first and second floors.

e. Orient the major building axis to optimize solar energy while site planning. The most efficient solar orientation for siting a building is within 15-degree boundaries of the east/west axis. Such building orientation can help reduce building energy demand.

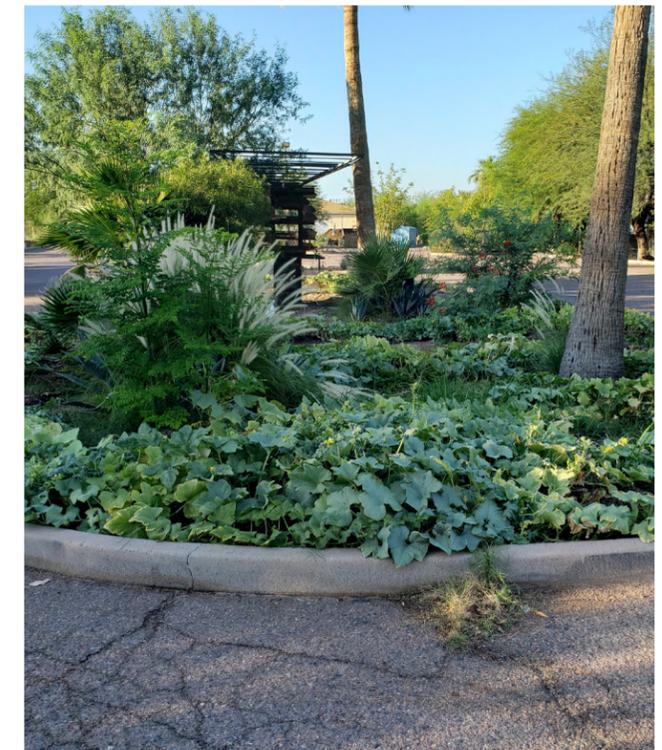
f. Incorporate operable windows that can open and provide natural cross-ventilation to passively cool the interior spaces during good weather while bringing in fresh air.

g. Encourage, on at least half of hardscaped area on site, the use permeable paving, structured soil/grass, open grid paving, or similar material, which allows for rainwater to permeate the surface and promotes natural drainage and water percolation into the ground.

h. Create solar energy-ready buildings by allocating physical space, adequate structural support, and space for conduits for future installation of on-site renewable energy systems, including solar, wind, and battery systems.

i. Utilize strategies and principles of the latest [LEED \(Leadership in Energy and Environmental Design\)](#) programs that relate to climate change mitigation.

j. Encourage developers to provide electric vehicle (EV) charger-ready (i.e., wiring and conduit provided) with approximately ten percent of all spaces installed with electric vehicle chargers.



## F.2 GREEN INFRASTRUCTURE AND GREEN BUILDING

The [American Society of Landscape Architects \(ASLA\)](#) states that “When nature is harnessed by people and used as an infrastructural system it’s called ‘green infrastructure.’” ASLA further says that nature can be managed to provide environmental services for communities to shield them against flooding, excessive heat, and poor air and water quality. Similarly, green construction includes planning and design techniques that help preserve the environment, save energy, and promote sustainable buildings.

Utilizing green infrastructure and construction techniques will help to fight climate change, reduce waste, and create a more sustainable and efficient development in the area. These practices will support smart and efficient growth, protect the environment, and create a more natural ambiance in development. Green infrastructure, green construction, and related water harvesting, and low-impact development techniques also dampen the effect of stormwater on the soils and environment, and preserve the natural hydrological cycles and systems of sites. These techniques also lower the life cycle and maintenance costs for developers, the City, and property owners.

The practice of rainwater harvesting helps reduce the amount of stormwater flowing on streets or onto adjacent properties that may cause flooding. Redirected rainwater creates a free water supply available for landscape plants and helps keep potential stormwater pollutants out of the streets, watercourses, and, ultimately, the

naturally stored groundwater. By reducing the quantity of potable water used for landscape irrigation, water harvesting can reduce the demand on the municipal drinking water supply. Similarly, increasing the number of trees and plants in the area will improve conditions for green infrastructure.

The following principles are provided for the Southwest Tempe Character Area to help achieve these objectives.

- a. Encourage all new development, and redevelopment projects to incorporate green infrastructure and green building elements. These include bio-swales, rainwater redirection, and buildings that use natural ventilation and lighting and solar and vegetative shading.
- b. Promote natural and passive design systems in site planning and building designs. These include on-site rainwater harvesting systems, use of permeable paving on sidewalks, parking lots and landscape areas, redirecting stormwater to plants and landscape areas, and utilizing green and cool (reflective) roofs.
- c. Encourage providing passive solar elements, such as structural shades, overhangs and fins, over windows, covered and recessed balconies, vine-covered walls, letting daylight into the interior spaces, and providing natural cross ventilation through strategically placed windows and doors on walls.
- d. Support and advance the goals of the relevant strategies of the Council-adopted [Urban Forestry Master Plan \(2017\)](#) to increase tree canopy cover,



promote shade for walkability and enhance human health, and improve biodiversity and sustainability, and to help reduce urban heat island effect to mitigate extreme heat.

e. Implement the elements of the Council-adopted Climate Action Plan (2019) and Climate Action Plan Update (2022) to promote energy efficiency, use of clean energy, especially through the use of photovoltaic solar panels, building resilience hubs, and community cooling centers.

f. Utilize relevant standards and recommendations for green stormwater management included in the [“Greater Phoenix Green Infrastructure Handbook: \(2019\)”](#) prepared by the City of Scottsdale and Arizona State University Sustainable Cities Network. City of Tempe was a partner in the preparation of this handbook, which includes several techniques and standards to achieve Low Impact Development (LID) through the use of permeable paving, natural drainage system, sediment traps, water harvesting, vegetation, bioswales, bio-

retention, and similar passive design systems.

g. When feasible, create rainwater harvesting opportunities through grading manipulation of paved surfaces and overflow drains from surrounding buildings to help achieve a system of bioswales running within linear parks, open spaces, and large-scale developments. The City should consider creating a rainwater harvesting manual. City of Tucson’s Water Harvesting Guidance Manual provides a good example of this type of resource.

h. Encourage developers to voluntarily utilize relevant portions (especially, Section 501.3.4) of [International Green Construction Code \(IgCC\) 2018](#), as adopted by the City of Tempe in 2023.

i. Encourage developers to incorporate into their projects the relevant principles of the latest LEED (Leadership in Energy and Environmental Design) program of U. S. Green Building Council (USGBC) that are related to green infrastructure, climate change, and extreme heat management.

j. Encourage the use of green roofs to absorb rainwater, increase building insulation, improve aerial aesthetics, sequester carbon, and create habitat and visiting opportunities for wildlife, birds, and pollinators. Green roofs, or "vegetated roofs" consist of a waterproofing membrane, growing medium (soil), and vegetation (plants) over a traditional flat roof.

k. Encourage the use of permeable paving to reduce surface run-off and retain rainwater. Permeable pavements are appropriate in low- to moderate-vehicular traffic areas, such as surface parking lots, on sidewalks, and access roads to, and within, individual developments. These include pervious asphalt or concrete, interlocking pavers, and plastic grid pavers. Also allow rain to seep through the surface down to underlying layers of soil and gravel.



### F.3 ENERGY CONSERVATION

Tempe's Climate Action Plan (2019) and Climate Action Plan Update (2022), provide strategies for the City and stakeholders to invest in cleaner, renewable energy options for private residential, commercial, and municipal buildings to reduce greenhouse gas emissions and mitigate extreme heat. These Plans recommend that Tempe reduce its reliance on non-renewable energy sources by using more clean and renewable energy, such as nuclear, solar, and wind. By adopting such an energy regime, Tempe can stimulate the growth of a clean energy-based economy and help achieve climate change and sustainability goals. Resilience to extreme heat is now an important priority for the City, as the number of extreme temperature (such as above 110° F) days continue to rise each year.

In 2023, the City of Tempe adopted the 2018 International Green Construction Code (IgCC), with appropriate adaptations, for voluntary use by developers and property owners. An important purpose of the International Green Construction Code is to promote energy efficiency in development and planning. The International Green Construction Code seeks to achieve energy efficiency through the use of appropriate passive architectural elements in development (e.g., shades over windows, vegetative and structural shades, berms, green roofs, and landscaping), and renewable energy systems on site, such as solar photovoltaic panels and wind turbines.

The principles shown below should be followed to achieve energy conservation objectives.

a. Promote the use of the [International Green Construction Code \(IgCC\) 2018](#) as adopted by Tempe in 2023, referring especially to Chapter 7: Energy Efficiency.

b. Encourage on-site installation of solar photovoltaic cells, and protect and preserve existing available solar exposure and capture potential on adjacent properties. Explore partnerships with utility companies and solar panel manufacturers to facilitate the achievement of this objective.

c. Encourage developments to minimize energy consumption by such strategies as improved roof and wall insulation, exterior building shading, daylight utilization for interior illumination, and energy efficient lighting system.

d. Encourage daylight harvesting and occupant and automatic controls that dim or switch off lights when natural ambient light is sufficient.

e. Whenever feasible, promote design of buildings and sites with photovoltaic (PV) installations and solar PV or hot water systems on roofs, patio covers, and parking shades.

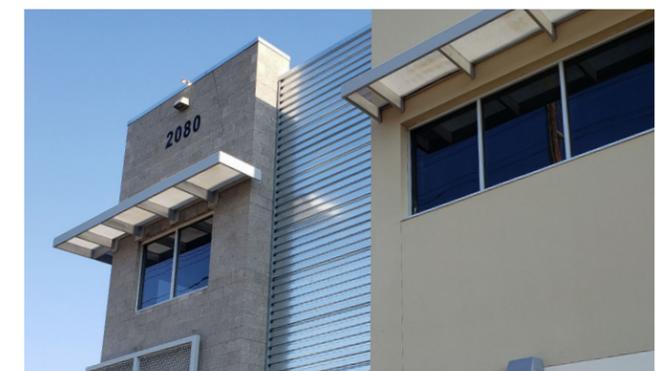
f. Promote the use of windows with a low solar heat gain coefficient to minimize heat gain, while maintaining adequate transparency to allow natural light into buildings.

g. Encourage building windows facing south, west, and east to be structurally shaded and/or utilize treated glass to reduce heat gain. For office buildings, the IgCC (2018) recommends for a minimum Projection Factor (PF) of 0.5 on the ground-floor and 0.25 on the upper floors for horizontal projection above the windows and doors. This is a good reference for other types of buildings too.

h. Encourage recessing the south- and west-facing balconies from the facade plane or have shades above windows, combined with vertical fins on the east and west walls, when possible, to minimize solar gain.

i. Utilize external shading devices, such as ground-floor awnings, overhangs, and fins to minimize direct solar gain and to provide shade on the ground level for pedestrians.

j. Include photocells and sensors to ensure that lights on streets, parking areas, sidewalks, and public spaces are turned on only when daylight is insufficient and turned off when there is no traffic or people movement, except when security requirements would require a minimum level of lighting.





#### F.4 LANDSCAPE AND SHADE

The Sonoran Desert boasts a rich variety of plants and vegetation that have exquisite and unique textures, forms, and function. The Southwest Tempe Character Area’s open spaces, street frontages, and residential yards also exhibit this richness and biodiversity. Southwest Tempe has an excellent historic plant variety that includes shade trees, tall trees, shrubs, land cover plants, and flowering plants. Plants define the area’s parks and activity centers, including the Tempe Sports Complex and Celaya Park, canal trails, including both the Highline Canal and portions of the Western and Kyrene Branch canals, and expansive landscape tracts found along playgrounds, homes, and industrial and commercial developments.

This area will benefit from promotion of a non-invasive, drought-tolerant, indigenous, water-conserving, desert-adapted, and pollinator-friendly plants in private developments and public spaces. Further, landscaping elements should be bio-diverse and reflect the local and adapted vegetative character of the area. As shade from trees is an important element to provide comfort and promote

human health and safety in the desert environment, trees that have a full canopy and wider shade capacity are encouraged in appropriate locations.

Many areas in Southwest Tempe need more extensive vegetation to provide shade, a pedestrian-friendly environment, reduce heat island effect, and enhance the quality of canal-side walkways, sidewalks, medians, public spaces, parks, and private development.

The following landscape-related principles will help achieve the above goals.

- a. Promote the use of the predominant Sonoran plant types, such as Desert Willow, Acacia, Palo Verde, Cascalote, Mesquite, Creosote, Brittlebush, Yucca, Arizona Ash, Ironwood, Chaste tree, Orchid tree, Barrel Cactus, Ocotillo, and Prickly Pear where appropriate.
- b. Promote the use of trees to create a cool and comfortable environment for pedestrian and bike traffic, especially in consideration of residents traveling to and from restaurants and grocery stores, parks, neighborhood shopping areas, schools, and employment centers.

Examples for such enhancements can be found in the vicinities of the intersections Baseline Road and Hardy Drive, Baseline Road and Kyrene Road, Warner Road and Kyrene Road, along Baseline Road, and near the Priest Drive and Baseline Road junction.

c. Promote preservation of habitats for smaller animals that make their homes in parks, along canals, and similar environments, including pack rats, squirrels, cottontail rabbits, whiptail lizards, beavers, gophers, kangaroo rats, and western diamondback rattlesnakes.

d. Preserve landscapes that are unique in Southwest Tempe due to their well-established roots, maturity, height, dense shade canopy, and dense vegetative character.

e. Encourage native, drought-tolerant, water-saving, and location-adapted plant



palette to promote water conservation, biodiversity, shade, and sustainability.

f. Use the Historic and Recommended Plant Palette (Appendix G.1) as a resource and reference for plant selections for public areas, parks, and private developments.

g. Encourage the use of a compatible plant palette for front yard, side yard, and alley landscape treatments for multi-family, commercial, and office developments.

h. Promote biodiversity throughout landscapes to help prevent single species die-off, disease, pest infestations, and to promote sustainable crop pollination, nutrient cycling, healthy soils, and bird and insect diversity.

i. Support multi-colored plants and flowering trees, shrubs, and ground covers that flower at different times of the year to foster a healthy urban forest, and habitat for wildlife year around, and to improve the aesthetic quality of the area.

j. When feasible, incorporate edible plants for both humans and wildlife into the landscape.

k. Promote the use of private and public pollinator gardens, that help pollination of flowers, plants, vegetables, and edible plants. Pollinator gardens typically should consist of varieties of native plants, including wildflowers, perennials, and adapted plants, that require low maintenance. In this regard, refer to the plant lists prepared by [the](#)

[Xerces Society](#) and [Natural Resources Conservation Services \(NRCS\)](#) for Arizona.

l. Support native landscaping principles that focus on local, indigenous, and diverse plant species that will be adapted to the region’s climate and soil conditions.

m. Encourage non-formal and natural arrangements of landscaping in developments to allow plants to grow more freely as opposed to in overly pruned, structured, and regular plant arrangements.

n. Promote a maintenance regimen to mandate replacement of dead or dying trees and discourage over-grooming or over-pruning plants. Over-pruning causes shock and reduces flowering and pollination potential of plants and also compromises their natural shape and aesthetics.

o. Along the arterial and collector streets, major walkways, selected public areas, and other appropriate locations in Southwest Tempe, support provision of tall and high-canopy trees (e.g., Aleppo pine [*Pinus halepensis*], Indian Rosewood [*Dalbergia sissoo*], which provide habitats for birds of prey (e.g., hawks and owls) as part of a healthy and balanced urban forestry and biodiversity conservation program. Indian rosewood requires a wide area for its roots, which can expand aggressively.

p. Avoid plants identified by [Arizona Native Plant Society](#) as invasive

species and those identified by the [Arizona Department of Agriculture](#) as noxious weeds, in public areas and private developments. [The University of Arizona, Cooperative Extension](#) also provides a list of invasive non-native plants for Arizona, that should be avoided in Southwest Tempe.

q. Provide shade through plants, vines, structural elements, colonnades, trellises, and covered structures on walkways, sidewalks, public gathering spaces, multi-use trails, and all other areas where people need to gather or walk.

r. To minimize the heat island effect, shade at least 50 percent of the site hardscape that is not covered by structural shade, including by solar panels by biodiverse planting of low-water-use plants, as identified by the [Arizona Department of Water Resources \(ADWR\)](#). The shade coverage on hardscape should be the arithmetic mean of the shade coverage at 9 am, noon, and 3 pm measured on the date of summer solstice.



## F.5 OPEN SPACES, PUBLIC GATHERING SPACES

Southwest Tempe Character Area includes several popular public spaces, such as parks, canal-side paths and linear parks, sports fields, and publicly accessible open spaces in commercial developments. These include Benedict Sports Complex, Tempe Sports Complex, Jeanine Park, Campbell Park, Celaya Park, and Ken McDonald Golf Course, which lies partially in Southwest Tempe. In addition, the canal-side walkways along Western, Highline Lateral, and Kyrene Branch canals provide valuable public open spaces and vegetation in the area.

This section provides guidance on the design of publicly accessible outdoor spaces, including parks, canal-side spaces, and other public outdoor spaces, such as plazas, courts, squares, and publicly accessible spaces in private development. Further, there will be a need to improve quality and levels of service and increase the amount of open space in private developments to serve the growing population in the area. When feasible, such as on the state-owned open vacant lands in the area, explore utilizing these spaces as publicly accessible open spaces while maintaining their rainwater retention functions.

The following design principles are provided to help achieve these goals.

a. Encourage large new developments to allocate a part of the site for public open space within the development, which should include landscaping, public arts, and site amenities that are

accessible to the public or at least to the occupants in the development.

b. Encourage pedestrian connections, including through alleys, sidewalks, and canal-side paths to parks, plazas, and other destinations. The interiors of large blocks and developments should accommodate bike paths, landscaping, and other amenities, including service vehicles (a width of 18 to 20 feet is suggested for paths).

c. Promote trees or structural canopies and shade structures to facilitate human comfort in amenity areas, such as parks, sports fields, sidewalks, and canal-side paths.

d. Provide comfortable seating and resting places in publicly accessible parks and plazas.

e. Locate utility and mechanical uses like vents, transformers, and trash storage away from pedestrian sidewalks, squares, and plazas.

f. Integrate outdoor gathering space into the overall site design and locate it in an area on the ground level that is accessible to a large number of users.

g. Promote functional relationships and linkages between open spaces within the site or between adjacent sites.

h. When feasible, design open spaces in developments as single, contiguous spaces, rather than separate multiple spaces.

- i. Integrate landscaping and/or structures to provide shade for the outdoor gathering spaces. Shading features may be freestanding or integrated into the adjacent building.
- j. Provide direct access from gathering spaces to sidewalks and pedestrian walkways.
- k. Encourage the use of retention areas in such developments as small parks and recreation areas, as long as the primary goal of retaining storm water is maintained.
- l. Explore potential use of the two large-scale State of Arizona-owned vacant spaces in Southwest Tempe for future use as publicly accessible open spaces, while also serving other required services, such as rain water retention and construction-related storage. One of the state-owned vacant spaces is south of and adjacent to US 60 between Kyrene Road and Hardy Drive, and measures almost 35 acres. The other is east of, and adjoining, I-10 between Warner Road and Knox Road, and measures about 37 acres. The City should work with the State for potentially using these lands for use as publicly accessible open spaces.



## F.6 WALKABLE ENVIRONMENT

Walkability is key to the success of a community and desirability of a place. It is important to have safe, comfortable, and pleasant walkable environment that is available everywhere people need to walk. This objective can be achieved by embellishing the public realms and private connections with abundant shade, trees, landscape elements, street furniture, engaging storefronts, and public art. In addition, the design, and layouts for public spaces, building frontage, and alleys all need to provide aesthetically pleasing environments and ensure safety for the users. A mixed land use promotes a walkable environment, as residents can access various amenities on foot.

The United Nation’s New Urban Agenda (2017) states the following about promoting walkability.

*“We will support the provision of well-designed networks of safe, accessible, green and quality streets and other public spaces that are accessible to all and free from crime and violence, including sexual harassment and gender-based violence, considering the human scale, and measures that allow for the best possible commercial use of street-level floors, ....., bringing people into public spaces and promoting walkability and cycling with the goal of improving health and wellbeing.”*

There is significant pedestrian traffic on most parts of Baseline Road, parts of Hardy Drive, Mill Avenue, Warner Road, Elliot Road and in some local streets, especially near parks. These paths help enhance the overall connectivity and mobility in the area.

Walk Score is an indicator of how walkable or car dependent an area is. Most locations in Southwest Tempe have a very low Walk Score, while some sub-areas boast a high Walk Score, according to the website [walkscore.com](https://www.walkscore.com). For example, a very low walk score of 29 exists near Kyrene Road and US 60, while there is a low walk score of 35 near Elliot Road and Priest Drive, moderately high score of 57 around Priest Drive and Ray Road, and high score of 73 around Baseline Road and Hardy Drive.

The following design principles will help to improve walkability goals in Southwest Tempe.

- a. Promote a walkable neighborhood that features a variety of uses and locates jobs, shops, and transit stations within walking distance of housing, allowing residents to access goods and services without being required to own or use a car and encourages social connections.
- b. Create a pedestrian-friendly environment by providing direct paths of travel between destinations with shade. Provide shade at transit stops.



- c. Ensure site design of buildings includes pedestrian-oriented public spaces.
- d. Enhance streets with bike lanes and wide sidewalks that allow for increased pedestrian safety.
- e. Encourage designs that provide building entrances that face the street to increase neighborhood visibility, surveillance, and safety.
- f. Limit the view of garages in buildings’ frontages and discourage blank walls in developments that face public streets. This will improve the aesthetics and desirability of the nearby paths for walking.
- g. Promote safe design and creative on-site parking solutions through active use and repurposing of alleys, when appropriate.
- h. Consider traffic mitigation strategies, such as the addition of roundabouts, road diets, and speed tables at appropriate locations on neighborhood streets.

i. The landscaping around buildings should support visibility and surveillance to ensure users' safety.

j. Relate sidewalks and paths to neighborhoods and context through massing, form, scale, setbacks, step-backs, building material, and design style.

k. Encourage placement of above-ground utility elements in onsite areas that are not visible from the public right-of-way.

l. Encourage architectural forms and materials that promote permanence through durability, usefulness, and compatibility with the surroundings. Do not rely on landscape elements to hide or screen undesirable architectural forms on buildings.

m. Provide walkable paths in large industrial, commercial, and multi-family developments in the area, and link them to each other when feasible.



## F.7 PRESERVING NEIGHBORHOOD CHARACTER

There are several well-established neighborhoods and subdivisions in Southwest Tempe with many houses that were built in the sixties, seventies and eighties. Southwest Tempe has many multi-family developments, which house about 70 percent of the area population. There are many neighborhood associations in the area, including Baseline Hardy, Wood Park, Pepperwood, and Tempe Royal Estate. The Homeowner Associations in the Character Area include Rancho Tempe, Springdale, Casa Fiesta, Alterra, Pepperwood Townhomes, Stonegate, Tempe Royal Estates, Brittany Lane Homes, Terrace Walk, Festiva Tempe, Encore Tempe Village, and Sierra Tempe Units 1, 2, 3, and 4. The owners take pride in their homes, public spaces, and community, as can be seen in the well-maintained houses, manicured front yards and landscaping, and well-preserved yard and street trees.

Preservation of neighborhood character can be achieved by ensuring that new developments are compatible with the existing character and scale of the built-up and natural area. Character can also be defined, maintained, and enhanced by fostering local elements, such as murals, gateways, tree plantings, neighborhood signs, and street banners.

The following design principles will help to achieve these objectives.

a. Celebrate neighborhood identity by promoting historic and cultural resources. This serves as the foundation for creating authenticity and creating a specific "sense of place."

b. Promote the area's unique parks, historic buildings, and other landmarks, such as the canals, Arizona Cardinals' headquarters, and several commercial landmarks as important local and regional destinations.

c. Encourage the addition of public art, hardscape, or landscape elements at strategic points in the Character Area and neighborhoods to foster community identity. Art, landscaping, monuments, and architectural features, such as murals, should express a sense of welcome to the community and offer a glimpse into the community's character and aesthetic aspirations. Potential locations for gateway features include the entry points into the area from the west, and south, its neighborhoods, and commercially and otherwise significant locations.

d. Encourage applications for the City of Tempe's Maryanne Corder Neighborhood Grant Program, federal pass-through grants, and Tribal Gaming Grants for area projects that focus on neighborhood signage, improvements of landscape, parks, open space, and other enhancements desired by the community.

e. Improve quality of open space and amenities as Southwest Tempe grows, including enhancing outdoor business options and their environments by establishing active public and quasi-public spaces.

f. Encourage quality design in the public/private spaces between buildings to create pocket parks or parklets in appropriate locations.

g. Promote active engagement and participation in Tempe's Adaptive Reuse Program and Storefront Improvement Program to maintain the neighborhood quality.

h. Encourage adaptive reuse options to preserve existing buildings and building facades along commercial frontages.

i. Support neighborhood-based events aimed at connecting neighbors with one another and fostering a sense of community throughout the area's neighborhoods, schools, locally owned restaurants, and community centers.

j. In multi-family residential developments, encourage the provision of parcel storage lockers on site for convenient and fast package delivery. This will help in rapid delivery of essential items like food.

k. Promote individual health and social connections by continuing to support group exercise, Yoga, Tai Chi, and group fitness classes in the parks and open spaces.

## F.8 CANAL-SIDE PATH DESIGN

The Western, Highline, and Kyrene Branch canals in the Southwest Tempe Character Area are important amenities for the residents and visitors. They provide visual variety, and offer opportunities for canal-side pathways and trails. Canal right-of-way systems should have the characteristics of a linear park and multi-use trail, with elements of landscape, hardscape, and other elements of design. The existing multi-use trails on the side of the canals are also important resources for the community and visitors for recreation, active living, and therapeutic purposes. The canal-side amenities should be preserved and enhanced. Development along the canals is also able to utilize the benefit of their canal-side location and utilize the adjacency as an amenity for the site.



The following design principles will help to achieve the above goals.

- a. Preserve significant view corridors to and from the canal from contiguous public spaces, including from existing streets and open spaces.
- b. Select landscape plant materials for use in canal bank development from the Arizona Department of Water Resources (ADWR) low-water-use plant list. The plants should also have to meet the Salt River Project's (SRP) requirements.
- c. Incorporate the canal banks and trails as integral components into the design of the landscape in the open spaces and parks that abut a canal (e.g., the Arizona Department of Transportation-owned open space on the south side of US 60 and east of Hardy Dr.).
- d. Plant appropriate new trees and shrubs along the canal banks to provide shade and visual amenity for pedestrians and cyclists.
- e. Design landscaping and grading of canal banks to prevent the runoff from draining into the canals, unless the existing area already drains into the canal. However, the design should ensure that there is no flooding of the banks.
- f. Incorporate design features, such as public art, landscaping, paving, openings, and street furnishing on any bridges over canals and the approaching walkways. This will also help break large massing and bulk of structures and improve aesthetics.



- g. Design pedestrian and bicycle bridges above canals to enhance the aesthetics of the area and provide a comfortable environment for users. Bridges should function as visual gateways into the areas adjacent to canal banks.
- h. Provide a comfortable, safe, and pleasant environment for pedestrians and bike riders on multi-use paths along canals while maximizing their view of the natural surroundings, including those in the background, such as South Mountain.
- i. Preserve and enhance public art and artistic features on and adjacent to the canals, such as the Western, Highline, and Kyrene Branch canals.

## F.9 HISTORIC PRESERVATION

City of Tempe values the preservation of historic buildings, structures, sites, and resources. Preservation provides continuity, creates a sense of pride and place and history, and informs the community's identity. Preservation goals can be achieved by promoting and ensuring the preservation of buildings, structures, historic subdivisions, and sites, such as cemeteries, that connect the community to its past.

The following principles will help to achieve these objectives for the Southwest Tempe Character Area.

- a. Promote preservation of historic resources, including post-World War II subdivisions, and sacred sites like Guadalupe Cemetery, and archaeological sites.
- b. Showcase both tangible and intangible local historic and cultural resources and use them as references that inform planning and design of new structures.
- c. Work to ensure the continued preservation, designation, and ongoing maintenance of any existing historic and cultural resources.
- d. Identify potential Historic Eligible ("HE") and National Register of Historic Places-eligible historic districts and individual properties, and work with the Historic Preservation Commission, City Council, and State Historic Preservation Office to encourage formal listing of these districts and properties in the



Tempe Historic Property Register and the National Register.

- e. Continue to work with local and city-wide non-profit organizations and other partners to advance preservation objectives in the area.
- f. Promote design of new buildings on sites adjacent to historic properties that respects the prevailing character of these historic properties, as well as any district or individual property that may be designated historic in future.
- g. Arrange for periodic surveys of residential and commercial properties to identify eligible properties for historic designation.

## F.10 MOBILITY AND CONNECTIVITY

Connectivity and ease of mobility within the Character Area and adjoining areas is important for the residents, businesses, and visitors to the area. Residents of the area have stated that transit and connectivity, and especially access to the Orbit system, and bike connectivity is a priority for them. Planning in the area should facilitate people to move within neighborhoods, commercial areas, offices, parks, and other locations. Currently, the area is served by various transit systems, including the Valley Metro buses along Priest Drive, Baseline Road, Mill Avenue, Elliot Road, Warner Road, and Ray Road. Tempe's free circulator buses (Saturn) from the Orbit system also run in this area. The Saturn circulator runs along parts of Guadalupe Road, Roosevelt Street, Kyrene Road, Grove Parkway, Hardy Drive, Elliot Road, and Priest Drive in Southwest Tempe.

This area also has several multi-use trails and bike paths. These includes multi-use paths along the Western Canal, Highline Lateral, and Kyrene Branch canals, and paths along the abandoned El Paso Gas Line.



Goals in this section include improvement of the pedestrian and biking experience through traffic safety and slow traffic in appropriate streets.

Transit facilities and bike routes in the area should be expanded so that the residents can access daily important needs within 20 minutes of walking, biking, or via transit to meet the objectives set out in the Council Priorities.

The following design principles are provided to help achieve these goals.

- a. Coordinate local and regional land use and transportation decisions to create a balanced, multi-modal transportation system to reduce reliance on the automobile, reduce vehicle trips, mitigate neighborhood cut-through, and create more options for Tempe's vision as a "[20-minute City](#)".
- b. When possible, expand the Tempe circulator routes, frequency, and coverage to help the residents easily travel to various destinations. Currently, Tempe's free circulator (Saturn) runs along several major streets in the area, including on Priest Drive, Elliot Road, Hardy Drive, and Guadalupe Road.
- c. Make access to the circulator buses easy with information, map, phone numbers, apps, and other information for the passengers to use it. Senior riders, in particular, should have easy access to information related to routes, schedules, and stop locations.
- d. Incorporate active transportation and micro-mobility options in targeted

service areas for the “first- and last-mile” connections to complete trips made via other modes, including public transit. Seek and provide locations for shared-use mobility options like bicycles, e-bikes, and electric scooters. Secured storage space should also be provided for personal transportation devices (e.g., bicycles and scooters, preferably with weather protection).

e. Encourage the provision of mobility hubs in both private and public developments. Mobility hubs are nexuses of multiple transportation types and are usually located adjacent to mixed-use developments. Hubs can be created at underutilized parking spaces, parks, public-owned land, and excess street rights-of-way, or integrated into existing transit stops. In some cases, mobility hubs can be created in partnership with private developments.

f. Promote pedestrian, bike, and scooter use, especially on the existing multi-modal paths along Hardy, Kyrene, Grove Parkway, and Carver Road, and on the multi-use paths along the Western, Kyrene Branch, and Highline canals.

g. Encourage the provisions of pick-up and drop-off locations for passengers of ride share and also for food delivery.

h. Work to promote Tempe’s program to reduce [High Severity Traffic Crashes](#) to minimize traffic incidents and promote traffic and pedestrian safety. Ensure that pedestrians are protected from conflicts with other traffic on sidewalks.

i. Conduct research and review best practices on protecting bicycles from vehicular traffic.

j. Connect people to their places of employment, education, recreation, healthcare, worship, and similar destinations with a variety of multi-modal options (walk, bike, skateboard, neighborhood circulator, regional bus, light rail, streetcar, automobile) to decrease traffic intensity and enhance area mobility.

k. Encourage installation of “hawk” signals at busy crossings between major trails, bike lanes and canal paths with vehicular streets so that pedestrians and bicyclists can press a button to stop traffic and safely cross the street. Examples of suggested locations include the intersections near Baseline Road and Kyrene Road (just east of the railroad tracks), and Guadalupe Road and the Western Canal. At the second intersection, the crosswalk is delineated, but it has no signal. Also review other non-crosswalk intersections between trails, canals and roads for possible hawk signals. For example, the intersection at Knox Road and Kyrene Road needs to be evaluated to improve pedestrian safety.

l. Promote and utilize technology, including transit-related apps, to continually improve accessibility and mobility-related efficiency, safety, and comfort for all.

m. Provide structural and vegetative shade at transit stops.

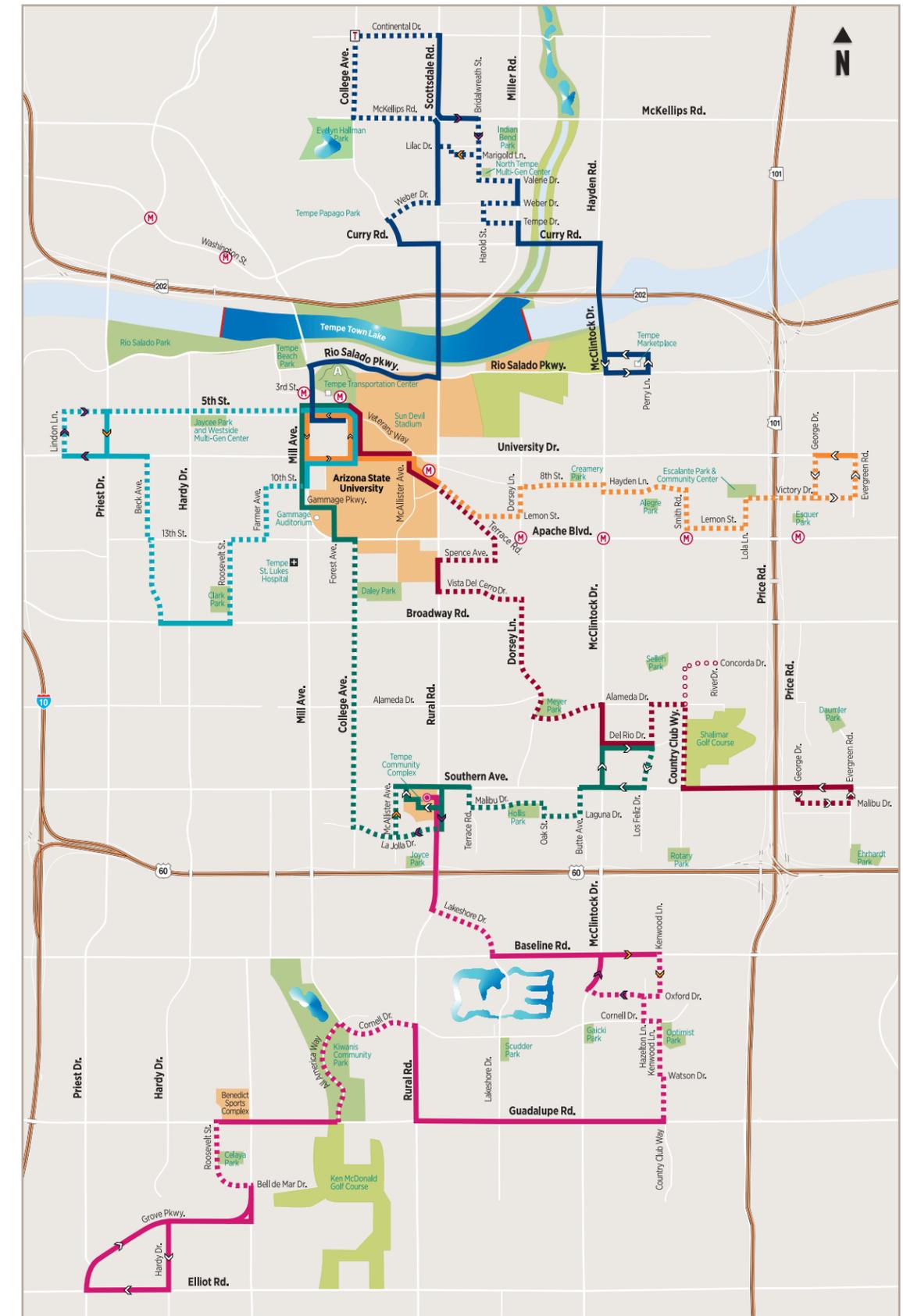
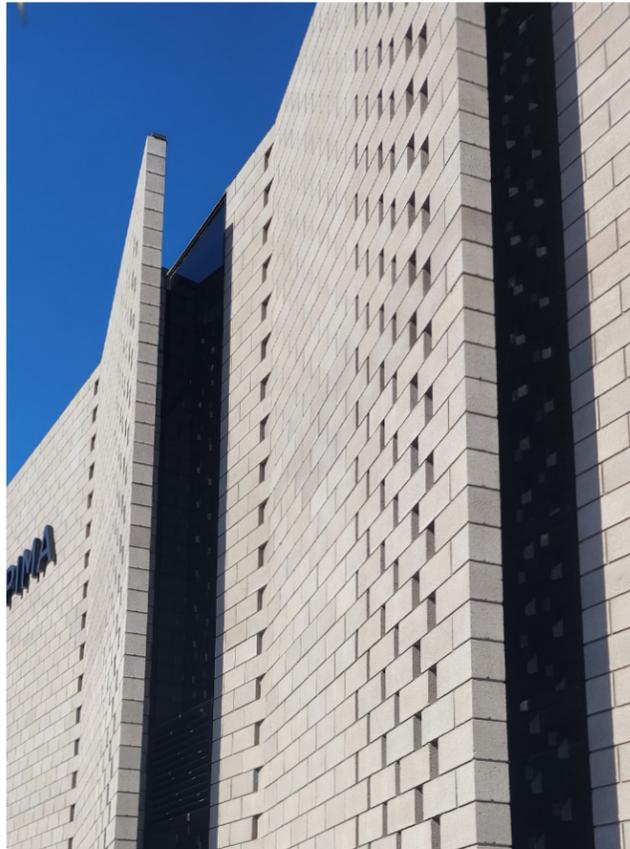


Figure 5: Tempe’s Orbit Circulator Bus Routes



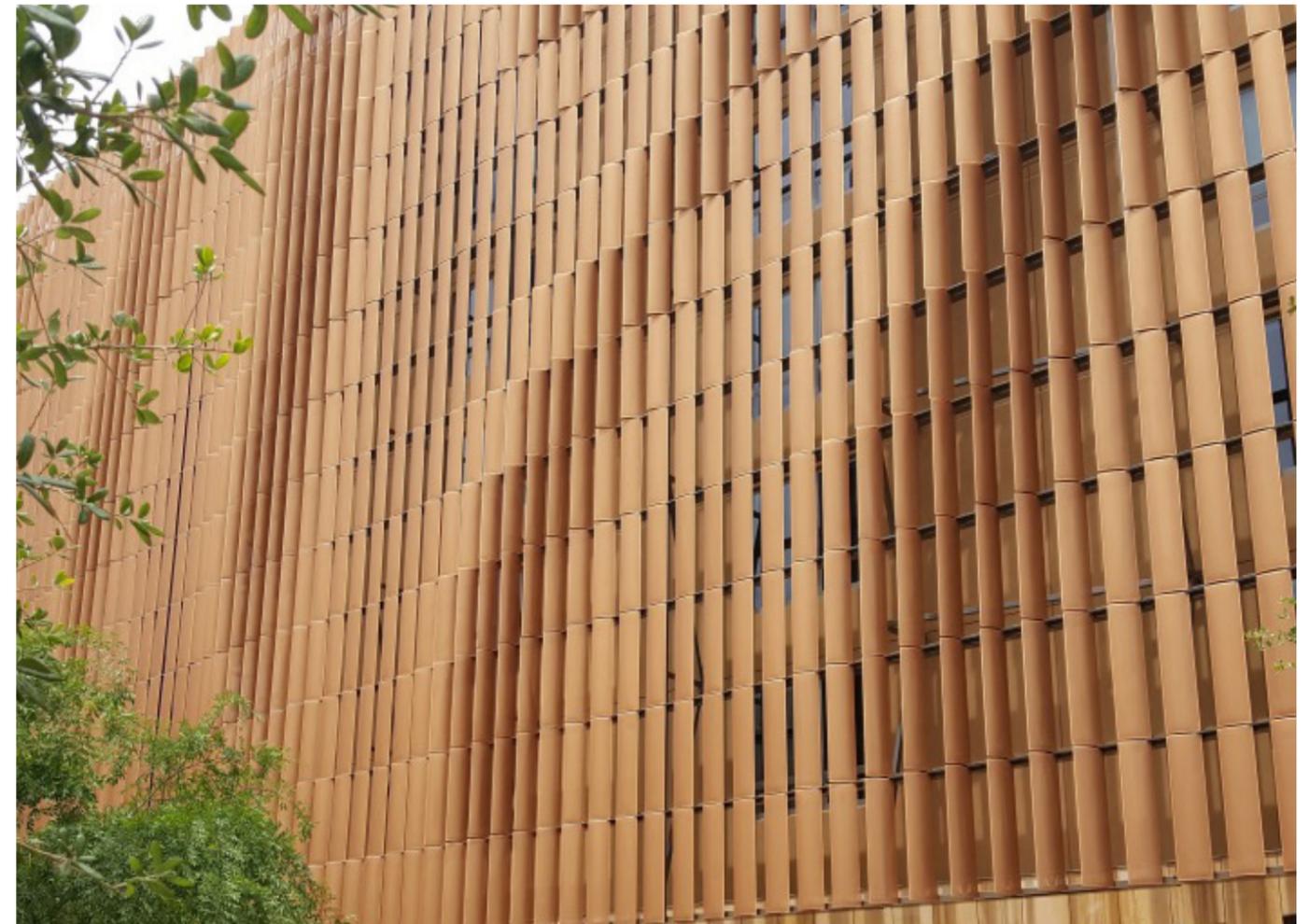
## F.11 HIGH-QUALITY BUILDING DESIGN AND MATERIAL

New developments and redevelopment in the area that are compatible with the aesthetics of the surrounding buildings, natural elements, and other physical features will help maintain and enhance the character of the area. Developments that have pleasant aesthetics and durable materials like brick, stone, integral color concrete block, metal, and wood will help achieve these goals. In addition, commercial/mixed-use buildings that exhibit variety of form, color, and materials will offer improved and high-quality design.

The following principles will help to achieve the above quality design objectives.

- a. Consider the physical shape, formation, color, and aesthetics of the surrounding area and nature for inspiration while designing publicly visible structures and landscaping elements.
- b. Differentiate the visual character of the ground-floor façade of a building from upper floors through variations in materials, color, and window patterns in the exterior.
- c. Visually articulate upper-floor façades to express the floor levels to avoid visual monotony as seen from outside.
- d. Encourage both visual open space and usable private open space with site amenities.
- e. Encourage private rooftop amenities in addition to active and passive ground-level open spaces.
- f. Promote varied shade densities through solid shades, pergolas, screens and vegetative shades in transition areas between indoor and outdoor spaces.
- g. Provide architectural shades over fenestrations in buildings to allow for a play of light and shade in the exterior and to minimize heat gain in the buildings.
- h. Create visual interest in the building elevations through the use of a variety of materials, colors, texture, and relief in horizontal planes, and by changing vertical heights of building elements.

- i. Utilize exterior building colors that are compatible with the general aesthetics of the surrounding existing development, and use colors that are earth tone with some primary colors as accent in smaller surface areas of the façade. To reduce heat gain, minimize the amount of dark colors on the exterior of structures, and use reflective white or other variations of colors on building roofs.
- j. Encourage the use of natural and authentic building materials (e.g., brick, stone, metal, wood, and bamboo, and integral color concrete block).
- k. On external building walls of multi-family, office, commercial, and industrial structures, provide a variety of materials to create visual interest, durability, and ease of maintenance.
- l. Minimize the areas of external blank walls that are visible to the public and neighbors. This can be done by installing doors, windows, clerestory lights, and/or providing variation of surface plane and materials, murals, art, and architectural relief and reveals to create a play of light and shadow.



## F.12 AFFORDABLE HOUSING AND AGING IN PLACE

Residents of the area have stated their preference to see more affordable housing as a priority and to have an opportunity to live in their homes for life if they choose. Southwest Tempe should offer persons of all ages and incomes to live in the neighborhood in which they grew up. Livable communities allow people to age in place with a sense of freedom, autonomy, and a high quality of life at every stage of their lives. Planning and design that allows active living at all ages will enhance residents' quality of life and the vitality of the community.

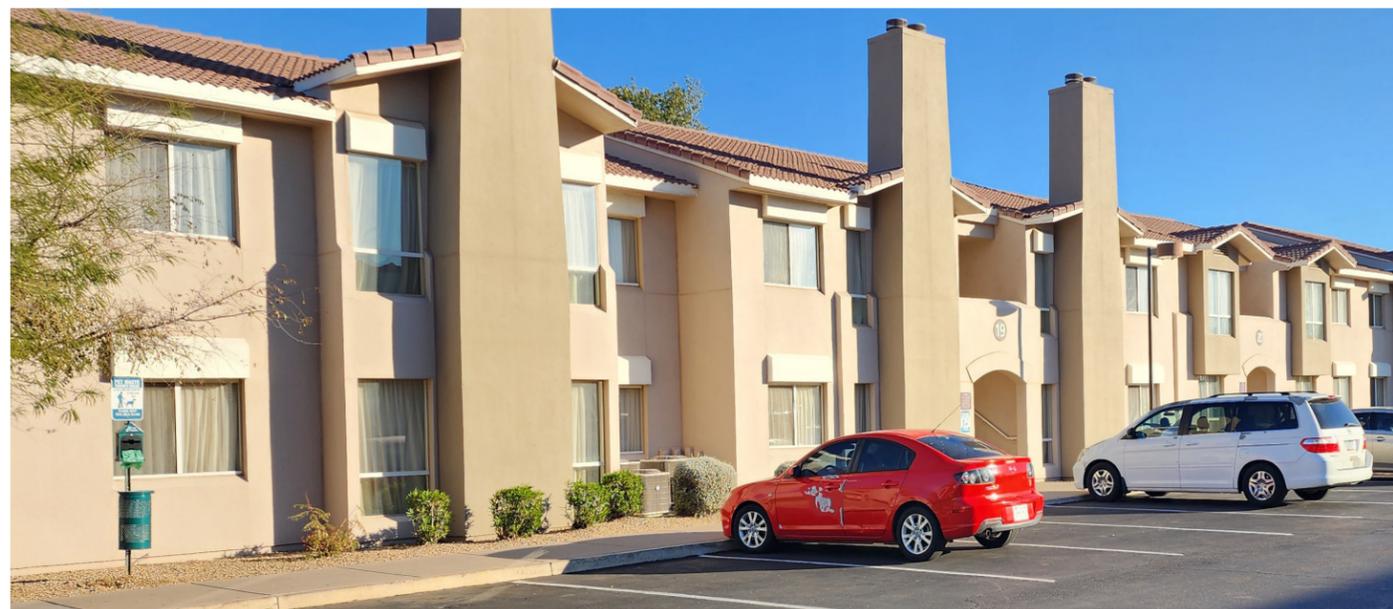
The area includes both older and new residential subdivisions, a variety of newer and older multi-family developments, and mixed-use residential/commercial developments, with several industrial and warehouse establishments nearby. All these provide an opportunity for various types of housing at different price points.

The following principles and strategies will help to achieve these objectives.

a. The City should follow the strategies and recommendations provided in the [“Affordable Housing Strategy \(2019\)”](#) document for Tempe, which was adopted by the City Council. The major areas addressed in the document include increasing resources to support housing production, providing incentives for developers, maintaining affordable housing inventory, and producing housing variety.

b. The City should continue to follow the guidance, advice, and resource mobilization, as envisioned by the [“Hometown for All”](#) program adopted by the Council in 2021.

c. Affordable housing non-profits, the City of Tempe, and interested private and public entities should work with the non-profit [Tempe Coalition for Affordable Housing](#) to support and help



the construction and maintenance of affordable housing in Tempe.

d. Encourage the development of a diverse range of housing types, sizes, and styles that are compatible with the character-defining context of surrounding neighborhoods, streets, and block character.

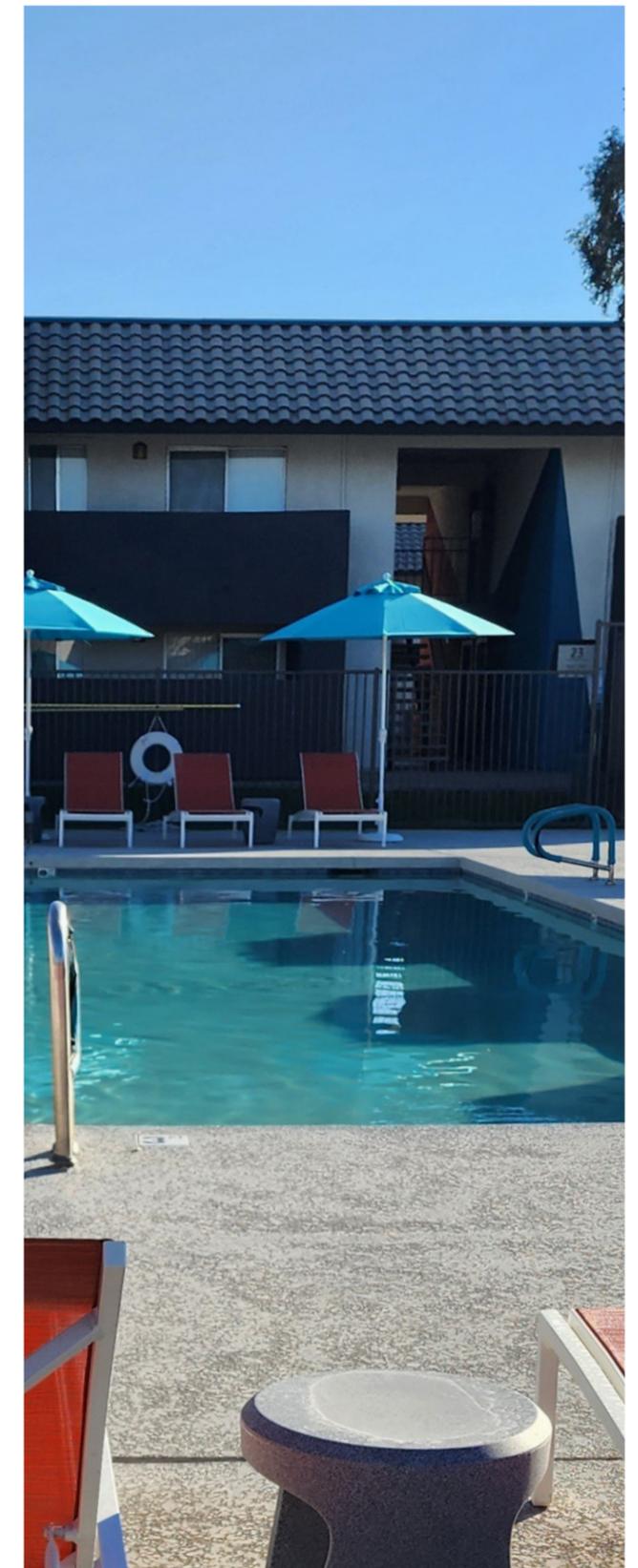
e. Promote housing that is affordable and accessible to a variety of individuals in the area. This should be achieved by promoting and encouraging a wide array of dwelling units that include the “missing middle” (duplex, triplex, fourplex, townhomes, 3-4 story walk-ups, courtyards, live-work spaces, smaller multi-unit complexes, and similar types that cover the middle range between single-family homes and large mid- to high-rise multi-unit buildings).

f. Encourage home ownership opportunities for residents by the various means that may become available from public, non-profit, and private entities.

g. Encourage and support the Community Land Trust model as a means to maintain long-term affordability of housing options.

h. Promote active engagement and participation by homeowners in [Tempe’s Emergency Home Repair Program](#), run by Human Services Department.

i. Support the addition of independent rentable Accessory Dwelling Units (ADU) on properties that are eligible to accommodate such structures.



### F.13 PUBLIC ART

Public art adds beauty and value to public spaces, enhances the experience for residents and visitors, and provides a means to express Tempe’s community character, which is highly valued by residents. Art should be integrated into new developments, and it should celebrate the local history, diversity, and community identity in Southwest Tempe.

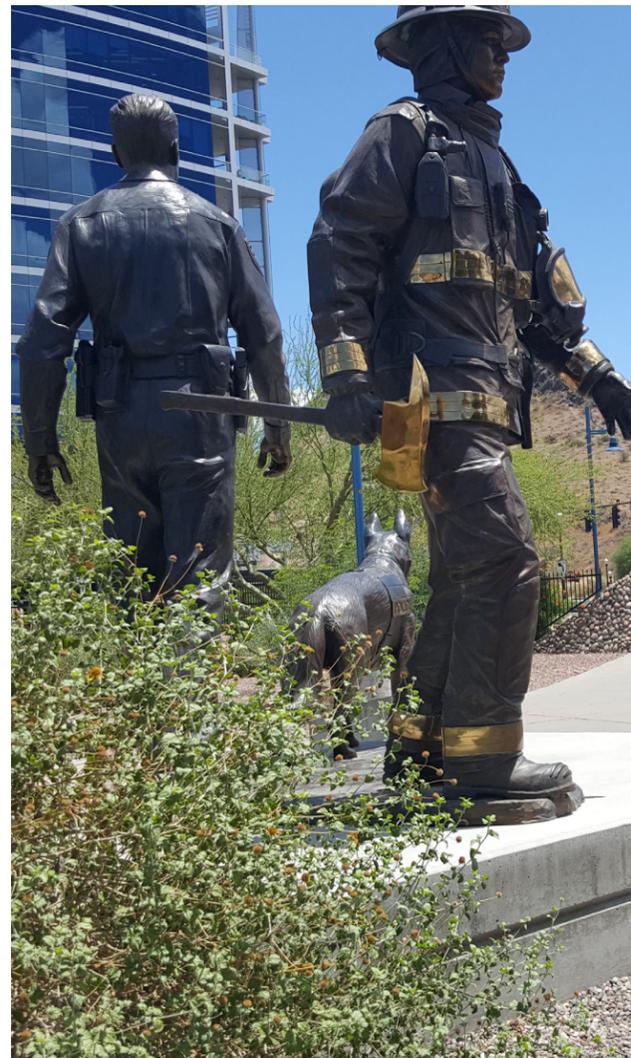
The City of Tempe Art in Private Development (AIPD) Ordinance, passed in 1991, has been successful in promoting artwork in many parts of the city. Both through the AIPD ordinance and voluntary efforts, public art should be promoted in Southwest Tempe Character Area in new developments and redevelopment projects.

The following principles will help achieve these goals.

- a. Encourage public art that reflects cultural, historic, or geographic elements that make Southwest Tempe unique, including its Native, Latino, Asian, and Anglo history.
- b. Promote art as community infrastructure in transit stops, neighborhoods, parks, public and private plazas and courts, and commercial areas along Baseline Street, Warner Road, Kyrene Road, and Priest Drive.
- c. Create a rich variety of site-specific, integrated art in all neighborhood developments including mixed-use and multi-family projects. Experiential (related to experience) art that uses

light, water, wind, kinetics (containing movement) and three-dimensional texture may be included in the public art schemes.

- d. Promote the use of mural and artistic expressions on large blank walls that face public streets, while discouraging opportunities for graffiti and vulgar expressions.
- e. Create public-private partnerships to provide public art in public gathering spaces, park entries, and similar public and quasi-public spaces.



### F.14 PUBLIC HEALTH-FRIENDLY PLANNING

The COVID-19 pandemic during 2019-2021 created a public health crisis worldwide and is still impacting the way we plan and design cities. Although this pandemic officially ended in 2023, during any future pandemics, regular public interactions can increase the spread of communicable diseases. In this context, design of the built environment should allow people to physically distance themselves from others, while providing the residents and visitors opportunities to enjoy hygienic environments and open spaces. Design should also help to stop or slow down the spread of diseases.

The following strategies are recommended to be used for planning and design to safeguard and enhance public health.

- a. Encourage walking and biking, support mixed-use, appropriate densities, and public transit, and make more public spaces available. However, from a public health perspective, proper space configuration and design of buildings is important to allow enough space for a physical separation of at least six (6) feet between individuals to reduce the spread of communicable diseases. Adequate space to facilitate physical distancing should be provided in buildings that include communal living spaces.
- b. Design hallways and corridors in multi-family residential buildings to provide opportunities for physical distancing of at least six (6) feet

between individuals when being used by many individuals.

- c. Design interior common spaces in buildings to enable physical distancing of at least six (6) feet. When possible, the common exterior walls and floors should be made with washable materials that can be easily disinfected and washed to reduce the spread of any communicable diseases.
- d. Provide operable windows that help promote the health of building inhabitants.
- e. Provide cross ventilation in buildings, to facilitate fresh air flow to indoor spaces.
- f. Provide publicly available handwashing and water stations in larger developments and place them strategically in areas where people gather, such as in parks, public bathrooms, transit stations, public and private plazas, courtyards, squares, sidewalks, and terraces of public buildings.
- g. In large developments, promote open spaces to offer opportunities for people to seek recreation, enjoy fresh air, and to ease their mental health burden. Open spaces could also be used as staging grounds for make-shift medical facilities such as testing, vaccination, and distribution areas, when necessary. In Tempe’s climate, it is important to provide shaded areas in open spaces for year-round use.

h. In residential buildings, encourage developers to provide usable balconies in dwelling units so that the residents can enjoy fresh air.

i. Design publicly accessible open spaces, including plazas, community gardens, and public squares, such as “Therapeutic Gardens” or “Healing Landscapes”, that have aesthetically pleasant combinations of flowers, greeneries, water elements, open spaces, and seating areas to provide a relaxing and stress-reducing ambience for visitors. Southwest Tempe has several of these garden-type spaces in parks and along the Kyrene, Western, and Highline canals.

j. Promote increased self-sufficiency for the community for fruits, vegetables, and grains, such as through roof gardens, urban farming, and community gardens. On-site production of food during a pandemic, and at other times, helps supplement food supply when long-distance transportation systems might not function well.

k. Continue to promote walking, biking, and micro-mobility as critical components of an urban transportation system that help to improve public

health and quality of life. Wide sidewalks are encouraged in urban environments that allow people to physically distance themselves from others and to queue outside essential businesses and at transit stops. The many bike paths in southwest Tempe help in fulfilling this objective.

l. Typically, during a pandemic, the demand for walking and biking paths increases while vehicle traffic decrease. Consider specific street-related strategies, commonly referred to as “Open Streets,” “Slow Streets,” or “Shared Streets,” which help create additional pedestrian and bicycle space and allow people to practice physical distancing.

m. Encourage ability to temporarily convert some on-street parking spaces into curbside pickup spots for use by delivery vehicles and to provide room to queue outside essential businesses.

n. Allow temporary drive-throughs and designated pick-up locations on site during pandemics and other emergencies and disasters. Also allow using off-street parking areas and on-site driveways temporarily for these purposes.



## G. APPENDICES



### G.1 LIST OF HISTORIC AND RECOMMENDED PLANT PALLET FOR SOUTHWEST TEMPE CHARACTER AREA

The Sonoran Desert landscape offers a wide range of distinct, eye-catching flora, which adorns and accentuates the Southwest Tempe Character Area’s open spaces, street frontages, and residential yards. A wide variety of trees, cacti, accents, shrubs, perennials, and other forms of groundcover highlight and define the area’s parks and activity centers, including the Tempe Sports Complex and Celaya Park, canal trails, including both the Highline Canal and portions of the Western Canal, and the expansive landscape tracts found along playgrounds, homes, and businesses.

As the Southwest Tempe Character Area saw much of its development activity occur throughout the 1980’s and 1990’s, its landscaping characteristics reflect development preferences of the time. Super large commercial centers such as Arizona Mills and the Emerald Center Retail Complex are ringed with palm trees, while mature Bottle trees and pines line major thoroughfares like Baseline Road and Priest Drive. More recent landscaping trends have replaced such plantings in favor of more native plant species, including the ubiquitous Mesquites, Palo Verdes, and native ash trees found throughout the Tempe Autoplex. Because the Character Area is largely developed for commercial, industrial, and residential uses, it would benefit from the increasing adoption of shade-casting, low-water use plants to combat the heat island effect and provide increased comfort to residents and visitors alike.

The Historic Plant Palette was informed by the City of Tempe Urban Forestry Master Plan and landscape plans that have been approved and implemented throughout the Character Area. The Historic Plant Palette also implements landscaping-related goals and objectives detailed in Tempe’s 2050 General Plan.

The City of Tempe Zoning and Development Code prescribes the quantity and general location of new landscaping elements in commercial and multi-family residential developments, while single-family properties are planted and maintained by individual property owners. The Southwest Tempe Historic Plant Palette is intended to inform and guide plant selections by both developers and property owners and create a more cohesive landscaping identity.

Recommendations – Landscape Treatments

- Plantings for new developments should be selected from the Arizona Department of Water Resources (ADWR) Low-Water Use / Drought-Tolerant Plant List.
- Canopy trees should be used throughout all paved circulation and parking areas and in close proximity to pedestrian paths and public gathering areas to cast shade, mitigate the heat island effect, and minimize glare.
- Plants should be maintained and pruned selectively to exhibit their respective natural characteristics while also promoting future growth.

- Encourage the use of a compatible plant palette for front yard, side yard, street frontage, and alley treatments, where applicable, for new multi-family, and non-residential development
- Promote the use of the Historic Plant Palette along arterial roads, including Elliot, Warner, Guadalupe, Baseline, and Kyrene roads and Priest Drive to create a sense of continuity along major thoroughfares.
- Promote biodiversity to prevent monotony in landscape areas, minimize large-scale die-offs and infestations, and reinforce habitats for birds, insects, and other fauna.
- Identify and install trees that are compatible with surrounding infrastructure, including street lighting, underground utilities, and power lines.
- Utilize landscaping to define retail uses and high-activity destinations.
- Selectively identify planting locations and develop programs to harvest trees that bear edible fruits, seeds, and nuts.
- Replace storm-damaged invasive trees or plants with native and/or drought tolerant species.

| Southwest Tempe Character Area Historic and Recommended Plant Palette |                             |                     |                        |             |           |        |
|---|-----------------------------|---------------------|------------------------|-------------|-----------|--------|
| Species Name  | Common Name                 | Bloom Season        | Bloom Color            | Height (ft) | Water Use | Native |
| <b>Trees - Shade</b>  |                             |                     |                        |             |           |        |
| Acacia salicina   | Willow Acacia               | Spring              | Cream                  | 30          | Low       | No     |
| Brachychiton populneus  | Bottle Tree                 |                     |                        | 30-50       | Low       | No     |
| Chilopsis linearis  | Desert Willow               | Spring to fall      | White, Pink, Purple    | 25          | Low       | Yes    |
| Dalbergia sissoo  | Indian Rosewood/Sissoo Tree | Spring              | Cream                  | 40          | Moderate  | No     |
| Eucalyptus torquata   | Coral Gum                   | Year-round          | Red tinge              | 20-35       | Low       | No     |
| Ebenopsis ebana   | Texas Ebony                 | Spring-Summer       | Cream/Tellow           | 20          | Very Low  | No     |
| Fraxinus velutina   | Arizona Ash                 | Spring              | Yellow                 | 45          | Moderate  | Yes    |
| Jacaranda mimosifolia   | Jacaranda                   | Spring-Summer       | Purple                 | 40-50       | High      | No     |
| Olea europeae "Swan Hill", "Wilsonii", or "Majestic Beauty"           | Fruitless Olive             | Spring              | Cream                  | 25          | Low       | No     |
| Parkinsonia spp.  | Palo Verde                  | Spring to Summer    | Yellow                 | 15-25       | Very Low  | Yes    |
| Pistacia chinensis  | Chinese Pistache            | Spring              | Green                  | 40          | Moderate  | No     |
| Prosopis spp.   | Mesquite                    | Spring              | Pale Yellow            | 25          | Very Low  | Yes    |
| Quercus virginiana  | Southern Live Oak           | Spring              | Green                  | 40          | Moderate  | No     |
| <b>Trees - Patios and Accents</b>                                     |                             |                     |                        |             |           |        |
| Citrus spp.   | Citrus                      |                     |                        |             |           | No     |
| Dermatophyllum secundiflorum  | Texas Mountain Laurel       | Spring              | Purple                 | 15-Oct      | Low       | Yes    |
| Phoenix dactylifera   | Date Palm                   |                     |                        | 75+         |           | No     |
| Washingtonia spp.   | Desert Fan Palm             |                     |                        | 70+         |           | Yes    |
| <b>Shrubs - Large</b>   |                             |                     |                        |             |           |        |
| Bougainvillea spp.  | Bougainvillea               | Year-round          | Red/Pink/White         | 20          | Low       | No     |
| Cassia nemophila  | Desert Cassia               | Spring              | Yellow                 | 10          | Low       | No     |
| Carissa macrocarpa  | Natal plum                  | Spring/Fall         | White                  | 16          | Low       | No     |
| Nerium oleander   | Oleander                    | Spring/Fall         | Red/Pink/White         | 8           | Low       | No     |
| Pyracantha spp.   | Pyracantha, Firethorn       | Spring/Fall         | White/Red              | 10          | Low       | No     |
| Vauquelinia californica   | Arizona Rosewood            | Summer              | White                  | 10          | Low       | Yes    |
| <b>Shrubs - Small</b>   |                             |                     |                        |             |           |        |
| Anisacanthus spp.   | Desert Honeysuckle          |                     |                        | 5           |           |        |
| Caesalpinia mexicana  | Mexican Bird of Paradise    | Spring/Fall         | Yellow/Red             | 6           | Moderate  | No     |
| Convolvulus cneorum   | Bush Morning Glory          | Spring              | White                  | 2           | Very Low  | No     |
| Larrea tridentata   | Creosote Bush               | Spring to Fall      | Yellow                 | 6           | Very Low  | Yes    |
| Leucophyllum futescens  | Green Cloud Sage            | Summer/Fall         | White/Pink/Purple      | 6           | Very Low  | Yes    |
| Simmondsia chinensis  | Jojoba                      | Spring              | Yellow-Green           | 6           | Very Low  | Yes    |
| Tecoma sans   | Arizona Yellow Bells        | Year-round          | Yellow                 | 6           | Low       | Yes    |
| <b>Accents</b>  |                             |                     |                        |             |           |        |
| Agave spp.  | Agave                       |                     |                        |             |           |        |
| Aloe spp  | Aloe                        |                     |                        |             |           |        |
| Carengiea gigantea  | Saguaro                     | Late spring         | White                  | 20          | Very Low  | Yes    |
| Dasyilirion acrotriche  | Green Desert Spoon          | Spring/Summer       | Cream                  | 6           | Low       | No     |
| Echinocactus grusonii   | Barrel Cactus               | Spring              | Yellow                 | 1.5         | Very Low  | No     |
| Euphorbia rigida  | Euphorbia                   | Winter/Spring       | Chartreuse             | 2           | Very Low  | No     |
| Fouquieria spp.   | Ocotillo                    |                     |                        |             |           |        |
| Hesperaloe parviflora   | Red Hesperaloe              | Spring/Summer       | Red                    | 3           | Very Low  | No     |
| Malephora lutea   | Rocky Point Ice Plant       | Spring/Summer       | Yellow/Orange          | 1           | Low       | No     |
| Opuntia engelmannii   | Prickly Pear                | Spring/Summer       | Yellow                 | 4           | Very Low  | Yes    |
| Yucca spp.  | Yucca                       |                     |                        |             |           |        |
| <b>Groundcovers/Annuals/Vines</b>                                     |                             |                     |                        |             |           |        |
| Acacia spp.   | Acacia                      |                     |                        |             |           |        |
| Asparagus densiflorus   | Asparagus fern              | Spring/Summer/Winte | White with red berries | 2           | Moderate  | No     |
| Baileya multiradiata  | Desert Marigold             | Year-round          | Yellow                 | 1           | Very low  | Yes    |
| Cosmos bipinnatus   | Southwestern Cosmos         | Summer to Fall      | White/Pink/Purple      | 3           | Moderate  | Yes    |

|  |                            |                |                     |     |          |     |
|--|----------------------------|----------------|---------------------|-----|----------|-----|
| Eschscholzia californica ssp. mexicana | Mexican Gold Poppy         | Winter/Spring  | Yellow/Gold         | 1   | Low      | Yes |
| Glandularia bipinnatifida              | Verbena                    | Spring/Summer  | Purple              | 1   | Low      | Yes |
| Ipomoea leptophylla                    | Morning Glory              | Spring/Summer  | Pink/Purple         | 3   | Low      | No  |
| Justicia californica                   | Chuparosa                  | Winter/Spring  | Orange/Red          | 4   | Low      | Yes |
| Lantana spp.                           | Trailing Lantana           |                |                     |     |          |     |
| Macfadyena unguis-cati                 | Cat Claw Vine              | Spring         | Yellow              | 25+ | Low      | No  |
| Maurandya antirrhiniflora              | Snapdragon                 | Year-round     | White/Purple/Violet | 3   | Moderate | No  |
| Melampodium leucanthum                 | Blackfoot Daisy            | Year-round     | White               | 1   | Very Low | Yes |
| Muhlenbergia capillaris                | Pink Hair Grass/Regal Mist | Fall           | Pink/Purple         | 3   | Low      | Yes |
| Oenothera primiveris                   | Desert Evening Primrose    | Spring/Summer  | Yellow              | 1   | Low      | Yes |
| Rosmarinus officinalis                 | Bush Rosemary              | Winter         | Light Blue          | 4   | Moderate | No  |
| Rosa spp.                              | Rose                       |                |                     |     |          | No  |
| Ruellia brittoniana 'Katie'            | Katie Ruellia              | Spring to Fall | Purple              | 1   | Moderate | No  |
| Salvia greggi                          | Autumn Sage                | Spring/Fall    | Red/Pink/White      | 2   | Low      | No  |
| Tetaneuris acaulis                     | Angelita Daisy             | Year-round     | Golden Yellow       | 1   | Low      | Yes |
| Zinnia spp.                            | Zinnia                     |                |                     |     |          |     |

G.2 SOME IMAGES OF BUILDINGS, LANDSCAPE, & OPEN SPACES REFLECTING THE GENERAL TRAITS AND VISUAL CHARACTER OF SOUTHWEST TEMPE







G.3 SOME VISUAL EXAMPLES OF GOOD PRACTICE RELATED TO THE DESIGN AND PLANNING PRINCIPLES FOR THE SOUTHWEST TEMPE CHARACTER AREA PLAN



Figure 6: Internal shaded walkway in a residential development, near 5th St. and Priest, Tempe.



Figure 7: Separated and marked bikeway, Mill Ave., Tempe



Figure 8: Interest and variation in building façade. Arizona State University campus, Tempe, AZ

Note: Photos in this document are taken by staff - Ambika Adhikari, Lucas Jensen, Chris Jasper, and Brenda Clark.

Figure 9: Tempe Orbit Bus providing transit service



Figure 10: Shaded walkway at commercial front, Kierland Commons, Phoenix.



Figure 11: Public Art in Development. Arizona State University Campus, Tempe.



Figure 12: High quality building materials, Arizona State University Campus, Tempe.



Figure 13: Sonoran Xeriscape landscape, Paradise Valley.



Figure 14: Pleasant garage exterior treatment, Whole Foods Market, Honolulu

Figure 15: Solar PV shaded parking lot, Arizona State University Research Park, Tempe.



Figure 16: Solar shade for windows, ISTB 7 Building, Arizona State University campus, Tempe.



Figure 17: Shaded walkway on commercial front, and public art, downtown Mesa



Figure 18: Canal side walkway, furniture, and crossing bridge, Crosscut Canal, Tempe



Figure 19: Thick tree canopy over sidewalks, Mill Ave., Tempe



Figure 20: A row housing exterior with interest and relief, downtown Tempe

Figure 21: Solar shade on the west side of a building, Tempe



Figure 22: Re-directing on-site rainwater to irrigate landscaping, Arizona State University campus Tempe



Figure 23: Structural fin shade outside windows to reduce heat gain, Arizona State University campus Tempe



Figure 24: Variety of treatments on building façade, shade, and different materials, Gilbert



Figure 25: Therapeutic landscaping at the JWD Marriot Hotel, Desert Ridge, Phoenix, AZ



Figure 26: Public Art in downtown, Tempe

Figure 27: Shaded walkway on Mill Avenue, Tempe



Figure 28: Variation in material and building façade to create interest and beauty. Multi-family development, Gilbert, AZ



Figure 29: High quality material and variety of fenestration for good aesthetics for building façade. Arizona State University, Tempe, AZ

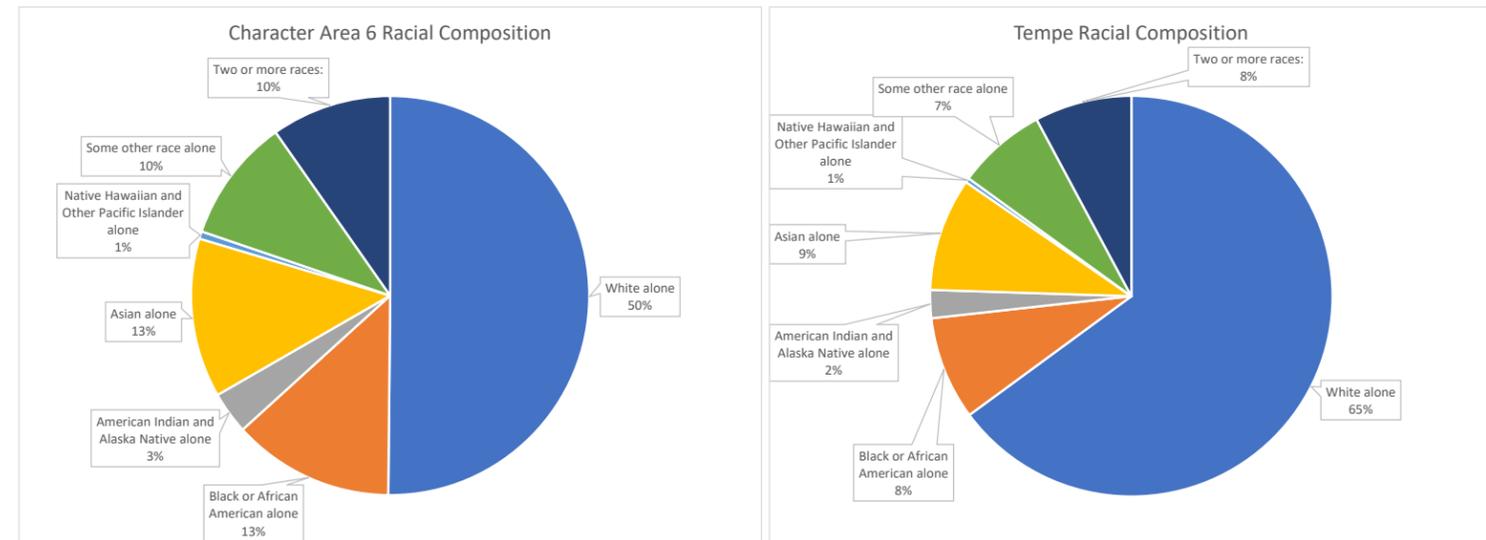


## G.4 DATA RELATED TO SOUTHWEST TEMPE

### Selected Socio-economic Data for Southwest Tempe (2022)

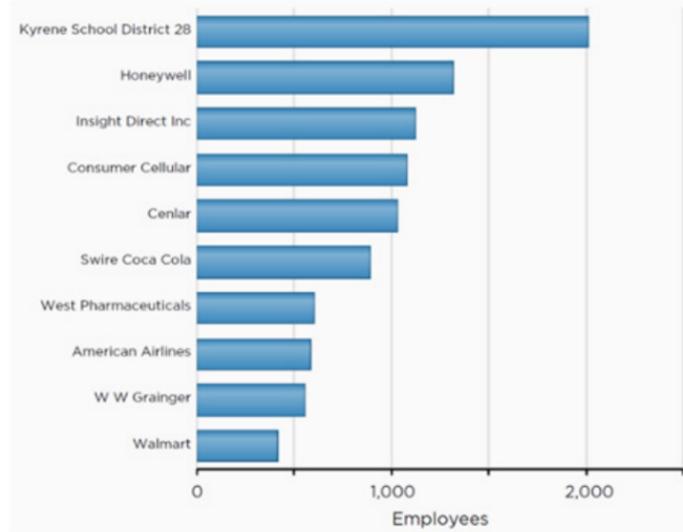
|  | CA-6           | Tempe (2022)       |
|--|----------------|--------------------|
| Planning Area (including 0.12 sq. miles of county islands) | 6.21 sq. miles | 40.1 sq. miles     |
| Population   | 28,450         | 185,950            |
| Median Age   | 33.6           | 29.5 years         |
| Median Household Income                                    | \$72,769       | \$64,080 (2020 \$) |
| Housing Units  | 12,630         | 83,039             |
| High School diploma or higher degree                       | 94%            | 93%                |
| Owner/Renter Occupied Units                                | 30%/70%        | 40%/60%            |

### Southwest Tempe and City-wide Racial Stats for Comparison (2021)

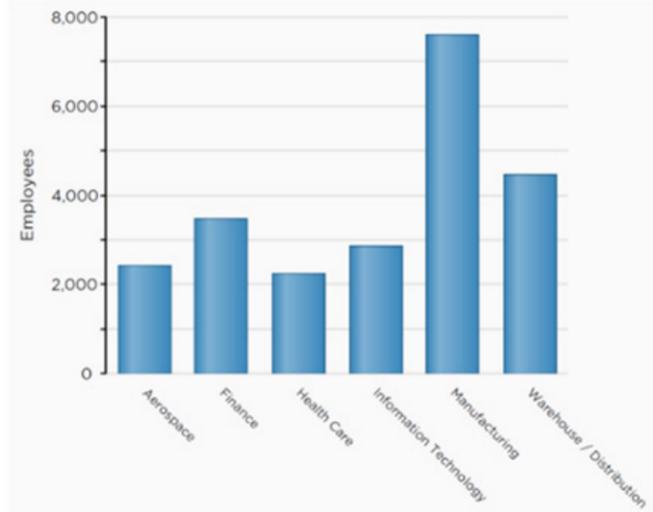


**Southwest Tempe Character Area Major Employers (2022)**

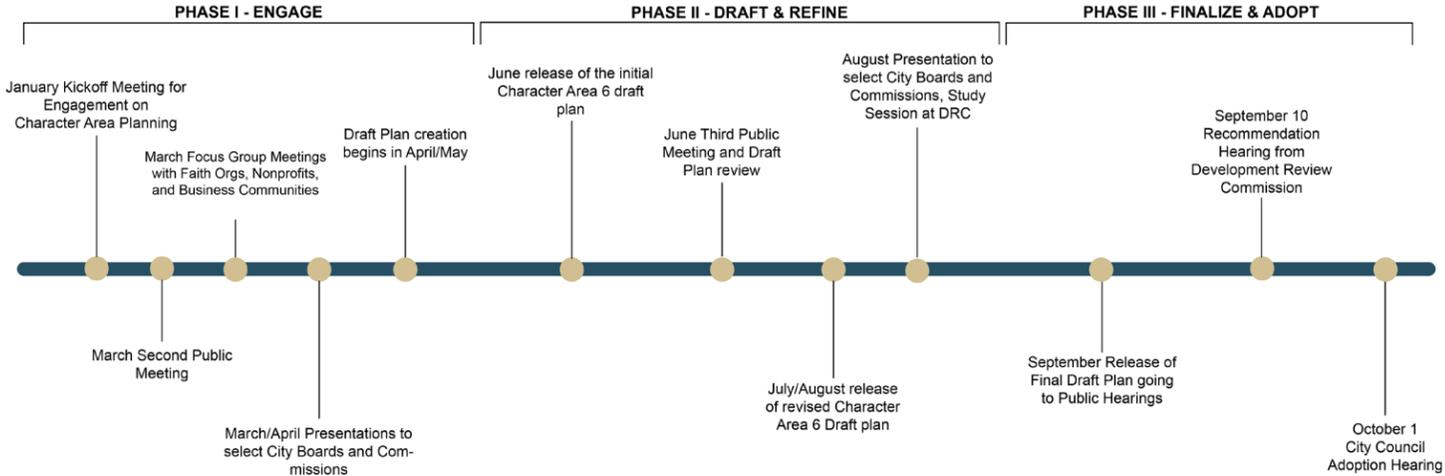
Largest Employers (Grouped by Name)



Key Industries  
\*Note: Employers can be counted in multiple key industries



**G.5 SOUTHWEST TEMPE PLANNING PROCESS TIMELINE, 2024**



**CHARACTER AREA 6 - PLANNING TIMELINE 2024**

## G.6 PUBLIC INPUT SUMMARIES, PRESENTATIONS, AND RECORDINGS

[Southwest Character Area Planning Website](#)

[January 24, 2024 Kick-off Meeting Presentation](#)

[Recording of the kick-off meeting from January 24, 2024](#)

[First Public Input Summary \(January-February 2024\)](#)

[Second Public Input Summary \(March-April 2024\)](#)

[Dotocracy Presentations, March 1 and 2, 2024](#)

[Boards and Commission Presentation Example](#)

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