

**Neighborhood Revitalization Activities in the  
Target Area B and South Phoenix Village Redevelopment Areas**

**Target Area B and South Phoenix Village  
Community Meeting (No. 2)**

**Monday, November 18, 2013**

**6:00 - 8:00 P.M.**

**at the**

**Broadway Heritage Neighborhood Resource Center  
2405 East Broadway Road**

Neighborhood Revitalization Activities in the  
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SPV & TAB Community Meeting  
Public Comments & Questions  
November 18, 2013

4 Corners - Starting with Block 4

- Educational uses of area/commercial
- Sustainable technology (private/public mix) for job creation i.e. solar panels
- Gentrification a community concern
- Important to create a sustainable community
- Education should be in blocks 1 & 4 although RDA on calls for education in block 1
- There needs to be a holistic approach to creating commercial
- We need general support from school district
- Need to see more commercial not just on 24<sup>th</sup> St & Broadway but all throughout
- Need to debunk South Phoenix myths
- Cycle & recycle in community
- Which should be undertaken first? Commercial or residential?
- Issue on tax revenue & uses – why could it be that you can estimate taxes but you can't estimate or know what comes back to the community?
- Commercial development work– there needs to be a fair distribution of contracts.
- There are no Hispanic contractors, they all seem to be Caucasian – needs to be evenly distributed among minorities
- There has been no development in the area like other areas.
- Brooks Academy is open again. Area is being used for classes again and space is starting to fill – up.
- There is also a green house at Brooks Academy
- Brooks Academy should be used as a an anchor for growth
- The only development along Broadway is the Salvation Army – Croc Center, everything else is salvage/junk yards.
- Broadway road is just a salvage road
- There are no improvements for exiting businesses
- The area look needs to change/enhanced
- Need to see continual commercial growth – we cannot let it go!
- Commercial property owners need to be held accountable for graffiti, trash, and blighted property – the community is sick of it.
- Clean up alley ways – because of this, homes are going down the tubes
- Don't forget 16<sup>th</sup> – 24<sup>th</sup> Street and Broadway to Roeser - concerned about landscaping on both sides.
- Tempe Town Lake type of development is what Rio Salado needs.
- Rio Salado looks like a petrified forest – Phoenix Town Lake
- No one using Rio Salado Trail – waste of money
- Diversified art for all ethnic communities – center for the arts

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- Block 4 – no problem with mix use
- 16<sup>th</sup> St/Roeser sold & will be residential (160 units) – careful with resident / restaurants
- What type of mix use?
- Be respectful of quality the community deserves
- Block 4 – student housing building (SMCC)
- 1<sup>st</sup> level for retail & 2<sup>nd</sup> level for residential
- group okay to reach out to SMCC
- recommend it all being commercial – avoid traffic
- don't see need for commercial – if needed they can go to 24<sup>th</sup> Street & Baseline
- quality, quality, quality housing

Residential

- Flexible floor plans
- Quality enhancements
- No Snout houses
- Multiple styles – don't all have to be the same
- No flat design
- Curb appeal a must – not just to the house
- Porches?
- Single story
- 2 car garages
- multi generational housing
- architecture needs to be sustainable
- low maintenance
- high quality/energy
- Need a fire station
- Offer/marketing houses