

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

**Target Area B and South Phoenix Village  
Community Meeting (No. 3)**

**Monday, March 17, 2014**

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

**at the**

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

**NEIGHBORHOOD  
REVITALIZATION ACTIVITIES  
IN THE TARGET AREA BAND  
SOUTH PHOENIX VILLAGE  
REDEVELOPMENT AREAS**

Third in a series of community meetings

March 17, 2014

at the Broadway Heritage Neighborhood  
Resource Center

# Agenda

Welcome

Chris Hallett  
Councilmember Gallego

Tonight's Purpose

George Young  
Gail Knight

Moving Forward

Kate Krietor

Single Family Scattered  
Site Homes

Chris Christensen

Four Corners

Traci Pete

Summary, Next Steps  
and Announcements

Kate Krietor



## Moving Forward

Summary of comments and suggestions from two previous meetings.

Objectives for tonight:

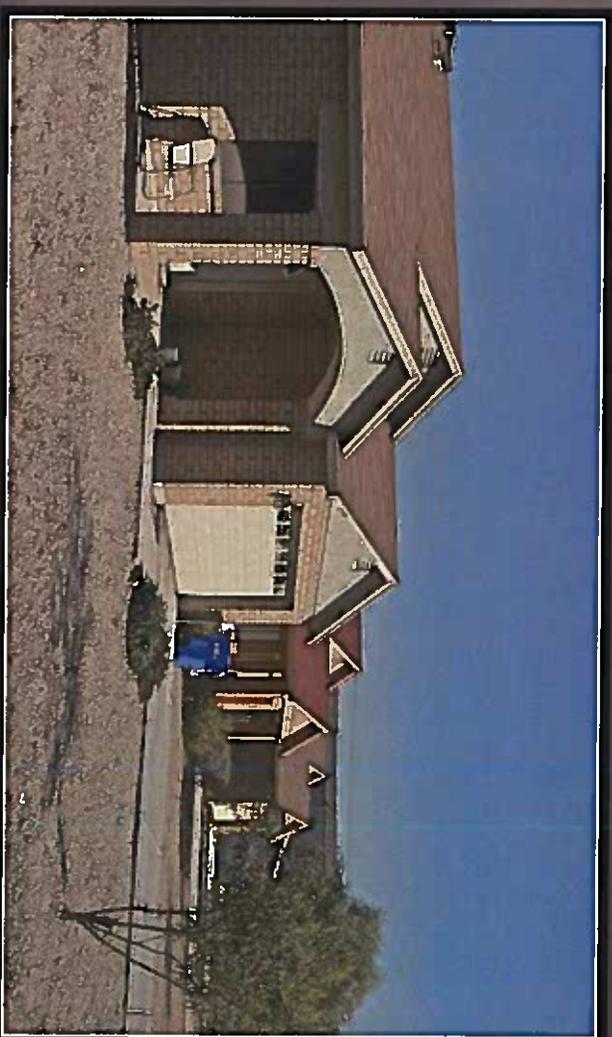
- Finalize community desires for new single-family scattered site infill homes
- Finalize community directions for 4 Corners Plan update
- Next steps

# Single-Family Scattered Sites

Purpose to date:

- Eliminate blight and crime
- Opportunity for quality homes

“Street of Dreams”



# Single-Family Scattered Sites

Community input was strong and passionate

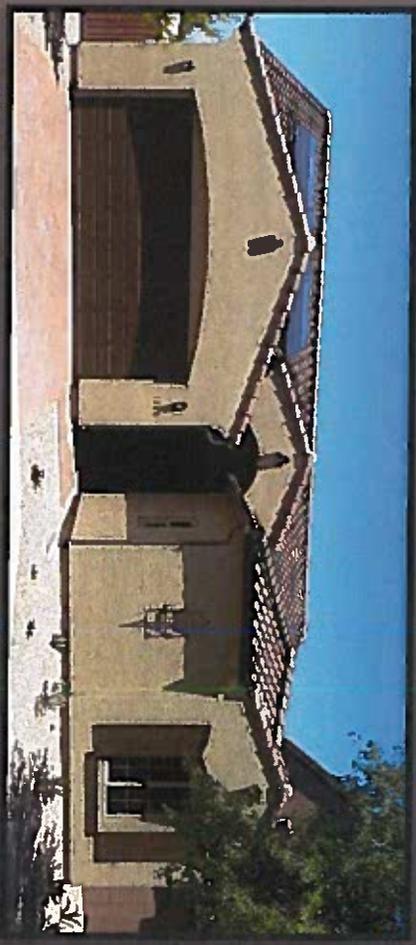
Commit to marketing outreach for local residents

Community will be part of the RFP proposal selection process



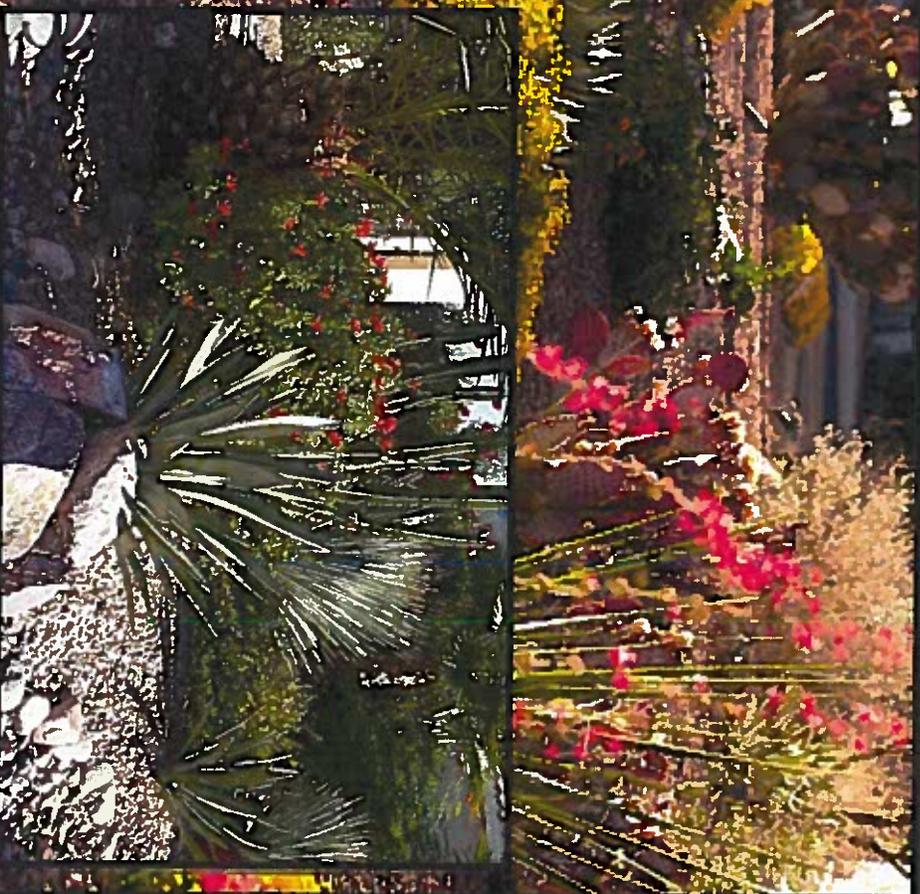
# What You Want

- Single story only with 2 car garage, attached
- Front porches
- Floor plans to include energy efficiencies and be low maintenance
- 1,200 – 1,600 square foot homes



# Front Yard Desert Landscaping

## Low Maintenance



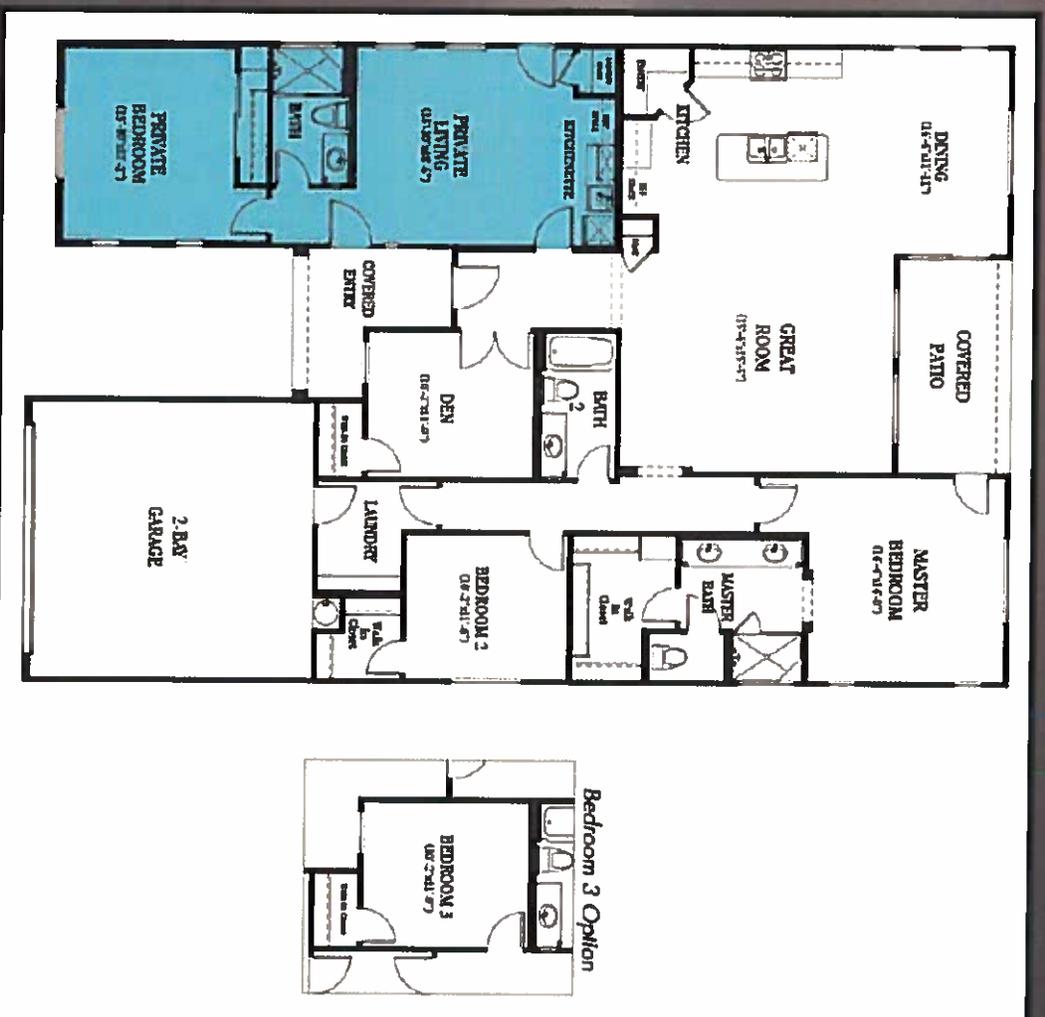
# Architectural Features

- Stone accents
- Towers and turrets
- Arched entryways
- Wrought ironwork
- Decorative window shutters



# Multi-Generational Floor Plan Option

- Family structure is more diverse
- Unique Floor Plan
- Bedroom 3 Option



Option for a third bedroom instead of the second complete suite.

Floor plan courtesy of Lennar Homes.

## Single-Family Scattered Sites

### Next Step:

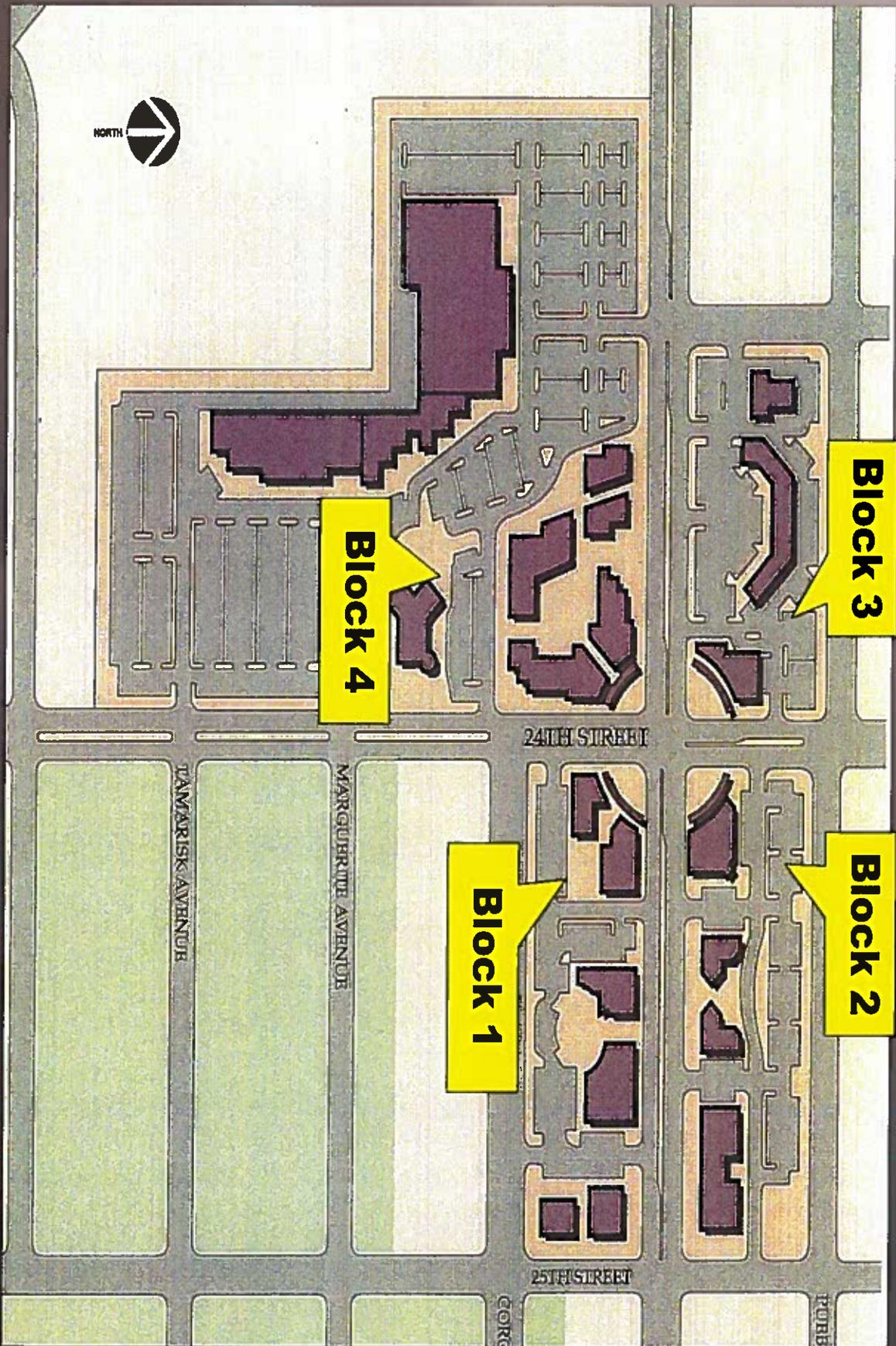
- Issue the single family detached – scattered sites infill RFP late April
- Community Involvement

# Four Corners

Community Responses  
to  
Four Corners Conceptual Master Plan



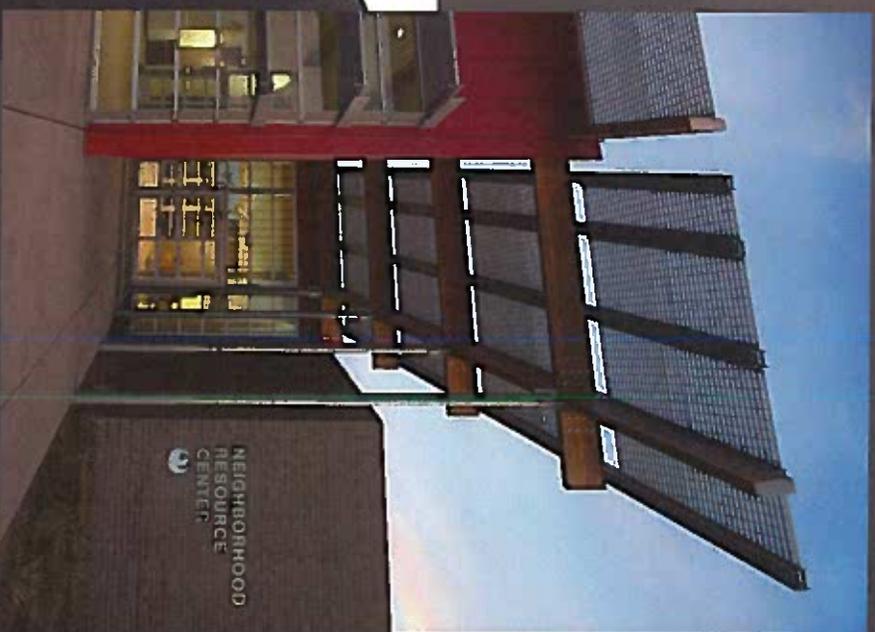
# Four Corners Conceptual Master Plan



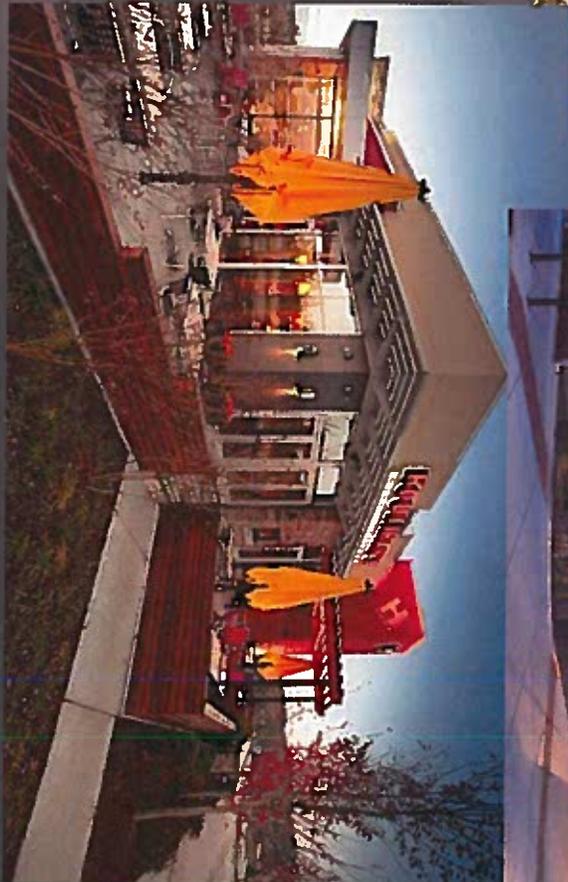
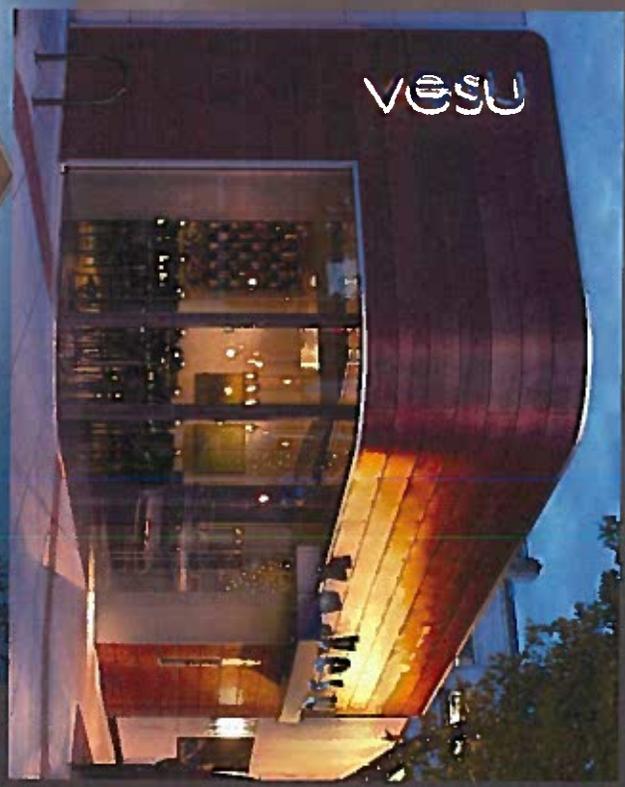
# Block 4



# Broadway Heritage Neighborhood Resource Center



# Commercial Design



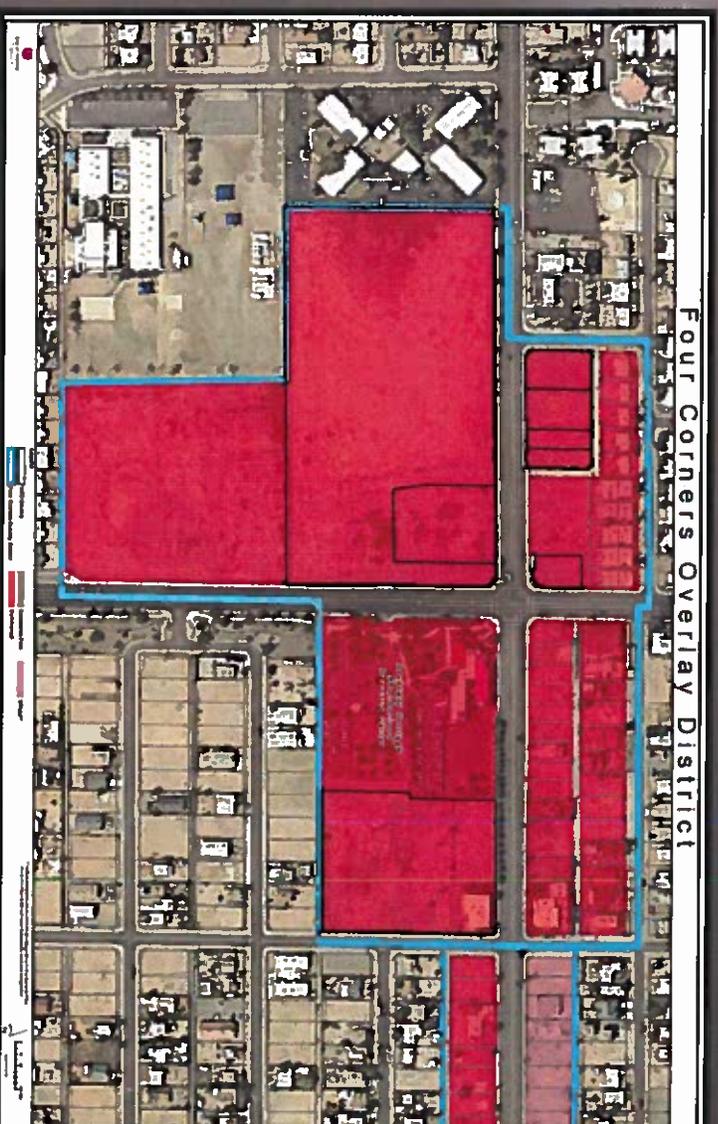
# Single-Family Attached Homes



# South West Corner: Directions for Plan Updates

We heard:

- Wide range of needs met along Baseline
- Still want services and commercial at this corner
- Still a gateway
- Want development in near term - including homes



## South West Corner: Directions for Plan Updates

1. Get started sooner than later?
  - Single Family Attached Homes
2. Keeping options open?
  - Balance of Residential/Commercial
  - Flexibility

## South West Corner: Directions for Plan Updates

Next Steps: Need your input to:

- Review maps for optimum uses
- b. Update language
- c. Amend General Plan and RDA Plan
- d. Review/amendment/revise 4 Corners Zoning Overlay

# Summary, Next Steps and Announcements

## Single Family Scattered Sites Homes

- RFP
- Developer and Community Design Work
- Construction Starts

## Four Corners - S.W.C.

- RDA Plan Amendment - Maps and Language
- General Plan and Zoning Overlay Amendments
- Commercial and Residential Development Analysis
- Soliciting Interest/Financing/Proposals

# Any Questions?

Contact Information:

Phone Number: 602-534-4444 option 4

Web Address:

<http://phoenix.gov/nsd/spv.html>

# Thank you!