# Rio Reimagined Visual Guide

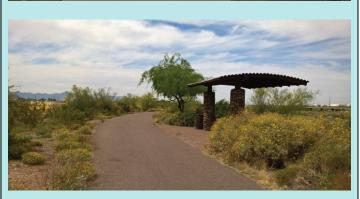
Reconnect the community with the river, establish a unified vision, be a catalyst for economic growth and inclusion as well as build a regional destination.

#### General:

- The <u>Rio Reimagined Vision</u> should be included in all development proposals.
- Encourage land uses that bring people and jobs to the area to help establish the river as a destination.
- Consideration of existing policy and other studies should be taken into account with new proposals:
  - o 1999: Estrella Village Plan
  - o 2003: Rio Salado Beyond the Banks
  - o 2012: Del Rio Area Brownfields Plan
  - o 2018: Local Foods, Local Places
  - 2019: Rio Salado Oeste Urban Waters Technical Assistance Report
  - o 2020: PHX Land Reuse Strategy
  - o 2022: South Central TOD Plan
  - 2023: <u>Rio Reimagined Community</u> <u>Plan</u> – Phase I (In Progress)
- Encourage connections to other existing or planned city investments.
  These include:
  - South Central Light Rail
  - o Third Street Bike/Ped. Bridge
  - Arizona Fresh Agri-Food Innovation Center
  - 12<sup>th</sup> Street pedestrian connections











### **Building Design**

- 1. Buildings should incorporate multiple textures and use rustic or natural materials to create visual interest. Buildings should also be designed to match the character of the area.
- 2. Buildings should be designed to **integrate the adjacent natural habitat** and incorporate bird-friendly design elements.
- 3. **Buildings should include building entrances** adjacent to the river, established trails and streets.
- 4. Building elevations oriented towards the river should be **treated as** a main frontage and include enhanced design elements.



#### Site Design

- 1. **Buildings should be oriented towards** the river (and any public street) and be placed as close as feasible to the river.
- 2. Buildings should maximize the building frontage along the river.
- 3. Outdoor storage, loading areas/bays, drive aisles, refuse containers/bins, and parking should be located interior to the site and away from the river and any public street.
- 4. **Bicycle facilities and parking** should be provided to encourage multimodal transportation use.
- 5. **Site amenities** (i.e., resting nodes, seating areas, art) that create activity should be provided within proximity to the river for employees, residents, and trail-users to enjoy.
- Pedestrian connections should be provided to the closest public street, and any trail/shared use pathway where allowed by Parks Department.
- 7. **Detached and shaded sidewalks** should be provided along adjacent public streets. Wider sidewalks along designated Scenic Drives are encouraged to promote a more inviting pedestrian environment.
- 8. **On-street parking** of heavy trucks is discouraged along Scenic Drives or public streets within close proximity of the river.
- Dark-sky and wildlife-friendly lighting techniques should be implemented along the river frontage.
- 10. Spaces should be designed to encourage a sense of safety using crime prevention through environmental design principles (CPTED) and other techniques.



## Fencing and Landscaping

- 1. Fencing and walls along the river frontage should be discouraged. However, where fencing is necessary, open view fencing should be used where interfacing with the river. Fencing materials selected should be consistent with a natural environment.
- 2. **Drought-tolerant native plant material** should be utilized throughout the site.
- Plant materials along the river frontage should adhere to those listed in the "Approved Plants and Top-Dressing Application for Development Adjacent to Rio Salado" plant list. This list includes the use of milkweed shrubs and other drought-tolerant species.

\*The above elements are intended to exceed minimum Zoning Ordinance requirements. (Rev. 08/01/24)