



10.16-17.2018
RESIDENT + PROPERTY
OWNER BLOCK PLANNING
AND OUTREACH

MEETING PRESENTATION

PHX Land Reuse Strategy

RESIDENT AND PROPERTY OWNER BLOCK PLANNING AND OUTREACH

October 16th and 17th, 2018

Welcome

Agenda

Welcome

Thinking Big

Block Plans

Spark Areas

What's Next



Before the Land Reuse Strategy

Community Noise Reduction Program (CNRP)

Voluntary Acquisition and Relocation Services
(VARs)
2002-2016

Residential Sound Mitigation Services
(RSMS)
1995 - 2009

\$220 million invested

\$80 million invested

782
properties voluntarily acquired
(noise land parcels)

1,705
homes treated

Land Reuse Strategy (LRS)

Phase 1:

Community Vision & Planning

2015 - 2018

\$2 million invested

Prepare, and submit to FAA, a strategy and draft plan for the reuse and redevelopment of 743 noise land parcels:

The PHX Land Reuse Strategy

Phase 2:

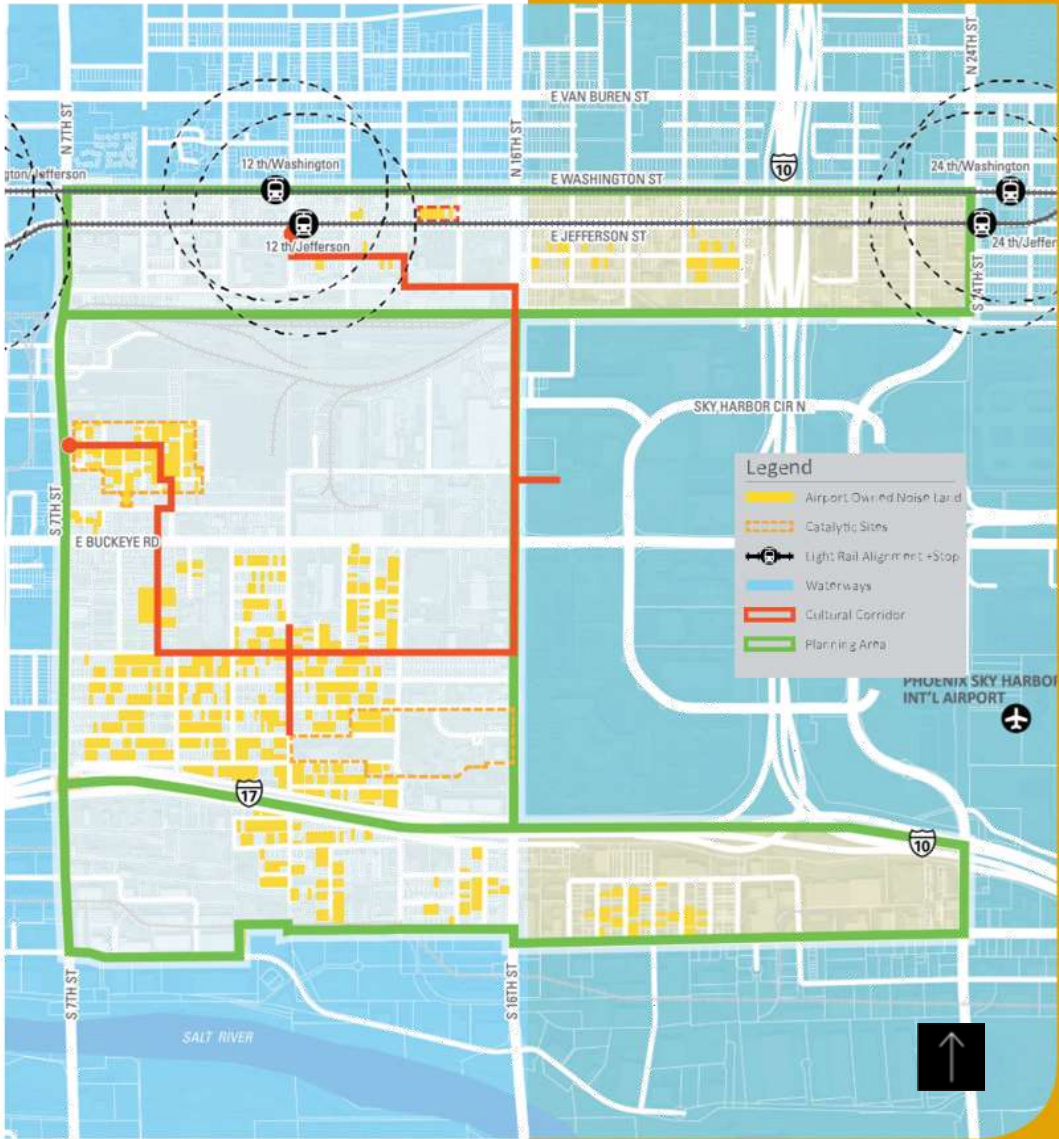
Implementation

2018 - 2020

\$5 million invested

Implement aspects of three Phase 1 strategies:

temporary land uses, master plan areas with catalytic redevelopment potential, and cultural trail planning



PHASE
1

VISION & PLANNING

- **2+ YEARS**
- **20 COMMUNITY MEETINGS**
- **90+ SMALL GROUP MEETINGS**
- **600+ PARTICIPANTS**
- **3 COMMUNITY GOALS**
- **3 REDEVELOPMENT STRATEGIES**

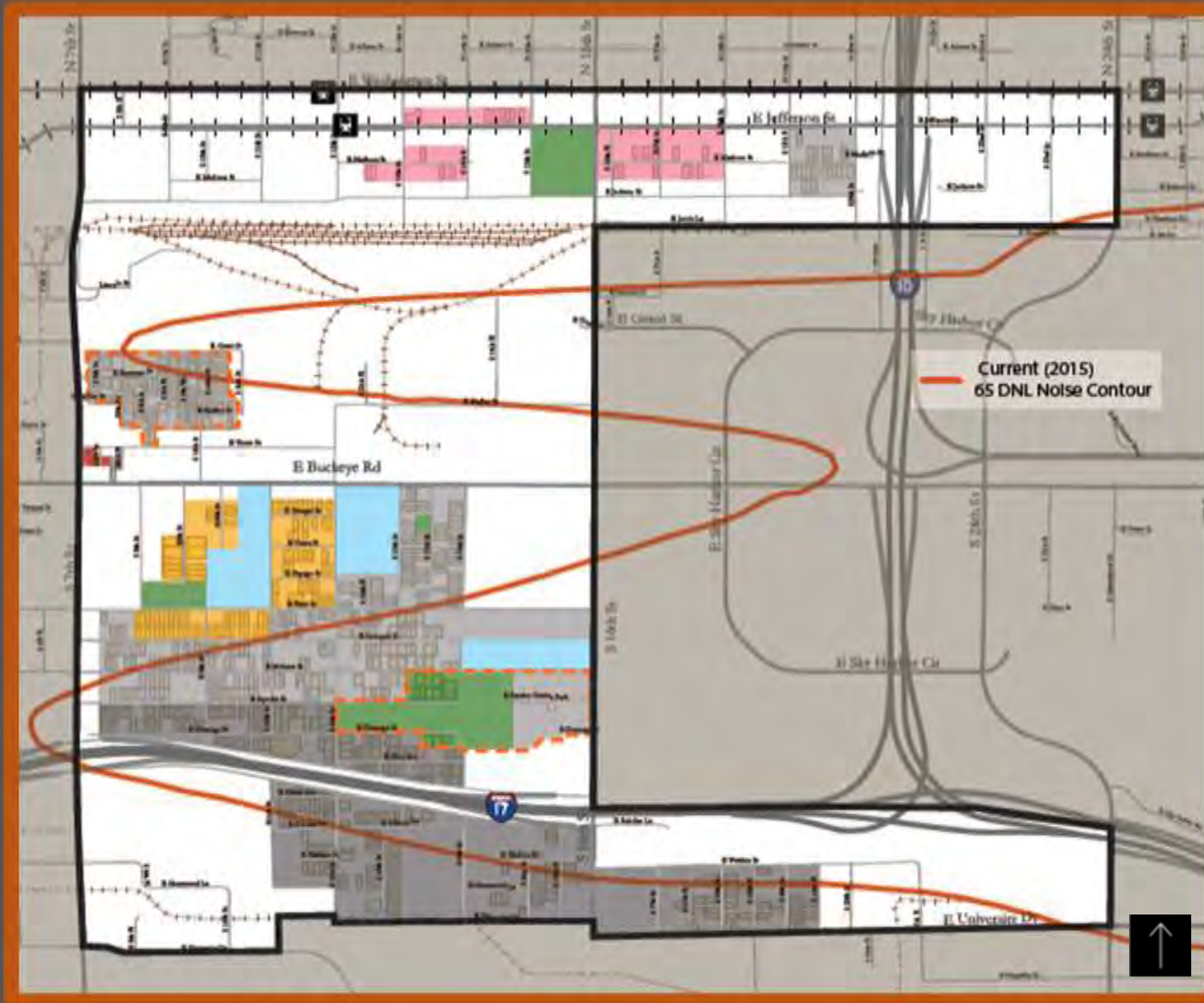
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Vision & Planning



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Vision & Planning



Definitions

Study Area Boundary

Core Village—Traditional low-scale residential area (density of 5-10 units per acre). Uses may include single or multi-family dwellings, existing and infill replacement housing, residential live-work, and complimentary community-benefit spaces (i.e. community garden, pocket park, etc.).

Mixed Use—North of Jefferson Street, this designation refers to compatible residential and non-residential uses co-located vertically within a multi-level structure. Elsewhere in the Study Area, this designation may refer to residential properties combined with workshop, studio, office, or other uses supporting home occupations. This designation also supports complementary features including parking, open space, and drainage, as well as community-benefit spaces such as community gardens, pocket parks, etc.

Commercial—Primary land uses include retail, office, service, entertainment, and apartment development in formats appropriate to the setting and transportation network.

Industrial—Consists of regional-scale land uses such as warehousing and distribution, manufacturing, food processing, utilities, and storage.

Small Business/Flex—Includes a variety of low- to moderate-intensity, non-residential uses. Uses may include office, research and development, biotech, small-scale manufacturing, retail, business incubators, showrooms, artisan production, small business and transitional uses. This designation supports opportunities for infill community-benefit spaces like urban farms and pocket parks.

Education/Institutional—Lands occupied by educational facilities including preschools, primary and secondary schools, colleges and universities, and supporting uses, or institutional facilities such as fire and police stations.

Parks/Recreation—Areas for neighborhood and community-level active recreation.

Business Park—A cohesively planned area occupied primarily by office, light industrial and industrial uses of similar character.

Engaging Residents + Landowners

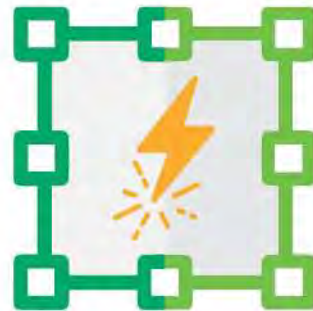
Spark Areas + Block Plans Outreach

SEPTEMBER 24-25



IOC + TAC MEETING

OCTOBER 16-17



BLOCK PLANS OUTREACH

NOVEMBER 8



COMMUNITY MEETING

ONGOING



ONGOING FEEDBACK

Timeline



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Thinking Big

Goals



Neighborhood



Heritage



**Economic
Growth**

What this Work is About

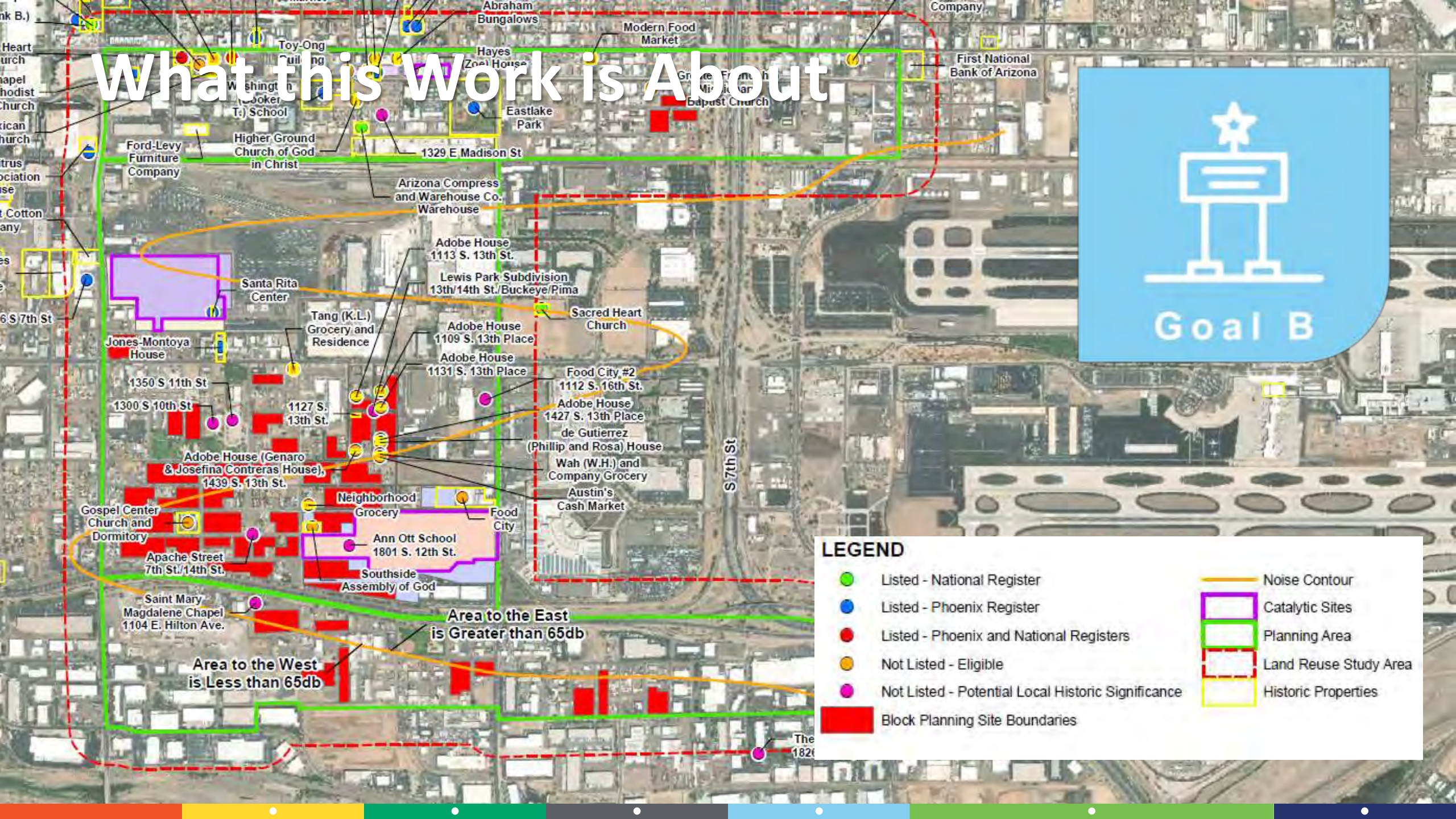


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What this Work is About



What this Work is About



LEGEND

- Listed - National Register
- Listed - Phoenix Register
- Listed - Phoenix and National Registers
- Not Listed - Eligible
- Not Listed - Potential Local Historic Significance
- Block Planning Site Boundaries
- Noise Contour
- Catalytic Sites
- Planning Area
- Land Reuse Study Area
- Historic Properties

Area to the East is Greater than 65db

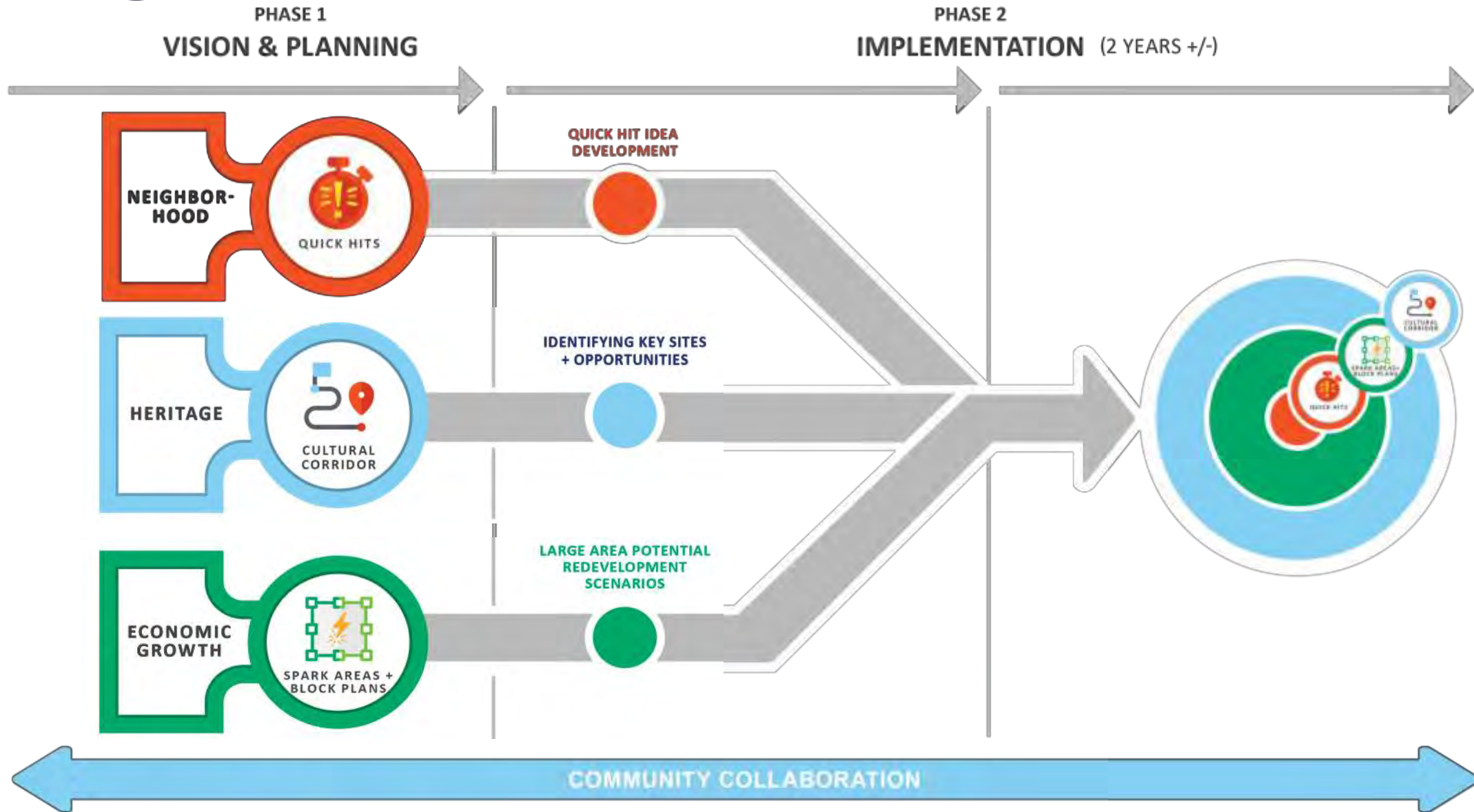
Area to the West is Less than 65db

What this Work is About



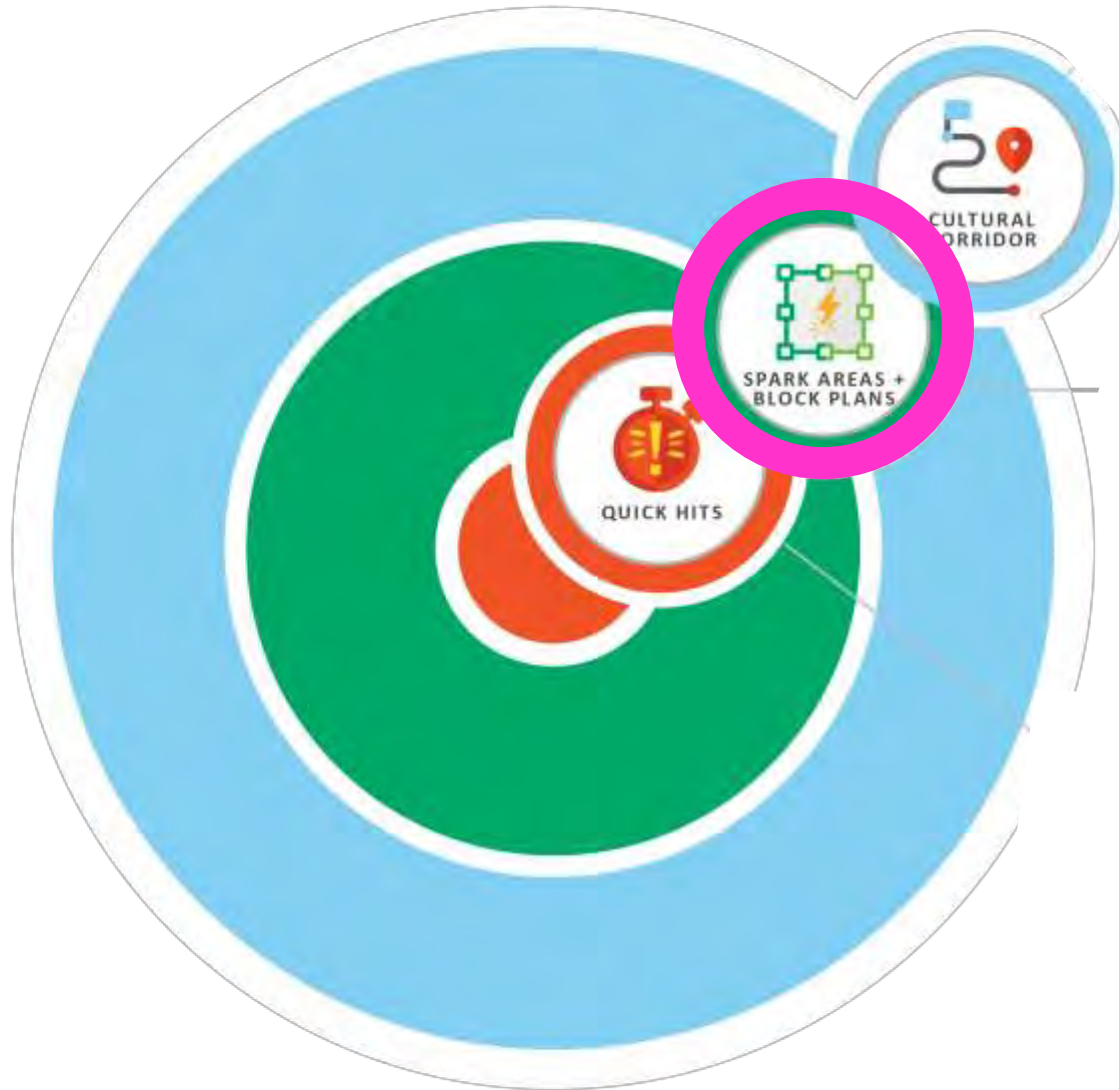
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Integration



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Integration



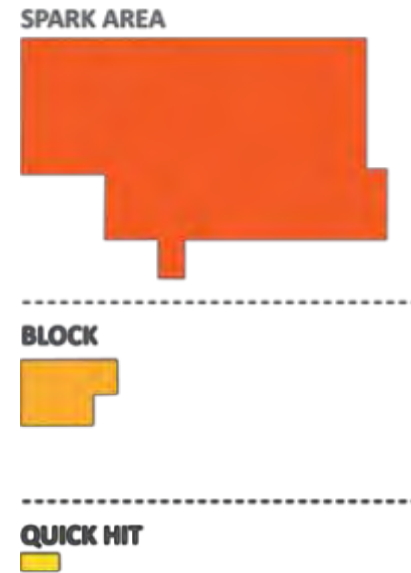
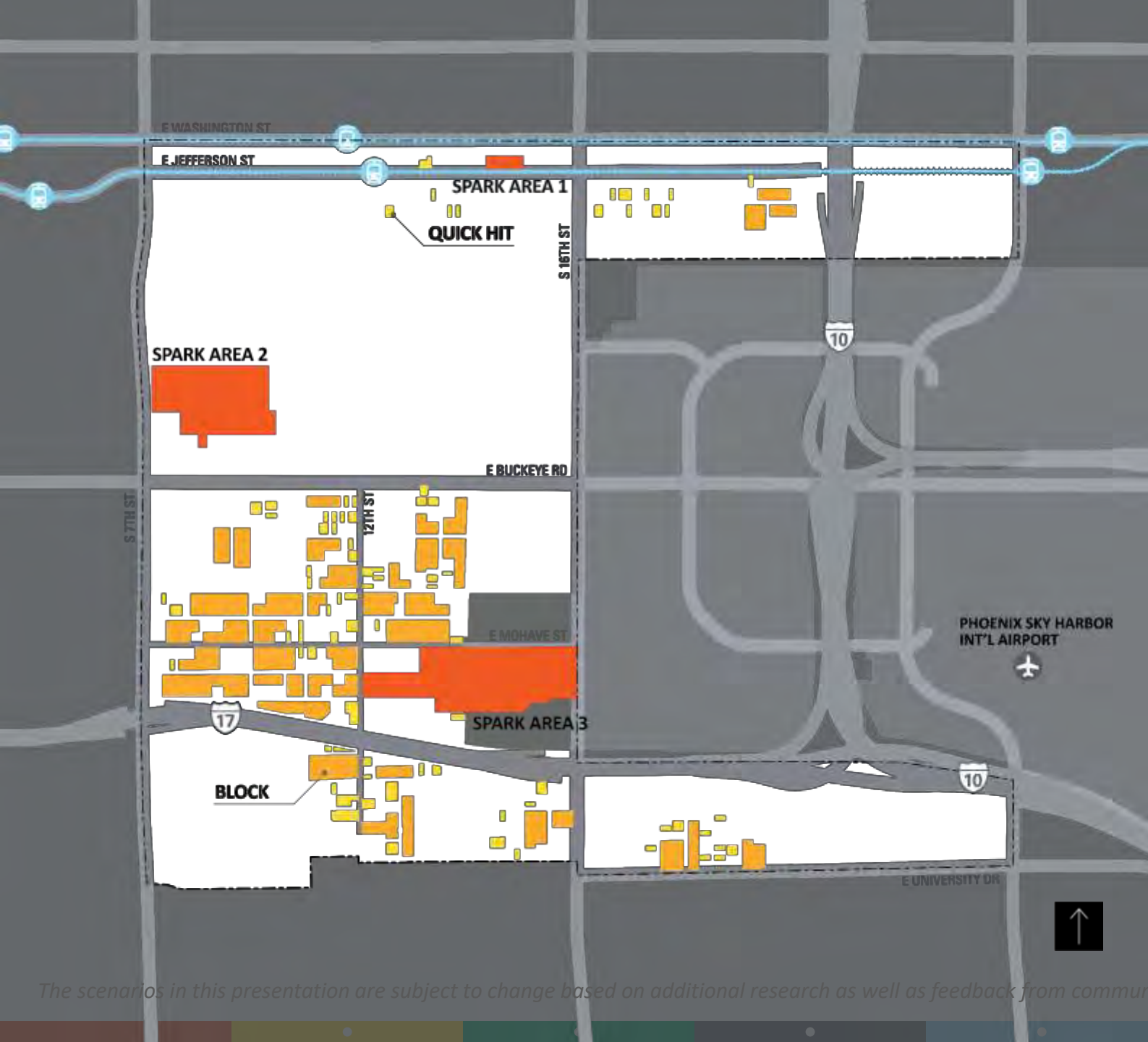
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Development Areas

SPARK AREAS ARE THE BIGGEST + MOST COMPLICATED

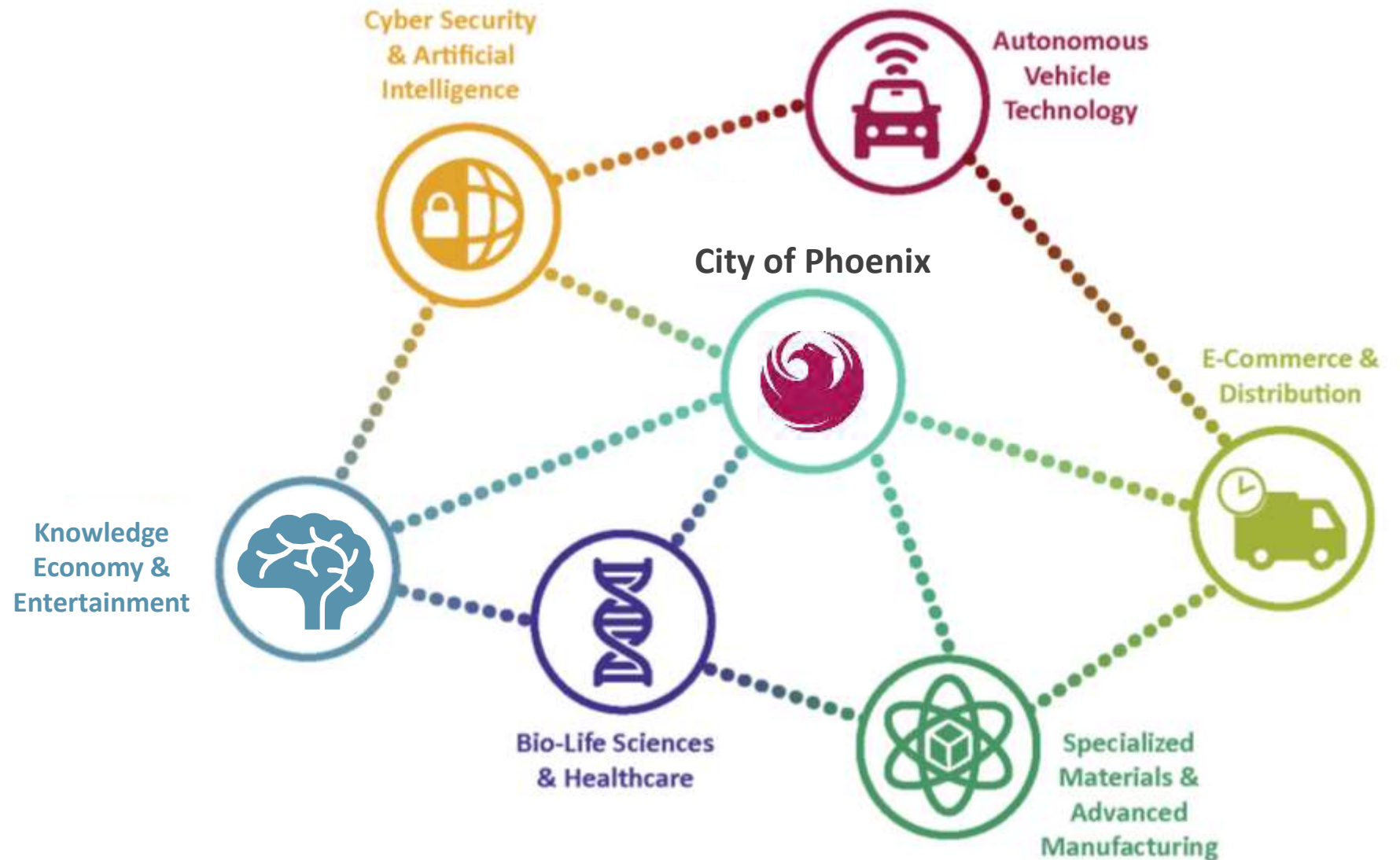


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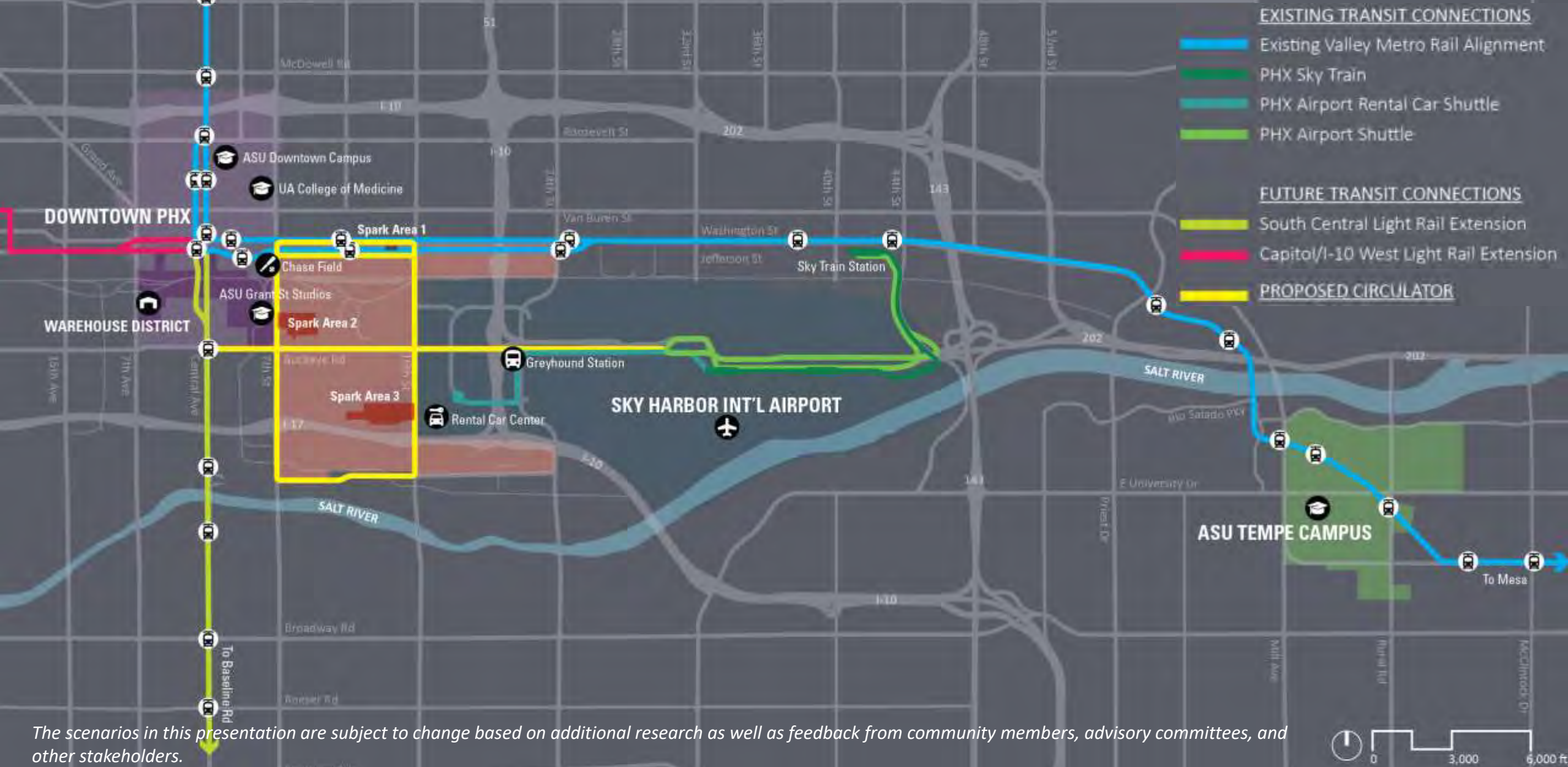
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The Region

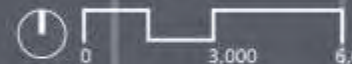


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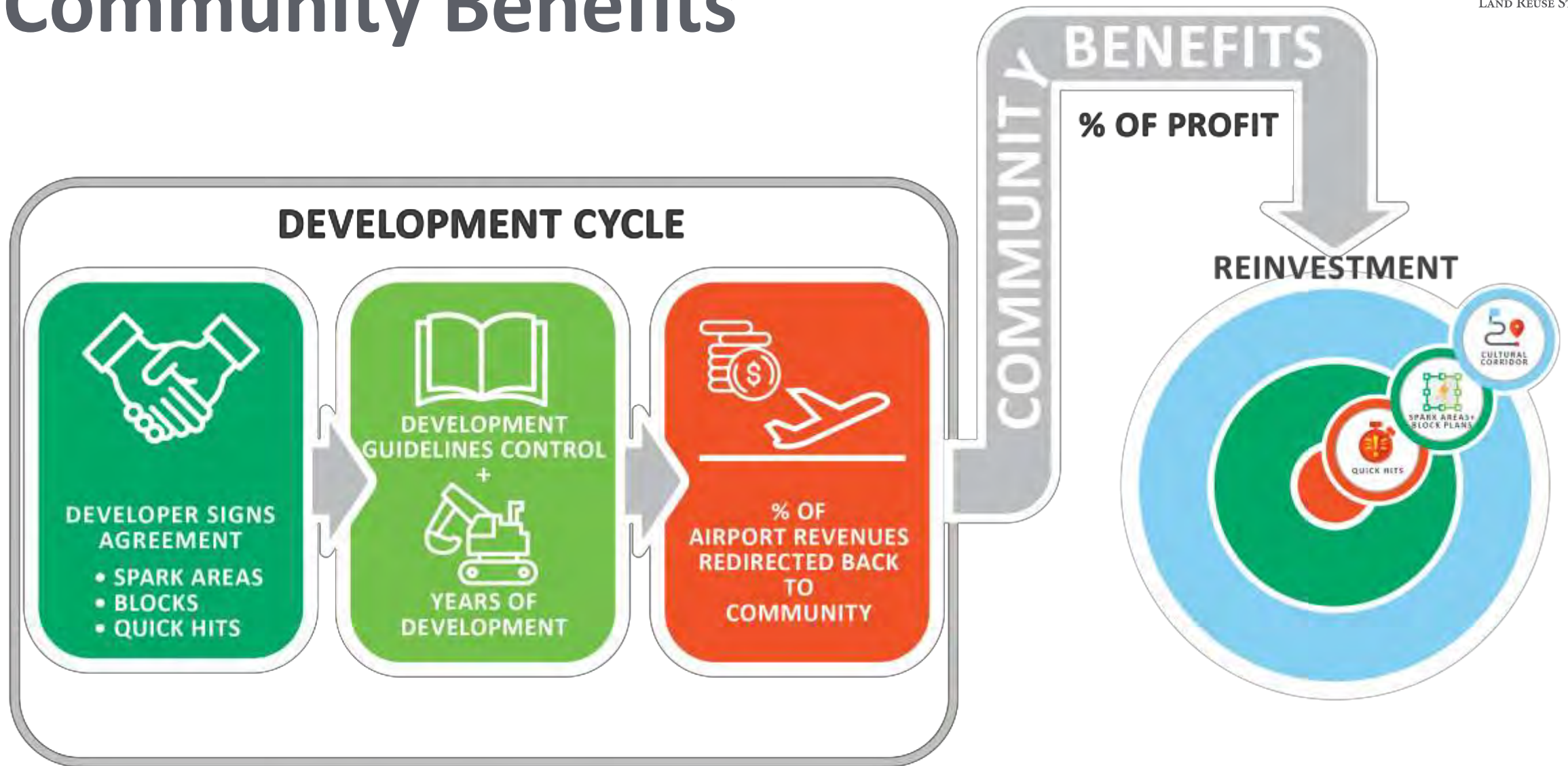
Connections are Key



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Community Benefits



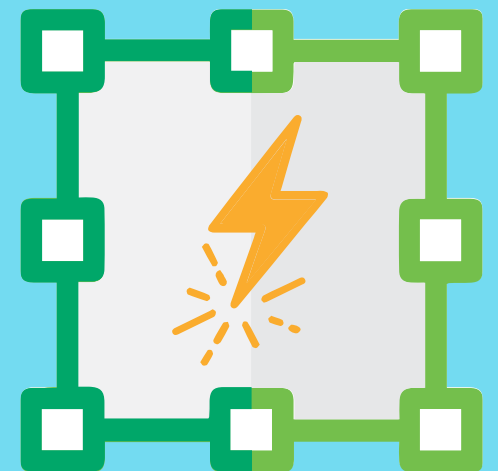
"TRANSIT" ORIENTED ACCESS

TIME SENSITIVE COMPONENTS & SAMPLES
WESTERN REGIONAL VISITORS
CORPORATE TRAINEES
PROTOTYPE COMPONENTS
ANGEL INVESTORS



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Development Concepts



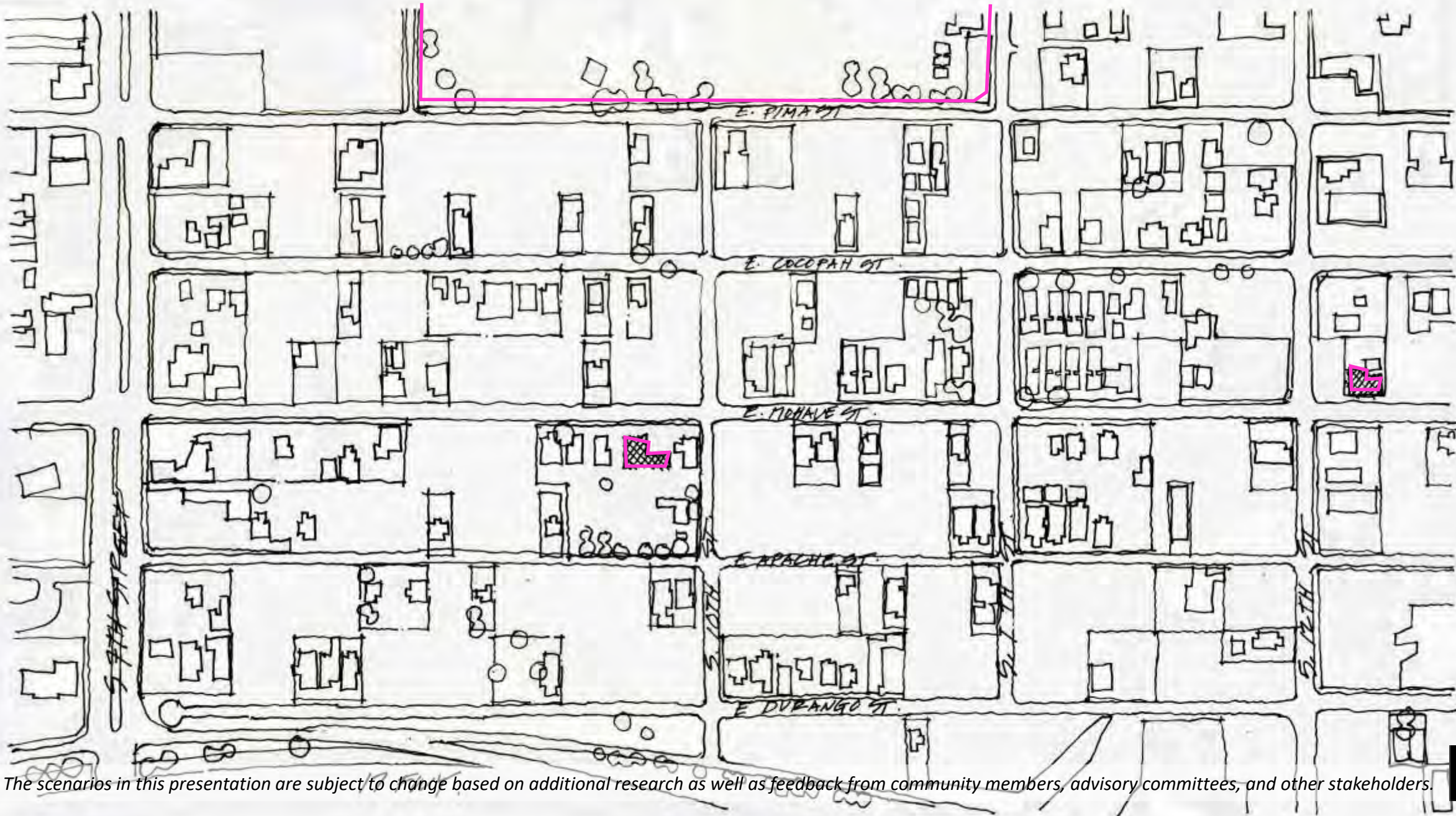
*The scenarios in this presentation are subject to change based on additional research as well as feedback from FAA, **you**, advisory committees, and other stakeholders.*

Block Plans



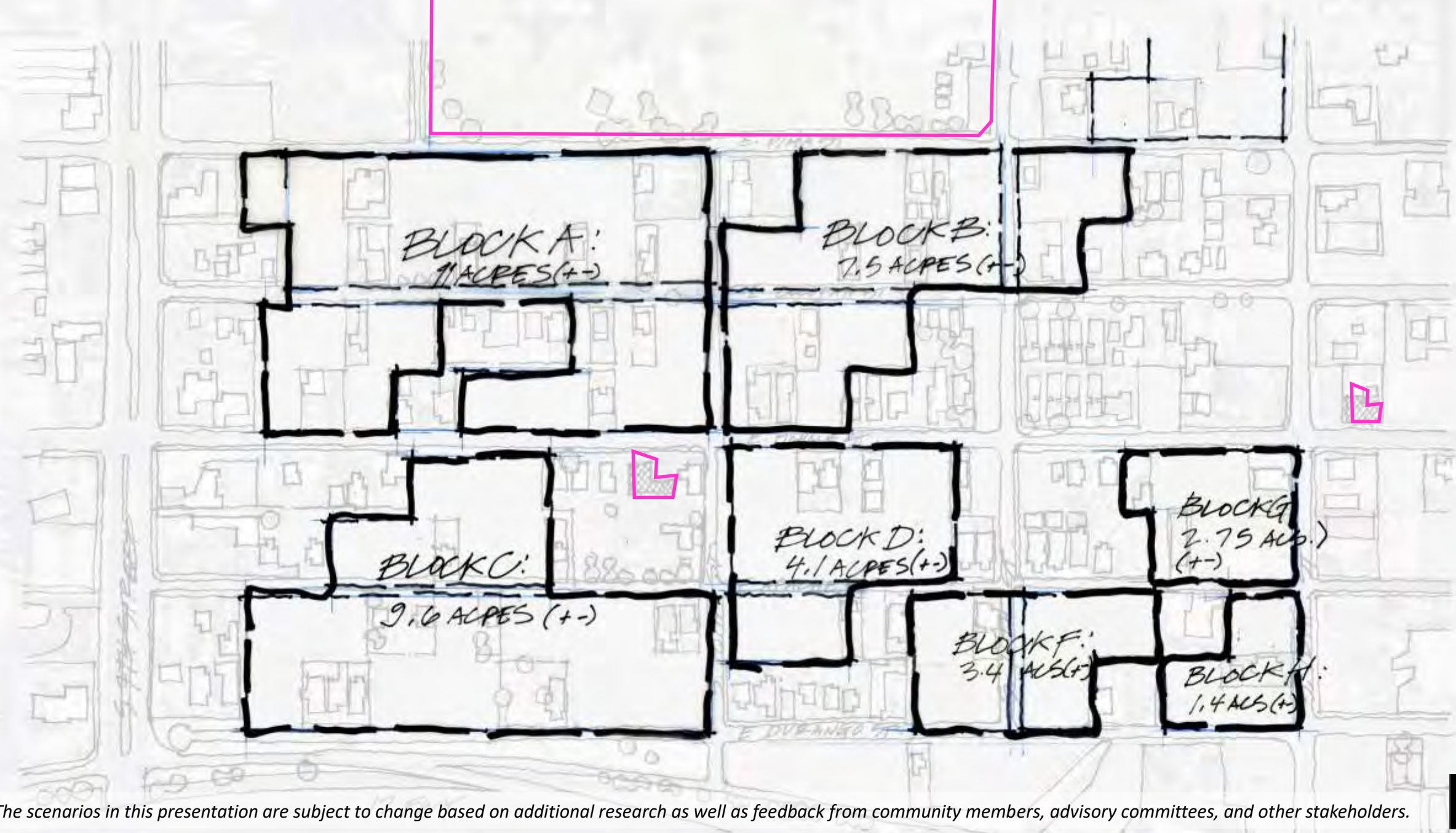
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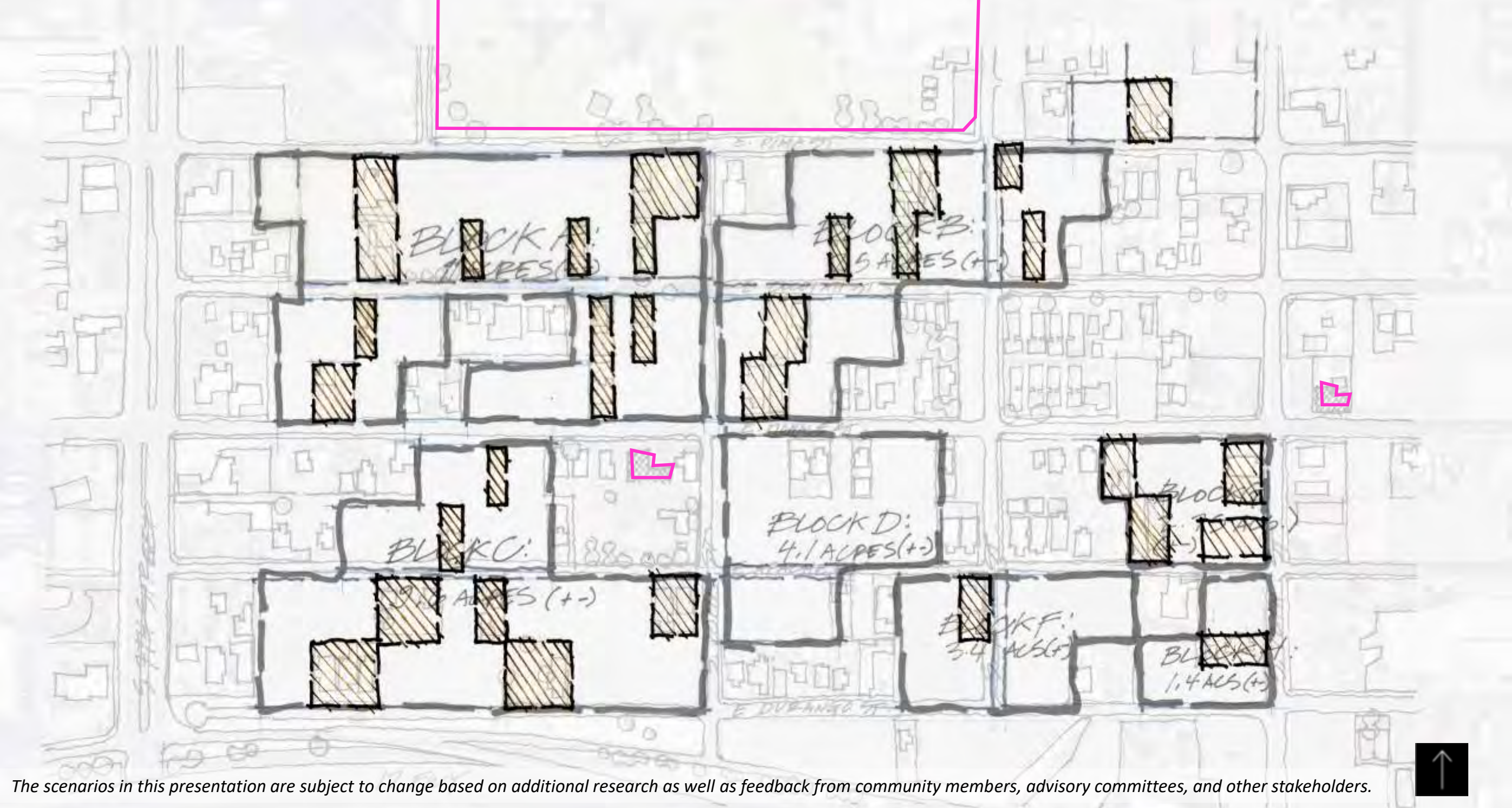
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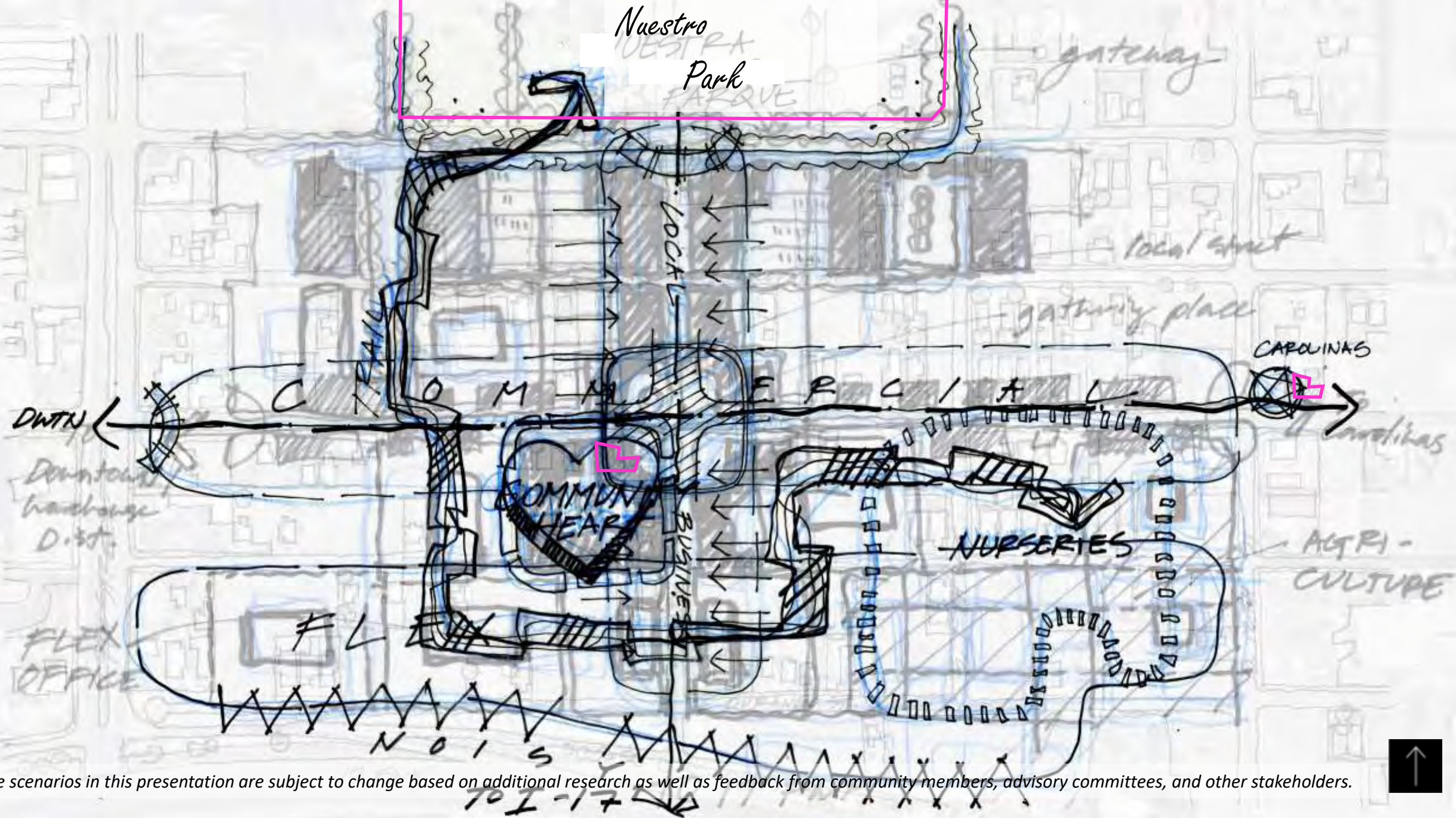
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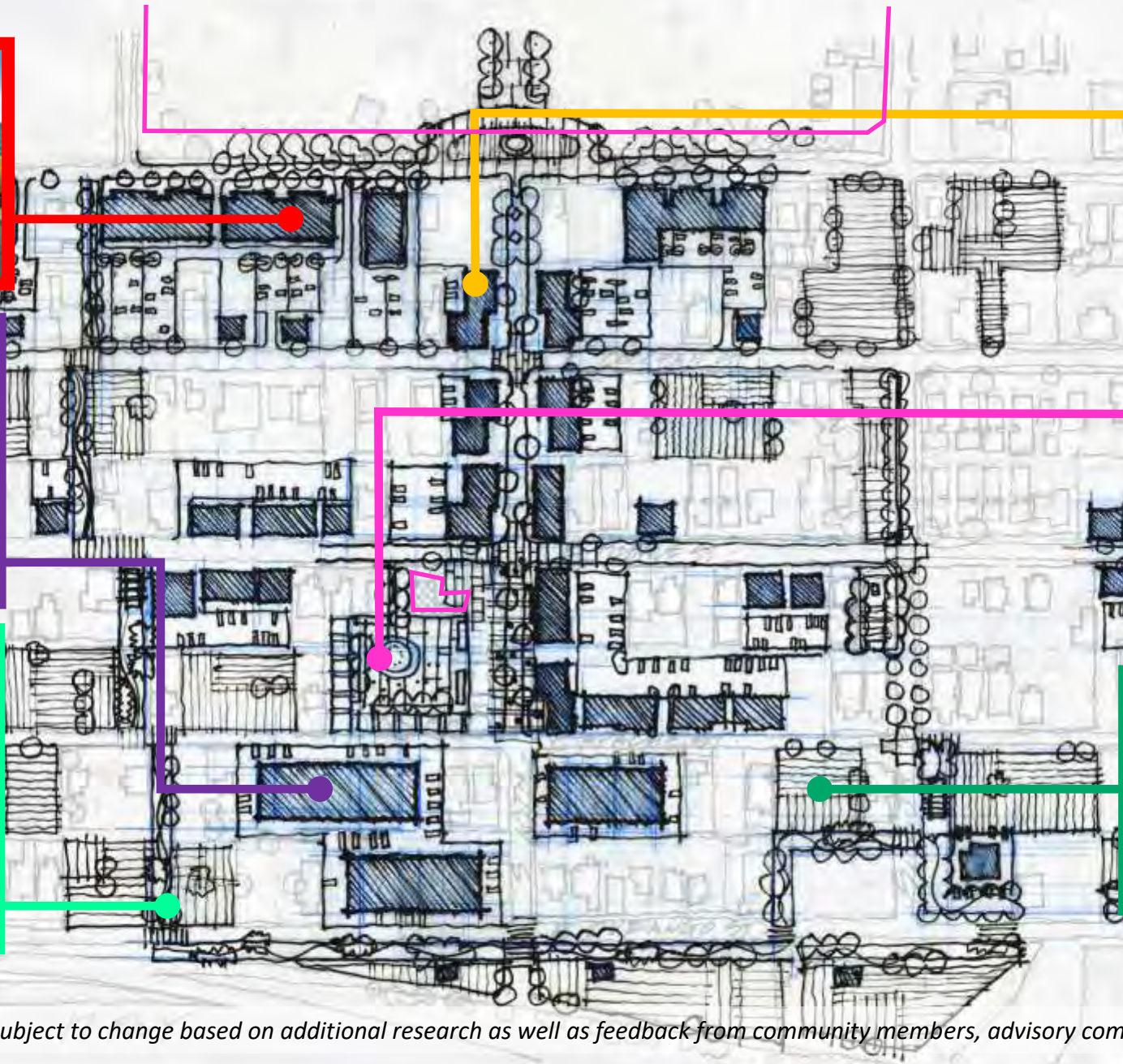
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RESULTS



Number of trees planted: **100-150**



Number of additional businesses planned: **50-75**



Total number of local jobs created: **100-250**



Additional green spaces **10-25 acres**



New trails/bike lanes: **1-2 Miles**



Number of additional parcels acquired: **0**

Spark Area 1

What the Community Said

- Leverage **proximity to Downtown and light rail.**
- Develop **residential mixed-use** north of Jefferson Street.
- Consider **multi-level** vertical mixed-use.
- Incorporate **complementary uses and amenities.**

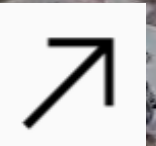
Eastlake Park

Site Area: 1.4 AC +/-

S 14th St

E Jefferson St

S 15th St

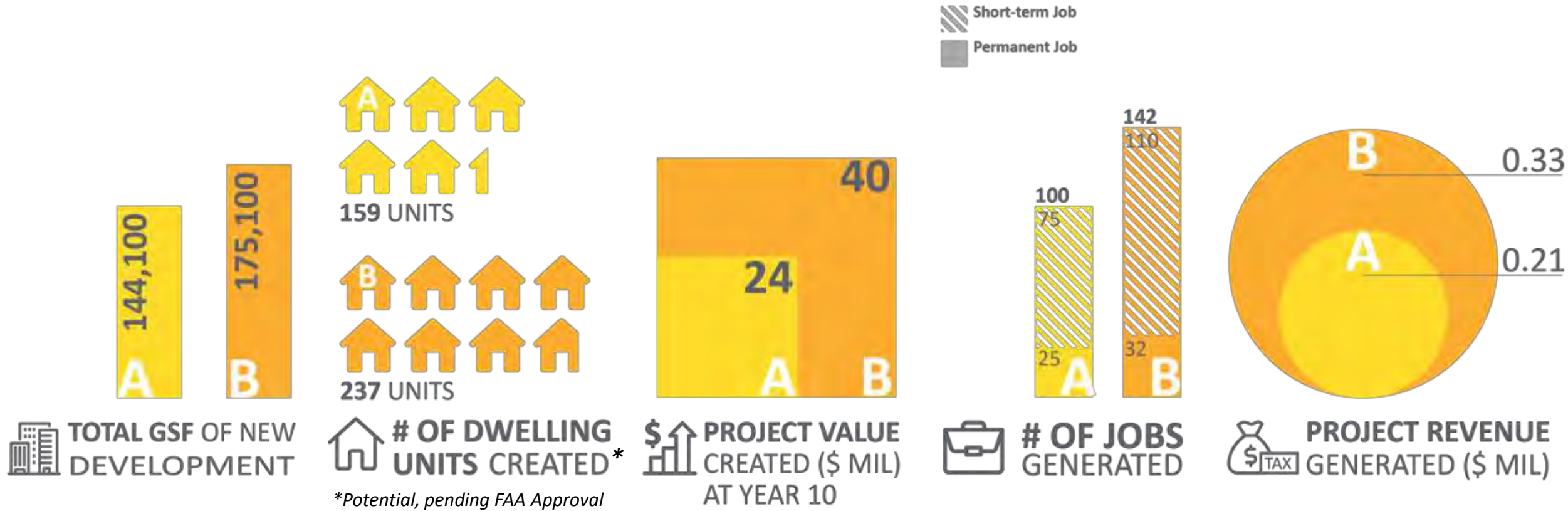




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Economic Impact Comparison*

*The numbers shown, including the financials, are approximations and subject to change



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Spark Area 2

What the Community Said

- Leverage **proximity to “Innovation Corridor”** (Biomedical, Warehouse District, Downtown).
- Develop as a cohesively planned **Business Park**.
- Introduce **small business / flex space** at low to moderate density.
- Support **office, R&D, small-scale manufacturing, bio-tech, artisan production, retail,** and similar non-residential uses.
- Consider non-traditional employment opportunities, such as **co-working space, incubators,** etc.
- Accommodate complementary uses and amenities, such as pocket parks and other **community benefit spaces**.
- Identify opportunities for **land swap and/or purchase** to create a developable site.

El Campito

Site Area: 22.8 AC +/-

S 7th St

E Tonto Rd

E Buckeye Rd

S 10th St

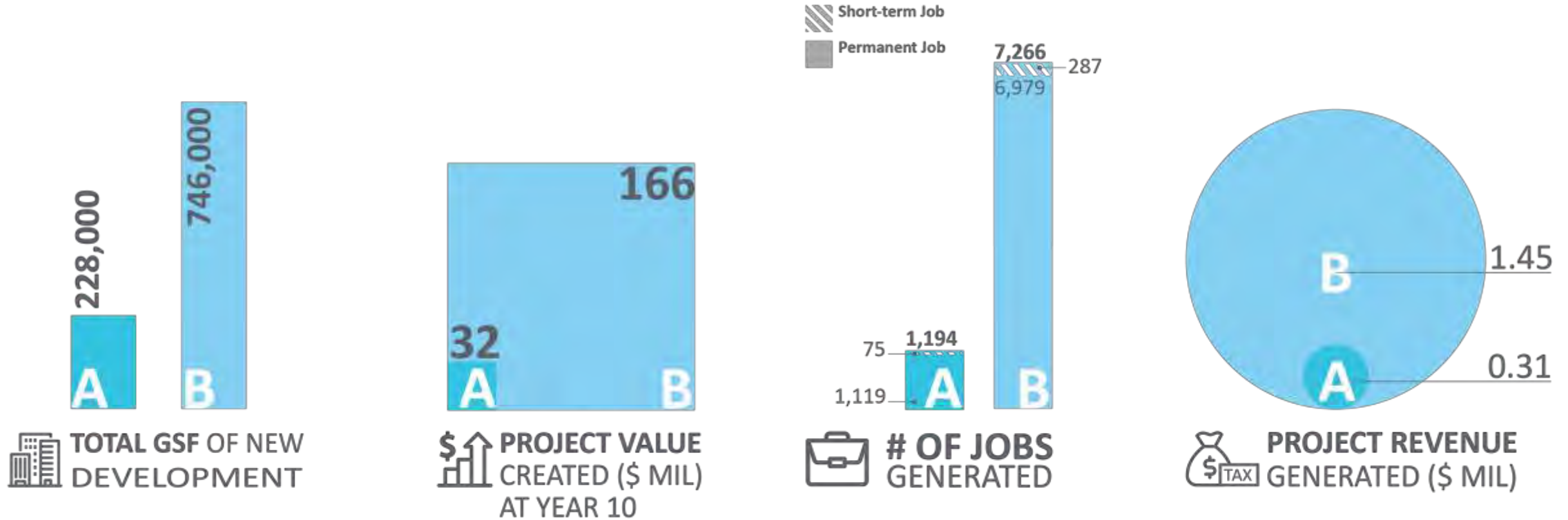




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Spark Area 3

What the Community Said

- Develop as a cohesively planned **Business Park**.
- Introduce non-residential uses, including **office, small business / flex space**, etc.
- Locate regional-scale **industrial land use** along I-17.
- Accommodate **complementary uses and amenities**.
- Identify opportunities for **land swap and/or purchase** to create a developable site.
- **Reutilize recreational space at Ann Ott School** to better serve area residents and businesses.

Barrios Unidos

Site Area: 32.6 AC +/-

S 12th St

S 14th St

I-17

E Mohave St

S 16th St



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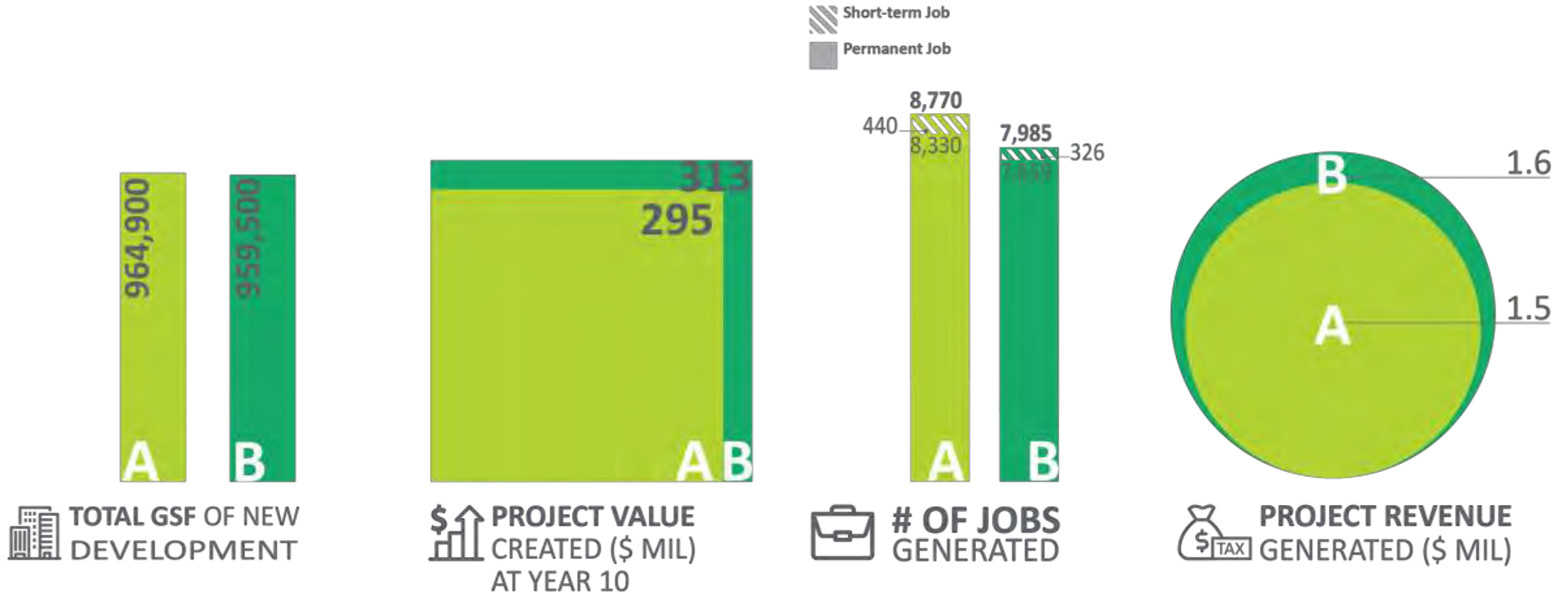




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Economic Impact Comparison*

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Questions

QUESTIONS

1. Is the *PHX Land Reuse Strategy* considering using **Eminent Domain**?

QUESTIONS

2. What are **my options** moving forward for my property?

QUESTIONS

3. On the **Block Plan Concepts**, does the City anticipate acquiring additional properties?

QUESTIONS

4. On the **Spark Plan Concepts**, does the City anticipate acquiring additional properties?

QUESTIONS

5. Will **residential uses** be considered as part of the redevelopment strategy?

QUESTIONS

6. Is the consultant team authorized to **negotiate deals** on properties?

QUESTIONS

7. What are the **next steps**?

KEEP

PHASE
2

IMPLEMENTATION

PHX LAND REUSE STRATEGY

IN TOUCH



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🌐 www.SKYHARBOR.com/LandReuseStrategy

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