# Rio Salado Oeste

**Urban Waters Technical Assistance Report - Vision, Goals and Strategies for Revitalization** 

Phoenix, Arizona

# Prepared for:

U.S. Environmental Protection Agency (EPA) - Region 9 City of Phoenix



# **ACKNOWLEDGMENTS**

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# 1 INTRODUCTION





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# 1.1 EXECUTIVE SUMMARY

# **Project Introduction & Team Roles**

The U.S. Environmental Protection Agency's (EPA) <u>Urban Waters Program</u> funded this technical assistance project to convene stakeholders and develop a vision and strategies to redevelop and reuse property in the Rio Salado Oeste area. The EPA Urban Waters Program supports and connects local efforts to help restore polluted urban waterways in ways that also advance community and economic revitalization. EPA Region 9 staff in the Urban Waters, Brownfields, and Community Revitalization programs provided expertise and coordination with the City of Phoenix. Arizona State University (ASU) -University Exchange has an overall coordination role in the larger Rio Reimagined - the Rio Salado Project initiative to revitalize more than 55 miles of the Salt-Gila river corridor. The City of Phoenix (COP), the recipient of this EPA technical assistance, is providing project management and implementation. EPA retained the consultant team of The Participation Company and Dig Studio to support a stakeholder convening, community engagement, and conceptual site design process.

#### Overview

The Rio Reimagined concept, as championed by Arizona's late Senator John McCain and Ed Pastor, has requested designation as a Federal Urban Waters Partnership location. Through the leadership of the late Congressman Ed Pastor, the City of Phoenix has worked to revitalize the Salt River and the corridor surrounding it since the late 1990s. The Urban Waters Federal Partnership reconnects communities, particularly those which are underserved, with their waterways by improving federal coordination and collaborating with locally-led revitalization efforts

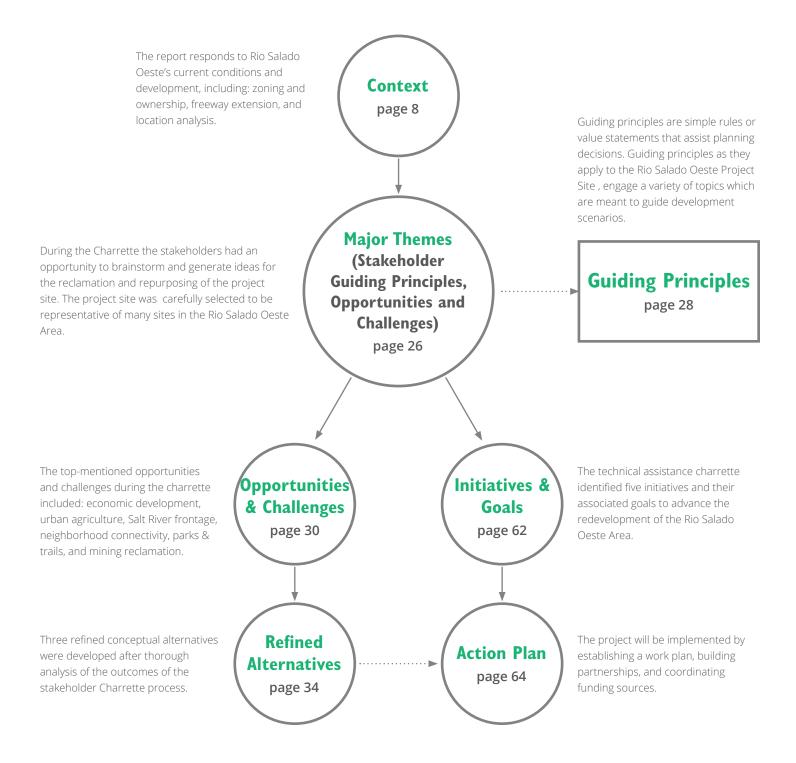
which promote economic, environmental, and social benefits. EPA is one of 15 federal agencies that participate in the Partnership.

For this technical assistance project, the study area has been defined as the Salt River (Rio Salado) corridor between 19th and 83rd Avenues, which includes the Loop 202 Freeway extension, currently under construction. Within this corridor the project evaluated current and future land use, zoning designation, development requests, and reclamation of sand and gravel operations and other industrial properties with environmental concerns.

The project is intended to collaborate with stakeholders and residents to start articulating the vision, goals and strategies related to community growth and redevelopment of a prototypical brownfield property within the area. This report is the start of a more comprehensive planning process, and does not represent a final plan. Additional community and stakeholder engagement in future planning is vital.

### **Project Goals**

The Rio Salado Oeste technical assistance project identified a site within the study corridor that is in the path of development and represents the character of the corridor, and then created design concepts for this site in concert with the key stakeholders and community. The "project site" would include environmental restoration, economic development opportunities, open space, sand and gravel redevelopment and other uses, with the objective of ultimately refining and implementing redevelopment projects using a variety of possible resources that could be reflective of a variety of vacant or underutilized properties along the corridor.



# 1.2 CONTEXT

# » RIO SALADO OESTE AREA

#### **Overview**

Communities in the Phoenix area have worked to revitalize the Rio Salado (Salt River) watershed since the 1960's. The City of Phoenix and other nearby communities have invested in parks, bike paths, infrastructure, and river improvements. One area of the river in Phoenix, referred to as the Rio Salado Oeste area between 19th Avenue west to 83rd Avenue, has not yet been planned but has long been envisioned to fill the gap between the Rio Salado Habitat Restoration

Project to the east and the Tres Rios Wetlands to the west. This area of the river is home to several active or shuttered sand and gravel mining facilities and potential brownfield sites. The Rio Salado Oeste area will soon be increasingly more connected to the rest of the city and the region through the completion of the Loop 202 Freeway and the extension of light rail service. The revitalization of this stretch of the river also supports Rio Reimagined/Rio Salado initiative.

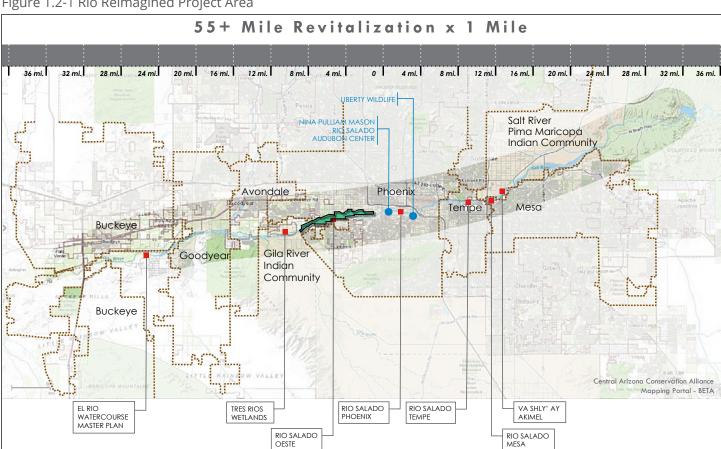


Figure 1.2-1 Rio Reimagined Project Area

The Rio Reimagined Project Map shown above credit: Arizona State University (ASU)

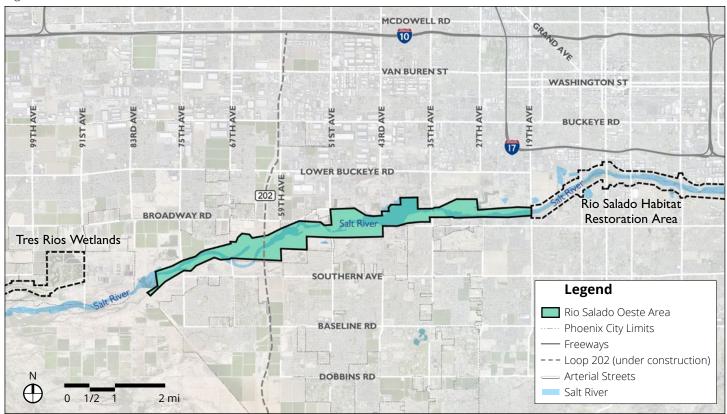


Figure 1.2-2 Rio Salado Oeste Area

#### **Current Trends**

Phoenix is located in the heart of the fastest growing and most dynamic metropolitan area in the country with a population of over 4 million people. Phoenix has a population of 1.6 million and is the fifth largest city in the United States, forecast to be at least the fourth by 2020 with 2.3 million people.

Affordable housing, new business formations and job creation are luring young professionals to Phoenix per City of Phoenix's Community and Economic Development Department. Phoenix benefits from factors such as reasonable taxes and a stable business environment etc. These

factors are inducing strong commercial and residential development opportunities combined with the City's commitment to improving quality of life and the continued legacy of river revitalization to enhance the undervalued assets along the river which can connect the surrounding communities within its vibrant urban fabric.

### **Opportunity Zone**

In December of 2017, the "Tax Cuts and Jobs Act" was passed, establishing the Opportunity Zone program. The City of Phoenix has forty-two Opportunity Zones of which seven are adjacent to the river corridor and one is within the Rio Salado Oeste study boundary.

The program was created to increase investment by investors into specific low-income communities. Under the program, citizens or corporations who experience capital gains can invest that money into designated low-income areas known as Opportunity Zones. Doing so comes with tax benefits to the investors, and most importantly, will hopefully result in increased investment into these communities. Tax on the initial realized capital gain is deferred and reduced depending on the length of time the investment is held for (5 or 7 years). If investment is held for 10 years, capital gains made on the investment will not be taxed.

# **Zoning**

The most common land use within the Rio Salado Oeste study corridor is Industrial characterized by many active gravel mining operations. The industrial property exists along the north until 51st Avenue with Single-Family Residential for the remainder. Single-Family Residential abuts the study corridor west of the future Loop 202, and as the predominant zoning adjacent to the project area boundary specifically to the south from 19th Avenue to the western project boundary.

# **Ownership**

The City of Phoenix holds ownership to a large portion of the study area - of which majority is the river - between 19th Avenue and 51st Avenue.

Figure 1.2-3 Opportunity Zone Overlay

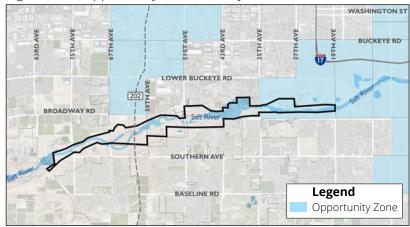


Figure 1.2-4 Zoning Overlay

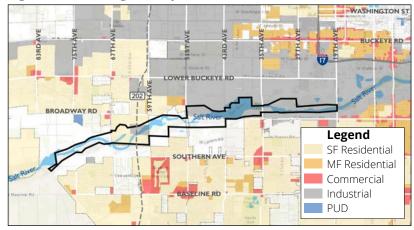
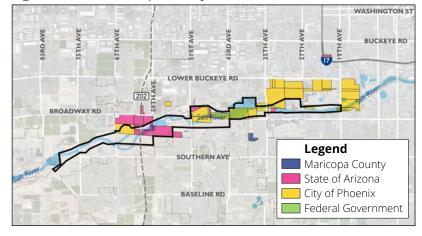


Figure 1.2-5 Ownership Overlay



The State of Arizona holds ownership centered around the Loop 202 extension to which ADOT owns property that is adjacent. The remainder of land is privately owned.

#### **South Phoenix**

South Phoenix, Arizona, with Maricopa County and the greater Phoenix metropolitan area, lies within the Salt River Watershed. The earliest documented history of the Salt River Valley goes back several millennia and is still relevant today. Over 2,000 years ago the Hohokam peoples inhabited the fertile area near the confluence of the Salt and Gila Rivers. In the early 1900's, with the advent of federal funds and water reclamation projects, modern industrial agriculture expanded throughout the region, with local farmers growing a wide variety of food and forage crops. Since before the turn of the new century, and into the early 2000's, parts of South Phoenix have experienced rapid new urban development and conversion of farmland into market-rate residential and commercial property.

Despite the shared geohistorical connections to the Salt River, the history and development of South Phoenix is vastly different from the rest of Phoenix. The historical challenges of South Phoenix corridor along the Salt River, generally south of the railroad tracks, includes poverty, regional indifference, unregulated land use, lack of investments, and environmental issues caused by industrialization.

(Resource: Community Action Plan for South Phoenix, Arizona - Local Foods, Local Places *Technical Assistance*)

# 1.2 CONTEXT

# **LOOP 202 & SR-30 EXTENSION**

Two major transportation infrastructure projects will dramatically impact access to the Rio Salado Oeste study corridor. The Loop 202 expansion is expected to be complete in late 2019 while the new State Route 30 has completed a lengthy study phase that culminated with ADOT recommending the Recommended Alternative in early 2019.

## **Loop 202**

The Loop 202 (South Mountain Freeway) will add 22 miles of freeway to the existing Phoenix metropolitan transportation system. The freeway will connect the east and west Valley. The Loop 202 route bisects the Rio Oeste Study Area near 59th Avenue and Broadway Road creating a potential economic development opportunity and access points to the river corridor.

#### **State Route 30**

Since 2005, the Arizona Department of Transportation has been studying State Route 30, a proposed new freeway corridor that would serve as an alternate route to Interstate 10. The study area extends from Sarival Avenue on the west to 59th Avenue on the east, and Lower Buckeye Road on the north to the Gila and Salt Rivers on the south. The project spans approximately 13 miles and passes through the cities of Goodyear, Avondale and Phoenix and portions of unincorporated Maricopa County.

Figure 1.2-6 Loop 202 - Salt River Bridges January 2019



Resource: Arizona Department of Transportation (ADOT)

Figure 1.2-7 3D Visualization of Recommended Alternative between SR-30 and Loop 202



Resource: Arizona Department of Transportation (ADOT)

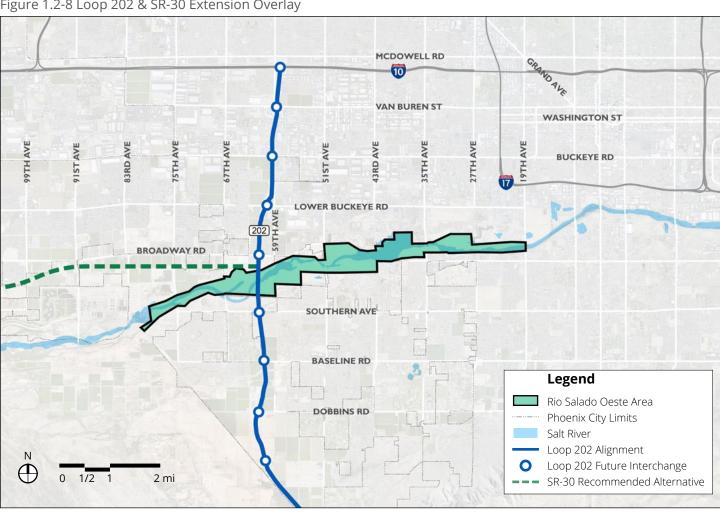


Figure 1.2-8 Loop 202 & SR-30 Extension Overlay

# 1.2 CONTEXT

# **COMMUNITY CHARACTER**

The character of the Rio Oeste Study Area is best defined by the communities that surround and access it. The majority of the Study area is flanked by three City of Phoenix Villages: Estrella Village to the north from 19th Avenue / Interstate 17 to the western city limits, Laveen Village south of Rio Salado from 27th Avenue to Gila River Indian Community, and **South Mountain Village** south of the river from 27th Avenue to the east.

# **Estrella Village**

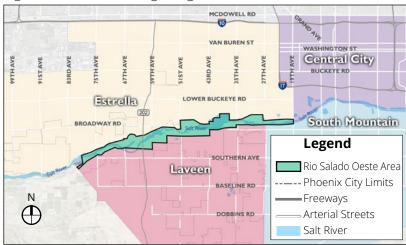
Over the past 50 years, Estrella developed as a major hub for industrial, commercial and agricultural activities in Phoenix. The majority of the northern portion of the Village comprises a Maricopa Association of Governments (MAG) designated major employment center and is home to numerous warehousing, transportation, logistics, shipping, and other businesses.

In recent years, the redevelopment of agricultural and vacant land has led to a greater diversity of land uses, including a growing number of quality residential communities and commercial centers that complement and balance the concentration of industrial uses along the Interstate 10. The Estrella Village also contains established neighborhoods that contribute a historic character to the area, but may be in need of rehabilitation assistance and greater stability.

The Village also possesses an ample supply of undeveloped land, large parcels with commercial and industrial entitlements, and access to major transportation corridors. Estrella is also anticipating the Loop 202 South Mountain Freeway and I-10 West Light Rail extension. Opportunities abound for further development and enhancements to the diverse communities in the Estrella Village.

(Resource: Estrella Village Character Plan)

Figure 1.2-9 Surrounding Villages





The central portion of Estrella Village boasts the largest concentration of commerce park and industrial activity in the Valley.



The southwest portion of Estrella Village Resource: Estrella Village Character Plan

# **Laveen Village**

Steeped in natural beauty and agricultural heritage, the Laveen Village has been long valued by farmers, equestrians, and those looking for solitude and mountain access. The Village, nestled between South Mountain and the Salt River, attracts residents for its rural character, community-focused traditions and the abundance of recreational amenities.

The growth the area has experienced provides needed amenities while maintaining a rural, easy living flair. With its proximity to downtown and the South Mountain Freeway Extension, additional opportunities for commercial and residential development, woven with elements of the area's agrarian heritage, abound.

(Resource: Laveen Village Character Plan)





# **South Mountain Village**

The South Mountain Village's spirit is embodied in its abundant diversity. Its social fabric is marked by a rich variety of ethnicities, languages, cultures, mixed-income communities and lifestyles. Development patterns are similarly diverse, with farm fields & desert landscapes, urban living & large-lot horse properties, historic, luxury, and custom homes, and South Mountain Park, the nation's largest municipal park.

The Village has a rich agricultural heritage and an agrarian character seen in farms, nurseries, canals, open spaces and floodirrigated properties. This environment supports recreational uses that reflect the interests of a diverse population. This heritage is protected in some areas through Mixed-Use Agricultural zoning and land use designations and the Baseline Area Master Plan. The Village embraces modern development that harmonizes with the character of its open spaces and connected neighborhoods.

(Resource: South Mountain Character Plan)



Agricultural and horse properties, whose valuable heritage is promoted by Mixed-Use Agricultural zoning and land use designations and the Baseline Area Master Plan

Resource: South Mountain Character Plan

# 1.3 THE PROJECT SITE

## The Project Site Selection

The Rio Salado Oeste project identified a prototypical project site for in-depth study within the overall area boundary. Special attention was given to select a site that represented the predominant existing condition throughout the corridor. This strategic site selection encourages the adaptation of design concepts, principles and outcomes of the report to apply on other development sites throughout the corridor.

The project site is located on 67th Avenue, just south of Broadway Road. The property is under the ownership of the City of Phoenix and is leased to the mining industry. Located in close proximity to the Loop 202 route and future State Route 30 interchange, the site highlights the potential growth opportunity that can be a byproduct of increased access. The proposed alignment of the SR30 is along the northern boundary of the site. The property is physically adjacent to the Salt River, connecting in the southeast corner.

Like much of the land along the river corridor, the current site hosts an active sand and gravel mining operation and is under an operational lease from the City of Phoenix. The site's current condition features a gravel pit with stock piles of materials. Large berms surround the edges providing a buffer from 67th Ave and adjacent land uses including agriculture, housing and other industrial operations. Truck, equipment noise and air quality are all concerns associated with the site's current condition. The site's positive attributes include views of the Estrella and South Mountain ranges to the south and its adjacency to the river corridor.

Figure 1.3-1 The Project Site



# **Challenges of Mining Reclamation**

Redeveloping brownfield sites can enhance the social, economic, and physical health of a community. However, the processes involved with bringing such projects to completion can be long and complicated. Below are some of the fundamental issues that should be addressed:

- » Costs: Brownfield cleanup costs can be vast and difficult to estimate. Cleanup costs can sometimes be more than the property's value creating a barrier to market demand.
- » Liability: A property's environmental conditions and ownership history determine potential liabilities. If not assuaged, concerns about liability can deter developers and financiers from taking part in projects on brownfields properties. Federal and state

- agencies have created policies that reduce the level of risk assumed by brownfield investors.
- » Cleanup considerations: Environmental assessments and cleanup activities can take longer than the typical real estate development timeline. If unexpected contaminants are discovered, projects may become derailed as market conditions change or expenses increase.
- » Reuse planning: Plans for brownfield site reuse must consider market conditions, the level of contamination, practicable cleanup standards, and community goals.
- » Infrastructure: Some brownfields properties are well served by functioning transportation and utility networks. On other sites, the existing infrastructure is either obsolete or at such a level of disrepair that it must be dug up, discarded, and replaced—a potentially long and costly process.
- » Market demand: Many brownfields properties are located in industrial zones or on the fringes of urban areas. The existing market demand for various forms of development may be difficult to quantify in these areas, which can be a significant barrier to attracting investors and capital to a site.
- » Financing: The risks associated with redeveloping contaminated properties can cause lending institutions and other private investors to feel uneasy about underwriting such projects on their own. Private lenders may be reluctant to provide loans to projects that may expose them to environmental liability concerns or where a lack of information about environmental conditions could trigger project delays and cost overruns. The participation of multiple investors may be required and the process

of structuring a deal that is amenable to all partners can take several months. Once in place, project financing may include a mix of grants, loans, equity investments, and tax incentives - each with a different maturity



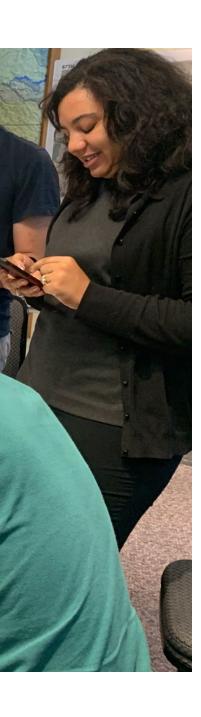
Existing Condition (Looking South)



**Current Mining Activity** 

# 2 PLANNING PROCESS





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# 2.1 THE PROCESS

# 1. Project Initiation

The project was initiated by the City of Phoenix through technical assistance resources provided by EPA. The technical assistance process used for the Rio Salado Oeste project consists of three phases - Plan, Convene, and Implement. The Plan phase consists of at least three planning conference calls with the City of Phoenix, EPA, ASU, and the Planning Team to clarify goals and design the technical assistance charrette. The Convene phase includes the effort's capstone event – a two-day charrette in the community. The Implement Phase includes follow-up conference calls to finalize a near- to mediumterm action plan and to identify resources, align funding, and maintain momentum generated during the charrette.

#### 2. Public / Stakeholder Charrette

To promote active engagement by the public and key stakeholders in a vision process, a two-day charrette, or work session, was developed by the planning team to provide opportunities for the city, business owners, local, state and federal agency staff, and others to provide input on existing issues and possible design concepts. The larger stakeholder group was divided into small teams, and these teams were given an opportunity to work together and discuss guiding principles as they developed their conceptual site plans. The work concluded with possible development and reclamation options for the project site, initiatives and a preliminary action plan. This process is described in more detail in the following Section 2.2 Design Charrette.

#### 3. Draft Plan

Building on the site concepts prepared during the Charrette, the planning team developed three site development alternatives with supportive plans, illustrations and descriptions. Additionally, from the guiding principles developed by the stakeholders, project initiatives were established and an action plan was developed for each of the initiatives. The combination of all the work performed during the planning process, including the Charrette concepts, were documented and forms the draft action plan.

The draft action plan was distributed for review and comment to interested members of the public, stakeholders and the sponsors of the project. A survey and draft plan were sent to attendees. A visual preference survey with character images was sent to neighborhood groups within approximately one mile of the corridor. The full survey results are presented in Appendix E: Visual Preference Survey Results.

# 4. Final Plan, Recommendations and **Next Step**

Responding to the draft plan comments by the participants, a final plan was prepared for the project site outlining the options for the property as well as next steps in realizing actual development. It should be noted that the outcomes from this project can be applied to similar sites within the Rio Salado Oeste area.

# PUBLIC/STAKEHOLDER CHARRETTE PARTICIPANTS **GOVERNMENT**

Office of U.S. Senator Martha McSally

U.S. Environmental Protection Agency - Region 9

Brownfields Program

Community Revitalization Program

U.S. Department of Housing and Urban Development

U.S. Army Corps of Engineers

Arizona Department of Environmental Quality

Arizona Department of Transportation

Maricopa Association of Governments

Flood Control District of Maricopa County

Maricopa County Parks & Recreation Department

City of Phoenix

Planning and Development Department

Office of Environmental Programs

Community and Economic Development Department

Public Works Department

Parks Department

#### **ACADEMIC INSTITUTIONS**

Arizona State University

University City Exchange

The Design School

South Mountain Community College

#### **SAND & GRAVEL INDUSTRY**

Salt River Materials Group

Lehigh Hanson, Inc.

Fisher Industries

#### **COMMUNITY ORGANIZATIONS AND INTERESTS**

Laveen Village Planning Committee (City of Phoenix)

Estrella Village Planning Committee (City of Phoenix)

South Mountain Village Planning Committee (City of Phoenix)

Chicanos Por La Causa

Local realtor

Recreation Equipment, Inc (REI)

National Audubon Society Arizona

#### **CONSULTING FIRMS**

MA Firm

**AECOM** 

Jones Studio

Trueform Landscape Architecture Studio

Logan Simpson Design, Inc.





# 2.2 DESIGN CHARRETTE

A charrette (pronounced "shuh-ret"), a concentrated-period of design work session, was held over 2 days, on May 20 and May 22. During the Charrette the stakeholders had an opportunity to brainstorm guiding principles, opportunities/challenges, and generate ideas for the reclamation and repurposing of the project site.

### Day 1: Bus Tour and Work Session

The stakeholders participated in a bus tour to visit the project site and examples of successful reclamation projects within the river corridor. The purpose of the bus tour was to introduce the group to the issues of sand and gravel mining, visit successful reclamation projects, and to see local community conditions. The stakeholders toured the Nina Mason Pulliam Rio Salado Audubon Center and the Liberty Wildlife campus as examples of local mining site reclamation and environmental rehabilitation. The precedents were a valuable demonstration of successful reclamation which provided a basis for understanding the reclamation issues, the value of brownfield redevelopment and provide positive examples of community revitalization.

Following the tour, the stakeholders were introduced to the Rio Salado Oeste area within the greater Rio Reimagined initiative. Dividing participants into small teams of 5-6 individuals, each team was given a series of tasks to work through as a way of imagining the possibilities of the project site. These tasks included:

1. Development of Guiding Principles - Each

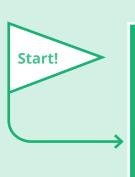
team began the process by discussing the site and the important aspects regarding reclamation, economic possibilities and environmental considerations. Through this discussion, guiding principles were established by each team that set the parameters for their plan.

- 2. Creating a Concept Plan The teams were provided an aerial plan of the project site; different color strings representing roads, paths and transit; Lego blocks representing housing and commercial use; and colored paper representing open space and water. This exercise was designed so that team's members could move the various materials around to test different concepts until a consensus of concept plan was reached.
- 3. Selecting Character Images As the final step in the process, the teams selected a series of character images that best illustrated the development and rehabilitation of their concept plan.

As a separate meeting after the work session on day 1, a public open house was conducted to collect additional comments and ideas from the general public.

# **Day 2: Concept Presentation on Implementation**

Each of the five teams developed a unique concept for the project site and were given the opportunity to present their work to the greater group. The reporting out of each team's plan enabled the larger group to envision diverse



# **Charrette Day 1**

May 20th, 2019

#### Bus Tour of Rio Salado Oeste **Area & Project Site**

#### **Project Introduction, Overview, Workshop Objectives**

- Purpose of the project
- How it fits into City plans & policies, regional plans
- Project sites why, how
- · What do we hope to achieve?
- Who's here today?

#### **Field Trip Review**

- Regional observations
- Project Site observations



#### **Workshop Visioning Exercise**

- Main Characteristics
- Project Goals, Neighborhood Connections, Regional Connections, Compatibility with Planning Goals & Policies
- Opportunities

#### **Public Open House**



**Lego Visioning Exercise Documented** 



# **Charrette Day 2**

May 22nd, 2019

#### **Open House Recap**

- Level of Participation
- Key Themes



#### **Concept Discussions**

- Short Presentation of Big Exercise
- Opportunities
- Challenges



#### Implementation Needs, **Opportunities, Obstacles** (Big Ideas)

- · City Plans, Policies, Zoning
- · State, Federal Agency Permitting
- Infrastructure
- Transportation



#### Make It Happen

- Partnerships
- Possible Funding Sources
- Resources Available
- Assignments
- Schedules



#### Next Steps, Call to Action, Commitments



Rio Salado Oeste **Urban Waters** Technical Assistance Report



opportunities and approaches to the project site. This exposure to other team's guiding principles, concept plans and character images provided the basis for five initiatives - Community Engagement Plan, Housing + Development, Environmental Restoration, Connected Community, and Sustainability Plan. For each of the initiatives one goal was set out. The five goals are:

- » Engaging the community when planning for the corridor;
- » Planning for housing, neighborhood and development needs in the future;
- » Developing restoration strategies for former mining, landfill and other properties with environmental concerns;
- » Enhancing physical connectivity along the corridor, both along the river and to the river;
- » Exploring implementation of sustainable practices along the corridor.

Each of the initiatives and with which the goal associated are described in more detail in Section 4.1 Initiatives and Goals (page 62).

The final step in the Charrette process was development of an action plan for each of the initiatives to achieve the goals listed above. Team members were encouraged to provide their individual input into the action plan by identifying specific elements that will be addressed within each of the initiatives, including: next steps the report would be implemented by, who would be in the lead role, the stakeholders involved, and possible funding or resources needed. A complete action plan is included in Section 4.2 (page 64). While the action plans could apply to the whole Rio Salado Oeste study corridor, they are based on review of the particular project

site which is representative of some, but not all properties along the river corridor. The initiatives, goals and action plans will need to re-addressed and refined with future efforts.



Community members shared their ideas with City of Phoenix and EPA officials during charrette visioning exercise sessions.



Charrette participants developed concepts for the project site and voted on their favorite character images. Their concepts directly influenced the design alternatives within this report.

#### VISIONING EXERCISE SUMMARY

The following highlights the five site development scenarios developed by the stakeholder teams. The information that emerged through the Charrette process provided the planning team with the major themes distilled in this report.



### Scenario 1: Tinaja on the Rio

Centered around a large community farm, the development connects to the history of agricultural use of the Rio Oeste area. The bank of the Rio is carved and water is drawn in to feed the agriculture use. Lower density mixed-use supports the farm with local food businesses and live/work opportunities.



#### Scenario 2: Rio West

A sustainable development featuring a solar farm, urban agricultural uses and a regional hospital. The development proposes land uses that serve the greater community such as schools and community centers. A trolley loop circles the development encouraging pedestrian friendly public spaces.



# Scenario 3: Sustainable Destination - Hotel, **Business & Townhomes**

An ecological state-of -the-art destination that will put the area 'on the map'. Centered around a large amenity lake, this development plan features a variety of uses from restaurant to hotels, and office to residential, creating a vibrant 24/7 activity hub.



#### Scenario 4: Rio Vista de Oeste

A transitional development plan that focuses commercial along the SR-30 frontage and progresses toward the river into lower density residential and active and passive open space. A comprehensive trail system connects the community with a expansive open space network.



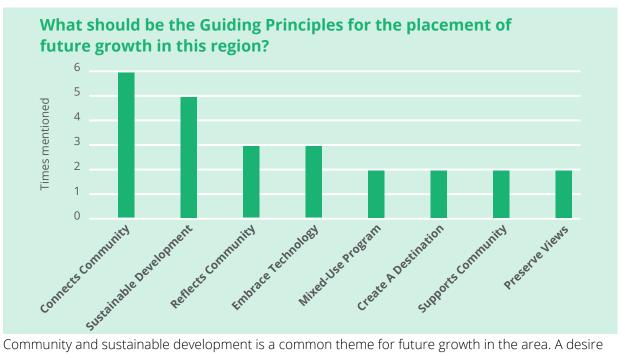
#### Scenario 5: Estrella Envisioned

A mixed-use community that offers a variety of neighborhood focused amenities such as food production, affordable housing, community and religious centers, and regional medical facilities. Compact development uses are weighted toward the new Loop 202 route.

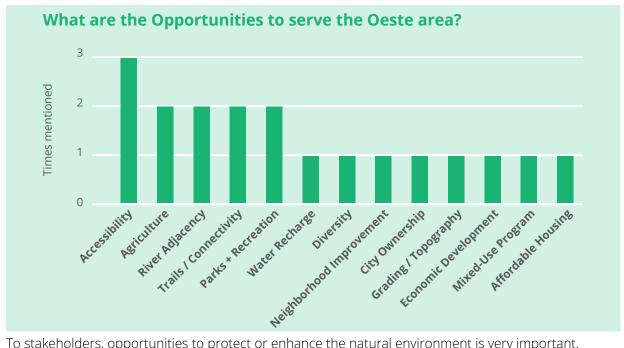
# 2.3 MAJOR THEMES

The Charrette exercise identified common themes that were detailed in the stakeholder scenarios. Trends emerged regarding guiding principles, opportunities and challenges. These topics were documented and analyzed according to how frequently each issue was suggested by the five teams. The results were then revisited with the greater stakeholder group to confirm consensus on project trends that would help guide the refined alternatives discussed in Section 3.

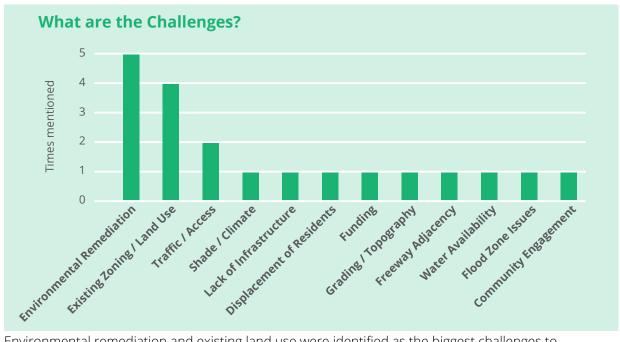
Major Themes and responses received from the City, ASU, and project stakeholders are documented in the following charts:



Community and sustainable development is a common theme for future growth in the area. A desire to refine the existing community character was important while providing a diversity of opportunities.



To stakeholders, opportunities to protect or enhance the natural environment is very important. Realizing the importance of maintaining open space and connections to the community should be an important element in any future developments.



Environmental remediation and existing land use were identified as the biggest challenges to redevelopment of the site. Industrial use, specifically sand and gravel extraction, presents a unique challenge in redevelopment due to the post mining condition requiring extensive rehabilitation for any productive use.

# **» GUIDING PRINCIPLES**

Guiding principles are simple rules or value statements that assist planning decisions. Guiding principles as they apply to Rio Salado Oeste study corridor, engage a variety of topics which are meant to guide development scenarios.

During the visioning exercise, participants were asked to develop a set of guiding principles for their teams' development scenario. Guiding principles from each stakeholder scenario were collected and aggregated into a consensus list that informed the refined alternatives in Section 3.



**Connects Community** 



**Sustainable Development** 



Reflects **Community** 



**Embrace Technology** 



Mixed-Use **Program** 



Create a **Destination** 



**Supports Community** 



**Preserve Views** 

# **GUIDING PRINCIPLES**

### CONNECTS COMMUNITY

Development physically connects the community to transportation systems. Corridors and trail networks engage surrounding neighborhoods and provide permeability through developments to connect with and access the river.

## SUSTAINABLE DEVELOPMENT

Development features responsible and resilient planning and building strategies. Sustainable development is a strategy by which communities seek to balance environmental protection, economic development, and social objectives and to meet the needs of today without compromising the quality of life for future generation.

#### REFLECTS COMMUNITY

Development is reflective of the Rio Salado Oeste communities and its diverse residents. From the agricultural history to the residential scale of the surrounding neighborhoods, the development must be responsive, contextual and embedded in the unique social and cultural vitality of South Phoenix.

# **EMBRACE TECHNOLOGY**

Development of the built environment integrates smart technology which is forward thinking and serves as a regional case study of smart development practices. Smart urban development practices would be guided by investments in technology and data solutions that accelerate and enhance livability, workability and sustainability outcomes.

#### MIXED-USE PROGRAM

Development is activated by a variety of uses and programs that offer new amenities that serve the surrounding community.

### CREATE A DESTINATION

Development creates a regional or local destination by creating a center that fulfills a community or regional need.

# SUPPORTS COMMUNITY

Development supports the surrounding community both socially and economically. Neighborhood and regional services are provided while offering new employment opportunities.

## PRESERVE VIEWS

Development is context sensitive and dedicates a generous portion of land to open space that increases access to the River and views to the surrounding mountains.

# » OPPORTUNITIES & CHALLENGES

# **Economic Development**



The new Loop 202 and SR-30 transportation corridors bring great opportunity for expanded development along the corridor. This development has an opportunity to become a regional job hub while providing needed community services such as grocers, town centers, regional medical campuses and higher education.

A main challenge with growth will be to maintain access to affordable housing and unintended displacement of existing neighborhoods as the area undergoes increased development.

# **Urban Agriculture**



There is an opportunity to build upon the history of the region by developing state of the art urban agriculture plans. These types of development could become regional case studies on community food production, serving a need in the community to provide access to fresh foods. They could also draw visitation and eco-tourism opportunities. Efforts should be coordinated with the South Phoenix Local Food Advisory Council.

Challenges include efficient water use and distribution of farmed goods.

## **Salt River Frontage**



The Salt River frontage offers a unique opportunity to engage with nature as well as potential to create a transportation thread through the Valley. Preservation of existing amenities and rehabilitation of the river will be programmed to create a successful urban water amenity.

Flooding and physical community access remain two main challenges when developing near the river corridor.

# **Neighborhood Connectivity**



The linear Rio Salado corridor provides a prime opportunity to create a transportation greenway that will connect communities to and across the river. It offers potential to adopt multi-modal transportation that places emphasis on pedestrian and bicycle connections. In addition, public access within the river bottom should be optimized and promoted with a broad array of active and passive recreation opportunities which can be programmed for arts, culture and other entertainment.

Special attention needs to be made to allow porous development that encourages north-south connectivity from existing communities to the river's edge. Other than this, many river crossings are more than a mile apart and become considerable distances to essential community assets. Also, the current industrial development is a challenge as it acts as a significant barrier for access.

#### **Parks & Trails**



The Salt River and areas surrounding the banks provide a tremendous opportunity for the communities to engage with nature. Along with passive recreation, these areas could serve regional active recreation needs, enhancing quality of life and physical and mental health.

Access to amenities created along the river could be a challenge. However, a linear river parkway, in conjunction with the newly planned transportation corridors, could mitigate this.

# **Mining Reclamation**



Some challenges of redeveloping sites that were previously mining operations include pollutants, natural grading, and engineering capabilities for new development. Pollutants and soil contamination are typically minimal which results in limited reclamation through filling, grading and capping activities. Mining companies are required to clean and stabilize the existing site, but typically are not required to re-fill the pits at the end of mining. Therefore, the burden of public safety, site grading and geotechnical considerations of reclamation to the property owner or future developer. Other concerns with inactive or abandoned mining operations can also present safety concerns such as steep pit walls and deep water; erosion and water quality concerns; air quality concerns; colonization by invasive or noxious vegetation; and illegal dumping.

# 3 REFINED APPROACHES





# **This Section Covers:**

3.1	Design Approach	34
3.2	Approach Alternative I: Regional Campus	36
3.3	Approach Alternative II: Agrarian Community	44
3.4	Approach Alternative III: Mixed-Use Community	52

# 3.1 DESIGN APPROACH

# **Refined Concepts**

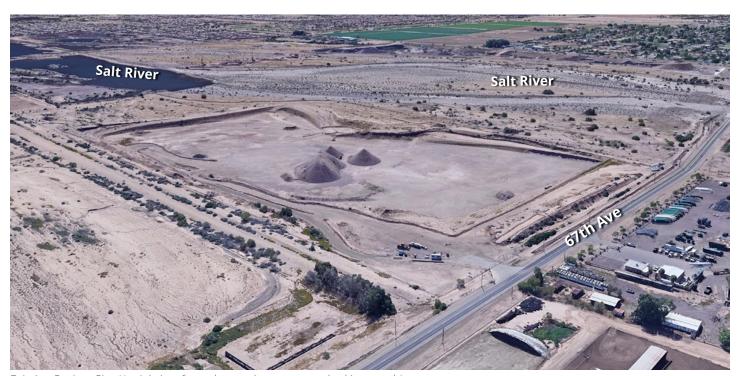
Refined concept alternatives were developed by the consultant team after thorough analysis of the outcomes of the stakeholder Charrette process and community input from the survey City of Phoenix conducted. Each initial development scenario provided themes, strategies, opportunities and constraints that were built upon and advanced to create the three distinct, refined alternatives.

Each 'refined alternative' was steered by the consensus guiding principles established during the Charrette process. Each alternative provides detail to illustrate how each principle is being achieved through the design concept.

In addition, to varying degrees, each alternative also addresses the six major opportunities and challenges that were outlined during stakeholder engagement.

### **How to Apply the Concepts**

Each design alternative is arranged on the project site. As discussed previously, the project site was selected as a representation of the overall Rio Salado Oeste study corridor. Subsequently, the design alternatives are intended to be strategies that can be applied to various sites along the corridor that are facing similar issues as the project site.



Existing Project Site (Aerial view from the northwest corner looking south)

# **ALTERNATIVES PLAN SUMMARY**

Three alternatives were developed for the project site. These include:

## Alternative I: Regional Campus (page 36)

Advancing the regional hub and institutional campus opportunities discussed from the initial Scenario 5 - Estrella Envisioned, the "Regional Campus" alternative develops a regional-scale campus development that could support job growth and provide services to the area.

Preferred Land Uses: Education, Health Care, Research/Development, Training Center



## Alternative II: Agrarian Community (page 44)

Advancing agricultural ideas developed in the initial Scenario 1 - Tinaja on the Rio and Scenario 2 - Rio West, the "Agrarian Community" alternative develops a rooted, communitydriven development scheme that could support, feed and employ the local.

Preferred Land Uses: Local Farm/Community Gardens, Neighborhood Retail, Workforce Development/Training Center, Market Rate, Affordable and Senior Residential of Low-to-Medium Densities, Hotel, Local Schools, and Community/Civic Center



## Alternative III: Mixed-Use Community (page 52)

Advancing the ideas from Scenario 3 -Sustainable Destination - Hotel, Business & Townhomes, and Scenario 4 - Rio Vista De Oeste, the "Mixed-Use Community" alternative develops a balanced use, neighborhood scale town center development that could support the current and future communities in the area.

Preferred Land Uses: Neighborhood Retail, Professional Office, Market and Affordable Townhomes, Community/Civic Center, Parks and Open Space focused on Lake Amenity



# 3.2 APPROACH ALTERNATIVE I: REGIONAL CAMPUS

Advancing the regional hub and institutional campus opportunities discussed from the initial Scenario 5 - Estrella Envisioned, the "Regional Campus" alternative represents a regional scale development that could support job growth and provide needed services to the area.

Conceptualized as either an institutional or medical campus, the layout compresses developable area providing ample dedicated open space and expanded access to the river and to the surrounding communities.

A generous, multi-modal parkway provides public access to the recreation corridor. The linear green-way could serve as both passive and active recreational uses.

The Campus is punctuated with a centrally located iconic university or medical building. Connections are made to 67th that create an urban town center feel with active retail on ground-floor and supporting office above. Parking garages are used to concentrate the high parking demand and green-roofs are encouraged throughout.

North- south connections are maintained to link communities to the north through the development to the Rio Salado river corridor uniting the regional open space system.

### **GUIDING PRINCIPLES: REGIONAL CAMPUS**

#### **CONNECTS COMMUNITY**

- Dedication of approximately half the site area to open space and expanding community trails system.
- Development of linear multi-modal parkway that connects parcel with surrounding uses and gives public access to river.
- Connections north/south through the property to allow connection from community to river edge.

#### SUSTAINABLE DEVELOPMENT

- Linear green fingers connect development to river and encourage low impact stormwater management practices.
- Ample open space functions as water quality and educational area adjacent to river.

#### REFLECTS COMMUNITY

 Opportunity to define neighborhood through a regional hub that could support new jobs.

#### **EMBRACE TECHNOLOGY**

 A planned institutional or medical campus brings opportunity to showcase innovative and forward thinking development approaches.

#### **MIXED-USE PROGRAM**

- Anchored by regional campus, the compact development supports a variety of uses from retail to office.
- Large open space areas could serve outdoor active and passive recreational functions.

#### CREATE A DESTINATION

 A large campus creates a hub that would draw in visitors and users from around the region.

#### **SUPPORTS COMMUNITY**

· A regional campus, either medical, office or institutional, could support new jobs for the surrounding community.

#### **PRESERVE VIEWS**

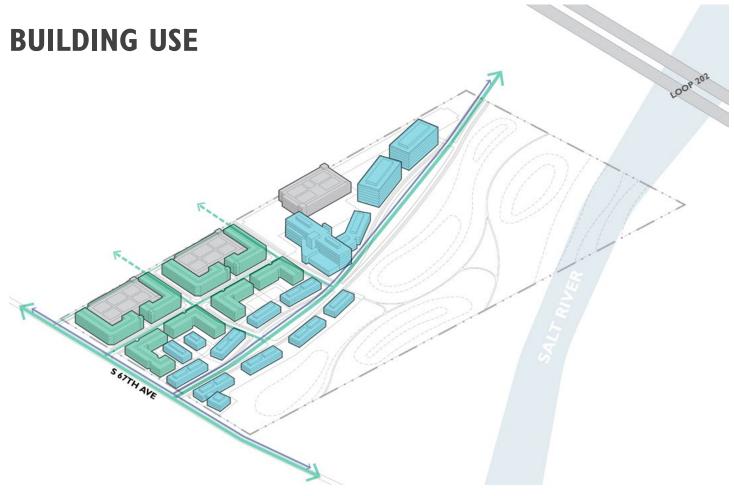
· By dedicating a large portion of the site to natural open space, views to mountain ranges and the river are preserved.

Figure 3.2-1 Site Plan: Regional Campus



Figure 3.2-2 Aerial Perspective - Looking Northeast





Buildings are typically 5-6 stories along the north boundary stepping down to 2-3 stories to preserve views to the site. The strategy for building use is to:

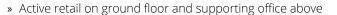


Office

» Provide sufficient space for job opportunities nurturing a regional campus



Mixed-Use





**Parking** 

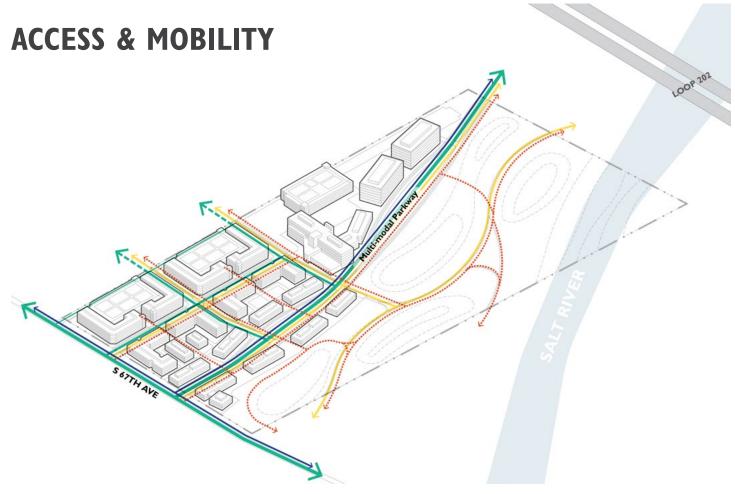
» Support compact development and reduce surface parking making room for active open space



Vehicular

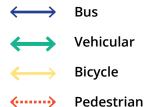


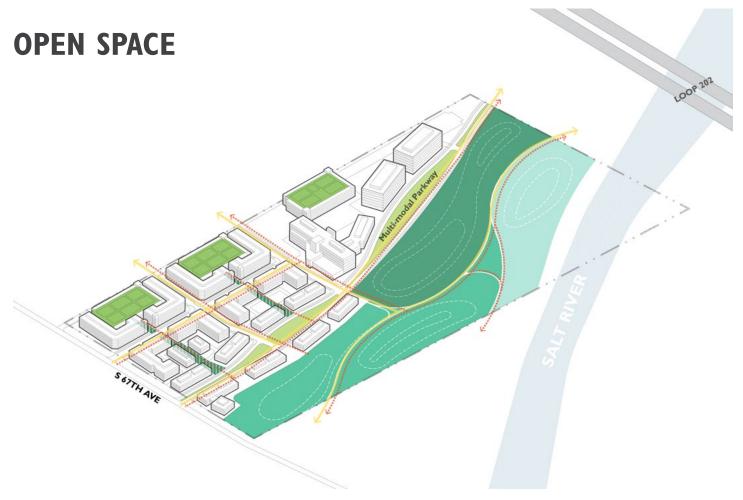
Bus



Multi-modal transportation is designed into the plan, while integrating the transportation system into adjacent properties. The plan would include:

- · Connections into adjacent communities/developments to the north and west;
- Integration of the Rio Salado Oeste trail system into the site;
- Promote bus routes along 67th Avenue and through the site.





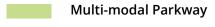
Open Space is an important element of the plan. Large areas are dedicated to open space along the river corridor, providing:

**Green Roofs** 

» Improve stormwater management; reduce heat; provide space for urban agriculture

**Green Paseo** 

» Reduce walking distance to the corridor; introduce flexible programs such as farmers' market; provide shade, seating and lighting to improve comfort and safety



» Offer public access to the corridor; provide recreational uses



» Open lawn for passive recreation uses

**Arid Riparian Habitat** 

**Lookout Park** 

» Stabilize slope to open up views and access to riverfront; feature variable experience taking advantage of river view

**Bicycle Route** 

» Promote river access; introduce floodable landscape; restore local species

Pedestrian Route

Figure 3.2-3 Regional Campus Character Images



Campus Building Type



Mixed-use of Ground-floor Retail and Office above



Pedestrian-friendly Network on Campus



Bicycle and Pedestrian Connections to Riverfront



Lookout Park



Recreation Use

**Grading & Reclamation Strategy** 

Following the final mining, an option to reclaim a portion of the site could include overexcavation of the river side of the site to provide fill material for development. This method could influence the overall depth or reduce the aggregate material removed from the site so that there is enough remaining material to reclaim approximately half the site.

Another option for site reclamation would be to accept inert material as fill material to reclaim mined areas of the site. This concurrent operation could yield an economically feasible strategy by accepting inert fill material (concrete, brick, stone, etc.) while mining operations are underway. Accepting fill material could be an additional revenue source for the mining operation, while partially or fully eliminating the need for over-excavation to build.

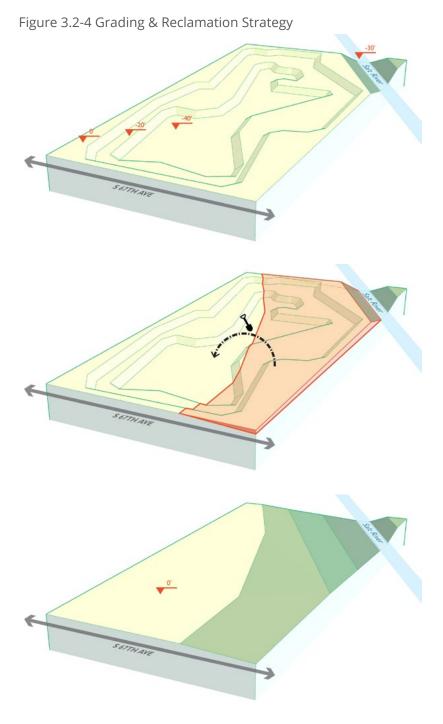


Figure 3.2-5 Multi-modal Parkway



Figure 3.2-6 Campus Public Realm



# 3.3 APPROACH ALTERNATIVE II: AGRARIAN COMMUNITY

Advancing agricultural ideas developed in the initial Scenario 1 - Tinaja on the Rio as well as open space and scale overlay of **Scenario 2 - Rio West,** the "Agrarian Community" alternative develops a rooted, communitydriven development scheme that could support, feed and employ communities in the area. This alternative is also responding to South Phoenix's request for "...promoting local food systems and healthy, walkable, economically vibrant communities" (Resource: Community Action Plan for South Phoenix, Arizona - Local Foods, Local Places Technical Assistance).

The main green spine connects the Rio Salado and links west through the site creating a sitewide drainage-way. As the drainage corridor steps up in grade, agriculture becomes the main use. A community center or farmhouse is a focus of the community and is centrally located on site.

Mixed-use buildings frame the entry off of 67th Avenue, creating a small main street character that could attract local farm to table restaurants as well as artisanal food industry businesses. Townhome-scale residential links into agrarian landscape, blurring community and private space.

Across the park, an eco-resort punctuates the east side of the design, highlighting urban agriculture practices. A long view deck reaches out over the Rio, framing mountain and river views to the southwest.

### **GUIDING PRINCIPLES: AGRARIAN**

### **CONNECTS COMMUNITY**

- Connects community through food production and central community farm building.
- · Provides pedestrian and bicycle access to the river passing through appealing open space.

#### SUSTAINABLE DEVELOPMENT

- Urban agriculture and sustainable food production.
- · Water harvesting for crop production.
- · Water quality corridors collect and recharge river.

### **REFLECTS COMMUNITY**

· Inspired from the Rio Oeste community's rich history in farming and agriculture.

#### **EMBRACE TECHNOLOGY**

· A new urban agriculture development, and eco-resort could showcase and study the newest urban farming techniques.

#### **MIXED-USE PROGRAM**

 An active urban farm provides opportunity to build community with integrated housing and a local town center that draws food industry businesses and 'farm-to-table' restaurants.

### **CREATE A DESTINATION**

- A locally grown town center and community farm would act as a regional draw.
- An eco-resort builds upon the agrarian community and offers a resort that inspires and teaches food production techniques.

### SUPPORTS COMMUNITY

- A local farm could support new jobs and provide food for the surrounding communities.
- · An Eco-Resort would provide job opportunities.

### **PRESERVE VIEWS**

• By dedicating a large portion of the site to natural open space, views to mountain ranges and the river are preserved. A viewing perch is added to the resort to frame the linear view of the Rio Salado.

Figure 3.3-1 Site Plan: Agrarian Community

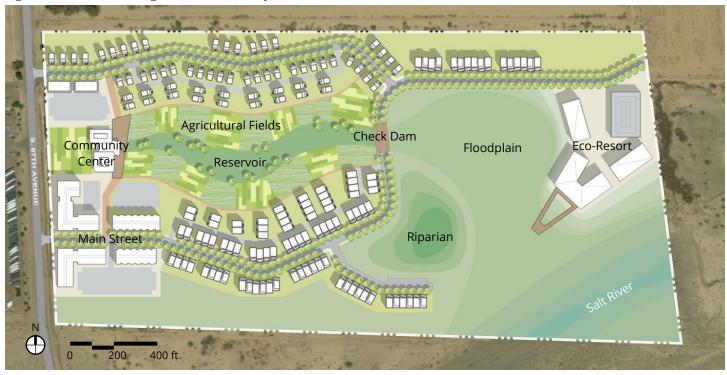
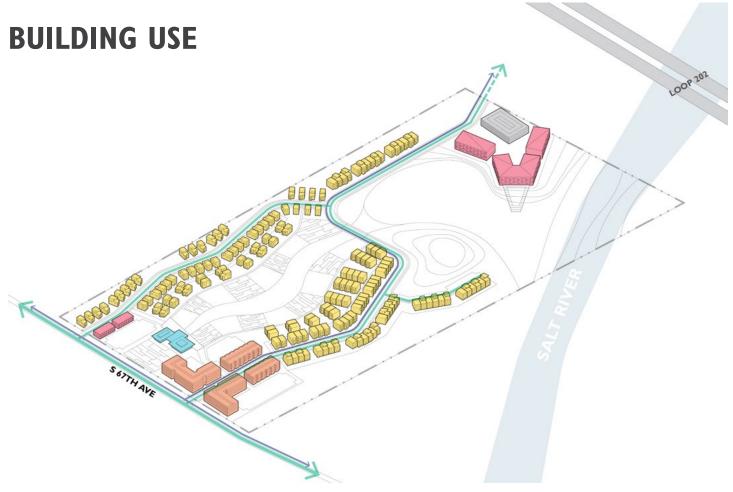


Figure 3.3-2 Aerial Perspective - Looking Southeast





Mixed-use buildings up to 5-6 stories create an entry into the site. Much of the land use for the site is middensity residential. The eco-resort is visible from the loop 202 providing identity for the project. The building strategy includes:

- Mixed-Use

Institutional

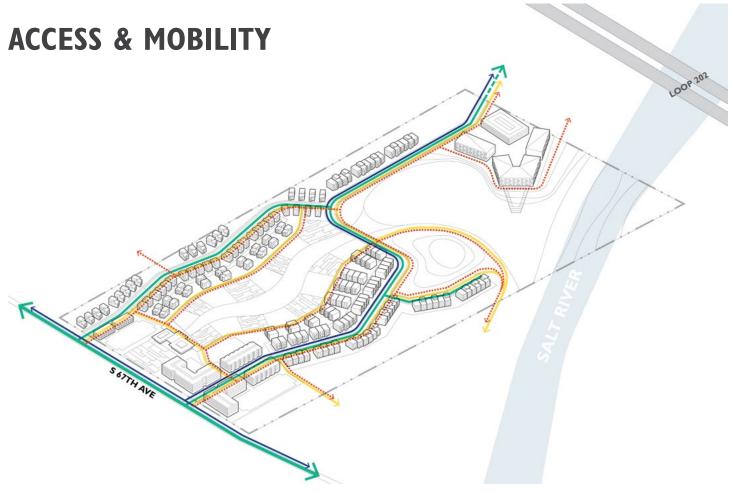
Commercial

**Parking** 

Vehicular

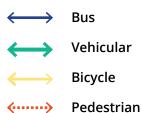
Bus

- Single-Family Residential » Residential adjoins open space throughout
  - » Creation of main street off of 67th Avenue
  - » The farm house becomes a critical focus of the community and immediately adjacent to urban agricultural fields
  - » The eco-resort overlooking central open space with views of South Mountain; neighborhood shops & restaurants at entry from 67th Avenue



Vehicular access to the site is provided on the east and west sides of the property with internal circulation as a focus of the community. Multi-modal circulation includes:

- Trails and paths provide an internal path system surrounding the central open space;
- Trails connect to the neighborhood to the north and to the Rio Salado Oeste Trails System;
- Bus transportation along 67th Avenue and internally connecting the community east and west to Loop 202.





The central open space is the highlight of the community. Agricultural fields and passive play fields lead to the river corridor changing from a cultivation landscape to a natural environment. The central open space provides:

- · Central amenity for the community;
- · Agricultural fields as a return to the traditional use along the river;
- A transition from a cultural landscape to a xeric, and on a hydric riparian river environment.
- Floodplain Riparian
- » Adjacent to Salt River subject to natural floods; offers rich soils to the riparian area supporting the diverse plant life
- » Adjacent to floodplain where terrestrial and aquatic ecosystems overlap to provide home for diversity of plants and animals
- » Collect and direct rain/flood water
- » Reflects agricultural history of Rio Salado; functions as cultural landscape and food resources

Figure 3.3-3 Agrarian Community Character Images



Residential Building Type



Mixed-use of Ground-floor Retail and Habitable Units above



Multi-modal Street Type within Sing-family Neighborhood



Bicycle and Pedestrian Connections to Riverfront



Agricultural Fields



Residential Housing Adjoins Open Space throughout

### **Grading & Reclamation Strategy**

As part of the final mining and reclamation plan, the grading intent would be to create a central **open space corridor**, providing a central open space that could be terraced for agriculture as well as a wetlands feature. Similar to Regional Campus, a preferred option of accepting inert fill material versus over-excavation as described above could be a viable economic strategy.

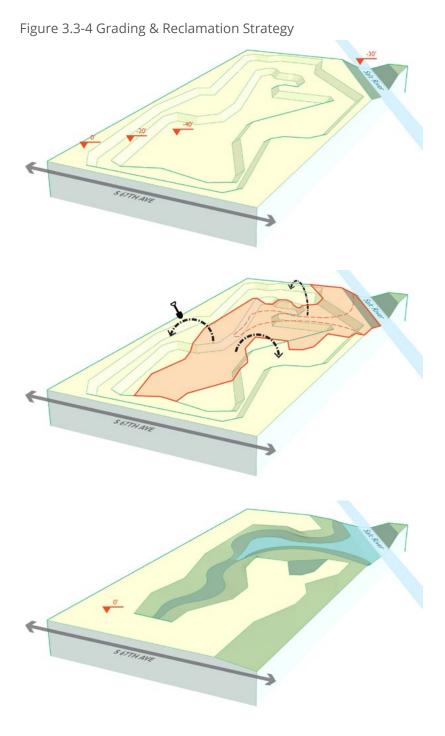


Figure 3.3-5 Agricultural Fields



Figure 3.3-6 Eco-Resort



# 3.4 APPROACH ALTERNATIVE III: MIXED-USE COMMUNITY

Progressing the open space and land use ideas from the initial Scenario 3 - Sustainable **Destination - Hotel, Business & Townhomes**. as well as the Live+Work+Play concepts of Scenario 4 - Rio Vista De Oeste, the "Mixed-Use Community" Alternative develops a balanced use, neighborhood scale town center development that could support the current and future communities in the area.

The center is focused around a large, central lake that recalls the site's mining past and takes advantage of the exposed water table. Piers, stages and amphitheater seating set the stage for regional and community events.

Mixed-use buildings frame the entry off of 67th Avenue, creating a Main Street character with active ground floor retail and office or live/ work spaces above. Townhome scale residential knits into the mixed-use development and offers neighborhood scale living with access to amenities.

The central lake is connected via trails to the river corridor, increasing access for the neighborhoods while providing an important activity node along the full Rio Salado corridor.

Development near large water amenities often has sloping and floodplain issues. The plan has to account for Salt River's annual flood dynamics and protect properties from flooding and erosion. Also, issues like wildlife and environmental concerns need careful considerations to keep the lake healthy.

### **GUIDING PRINCIPLES: MIXED-USE**

### **CONNECTS COMMUNITY**

- · Development of context sensitive urban community with connections through parcel boundaries to connect to existing Rio Oeste communities.
- Provides iconic town center for community gathering and activity.

### SUSTAINABLE DEVELOPMENT

- Central lake would be used as water collection, recharge and irrigation.
- Urban LID principles would be used to collect and filter stormwater.

### REFLECTS COMMUNITY

 Residential density reflects the character of the existing densities of the surrounding neighborhood

### **EMBRACE TECHNOLOGY**

• Residential and commercial development would adhere to the latest sustainability standards and offer a case-study in sustainable neighborhood design which incorporates smart growth practices.

#### **MIXED-USE PROGRAM**

- · Anchored by a large lake amenity that takes advantage of the previous mining grading, a mixed-use community surrounds and activates the space.
- Neighborhood scale residential paired with ground-floor retail and office space to create a 24/7 community.

### **CREATE A DESTINATION**

 An iconic town center creates a venue for regional and community events and activities.

#### **SUPPORTS COMMUNITY**

• A new town center and supporting commercial and residential development, support the existing residential neighborhoods by providing a gathering and recreational hub.

### **PRESERVE VIEWS**

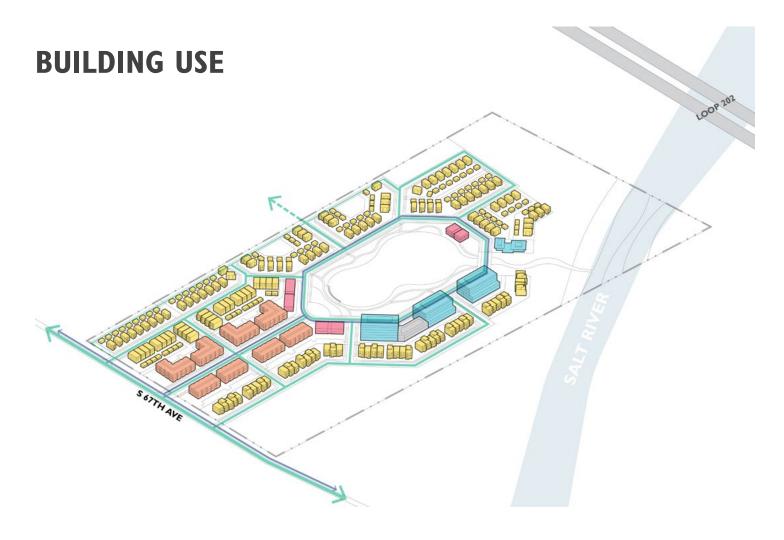
· Views to mountain ranges and the river are highlights over the view corridors across the lake.

Figure 3.4-1 Site Plan: Mixed-use Community



Figure 3.4-2 Aerial Perspective - Looking Southwest

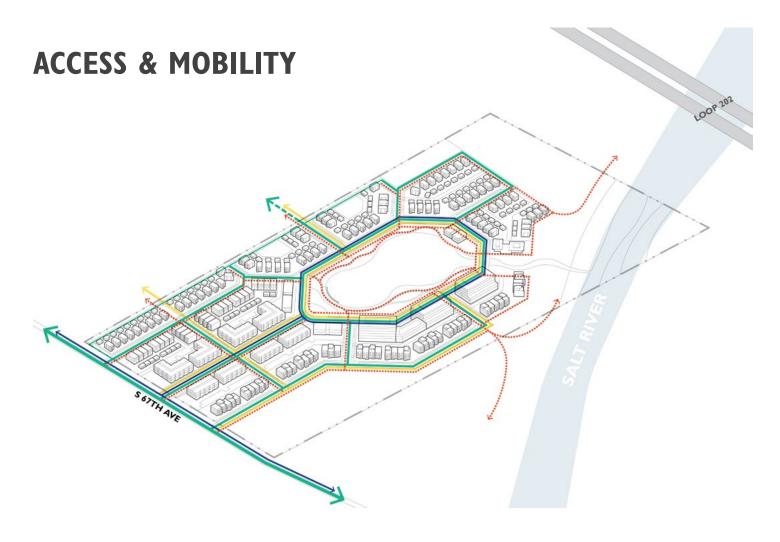




Building and land use all lead to the central lake amenity. Taller buildings line the east-west main street while mixed-use buildings and residential developments orient to the lake. The lake feature provides building orientation to:

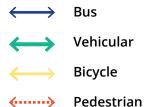
- Mixed-Use
- Office
- Commercial
- **Parking**
- Vehicular
- Bus

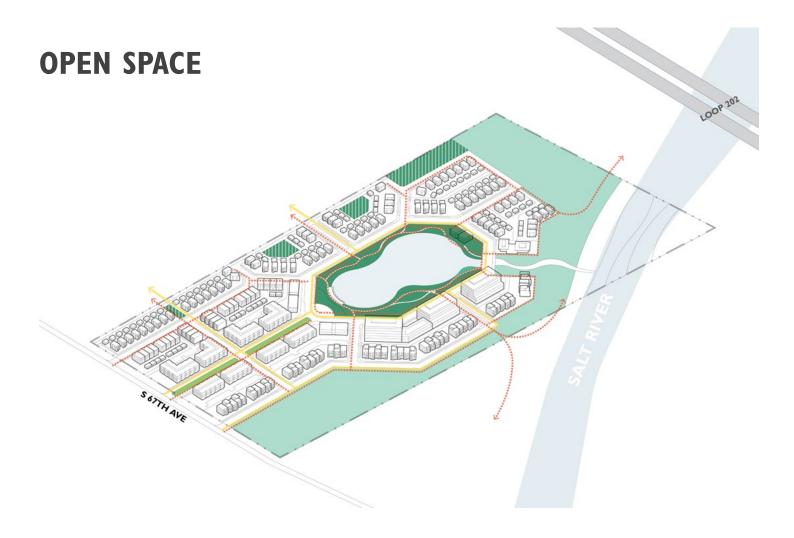
- Single-Family Residential » Residential development with a central park and place of community gatherings
  - » Creation of main street off of 67th Ave
  - » Active retail on ground floor and supporting office above, all with lake views
  - » Village-scale shops and restaurants centered around the central lake
  - » Support high-density development and reduce surface parking making room for active open space surrounding the lake



Circulation in this scenario was developed to improve connections for its surrounding communities. It utilizes the Central Lake feature as a destination as well as an orientation feature for the community. Where all roads lead to the lake the multi-modal system provides:

- · An open space trail system around the lake;
- · Connections to internal residential developments;
- · Enhanced connectivity in a larger area from which the surrounding neighborhoods could benefit;
- A possible transit hub and bus connections to 67th Ave.





The lake is the central open space amenity for the site. Developed as an urban park, the lake provides an opportunity to expand the boundaries of the site to the north while providing a direct connection to the river.



» The central park offers opportunities for flexible programming like farmer's market, art & craft fairs, and performance events etc.; the open urban lake meets demands for recreation uses with water features, as well as provides open water for migrating birds;



» A combination of natural landscaping native to the project area; preserve natural habitats;

Neighborhood Greens » Medium-to-small sized parks provide opportunities for neighborhood social life and



» Centered linear open space provides gathering place and event spaces

**Bicycle Route** 

**Pedestrian Route** 

Figure 3.4-3 Mixed-Use Community Character Images



Residential Building Type



Live-work Building Type



Traditional Neighborhood Patterns Emphasize Walkable Streets



Main Street with Centered Linear Open Space



Public Open Space Programmed for Farmer's Market



Public Open Space Programmed for Concert Event



Splash Pad - A Water Featured Playground for Children



Natural Landscape along Salt River

**Grading & Reclamation Strategy** 

Due to the shallow water table within the area, an option for providing fill to reclaim the perimeter of the site would include excavation, or dredging of a lake feature within the site. This lake feature provides a central amenity for the proposed development. Size and depth of the lake would be determined by the fill material needed to reclaim the land.

Figure 3.4-4 Grading & Reclamation Strategy

Figure 3.4-5 Aerial Perspective - Looking Northwest



Figure 3.4-6 Main Street off of 67th Avenue



# 4 ACTION PLAN





# **This Section Covers:**

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	<b>»</b>	Environmental Restoration	68
	<b>»</b>	Connected Community	70
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# 4.1 INITIATIVES AND GOALS

The following initiatives are closely shaped by the stakeholder outreach collected during the charrette. For each of the initiatives, one goal was set out. The initiatives together with the associated goals form the foundation of the following action plans. While the action plans could apply to the whole Rio Salado Oeste study corridor, they are based on review of the particular project site which is representative of some, but not all properties along the river corridor. As discussed previously, this report is the start of a more comprehensive planning process, and does not represent a final plan. The initiatives, goals and action plan will need to be re-addressed and refined with future efforts. The City of Phoenix and its local partners will also continue to seek community input to make the action plan a living plan that evolves with deeper community engagement.

### **Community Engagement Plan**

### Goal: Engage the community when planning for the corridor

Promote continued engagement by the immediate residents and the overall community in the revitalization of the river and the lands with the Rio Salado Oeste. The City of Phoenix and its local partners must seek truly equitable community engagement, in order to address any potential gentrification or displacement of long-time residents which new placemaking and redevelopment in the Rio Salado Oeste area may cause.



### **Housing + Development**

### Goal: Plan for housing, neighborhood and development needs in the future

Promote responsible mixed-use development that provides affordable housing, diversity and range of employment opportunities. It is important that redevelopment along Rio Salado Oeste provides opportunities for the existing residents to become part of the river's revitalization.



### **Environmental Restoration**

### **Goal: Develop restoration strategies for former** mining, landfill and other properties with environmental concerns

Promote reclamation and rehabilitation of impacted properties within the Rio Salado Oeste area. Property owners and mining operations should plan for rehabilitation of land and environmental restoration so that it becomes a long-term and productive asset for the community.



### **Connected Community**

### Goal: Enhance physical connectivity along the corridor, both along the river and to the river

Promote connectivity between neighborhoods and development to the river corridor. Interim and longterm access should be planned and provided. Mining is a long-term land use and consideration for maintaining access to the river corridor should be a priority so not to isolate communities from Rio Salado Oeste's planned trail system.



### **Sustainability Plan**

### **Goal: Explore implementation of sustainable** practice along the corridor

Promote the long-term restoration of the Rio Salado Oeste area as an important natural ecosystem within the City of Phoenix. Urban resilience and sustainability strategies for both the built and natural environments should be implemented to promote the long-term benefits of health, wellness and quality of life associated with the thriving river corridor.



# 4.2 ACTION PLAN

# **COMMUNITY ENGAGEMENT**

## **NEXT STEPS**

# - City of Phoenix

### **Engage the** community when planning for the corridor

**GOAL** 

- Determine the most common ways residents and stakeholders get information and pursue those information outlets
- Ensure inclusive and equitable outreach by providing interpreters, child care, transportation options and utilizing social media
- Involve neighborhoods, tribes, HOAs and neighborhood organizations
- Use other established community events to gather input and feedback
- Use ideas from this workshop to gain input from larger community on "Big Ideas" and consider visual preference surveys for residents
- Develop tours of the area led by residents
- Conduct interviews with long-time residents to understand the history of the area
- Hold ongoing meetings with Village Planning Committees and non-profits
- Engage tribes on river and water-related topics
- Develop and convene a stakeholder corridor advisory committee that includes residents of the corridor

- Local Organizations (HOA, schools)
- Village Planning Committees

**LEAD** 

- Community members
- Native American Communities
- ASU

# **SUPPORT ROLES + STAKEHOLDERS**

### **RESOURCES / FUNDING**

- Residents / local businesses
- Land Owners
- HOA's
- Arizona Rock Products Association
- Arizona Department of Education
- Religious Community
- NGO Partners
- Schools
- ASU
- Police Community Action Officers
- Environmental Groups

### Policy Guidance:

- PlanPHX General Plan

### Potential Funding:

- EPA
- ASU
- Non-profit organizations

# 4.2 ACTION PLAN

# **HOUSING + DEVELOPMENT**

**GOAL NEXT STEPS LEAD** Plan for - Evaluate the floodplain, topography and - City of Phoenix current infrastructure needs of the area - Flood Control District of housing, - Develop a survey of available, or soon to be Maricopa County (FCDMC) neighborhood available land, with emphasis on end of life - Arizona Rock Products mining operations Association and - Conduct a market analysis development - Convene a stakeholder working group needs in the - Develop citizen guide to commercial development future - Identify need for workforce and very lowincome affordable housing - Identify opportunities and devise strategies for using river as an amenity - Develop an area policy plan using an equitable development approach with supporting policies & zoning

# **SUPPORT ROLES + STAKEHOLDERS**

### **RESOURCES / FUNDING**

- Opportunity Zone players/investors
- U.S. Department of Housing & Urban Development (HUD)
- Arizona affordable housing partners
- Low-income for profit/non-profit housing developers
- NGOs (Habitat for humanity; Trellis)
- Village Planning Committees (VPC)
- Residents

### Policy Guidance:

- Rio Salado Beyond the Banks plan

### Potential Funding Sources:

- ASU
- Urban Land Institute
- Phoenix Neighborhood Stabilization Program (NSP)
- HUD Community Development Block Grants
- Department of Commerce

# 4.2 ACTION PLAN

# **ENVIRONMENTAL RESTORATION**

**Develop** restoration strategies for former mining, landfill and other properties with environmental concerns

**GOAL** 

# **NEXT STEPS**

- Establish a working group of mining and real estate interests to understand restoration opportunities and constraints
- Determine feasible restoration strategies for city-owned land
- Establish city policies for mining and cityowned land
- Develop a plan for long-term economic development along the corridor

- City of Phoenix

- FPA
- Arizona Department of Environmental Quality (ADEQ)

**LEAD** 

- Flood Control District of Maricopa County (FCDMC)
- U.S. Army Corps of Engineers (USACE)
- Real estate-focused groups
- Sand & gravel mining industry

# **SUPPORT ROLES + STAKEHOLDERS**

### **RESOURCES / FUNDING**

- Arizona Rock Products Association (ARPA)
- Land Owners
- Business Owners
- Community Members
- ASU
- Flood Control District of Maricopa County (FCDMC)
- Greater Phoenix Economic Council/Chambers

Potential Funding Sources:

- Federal, State and Local grants:
  - EPA Brownfields Grants
  - EPA Urban Waters Grants
- Private funding

# 4.2 ACTION PLAN

# » CONNECTED COMMUNITY

**GOAL NEXT STEPS LEAD** 

**Enhance** physical connectivity along the corridor, both along the river and to the river

- Examine examples (local + national) of "best practices" of connected trails along rivers
- Conduct thorough community engagement + listening process to determine connectivity needs of community
- Develop a multi-model Master Plan for connectivity between nearby neighborhoods and the river that encourages connections where they do not currently exist
- Establish implementation timeframe for Master Plan to construct multi-modal connections

- City of Phoenix
- Maricopa Association of Governments (MAG)
- Maricopa County

# **SUPPORT ROLES + STAKEHOLDERS**

### **RESOURCES / FUNDING**

- Maricopa County Parks & Recreation
- Phoenix Police Department/Fire Department
- Valley Metro
- Maricopa County Department of Transportation (MCDOT)
- Local Residents
- Landowners
- Neighborhood Leaders
- Community members
- Neighborhoods along River / HOA's
- Federal Highway Administration (FHWA) / Arizona Department of Transportation (ADOT)
- Village Planning Committees (VPC)
- Schools
- Special interest groups, e.g. bicycling clubs

### Potential Funding Sources:

- Non-profits (The Walton Foundation, Nina Mason Pulliam Charitable Trust)
- Maricopa Association of Governments (MAG) and other local grants and matching funds
- EPA
- City Tax Initiative Bond
- Private Interests

# 4.2 ACTION PLAN

# » SUSTAINABILITY PLAN

**Explore** implementation of sustainable

practices along

the corridor

**GOAL** 

### **NEXT STEPS**

# **LEAD**

- Gather stories from successful urban farmers to determine feasibility and develop strategies for implementation of urban farming along this stretch of the river

- Adopt the Phoenix Food Action Plan

- Establish a stakeholder working group to identify and evaluate feasible sustainability practices, including energy efficiency, smart growth, mitigation of urban heat island effects, green water infrastructure, etc.
- Establish green building and tree/shade goals for corridor
- Provide climate resilience + solutions for multi-benefits to vulnerable communities

- City of Phoenix
- EPA
- ASU
- Flood Control District of Maricopa County (FCDMC)
- U.S. Green Building Council (USGBC)
- Arizona Department of Agriculture

# **SUPPORT ROLES + STAKEHOLDERS**

# **RESOURCES / FUNDING**

- Local farmers
- Restaurant owners
- Arizona Department of Agriculture
- Arizona Future Farmers of America (FFA)
- Arizona Farm Bureau
- Arizona Public Service Company (APS)/ Salt River Project (SRP)
- ADEQ
- Arizona Department of Water Resources
- South Phoenix Local Food Advisory Council

# Policy Guidance:

- Phoenix Food Action Plan
- U.S. Green Building Council (USGBC) Standards

# Potential Funding Sources:

- U.S. Department of Agriculture (USDA) grants
- USGBC LEED for Cities and Communities Grants
- University partners
- Utility partners

# 5 RESOURCES FOR **IMPLEMENTATION**

Resources that could support implementation of the initiatives developed from this collaborative effort include human capital, existing and new policies and programs, and public and private funding sources. While the City of Phoenix will take the lead on bringing these initiatives to fruition they are supported by numerous other local, state, and federal agencies with specific expertise, by nongovernmental stakeholders, and by the community at large. All of these resources will be essential in realizing the vision for Rio Salado Oeste.

Appendix D (page 96) lists the funding mechanisms that could be investigated to assist in implementing certain aspects of the Rio Salado Oeste initiative, consistent with the objectives of the workshop stakeholders.

# **Community Engagement Plan**

A broad and inclusive community engagement plan is outlined. Engaging different groups in future planning is vital. The vision for Rio Salado Oeste needs to be refined with support from the three affected Village Planning Committees and their constituents as well as from multiple stakeholder organizations. Consultation with the Native American community is also needed to provide connections with the history and culture of the corridor. While this initiative will rely largely on the volunteer time of participants, funding

may be available from government, academic and nonprofit sources to support outreach efforts.

# **Housing + Development**

This initiative seeks to position the Rio Salado Oeste corridor for suitable development by evaluating physical, economic, and land opportunities and constraints. Key players in this effort are the floodplain regulatory agencies, the primary current users in the sand and gravel industry, and the local development community, along with city planning, economic development, and housing experts. Several solid funding sources may be available from federal, state, and city programs as well as from nonprofit organizations.

# **Environmental Restoration**

The biggest challenge to environmental restoration and future development of the Rio Salado Oeste corridor is the extensive use of the area for sand and gravel mining. Possible funding sources include the EPA's Brownfields and Urban Waters programs as well as private industry contributions.

### **Connected Communities**

Workshop participants stressed the importance of both physical and psychological connections between the Rio Salado Oeste corridor and

the surrounding communities. To ensure regional cohesion, the Maricopa Association of Governments will be a key resource particularly in the area of transportation planning. A master-planning process will guide 'hardscape' improvements and transportation options throughout the corridor, relying on financial support from major foundations, federal and local grants, and city bonding capabilities.

# **Sustainability**

The aspects of sustainability that were most important to workshop participants were urban agriculture, protection of water resources, and promoting 'green' building with an emphasis on climate resilience. To address this diversity of goals the city proposes to convene a multistakeholder working group including technical assistance from federal agencies, academic institutions, and agricultural experts. Grants may be available from the USDA and USGBC, among others, and from university and local utility sponsors.

# APPENDIX





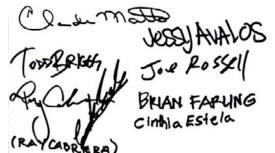
# The Appendix Includes:

Appendix A	Visioning Exercise Results	78
Appendix B	Character Images	88
Appendix C	Character Image Sources	94
Appendix D	Resources for Implementation	96
Appendix E	Visual Preference Survey Results	110

# **A: VISIONING EXERCISE RESULTS**

# **SCENARIO 1 - TINAJA ON THE RIO**

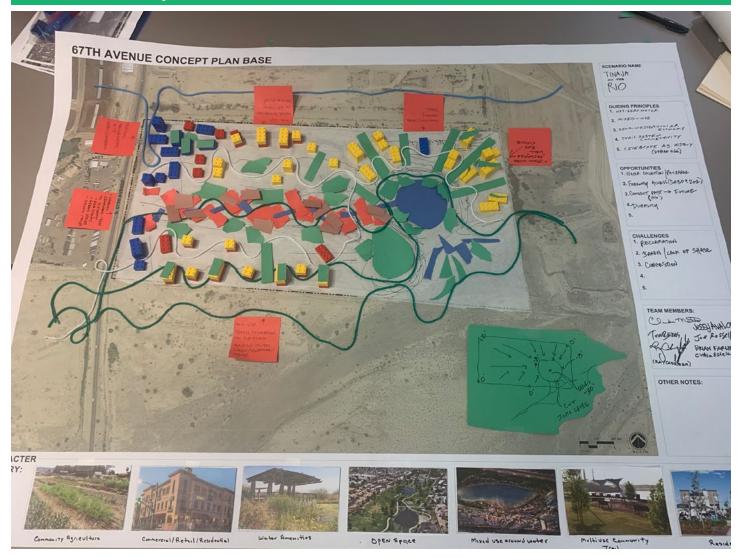
**TEAM MEMBERS:** 





GUIDING PRINCIPLES	OPPORTUNITIES	CHALLENGES
1. Net-zero water	1. Water correction / recharge	1. Reclamation
2. Mixed-use	2. Freeway access (SR30 & 202)	2. Barren / lack of shade
3. Zero-waste / circular economy	3. Connect past to future (agriculture)	3. Congestion
4. Trail system connectivity	4. Diversity	
5. Celebrate agriculture history (urban agriculture)		

# **SCENARIO 1 - TINAJA ON THE RIO**



# A: VISIONING EXERCISE RESULTS

# **SCENARIO 2 - RIO WEST**

# **TEAM MEMBERS:**

Brian Kenny Austone Elyse DiMartino Jose Garcia TITO Parr 1sh Swesh Ragharendra



# **GUIDING PRINCIPLES**

- 1. Create a destination for residents & outside community members
- 2. Create a "smart" neighborhood
- 3. Sustainable development
- 4. Economic Development
- 5. Restore + reconnect

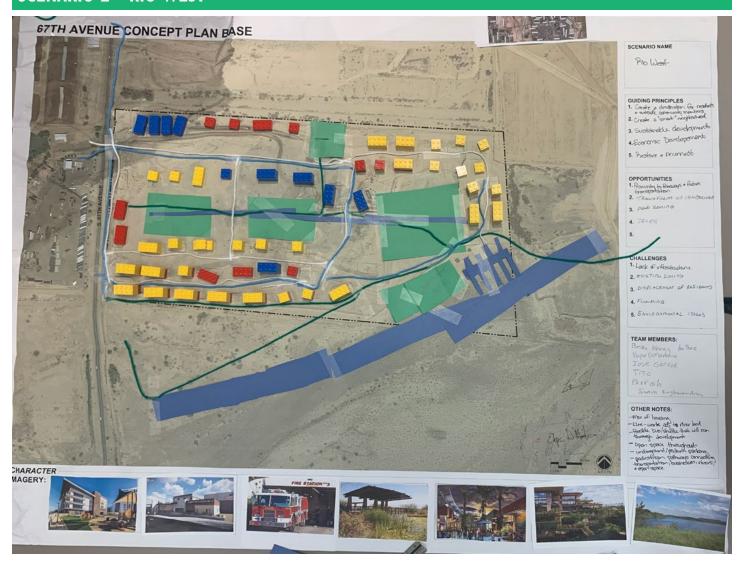
# **OPPORTUNITIES**

- 1. Proximity to freeways + future transportation
- 2. Transform neighborhood
- 3. Zoning
- 4. Taxes

# **CHALLENGES**

- 1. Lack of infrastructure
- 2. Existing zoning
- 3. Displacement of residents
- 4. Funding
- 5. Environment issues

# SCENARIO 2 - RIO WEST



# **OTHER NOTES:**

- 1. Mix of housing
- 2. Live-work adjacent to river bed
- 3. Possible bus/shuttle that will run through development
- 4. Open space throughout
- 5. Underground/podium Parking
- 6. Pedestrian pathways connecting transportation, business, rivers, & open space

# A: VISIONING EXERCISE RESULTS

# SCENARIO 3 - SUSTAINABLE DESTINATION - HOTEL, BUSINESS & TOWNHOMES

**TEAM MEMBERS:** 

12 Mm Nich Klinck
Branscomb
Hoseut Branscomb



GUIDING PRINCIPLES	OPPORTUNITIES	CHALLENGES
1. Keeping character of	1. Accessibility	1. The hole
community	2. City-owned property	2. Potential environmental
2. Preserve views	3. The hole	3. Transportation
3. Connectivity to area	4. River frontage	4. Adjacent property
4. Support high-tech community	5. Infrastructure investment	5. Attracting sustainable
5. Green initiative / self- sustainable	5. Himasi actar C investment	business

# SCENARIO 3 - SUSTAINABLE DESTINATION - HOTEL, BUSINESS & TOWNHOMES



# **OTHER NOTES:**

- 1. Green space between building
- 2. Rooftop gardens + solar panel

# A: VISIONING EXERCISE RESULTS

# **SCENARIO 4 - RIO VISTA DE OESTE**

# **TEAM MEMBERS:**

1. Rosanne Albright 2. Cecilia Riviere 3. Somantha Keating 4. Lisa Perez 5. Chris Smith 6. Carlos Ortega



# **GUIDING PRINCIPLES**

- 1. Transportation connectivity bridge across river
- 2. Multi-use recreational path to river + village
- 3. Maintain view corridors to native amenities
- 4. Mixed-use (services, commercial, residential of both single-story & higher density)
- 5. Destination for recreation live, work, and play.

# **OPPORTUNITIES**

- 1. Make river a site feature
- 2. Connected trail loop walking internal to external
- 3. Scenic recreational south side corridor
- 4. Site higher density commercial as buffer to State Route 30
- 5. Live, work, and play.

# **CHALLENGES**

- 1. Freeways (air quality, noise mitigation, bunker wall)
- 2. Lack of public transpiration
- 3. Long-term environment mitigation
- 4. Maintenance of views along recreational south side corridor
- 5. Unknown parking needs
- 6. Water supply for Riparian
- 7. Flood zone elevate?

# **SCENARIO 4 - RIO VISTA DE OESTE**



# **OTHER NOTES:**

- 1. Solar roof on commercial + multifamily
- 2. "Next Generation" homes
- 3. Daycare (for children and adults) in 1 commercial building

# A: VISIONING EXERCISE RESULTS

# **SCENARIO 5 - ESTRELLA ENVISIONED**

# **TEAM MEMBERS:**

Ken Embinder Cods white Jennifer Rovale & Rebecca Mortarella Vania Fletcher Travi) Brown Feetima Ty & Scott Stollman



# **GUIDING PRINCIPLES**

- 1. Access / Transportation / Food / Services
- 2. Equitable / Benefits existing community
- 3. Environmentally sustainable
- 4. Compatibility
- 5. Magnet / Technology / **Economic Development**

# **OPPORTUNITIES**

- 1. Food
- 2. Affordable housing
- 3. Connectivity walkable; transit
- 4. Open Space / Freeway
- 5. Economic (ie. Jobs)

# **CHALLENGES**

- 1. Potential remedial
- 2. Uncertainty of next 10 years
- 3. Long lead time
- 4. Sufficient community engagement

# **SCENARIO 5 - ESTRELLA ENVISIONED**



# **NOTES:**

- 1. Mixed-use jobs and housing together
- 2. Green Building with solar
- 3. Community institutions (blue) medical, library etc.
- 4. University partnership with medical center
- 5. Affordable housing
- 6. Grocery store
- 7. Recharge water –green areas

# **B: CHARACTER IMAGES**

# PARKS & OPEN SPACE

























# **RESIDENTIAL: SINGLE FAMILY**









# **RESIDENTIAL: MULTI-FAMILY**









# **RESIDENTIAL: AFFORDABLE HOUSING**









# **COMMERCIAL & OFFICE**











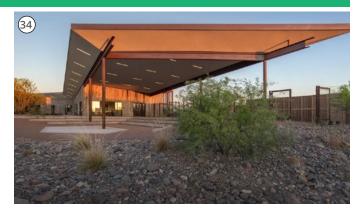






# **ACTIVITY CENTER**

















# **COMMUNITY HUB**













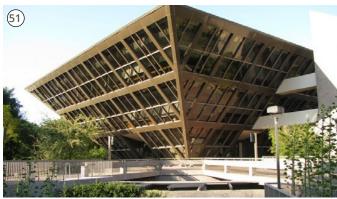




# **REGIONAL HUB**

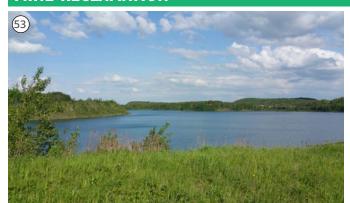








# MINE RECLAMATION









# C: CHARACTER IMAGE SOURCES

#### PARKS & OPEN SPACE

- 1. The Gateway Loop Trail in the McDowell Mountains, Scottsdale, AZ
- 2. Rio Salado Audubon Center, Phoenix, AZ
- 3. Rio Salado Audubon Center, Phoenix, AZ
- 4. Rio Salado Restoration Habitat, Phoenix, AZ
- 5. Tempe Town Lake Pedestrian Bridge, Tempe, AZ
- 6. Indian Bend Wash, Scottsdale, AZ
- 7. Tempe Beach Park, Tempe, AZ
- 8. Tempe Beach Park, Tempe, AZ
- 9. Riverview Park, Mesa, AZ
- 10. Riverview Park, Mesa, AZ
- 11. Scottsdale Sports Complex, Scottsdale, AZ
- 12. Marley Park, Surprise, AZ

#### **RESIDENTIAL: SINGLE FAMILY**

- 13. Avance, Phoenix, AZ
- 14. Conservatory Green, Denver, CO
- 15. Verrado, Buckeye, AZ
- 16. Desert Mountain, Scottsdale, AZ

#### **RESIDENTIAL: MULTI-FAMILY**

- 17. Verrado, Buckeye, AZ
- 18. Valencia Townhomes, Phoenix, AZ
- 19. Rancho Hills, Reno, NV
- 20. Conservatory Green, Denver, CO

#### **RESIDENTIAL: AFFORDABLE HOUSING**

- 21. Valor on Eighth, Tempe, AZ
- 22. Esperanza En Escaltne, Tucson, AZ
- 23. Madison Heights, Avondale, AZ
- 24. Rancho Montanas Senior Apartments, Phoenix, AZ

#### **COMMERCIAL & OFFICE**

- 25. Canyon Village, Scottsdale, AZ
- 26. Tempe Marketplace, Tempe, AZ
- 27. Kierland Commons, Scottsdale, AZ
- 28. Scottsdale Quarter, Scottsdale, AZ
- 29. Marina Heights, Tempe, AZ
- 30. Marina Heights, Tempe, AZ
- 31. Rio West Business Park, Tempe, AZ
- 32. Farmer Studios, Tempe, AZ

#### **ACTIVITY CENTER**

- 33. Rio Salado Restoration Habitat, Phoenix, AZ
- 34. Liberty Wildlife Rehabilitation Center, Phoenix, AZ
- 35. Desert Botanical Garden, Phoenix, AZ
- 36. Desert Botanical Garden, Phoenix, AZ
- 37. Ak-Chin Pavilion, Phoenix, AZ
- 38. Rio Vista Recreation Center, Peoria, AZ
- 39. Heard Museum, Phoenix, AZ
- 40. Burton Barr Central Library

#### **COMMUNITY HUB**

- 41. BASIS Phoenix South Primary, Phoenix, AZ
- 42. ASU Police Department, Tempe, AZ
- 43. Manassas Park Elementary School, Manassas, VA
- 44. Tucson Fire Station #3, Tucson, AZ
- 45. Farmer's Market, Manassas, VA
- 46. Sprouts, Las Cruces, NM
- 47. Ceres Community Garden, Sebastopol, CA
- 48. Desert Marigold School, Phoenix, AZ

## **REGIONAL HUB**

49. Gateway Community College, Phoenix, AZ

- 50. Mayo Clinic Hospital, Phoenix, AZ
- 51. Tempe City Hall, Tempe, AZ
- 52. Federal Bureau of Investigation, Phoenix, AZ

# **MINE RECLAMATION**

- 53. Lake Ore-be-gone, Gilbert, MN
- 54. Dalhalla, Rättvik, Sweden
- 55. Rock Row, Westbrook, ME
- 56. Quarry Pines, Tucson, AZ

# D: RESOURCES FOR IMPLEMENTATION

Several specific sources of funding and technical support are listed in this appendix that could potentially be used in long-term development of the Rio Salado Oeste corridor. The first reference is an overarching view of federal assistance programs that could be researched for applicability to this project. Otherwise, resource references are listed under the broad initiatives specified by workshop participants at their 2-day Charrette in May 2019.

# **General Reference**

# **Catalogue of Federal Domestic Assistance**

In 1977 Congress passed the federal program information act. This act established a comprehensive and centralized foundation for the annual publication of federal domestic assistance programs. The General Services Administration (GSA) maintains the federal assistance information data base from which the CFDA is published. The catalog of federal domestic assistance is a government-wide compendium of federal programs, projects, services, and activities which provide assistance or benefits to the public. It contains financial and non-financial assistance programs administered by the departments and establishments of the federal government. The primary purpose of the catalog is to assist potential applicants in identifying programs which meet their specific objectives and to provide general information on federal assistance programs.

https://beta.sam.gov/

Programs from this catalogue that are administered by the U.S. Environmental Protection Agency (EPA) can be found at https://19january2017snapshot.epa.gov/grants/ information-about-catalog-federal-domesticassistance-and-epa-programs\_.html

# **Community Engagement Plan Environmental Justice Collaborative Problem Solving**

This EPA program provides funding to support community-based organizations in their efforts to collaborate and partner with local stakeholder groups (e.g., local businesses and industry, local government, medical providers, and academia) as they develop and implement solutions that address environmental and/or public health issues for underserved communities. The term "underserved community" refers to a community with environmental justice concerns and/or vulnerable populations, including minority, low income, rural, tribal, and indigenous populations. The long-term goals of the EJCPS Program are to help build the capacity of communities with environmental justice concerns and to create self-sustaining, community-based partnerships that will continue to improve local environments in the future.

https://www.epa.gov/tribal-lands/environmentaljustice-collaborative-problem-solving-ejcpscooperative-agreement

The Project for Public Spaces (PPS) is a nonprofit organization which helps people create public spaces and engage communities. PPS connects people to ideas, resources, expertise, and partners who see placemaking as the key to

addressing their greatest challenges. PPS offers resources and technical assistance to improve and implement public spaces, and provides case studies on their website:

https://www.pps.org/about

# Partners for Places (a partnership between the Urban Sustainability Directors Network (USDN) and the Funders' Network for Smart **Growth and Livable Communities (TFN)**

provides grants to enable cities and counties to improve communities by building partnerships between local government sustainability offices and place-based foundations. National funders invest in local projects to promote a healthy environment, a strong economy, and well-being of all residents. Through these projects, Partners for Places fosters long-term relationships that make our urban areas more prosperous, livable, and vibrant. The grant program provides partnership investments between \$25,000 and \$75,000 for one-year projects, or \$50,000 and \$150,000 for two-year projects, with a 1:1 match required by one or more local foundations.

https://www.usdn.org/home. html?returnUrl=%2findex.

html&source=http%3a%2f%2fusdn.org%2fhome. html%3freturnUrl%3d%2findex.html

https://www.fundersnetwork.org/partners-forplaces/

# American Institute of Architects (AIA) Center for Communities by Design

For the last 50 years, AIA has had a profound impact on some of America's most prominent places, sending national teams to partner with local communities in need. Information on Regional Urban Design/Assistance Teams, Sustainable Design Assessment Teams, and Design and Resiliency Teams can be found at: https://www.aia.org/pages/2891-center-forcommunities-by-design

AIA also offers other pro bono services of professional architects and planners for qualifying projects:

https://www.aia.org/pages/11646-pro-bonoservices-guidelines-and-resources

# International Association for Public Participation (IAP2)

IAP2 is an international association of members mission is to advance and extend the practice of public participation through professional development, certification, standards of practice, core values, advocacy and key initiatives with strategic partners around the world. Support of Arizona's Grand Canyon Chapter may be available to this project.

https://iap2usa.org/

# **Housing + Development**

# **U.S. Department of Housing and Urban Development (HUD)**

This 2017 document provides a complete listing of all HUD programs including major mortgage, grants, assistance, and regulatory programs: https://www.hud.gov/hudprograms

**HUD Community Development Block Grants** (CDBG) - provide funding to help entitled

metropolitan cities and urban counties meet their housing and community development needs. This program provides annual grants on a formula basis to entitled communities to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services.

https://www.hudexchange.info/programs/cdbgentitlement/

# **CDBG Non-Entitlement Communities Program for States and Small Cities**

This program provides funding to help states and units of local government in non-entitled areas meet their housing and community development needs. The program provides grants to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. All CDBG activities must meet at least one of the following national objectives: benefit low- and moderate-income persons, aid in the prevention or elimination of slums and blight, or meet certain urgent community development needs. No less than 70 percent of the funds must be used for activities that benefit low- and moderate-income persons over a period specified by the state, not to exceed 3 years.

https://www.hudexchange.info/programs/cdbgstate/

#### **CDBG §108 Loan Guarantee Program**

This program provides loan guarantee assistance for community and economic development. Section 108 is the loan guarantee provision of the Community Development Block Grant (CDBG) program. Under this section, HUD offers communities a source of financing for certain community development activities, such as housing rehabilitation, economic development,

and large-scale physical development projects. Loans may be for terms up to 20 years. https://www.hudexchange.info/programs/ section-108/

# **HUD Capacity Building for Community** Development "Section 4" Grants are awarded

to intermediaries that re-grant to community development corporations (CDCs) who use the funds for specific investments, including affordable housing and economic development. Since Congressional authorization in 1993, the program has helped low-income families and neighborhoods in more than 2,000 urban and rural communities in all 50 states and the District of Columbia. These funds are used to build capacity in nonprofit community development organizations that meet eligibility requirements. Two of the 'intermediaries' who work with these funds are Community Wealth and Enterprise Community Loan Fund:

https://community-wealth.org/strategies/policyguide/hud section-4.html

https://www.enterprisecommunity.org/financingand-development

# **U.S Department of the Treasury, Community Development Financial Institutions (CDFI) Fund**

The CDFI Fund's mission is to expand economic opportunity for underserved people and communities by supporting the growth and capacity of a national network of community development lenders, investors, and financial service providers. The CDFI Fund was created for the purpose of promoting economic revitalization and community development through investment in and assistance to Community Development Financial Institutions (CDFIs). They offer training and programs such as New Market Tax Credits.

# https://www.cdfifund.gov/programs-training/ Pages/default.aspx

# **Opportunity Zones**

In the Rio Salado Oeste corridor, the area encompassing the Salt River between 19th Avenue and 35th Avenue is designated as a Qualified Opportunity Zone. The concept of Opportunity Zones was established as part of the 2017 federal Tax Cuts and Jobs Act. The program was created to increase investment by investors into specific low-income communities. Qualified Opportunity Zones in Arizona were designated by the Governor based on demographics and need. In such zones, citizens or corporations who experience capital gains can invest that money into designated low-income areas and in return receive tax benefits including deferral, reduction, and exclusion. Two sources available to link investors with funds and communities are: https://www.azcommerce.com/arizonaopportunity-zones/arizona-opportunity-zonesnetwork/

### https://opportunitydb.com/funds/

The City of Phoenix Community and Economic Development Department also provides support services:

https://www.phoenix.gov/econdev/opportunityzones

Main Street America has been helping revitalize older and historic commercial districts for more than 35 years. Today it is a network of more than 1,600 neighborhoods and communities, rural and urban, who share both a commitment to place and to building stronger communities through preservation-based economic development. Main Street America provides numerous resources including conferences, technical services, and strategic and tactical services.

https://www.mainstreet.org/mainstreetamerica/ themovement

# **Environmental Restoration**

Most of the major programs that support environmental restoration come from the EPA, either directly or through authority designated to the Arizona Department of Environmental Quality (ADEO).

#### **Brownfields Assessment Grants**

Assessment grants provide funding to inventory, characterize, assess, and conduct planning and community involvement related to sites potentially contaminated by hazardous substances, pollutants, contaminants, or petroleum. The maximum grant amount is \$600,000.

https://www.epa.gov/brownfields/typesbrownfields-grant-funding

#### **Brownfields Cleanup Grants**

Cleanup grants provide funding to carry out cleanup activities at sites contaminated by hazardous substances, pollutants, contaminants, or petroleum. The maximum grant amount is \$500,000 per site. Awardees must contribute 20 percent of the amount of funding provided by EPA, although waivers of this requirement are available. An applicant must own the site for which it is requesting funding at time of application.

https://www.epa.gov/brownfields/typesbrownfields-grant-funding

# **Environmental Justice Collaborative Problem-Solving Cooperative Agreement Program**

This program provides financial assistance to organizations for projects that address local

environmental and/or public health issues in their communities using EPA's Environmental Justice Collaborative Problem-Solving Model. The program helps recipients build collaborative partnerships to help them understand and address environmental and public health concerns in their communities.

https://www.epa.gov/environmental-justice/ environmental-justice-collaborative-problemsolving-cooperative-agreement-0

## **Environmental Justice Small Grants**

This grant program supports and empowers communities working on solutions to local environmental and public health issues. The program is designed to help communities understand and address exposure to multiple environmental harms and risks and funds projects up to \$30,000. Previously funded projects include Educating South Florida's Residents on Hydroponic Urban Gardening; Promoting Sustainable Agriculture and Healthy Food Production in Athens, Georgia; Creating Safe Soil for Healthy Gardening; and Promoting Urban Agriculture and Food Sustainability in Brooklyn, New York.

https://www.epa.gov/environmentaljustice/ environmental-justice-small-grants-program

### **Targeted Brownfields Assessments**

This program helps states, tribes, and municipalities minimize the uncertainties of contamination often associated with brownfields. This program supplements other efforts under the Brownfields Program to promote the cleanup and redevelopment of brownfields sites. Services include site assessments, cleanup options and cost estimates, and community outreach. Services are for an average of \$100,000. The sites for this program are selected locally, once a year. Applicants should currently have redevelopment plans for the contaminated property.

https://www.epa.gov/brownfields/targetedbrownfields-assessments-tba

# **Technical Assistance to Brownfields Communities Program**

This program funds three organizations who with their extensive team of subgrantees, contractors, partners, and other network contacts—provide technical assistance to communities and other stakeholders. The program helps communities tackle the challenge of assessing, cleaning up, and preparing brownfield sites for redevelopment, especially underserved, rural, small and otherwise distressed communities.

https://www.epa.gov/brownfields/epas-technicalassistance-brownfields-tab-communitiesprogram-providing-technical

**EPA provides Environmental Quality Grants** to state agencies, of which Arizona Department of Environmental Quality (ADEQ) is one of the recipients. The city can leverage this grant from the state by showing a need for development.

**ADEQ** manages a **Brownfields Assistance Program** that provides funding under a State Response Grant for Phase I and Phase II environmental site assessments. https://azdeg.gov/node/1438

Through the Rivers, Trails, and Conservation **Assistance Program**, the National Park Service works with local leaders to build partnerships and engage their communities in outdoor recreation and natural resource conservation projects. This program provides technical assistance including design and planning, fundraising, implementation and other support.

https://www.nps.gov/orgs/rtca/index.htm

**EPA's Brownfields Multipurpose Grants** provide funding to carry out a range of eligible assessment and cleanup activities with a

proposed target area, such as a neighborhood, a number of neighboring towns, a district, a corridor, a shared planning area or a census tract. The target area may not include communities that are located in distinctly different geographic areas. The performance period for these grants is five years. An applicant can apply for up to \$800,000 and should demonstrate how grant funds will result in at least: one Phase II environmental site assessment; one brownfield site cleanup; and an overall plan for revitalization of one or more brownfield sites, if there is not already a plan in place.

https://www.epa.gov/brownfields/typesbrownfields-grant-funding

### **Connected Communities**

### **Cultural Connections**

# **National Endowment for the Arts Our Town Grant Program**

Our Town supports creative placemaking projects that integrate arts and culture into community revitalization work—placing arts at the table with land use, transportation, economic development, education, housing, infrastructure, and public safety strategies. Projects require a partnership between a nonprofit organization and a local government entity, with one of the partners being a cultural organization. Matching grants range from \$25,000 to \$200,000.

https://www.arts.gov/grants-organizations/ourtown/introduction

The U.S. Economic Development Administration (EDA) has several economic development assistance grant programs that support job creation and job retention in economically distressed areas. It's **Planning** Partnership, Technical Assistance, Public Works, Economic Adjustment, and Special **Initiatives** grants provide communities with the resources to foster economic growth and private sector investment.

https://www.eda.gov/funding-opportunities/

**Kresge Foundation's Developing Healthy Places** focus area offers programs and grants to promote health equity among people in lowincome neighborhoods and foster improved health for entire communities. In 2015, Kresge offered planning grants under the initiative "Fresh, Local & Equitable: Food as a Creative Platform for Neighborhood Revitalization," which "seeks to help create a sense of place in communities where culinary ventures are integrated into community life, creating synergies that exceed the sum of their parts." https://kresge.org/grant/build-healthy-places-

# The Robert Wood Johnson Foundation

network

supports research and programs to help build a national culture of health. Projects that link local foods assets such as community gardens and farmers markets with recreation and alternative transportation projects that seek to improve access to healthy foods could fit with the foundation's giving. The foundation has programs that help to transform local environments in ways that remove health barriers and make it easier for people to lead healthier lives.

http://www.rwjf.org/en/our-focus-areas/topics/ built-environment-and-health.html

The **Trust for Public Lands** collaborates with communities to plan, design, and build parks, playgrounds, gardens, and trails. Residents and stakeholders may be able to obtain assistance to design and construct needed parks, playgrounds, gardens, and trails as identified in the design options or in other areas of the neighborhood

and city.

https://www.tpl.org/how-we-work/ create#sm.000715acv182heu8zag1dsydri68d

Several cities are investigating **Smart City** 

Technology and Strategies or have developed policies and plans. Some of these include the following:

United States Environmental Protection Agency. Cool & Connected.

https://www.epa.gov/smartgrowth/coolconnected

City of West Hollywood, California. Smart City. http://www.weho.org/city-hall/city-departmentsdivisions/economic-development/innovation/ west-hollywood-smart-city

City of Ketchum, Idaho. Smart City. https://www.usmayors.org/wp-content/ uploads/2017/02/2016SmartCitiesSurvey.pdf

City of Erwin, Tennessee. Smart City. https://smartgrowthamerica.org/erwin-tnevolving-railroads-fiber-optic-cables/

City of Seat Pleasant, Maryland. Smart City. https://www.seatpleasantmd.gov/35/Smart-City

University of California, Berkeley. Smart Cities Research Center.

http://smartcities.berkeley.edu/

# **Transportation for America (T4America) Creative Placemaking Grants**

T4America is the advocacy arm of Smart Growth America, and provides these grants under the Cultural Corridor Consortium. Grants of \$50,000 are awarded to creative placemaking projects in three new cities that engage residents, attract the attention of local public works and transportation agencies, and spark new conversations that bring more people to the table to plan and implement new transportation investments.

The organization is especially committed to funding collaborative projects that expand transportation opportunities and local control for low-income people, recent immigrants, and people of color living in communities that have experienced disproportionate disinvestment and disconnection.

http://t4america.org/creative-placemaking-grants/

# **Multi-modal Transportation**

# **Surface Transportation Block Grant Program Transportation Alternative Set Aside**

This Federal Highway Administration (FHWA) program provides set-aside funding for programs and projects defined as transportation alternatives (including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities such as historic preservation and vegetation management, and environmental mitigation related to stormwater and habitat connectivity); recreational trail projects; safe routes to school projects; and projects for planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former divided highways. Funds are allocated to state departments of transportation, which select projects through a competitive process. Local governments, school districts, and nonprofit organizations responsible for the administration of local transportation safety programs are among the entities eligible to apply for funding. http://www.fhwa.dot.gov/environment/ transportation alternatives/guidance/ guidance\_2016.cfm

**Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Grants** 

The U.S. Department of Transportation (USDOT) provides this program that replaces the preexisting TIGER grant program and provides grants to fund capital improvements in surface transportation infrastructure that have significant local or regional impact. These are evaluated on criteria that include safety, economic competitiveness, quality of life, environmental protection, state of good repair, innovation, partnership and additional non-Federal revenue for future transportation infrastructure investments.

https://ops.fhwa.dot.gov/Freight/infrastructure/ tiger/

# **Advanced Transportation and Congestion Management Technologies Deployment** (ATCMTD)

This FHWA program provides funding to eligible entities to develop model deployment sites for the large scale installation and operation of advanced transportation technologies to improve safety, efficiency, system performance, and infrastructure return on investment.

https://www.fhwa.dot.gov/fastact/factsheets/ advtranscongmgmtfs.cfm

# **Arizona Department of Transportation** (ADOT) Grant Coordination Group - assists

ADOT and its partners in seeking federal grants primarily for highway infrastructure improvements and related projects. In coordination with appropriate ADOT entities and other stakeholders, the Grant Coordinator is in the lookout for suitable opportunities found in published announcements called the Notice of Funding Opportunities (NOFO). After a relevant NOFO is reviewed and considered to be reasonably promising, ADOT initiates, develops and submits the application package to the appropriate authority. Most of the grant opportunities require a cost sharing and local

matching fund, and are highly competitive. Moreover, a strong commitment by all parties involved in the proposed project is a critical factor in any grant application.

https://www.azdot.gov/planning/grantcoordination/grant-opportunities

# **Arizona Department of Transportation** (ADOT) Transit Programs and Grants

The Arizona Department of Transportation has a variety of funding mechanisms to support public transit.

https://www.azdot.gov/planning/ TransitProgramsandGrants/program-handbookapplications-and-awards

### FTA Section 5310 grant program

ADOT's Multimodal Planning Division administers the Federal Transit Administration's Section 5310 grant program, also known as the ADOT Coordinated Mobility Program, which is designed to financially support transit services to enhance mobility for seniors and individuals with disabilities in Arizona. FTA Section 5310 funding is available to fund costs for the purchase of capital (e.g., vehicles, dispatch software, preventive maintenance), operations and mobility management activities.

https://www.azdot.gov/docs/default-source/ planning/fy-2019-fta-section-5310-notice-offunding-availability-nofa.pdf?sfvrsn=2

# **Highway Safety Improvement Program** (HSIP)

USDOT makes annual allotments to ADOT, and complete streets are an eligible use of the funds. https://safety.fhwa.dot.gov/hsip/

# Arizona Governor's Office of Highway Safety

Very limited funding opportunities may exist from the state for highway safety improvement projects. Governor's Office of Highway Safety (GOHS) grants are not "block grants" providing

funds in advance for expenditures. GOHS grants reimburse for expenditures from an agency's own resources to fund the project.

https://gohs.az.gov/grant-opportunities

# Maricopa Association of Governments (MAG) **Active Transportation Committee**

This committee is composed of representatives from MAG member agencies, Valley Metro and the Coalition of Arizona Bicyclists as well as members of the landscape architecture and public health community. The committee annually recommends projects for funding, including through the MAG Design Assistance Program and the MAG Bicycle and Pedestrian Master Plans and First Time Updates program. The committee focuses on meaningful implementation by recommending bicycle and pedestrian projects for funding as well as activities to inform the region about the benefits of biking and walking and the importance of connections to transit—to foster mobility through a regionally-significant active transportation system.

https://www.azmag.gov/Committees/Technical-Committees/Active-Transportation-Committee

# **Complete Streets Guidance**

### **Model Design Manual for Living Streets**,

developed by the County of Los Angeles Public Health and others, is a free downloadable and editable manual available on the internet for cities to use to develop guidance for multimodal street design. This manual focuses on all users and all modes, seeking to achieve balanced street design that accommodates cars while ensuring that pedestrians, cyclists and transit users can travel safely and comfortably. This manual also incorporates features to make streets lively, beautiful, economically vibrant as well as environmentally sustainable. Cities may use this manual in any way that helps them update their

current practices, including adopting the entire manual, adopting certain chapters in full or part, modifying or customizing chapters to suit each city's needs. Some guidance may not be current best practices, but the manual can still be helpful. http://publichealth.lacounty.gov/place/PLACE The Model Design Manual for Living Streets. <u>htm</u>

# The National Complete Streets Coalition's

website provides information on complete streets, intersections, and street lighting including policy development and implementation, technical assistance, webinars, and other resources. Technical assistance includes workshops on complete streets, economic development, smart growth, and more. https://smartgrowthamerica.org/program/ national-complete-streets-coalition/

# **National Association of City Transportation**

Officials (NACTO) Their mission is to build cities as places for people, with safe, sustainable, accessible and equitable transportation choices that support a strong economy and vibrant quality of life." They provide guidance on street design, transit street design, bikeway design, street stormwater (green infrastructure), and other topics that are available on the internet or as hard copy manuals; street design data sharing, training and workshops, and other information. NACTO's guidance and other information is graphic-oriented, provides dimensional guidance, and includes case studies.

https://nacto.org/

# Sustainability

# **Urban Agriculture**

#### **EPA Local Foods, Local Places**

Sponsored by EPA and other agencies this

program helps cities and towns across the country protect the environment and human health by engaging with local partners to reinvest in existing neighborhoods as they develop local food systems. It supports locally led, communitydriven efforts to protect air and water quality, preserve open space and farmland, boost economic opportunities for local farmers and businesses, improve access to healthy local food, and promote childhood wellness. EPA developed the Local Foods, Local Places Toolkit to help communities interested in using local foods to support downtown and neighborhood revitalization.

https://www.epa.gov/smartgrowth/local-foodslocal-places-toolkit

# **U.S. Department of Agriculture (USDA) Programs in the Local Food Supply Chain**

The USDA Agricultural Marketing Service created a fact sheet to help identify which USDA grants and programs may be available depending on a project's place in the local and regional food system.

https://www.ams.usda.gov/sites/default/files/ media/FoodSupplyChainFactSheet.pdf

# **USDA Beginning Farmer and Rancher Development Program**

The National Institute of Food and Agriculture offers this program that provides grants to collaborative partnerships of public or private entities for education, mentoring, and technical assistance initiatives for beginning farmers or ranchers.

https://nifa.usda.gov/program/beginning-farmerand-rancher-development-program-bfrdp

#### **USDA Farmers Market Promotion Program**

The program aims to increase domestic consumption of and access to locally and regionally produced agricultural products, and to develop new market opportunities for farm and ranch operations serving local markets. This program can support the development, improvement, and expansion of farmers markets, agritourism activities, and other direct producerto-consumer market opportunities. Grant awards range from \$50,000 to \$250,000 for capacitybuilding projects and \$250,000 to \$500,000 for community development, training, and technical assistance projects.

https://www.ams.usda.gov/services/grants/fmpp

# **USDA Local Food Promotion Program**

The program offers grant funds with a 25 percent match to support development and expansion of local and regional food business enterprises to increase domestic consumption of, and access to, locally and regionally produced agricultural products, and to develop new market opportunities for farm and ranch operations serving local markets. Planning grants fund the planning stages (e.g. market research, feasibility studies) of establishing or expanding a local and regional food business enterprise. Implementation grants help establish, improve, or expand local and regional food business enterprises through training and technical assistance for the business enterprise and/or for producers working with the business enterprise; outreach and marketing to buyers and consumers; and non-construction infrastructure improvements to business enterprise facilities or information technology systems.

https://www.ams.usda.gov/services/grants/lfpp

# **USDA Organic Certification Cost Share Programs**

Two Organic Certification Cost Share Programs help certified organic operations defray the costs associated with organic certification. Organic operations can be reimbursed for 75 percent of their certification costs up to \$750.

https://www.ams.usda.gov/services/grants/occsp

# **USDA Community Food Projects Competitive Grant Program**

This program helps nonprofit entities fight food insecurity by funding community food projects that help promote the self-sufficiency of lowincome communities. Preferred projects develop linkages between two or more sectors of the food system, support development of entrepreneurial projects, develop innovative linkages between the for-profit and nonprofit food sectors, and build long-term capacity of communities to address food and agricultural problems. Grants range from \$10,000 to \$400,000 and require a dollarfor-dollar match in resources.

https://nifa.usda.gov/program/community-foodprojects-competitive-grant-program-cfpcgp

# **USDA Food Insecurity Nutrition Incentive Grant Program**

This program supports projects to increase the purchase of fruits and vegetables among low-income consumers participating in the Supplemental Nutrition Assistance Program by providing incentives at the point of purchase. It funds pilot projects at up to \$100,000 over one year; multi-year, community-based projects at up to \$500,000 over no more than four years; and multi-year, large-scale projects of more than \$500,000 over no more than four years. USDA gives priority to projects that provide locally or regionally produced fruits and vegetables. https://nifa.usda.gov/program/food-insecuritynutrition-incentive-fini-grant-program

# **USDA Farm Service Agency, Farm Storage Facility Loan Program**

This program provides low-interest financing so producers can build or upgrade permanent facilities to store commodities. Eligible facilities include cold storage facilities for fruits,

vegetables, dairy, and meat products. Producers may borrow up to \$500,000.

http://www.fsa.usda.gov/programs-and-services/ price-support/facility-loans/farm-storage/index

#### **USDA Microloan Program**

The Microloan Program helps finance small, beginning, niche, and non-traditional farm operations; farms participating in direct marketing and sales such as farmers markets; and farms using hydroponic, aquaponic, organic, and vertical growing methods. Eligible uses of funds include to make a down payment on a farm; build, repair, or improve farm buildings; purchase hoop houses, tools, and equipment; gain GAP (Good Agricultural Practices), GHP (Good Handling Practices), and organic certification; and market and distribute agricultural products. The maximum loan amount is \$50,000.

http://www.fsa.usda.gov/programs-and-services/ farm-loan-programs/microloans/index

# **USDA Farm to School Activities Grants and** Loans

The Office of Community Food Systems created a 2018 fact sheet listing USDA funding available to assist farms, schools, and every link in between in feeding kids healthy local meals; teaching them about food, farming and nutrition; and supporting local agricultural economies.

https://www.fns.usda.gov/farmtoschool/ grantsandloans

# **USDA Forest Service, National Urban and Community Forestry Advisory Council**

This agency offers a cost-share grant program aimed toward program development that address strategies in their Ten-Year Action Plan. City projects can qualify for this grant through the priority strategy to build human health through urban and community forestry.

# https://www.fs.fed.us/managing-land/urbanforests/ucf/nucfac

#### **Aetna Foundation Funds**

The Aetna Foundation funds community groups that are advancing healthy eating and active living in homes, schools, and neighborhoods. A major part of this effort is connecting people of limited means with fresh fruits and vegetables through community gardens, urban farms, and farmers markets.

https://www.aetna-foundation.org/grantspartnerships/health-eating-living.html

# **American Community Gardening Association**

The American Community Gardening Association offers a list of grant opportunities for community gardens and other related projects.

https://communitygarden.org/resources/fundingopportunities/

# **Farmers Market Coalition**

The Farmers Market Coalition website includes funding resources for farmers markets and other community food projects.

https://farmersmarketcoalition.org/education/ funding-opportunities/

# **Food Co-op Initiative**

The Food Co-op initiative provides seed grants of up to \$10,000 for retail food co-ops. The grant money must be matched in equal dollars by locally raised funds.

http://www.fci.coop/seed-grants/

# **Healthy Food Access Portal**

The Healthy Food Access portal was created by PolicyLink, The Food Trust, and Reinvestment Fund to better support communities seeking to launch healthy food retail projects. The portal has a funding section including grants, loans, and incentives suited for healthy food projects. http://www.healthvfoodaccess.org/funding

# **Robert Wood Johnson Foundation**

The foundation has programs to increase ability to provide more free fresh produce in lowincome communities, raise awareness about food insecurity, and encourage healthier eating. http://www.rwjf.org/en/library/collections/healthyfood-access.html

Philanthropic arms of agricultural companies provide a range of grant funding opportunities that can be used towards improving conditions in and for the city. A few such opportunities are: John Deere - https://www.deere.com/en/ourcompany/citizenship-and-sustainability/grantinformation/

Monsanto – https://www.monsantofund. org/#home-stories

**Dow** – <a href="https://www.dow.com/en-us/news/dow-">https://www.dow.com/en-us/news/dow-</a> facts/charitable-giving

Future of Food - https://futureoffood.org/aboutus/monitoring-evaluation/

Others include **Pew Charities**, **Clarence** E Heller Charitable Foundation, and **Sustainable Agriculture and Food Systems** Funders.

#### Water Resource Protection

# **EPA Water Infrastructure and Resiliency Finance Center**

EPA's Water Finance Center provides financing information to help local decision makers make informed decisions for drinking water, wastewater, and stormwater infrastructure to protect human health and the environment. This includes The Water Finance Clearinghouse, a web-based portal that gives local decision makers an opportunity to search for available funding sources for water infrastructure as well as resources (such as reports, webpages, and webinars) on financing mechanisms and approaches that can help communities access

capital to meet their water infrastructure needs. https://www.epa.gov/waterfinancecenter

https://www.epa.gov/waterfinancecenter/waterfinance-clearinghouse

#### **EPA Urban Waters Small Grants**

This grant program helps protect and restore urban waters, improve water quality, and support community revitalization and other local priorities. Projects address local water quality issues related to urban runoff pollution, provide additional community benefits, actively engage underserved communities, and foster partnerships. The grants are competed and awarded every two years, with individual award amounts of up to \$60,000.

https://www.epa.gov/urbanwaters/urban-waterssmall-grants

#### **EPA Clean Water Act Section 319 Grants**

Funding is directed to demonstration projects that reduce nonpoint source pollution. Green infrastructure elements can be eligible for funding through this program. The Office of Water offers grants and funding sources. The Clean Water State Revolving Fund (CWSRF) provides eligibility to projects aimed to manage nonpoint source pollution, recapture stormwater, and reduce water use. The Green Project Reserve provides water quality financing to help communities meet the goals of the Clean Water Act. Nonpoint source pollution control and green infrastructure can be eligible for funding through this program.

https://www.epa.gov/nps/319-grant-currentguidance

# **EPA Section 106 Water Pollution Control Grants**

Under Section 106 of the Clean Water Act, EPA provides assistance to states, interstate agencies, and eligible tribes to establish and implement

ongoing water pollution control programs. These grants support building and sustaining effective water quality systems.

https://19january2017snapshot.epa.gov/waterpollution-control-section-106-grants .html

# Mesa AZ Guide for Low Impact Development **Toolkit**

This document provides a range of current stormwater management practices as well as national and regional low impact development best practices to guide the city of Mesa and their businesses and residents towards sustainable stormwater practices.

http://www.mesaaz.gov/home/ showdocument?id=14999

# **Green Building & Development**

#### **U.S. Climate Resilience Toolkit**

This interagency collaborative maintains a listing of funding sources related to a range of climate change and resiliency issues including sustainability, drought recovery, water and other natural resources conservation, agricultural management assistance, urban heat adaptation, and more. It also provides information related to building resiliency, case studies, tools, and other topics.

https://toolkit.climate.gov/

https://toolkit.climate.gov/content/fundingopportunities

# **Green Infrastructure Leadership Exchange** (Partners for Places)

This exchange is a partner with Urban Sustainability Directors Network and Funders Network for Smart Growth and Livable Communities in the Partners for Places initiative. It represents a practitioner network supporting green infrastructure communities and has

supported green stormwater infrastructure projects.

https://giexchange.org/

# **Green Infrastructure Manual for Desert Communities**

This publication provides examples of green infrastructure practices for desert environments. The author also provides a library of resources on a variety of related topics such as green streets and watersheds.

https://watershedmg.org/document/greeninfrastructure-manual-for-desert-communities

&

https://watershedmg.org/learn/resource-library

# Spanish Language Video, Green Infrastructure

Infraestructura Verde en San Luis Rio Colorado is a video that explains the benefits of green infrastructure and green streets and shows a neighborhood group retrofitting a street with a landscaped swale to manage stormwater runoff. https://watershedmg.org/video/infraestructuraverde-en-san-luis-rio-colorado

#### **EPA Links to Green Building Funding Sources**

EPA does not currently provide funding to support green building projects. However, they had previously assembled a list of some funding sources that may be available at the national, state and local levels for homeowners, industry, government organizations and nonprofits. Links on this page include sources for grants, taxcredits, loans, or others.

https://archive.epa.gov/greenbuilding/web/html/ funding.html

## **U.S. Green Building Council**

The USGBC is not a government agency but a private non-profit organization. It sets and manages standards for Leadership in Energy and Environmental Design, known as LEED. They offer guidance for development of 'green' neighborhoods:

https://new.usgbc.org/leed/rating-systems/ neighborhood-development

In partnership with Bank of America Charitable Foundation, USGBC apparently offers limited Affordable Green Neighborhood grants to aid development of low-income housing seeking LEED certification, but the application process for these is not clear.

http://plus.usgbc.org/green-neighborhoods/

# **E: VISUAL PREFERENCE SURVEY RESULTS**

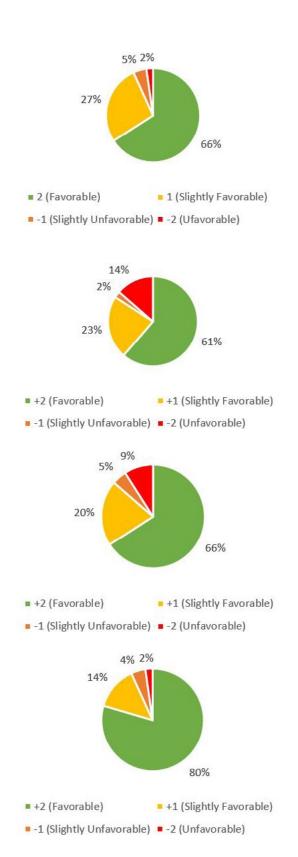
### **PARKS & OPEN SPACE**











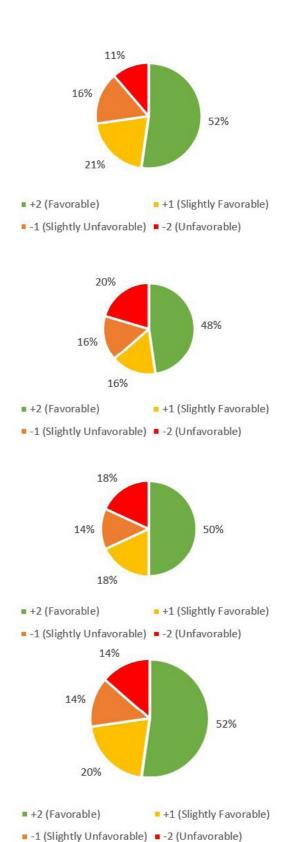
# **SINGLE-FAMILY RESIDENTIAL**











### **APPENDIX**

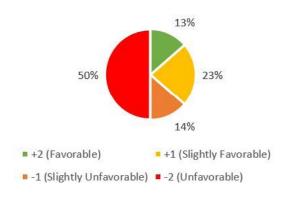
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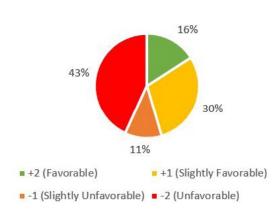


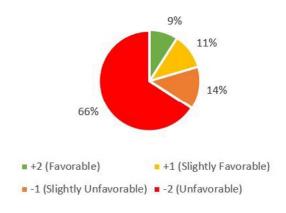


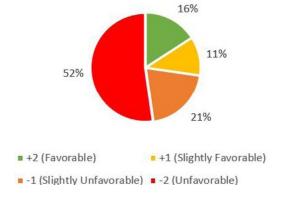






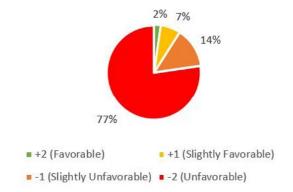




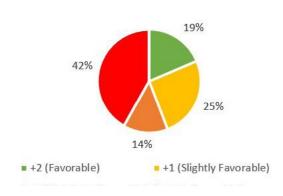


# AFFORDABLE HOUSING

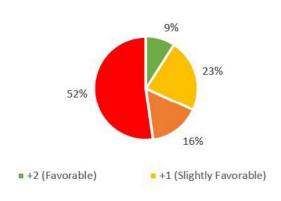




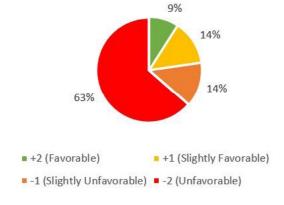












### **APPENDIX**

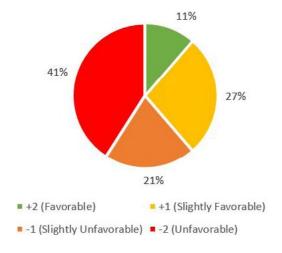
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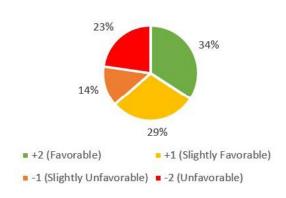


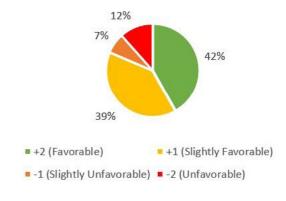


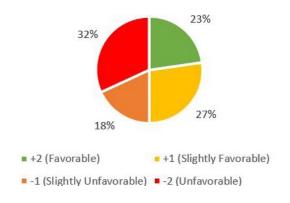












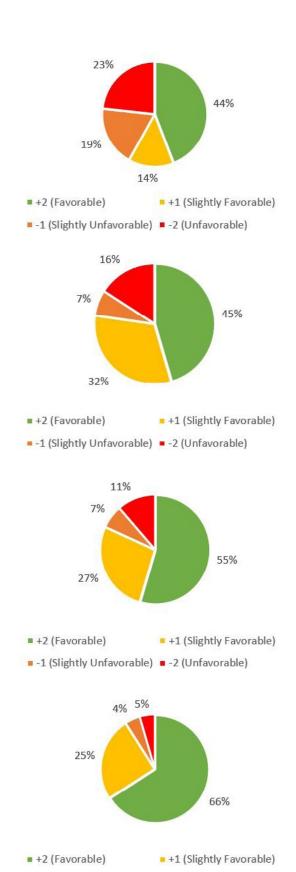
# **ACTIVITY CENTER**











■ -1 (Slightly Unfavorable) ■ -2 (Unfavorable)

### **APPENDIX**

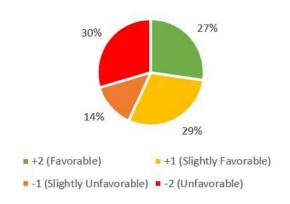
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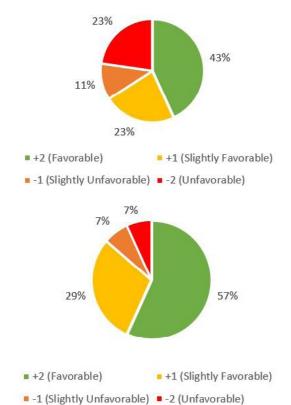


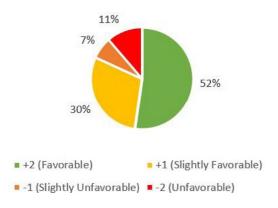












### **REGIONAL HUB**









