**SITE FEATURES**

- **Size:** 70 acres, sand and gravel, and landfill
- **Rio Salado Beyond the Banks land uses:** Commerce/business park; Mixed use (commercial/10-15du/ac)
- **Frontage:** Central Avenue
- **Neighboring uses, north:** Salt River
- **Neighboring uses, west:** mining, quarry
- **Neighboring uses, south:** commercial, industrial, single-family residential
- **Neighboring uses, east:** commercial, industrial, Rio Salado Audubon Nature Center

**WORKSHOP SKETCH**

This sketch includes a mixed-use corridor along Central Avenue, with arts/cultural entertainment, medical/research facilities, and open space designation.

**DESCRIPTION**

Sketch 1A: West of Central Avenue
DESCRIPTION
This sketch highlights a sustainable destination site with an international sports complex for the City of Phoenix, and emphasizes the ability to "live/work/play" to keep people in the community. A business development/ incubator program was labeled as necessary for the area.

SITE FEATURES
Size: 70 acres, sand and gravel, and landfill
Rio Salado Beyond the Banks land uses: Commerce/business park; Mixed use (commercial/10-15 du/ac)
Frontage: Central Avenue
Neighboring uses, north: Salt River
Neighboring uses, west: mining, quarry
Neighboring uses, south: commercial, industrial, single-family residential
Neighboring uses, east: commercial, industrial, Rio Salado Audubon Nature Center

WORKSHOP SKETCH
Sketch 1B: Sports venue (ex. BMX racing, soccer)
Residential/Mixed use (live work, higher density)
Education/Retail/Medical/ Institutional/Office park (uses compatible with residential)
DESCRIPTION
This highlights a mix of higher density housing and retail along Central Avenue, with recreational/entertainment opportunities throughout, educational/medical facilities, and connections that provide cohesion to/from downtown Phoenix.

SITE FEATURES
Size: 70 acres, sand and gravel, and landfill
Rio Salado Beyond the Banks land uses: Commerce/business park; Mixed use (commercial/10-15 du/ac)
Frontage: Central Avenue
Neighboring uses, north: Salt River
Neighboring uses, west: mining, quarry
Neighboring uses, south: commercial, industrial, single-family residential
Neighboring uses, east: commercial, industrial, Rio Salado Audubon Nature Center

WORKSHOP SKETCH
Sketch 1C: West of Central Avenue
**DESCRIPTION**
This sketch highlights a mix of entertainment options with restaurants or cafes, a museum, retail near Central Avenue, a community garden and/or a garden to provide fresh food to the restaurant. A landscaped buffer along the south side of the site provides sound abatement for nearby uses.

**SITE FEATURES**
- **Size:** 10 acres, privately-owned closed landfill
- **Rio Salado Beyond the Banks land uses:** Commercial, Parks/Open Space - publicly owned; mixed use (commercial/office/commerce park)
- **Frontage:** Central Avenue
- **Neighboring uses, north:** Rio Salado
- **Neighboring uses, west:** mining, quarry
- **Neighboring uses, south:** commercial, industrial
- **Neighboring uses, east:** office

**WORKSHOP SKETCH**

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**Sketch 2A : East of Central Avenue**

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**Audubon Center**

**Central Ave.**

**3rd Pl.**

**1st Ave.**

**Victory St.**

**Pioneer St.**

**SALT RIVER**

**Workshop Sketch**

- **Del Rio Study Area boundary**
- **Brownfield site boundary**
- **Site Access**
- **Trail or path**
- **Trolley route**
- **Parks/Open Space/Recreation**
- **Residential**
- **Commercial/Retail/Entertainment**
- **Mixed use**
- **Industrial**
- **Research/Office**

Note: Parking integrated throughout other uses
DESCRIPTION
Sketch 2A ideas were taken a bit further to focus on solar farm opportunities with a research and educational component. A majority of the site would be dedicated to solar panels, and small area near Central Avenue could include a cafe/restaurant, retail and/or solar energy educational facility.

SITE FEATURES
Size: 10 acres, privately-owned closed landfill
Rio Salado Beyond the Banks: land uses: Commercial; Parks/Open Space - publicly owned; mixed use (commercial/office/commerce park)
Rio Salado Beyond the Banks: Commercial; Parks/Open Space - publicly owned; mixed use (commercial/office/commerce park)
Frontage: Central Avenue
Neighboring uses, north: Rio Salado
Neighboring uses, west: mining, quarry
Neighboring uses, south: commercial, industrial
Neighboring uses, east: office

WORKSHOP SKETCH
Sketch 2B: East of Central Avenue

Sketch 2B: ideas were taken a bit further to focus on solar farm opportunities with a research and educational component. A majority of the site would be dedicated to solar panels, and small area near Central Avenue could include a cafe/restaurant, retail and/or solar energy educational facility.
DESCRIPTION
This sketch assigned this area to be used as a park with a desert riparian/xeriscape design connecting to trails along the Rio Salado, and a variety of amenities and community garden for families. A restaurant/café could provide simple pre-made food or picnic food items for visitors of the park.

SITE FEATURES
Size: 10 acres, privately-owned closed landfill
Rio Salado Beyond the Banks land uses: Commercial; Parks/Open Space - publicly owned; mixed use (commercial/office/commerce park)
Frontage: Central Avenue
Neighboring uses, north: Rio Salado
Neighboring uses, south: commercial, industrial
Neighboring uses, east: office

WORKSHOP SKETCH
Passive, desert park
Café/retail/gallery space
Gateway feature
Trail links to Rio Salado trails
DESCRIPTION
This sketch highlights an amusement park use on the site as a point of pride for the community, and also emphasizes the development of a solar farm that has low impact on the site, provides educational opportunities and has possible revenue potential.

SITE FEATURES
Size: 130 acres, city-owned closed landfill 20 acres non-landfill
Rio Salado Beyond the Banks land uses: Parks/Open Space - privately owned
Frontage: Elwood Street
Neighboring uses, north: Salt River
Neighboring uses, west: commercial, vacant
Neighboring uses, south: commercial, industrial, vacant
Neighboring uses, east: commercial

WORKSHOP SKETCH

Sketch 3A: Del Rio Landfill

Amusement park
Solar farm

Del Rio Study Area boundary
Brownfield site boundary
Site Access
Trail or path
Trolley route
Parks/Open Space/Recreation
Residential
Commercial/Retail/Entertainment
Mixed use
Industrial
Research/Office

Note: Parking integrated throughout other uses
DESCRIPTION
This sketch includes a park complex with world-class soccer facilities as the anchor. Numerous other training fields support this idea, and significant landscaping would help to improve the air quality of the area. Entertainment options such as rodeo grounds, bowling, paintball, and/or a theater were also proposed.

SITE FEATURES
Size: 130 acres, city-owned closed landfill 20 acres non-landfill
Rio Salado Beyond the Banks land uses: Parks/Open Space - privately owned
Frontage: Elwood Street
Neighboring uses, north: Salt River
Neighboring uses, west: commercial, vacant
Neighboring uses, south: commercial, industrial, vacant
Neighboring uses, east: commercial

WORKSHOP SKETCH
Sketch 3B:
- Rodeo grounds
- Spring training field or MLS
- Ballfield complex (soccer, Little League, Pop Warner)
- Paint ball
- Gateway
- Views
- Landscape buffer
- Del Rio Study Area boundary
- Brownfield site boundary
- Site Access
- Trail or path
- Trolley route
- Parks/Open Space/Recreation
- Residential
- Commercial/Retail/Entertainment
- Mixed use
- Industrial
- Research/Office
Note: Parking integrated throughout other uses
DESCRIPTION
This sketch highlights the site as a mixed use area with a majority of the site dedicated to a solar panel layout; a pedestrian friendly commercial zone (restaurants/cafes, shops, etc.), and a running trail parallel to Rio Salado compliment the solar use. The sketch emphasizes long-term job creation as the priority of any redevelopment proposal on the site.

SITE FEATURES
Size: 130 acres, city-owned closed landfill 20 acres non-landfill
Rio Salado Beyond the Banks land uses: Parks/Open Space - privately owned
Frontage: Elwood Street
Neighboring uses, north: Salt River
Neighboring uses, west: commercial, vacant
Neighboring uses, south: commercial, industrial, vacant
Neighboring uses, east: commercial

WORKSHOP SKETCH
Sketch 3C:
- Solar arrays
- Entertainment (theater, shopping, multicultural center, bowling, restaurants)
- Main entrance, with roundabout
DESCRIPTION
This sketch highlights the area for recreational use. It includes a soccer complex (similar to Reach 11) where tournaments and recreational sports could occur. A Community Center includes armadas and cooking areas for family gatherings and picnics. Shade ramadas allow the viewing of the habitat restoration project and supporting businesses provide concessions and retail opportunities.

SITE FEATURES
Size: 130 acres, city-owned closed landfill, 20 acres non-landfill
Rio Salado Beyond the Banks land uses: Parks/Open Space, privately owned
Frontage: Elwood Street
Neighboring uses, north: Salt River
Neighboring uses, west: commercial, vacant
Neighboring uses, south: commercial, industrial, vacant
Neighboring uses, east: commercial

WORKSHOP SKETCH

Sketch 3D: Del Rio Landfill

Del Rio Study Area boundary
Brownfield site boundary
Site Access
Trail or path
Trolley route
Parks/Open Space/Recreation
Residential
Commercial/Retail/Entertainment
Mixed use
Industrial
Research/Office
Note: Parking integrated throughout other uses
**SITE FEATURES**

- **Size:** 130 acres, city-owned closed landfill; 20 acres non-landfill
- **Rio Salado Beyond the Banks land uses:** Parks/Open Space - privately owned
- **Frontage:** Elwood Street
- **Neighboring uses, north:** Salt River
- **Neighboring uses, west:** commercial, vacant
- **Neighboring uses, south:** commercial, industrial, vacant
- **Neighboring uses, east:** commercial

**DESCRIPTION**

This sketch highlights areas for active recreational use and includes a soccer complex and community center. This sketch has a 9-hole and 3 par golf course, a dog park, and kids park. This sketch also shows the area ringed with multi-use paths with a trolley (electric) providing access throughout the park.

**WORKSHOP SKETCH**

**Sketch 3E: Del Rio Landfill**

- Kids and seniors 3-par golf course
- Soccer field complex
- Skate park
- Dog park
- Park/ Picnic facilities
- Kids park
- Community center/ Commercial
- 3E golf course

Note: Parking integrated throughout other uses.