
DRAFT - SOUTH CENTRAL DEVELOPMENT GUIDELINES

Gentrification / Displacement Working Group

South Central Collaborative

PREAMBLE: ITEMS THAT WE WOULD LIKE TO INCORPORATE AS A BASELINE OF ANY PROJECT AND DEVELOPMENT THAT WILL BE PART OF OUR COMMUNITY.

- I. *Creation and contribution to a Community Development Fund*
- II. *Must show correlation of project to the Community Plan*
- III. *Create building standards for long term use and benefit*
- IV. *Art and cultural space and representation in all projects*

Affordable Housing

- Extremely Low Income (up to 30% AMI)
- Very Low Income (up to 50% AMI)
- Low Income (up to 80% AMI)
- Workforce (up to 120% AMI)
- Market (above 120% AMI)
- Evaluate housing to fit the community, understanding 2/3 of renters fall below 30% AMI
- Show the added value of project to community through housing, services and employment
- Mixed income housing
- No concentrated low-income housing
- Incorporate all housing models and types
- Implement initiatives to preserve current affordable housing projects
- Present exit strategy of project to show long term benefit to community
- Include displacement programs to help families who may be displaced by project

Civic Engagement

- There will be maximum involvement of neighbors and property owners in planning, design, and implementation
- At least 3 community meetings and follow-up will be held at pre-design, schematic design, and site planning process – Follow-up includes communication and visual representation of how the development changed based on community input

- Show correlation of proposed project to Community Plan
- Present projected plan to Neighborhood Planning District Committee
- Have visual representation of proposed projects with presentation
- Give ample notification to community about upcoming community presentations and provide meeting documents and follow-up notes available to review.

Plan for Pedestrian-ETOD (Equitable Transit Oriented Development)

- Pathways / bike lanes will be easy to navigate
- Paths and sidewalks will connect to the overall neighborhood
- Main entrances will be oriented toward light rail and / or active sidewalks
- Will incorporate structured shading and canopies and tree shade
- Will have appropriate street / parking buffers
- Sustainable landscape design will contribute comfort, (lighting, furnishings, bike lockers, bike sharing, etc.)
- Create Bio swales
- Create Buffer Parks in available space
- Planting mature, canopy ready trees
- Incorporate the Walkable Urban Code (WUC)
- Design plan or partnership for tree maintenance
- Partnership or accessibility for alternative transportation methods (scooters, bikes, ride sharing)

Preservation of Place & Existing Structure

- A maximum percentage of existing structure will be preserved or reused
- Historic structures will be rehabilitated using the US Secretary of Interior's standards for rehabilitation
- Vacant or foreclosed properties will be rehabbed / repurposed
- A variety of facade treatments and pedestrian scale details will be provided to break up uniformity
- Identify points of pride— maintain and rehabilitate
- Open/Green space maintenance plan
- Incorporate appropriate size parking to project according to the Walkable Urban Code (WUC)
- Incorporate sustainable building techniques, standards
- Identify previous use of building and try and match community benefit
- Use reused and appropriate material for adaptive reuse projects
- Incorporate art in historic restoration
- Keep and restore historic housing

Balance of Uses

- Mixed income residential, office, retail, cultural, community spaces, recreation within .5 mile of light rail station
- Will not oversaturate already prevalent uses
- Active uses will be on ground floor and connected to sidewalks
- Mix of uses will be available throughout the day / night and week
- Present project to Neighborhood Planning District Committee and correlate to community plan
- Allow for blended Zoning for micro business
- Develop hybrid entertainment attractions that include cultural and public space

Sustainable and Energy Efficient Design

- Maximum points on ADOH QAP and / or LEED standards
- Tree & shade target is at least 25% canopy coverage for entire site and 75% on public sidewalks
- incorporate cool roofs
- Develop and implement maintenance plan for trees and green areas
- Include Bio swales where possible
- Design project to include bird friendly building, gardens and Agri scaping
- 100-year building standards
- Water capturing mechanisms, Rain and grey water
- Climate Resilient building technology
- Keeping connectivity between South Mountain and the Rio Salado
- Utilize native plants and trees
- Follow storm water standards set through National Association of City Transportation Officials (NACTO) policies

Safe Design

- Adequate lighting will be used for public spaces, sidewalks, and streets
- Crime Prevention through Environmental Design (CPTED) principles will be employed
- Facades facing streets, pathways, & public spaces will have large areas of transparency (windows / doors)
- Will safely accommodate pedestrian, bicycle, and transit access
- Will have safe design for buffers, landscape, and other amenities
- Technology and real time data gathering for safety and security
- Implement Smart Cities technologies

Safe Routes and Connectivity

- Will have continuous network of sidewalks and bike paths, even on site
- Will have comfortable pathways to building entrances - including parking lot passageway
- Wayfinding updates
- Cooling Corridors through the ETOD code

Civic Facilities and Infrastructure

- Joint use facilities - athletic facilities, parks, etc.
- Education services (before / after school, parenting, computer, special needs, workforce assistance, etc.)
- Daily childcare (onsite, proximate distance)
- Senior centers
- Access to public facilities
- Implement “20 Minute City” planning and accessibility guidelines
- Neighborhood Disaster Preparedness Planned process with all structures
- Create proper programs for recreational activities
- Contribute to Community Benefit Fund

Socio-Economic Engagement

- Parks, open spaces, recreation, entertainment, & facilities associated w/ development will complement local culture
- Will accommodate a range of age, ethnic, and cultural groups
- Architecture, permanent public art installations, and creative features will be incorporated
- Preserve Culture and cultural landmarks
- Contribute to Community Benefit Fund
- Create Idea Exchange places within the community