




Rio Vista

VILLAGE CHARACTER PLAN

phoenix.gov



Narrative



The Rio Vista Village is generally bounded by the Table Mesa Road alignment on the north, Interstate 17 on the east, an irregular area on the south and east bounded by Desert Hills Drive, Pyramid Peak Parkway and Carefree Highway, and New River Road and the 75th Avenue alignment. The Rio Vista Village, meaning river view, is predominately undeveloped with the exception of the Anthem Commerce Park, Anthem Outlets and Anthem West, a single-family residential community. New River Wash and the lush Sonoran Desert landscape offer numerous open space and recreational possibilities throughout the Village. The area is truly unique with panoramic views of the Black and Daisy Mountains. A majority of the vacant land in the Village is owned by the Arizona State Land Department. Interstate 17 serves as a major north-south transportation route for metro Phoenix connecting the Valley to Northern Arizona.

Rio Vista Village

BY THE NUMBERS



Population

Existing: 3,860 (2015)
Projected: 9,400 (2030)



32%

Residential
0-5 du/acre
(General Plan Land Use)

34%

County Jurisdiction
(14 square miles)

71%

State Trust Land
(29 square miles)



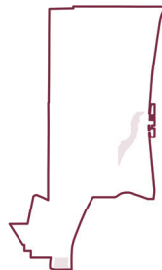
Trails and Bikeways

Existing: 2 miles
Proposed: 34 additional miles



1,240

Households (2015)



Sonoran Preserve

0

Acquired Acres

589

Proposed Acres

Rio Vista Village

CHARACTER

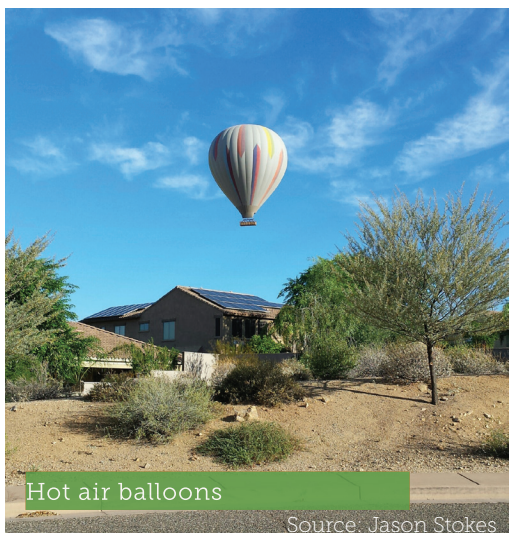


Desert setting lifestyle



Trail system

Source: LVA Urban Design Studio



Hot air balloons

Source: Jason Stokes





Phoenix Gateway



Remoteness



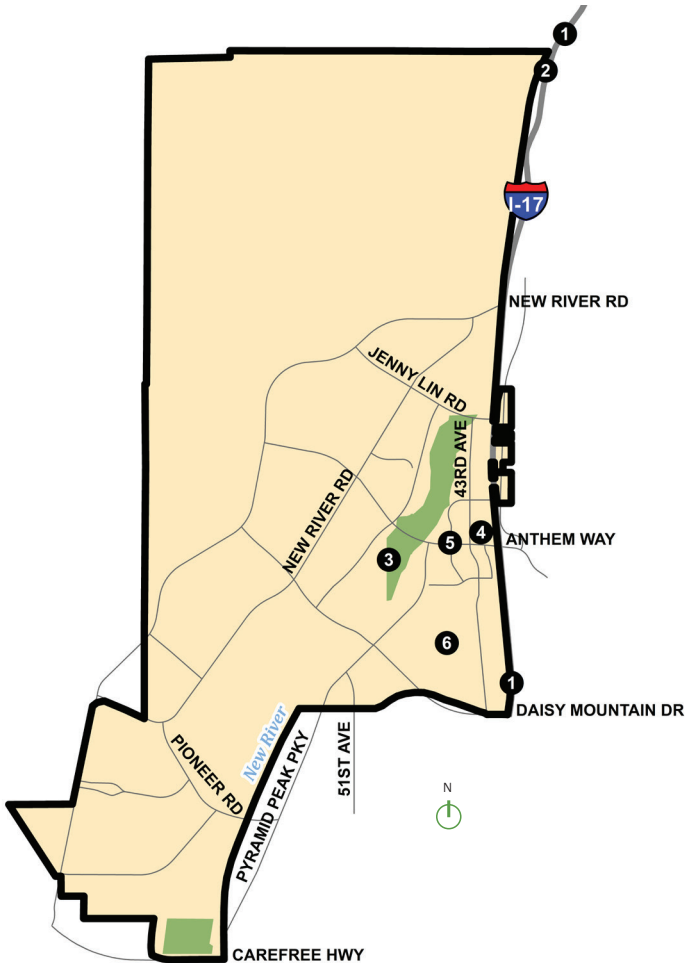
Large open spaces



Xeriscape

Rio Vista Village

ASSETS



1. Connectivity to surrounding area: Interstate 17, Carefree Highway, & proximity to Northern Arizona
2. Gateway into Phoenix
3. Natural desert environment
4. Outlets at Anthem
5. Anthem Way
6. Opportunity for growth, recreation, and preservation



1 Connectivity via highways and proximity to Northern Arizona

Source: Google Street View



2 Gateway into Phoenix

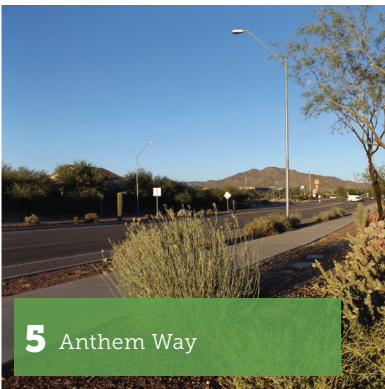
Source: Google Street View



3 Natural desert environment



4 Outlets at Anthem



5 Anthem Way



6 Opportunity for growth, recreation, and preservation

PLANS & CODES:

A Strategic Set of Tools

Already established plans and codes throughout the Village help guide investment and growth. It is important to continually evaluate these previously desired plans and codes as they relate to the character, assets, and goals of today. There is also opportunity to evaluate and establish new plans and codes for areas that have yet to be addressed.

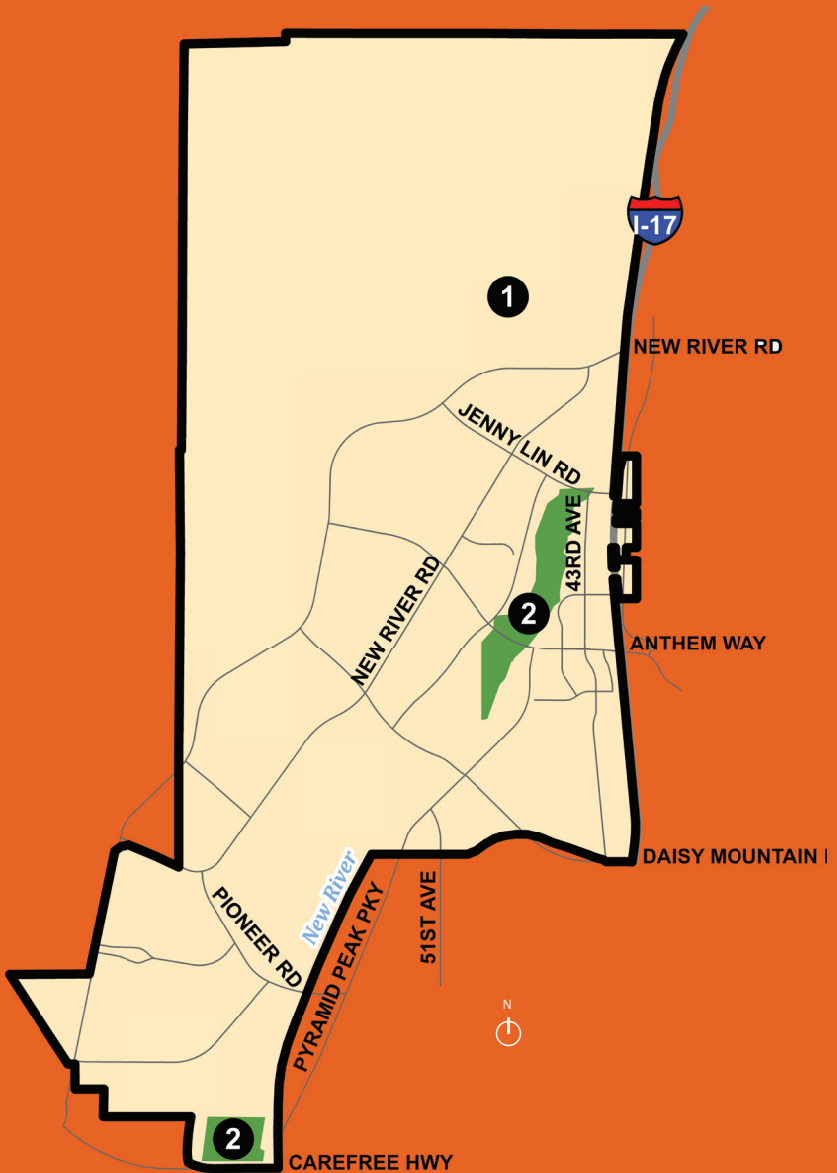
Plans

1. North Black Canyon Corridor Plan
2. Sonoran Preserve Master Plan

For more information on Rio Vista Village Plans & Codes, please visit

phoenix.gov/Villages/Rio-Vista

Rio Vista Village Planned Areas



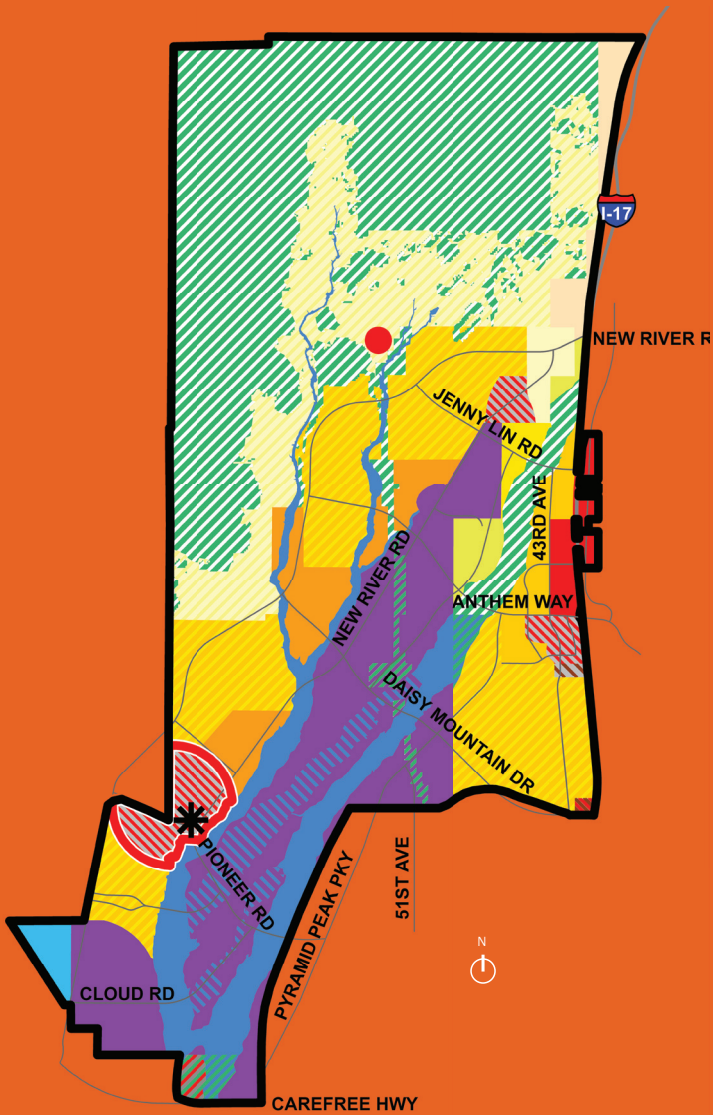
LAND USE

.....

The Rio Vista Village Planning Committee helped to identify specific land use principles from the approved 2015 General Plan and representative examples to better equip all stakeholders with the ability to preserve and protect the Village Character while encouraging growth and investment.

- Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, mix of housing types, hotel and resort, and where appropriate, some types of industry.
- Encourage integrated land uses and transportation systems, which furthers the urban Village model and minimizes the adverse impacts of the transportation system on housing, businesses and public uses.
- Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.
- Support the expansion of education and training facilities where appropriate.
- Encourage tourism related activities within specified tourism districts.
- Locate police, fire and paramedic facilities to provide efficient emergency service to neighborhood residents.
- Encourage the provision of art in all new development for both public and private.

RIO VISTA VILLAGE



DESIGN

.....

The Rio Vista Village Planning Committee helped to identify specific design principles from the approved 2015 General Plan and representative examples to better equip all stakeholders with the ability to preserve and protect the Village Character while encouraging growth and investment.

Design Principles

- Protect scenic corridors and the neighborhood's views of open space, mountains, and man-made or natural landmarks.
- Design and connect neighborhoods via streets, sidewalks and trails, and discourage the abandonment of streets, sidewalks and alleys that compromise connectivity.
- Design libraries to provide access to technology for the general public.
- Design industrial sites to be well screened from adjacent sensitive land uses such as residential.



- Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.
- Provide impact-mitigating features (such as extra width or depth, single story units, or landscape buffering) when new residential lots abut existing non-residential uses or are adjacent to arterial streets or freeway corridors. Dissimilar land uses often require additional separation or other measures to achieve compatibility.
- All housing should be developed and constructed in a quality manner.



Design Principles

- Integrate into the development design natural features such as washes, canals, significant topography and existing vegetation, which are important in providing character to new subdivisions.
- Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions and construction products through whole building life cycle assessment.
- Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.



- Consider modification of subdivision design standards to allow flexibility in lot configurations where developers anticipate incorporating solar designs or solar energy devices in their buildings.
- Encourage water efficient building and site design in growth areas in order to reduce infrastructure capacity requirements, water supply needs, and operating costs.
- Pursue creative, innovative, and environmentally-sound methods to use reclaimed water and capture and use stormwater and urban runoff for beneficial purposes.

Rio Vista Village

.....

OPPORTUNITIES FOR GROWTH & INVESTMENT

.....

Using the community's feedback from General Plan Update activities and outreach, as well as working with the Rio Vista Village Planning Committee, the following opportunities for growth and investment have been identified and are to be addressed by urban planning.

Opportunities for Growth & Investment

No Village core

The Rio Vista Village has a designated core area which is located east of Lake Pleasant. Due to a lack of infrastructure in the area and the city's efforts to grow smarter, the core area may not develop for 20 years or more.

Slow to develop

The Rio Vista Village is the city's newest Village. Due to recent economic conditions and a small population size, this Village has developed at a slow pace.

Lack of public transportation

Currently, there are no public transportation options available in the Rio Vista Village. Additional public transportation options should be explored.

Lack of city services: parks, library, fire stations, community center, farmers markets, etc.

As a fairly new Village, and due to economic conditions and a small population size, many standard city services have not been provided yet.

NEXT STEPS GOALS



Goals set a strategic path to growth, preservation and investment all with the desire to sustain the established Village character and assets while advancing Village identified opportunities for growth and investment. This Village has identified the following top Goals:



Encourage more community events



Celebrate Our Diverse Communities & Neighborhood



Strengthen Our Local Economy



Connect People & Places



Build the Sustainable Desert City

Encourage xeriscape and preservation techniques in development



Strengthen Our Local Economy



Celebrate Our Diverse Communities & Neighborhood



Connect People & Places

Establish more city/community services



Build the Sustainable Desert City



Celebrate Our Diverse Communities & Neighborhood



Strengthen Our Local Economy

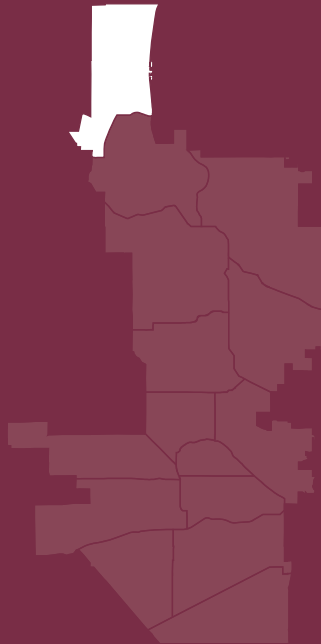


Connect People & Places



Rio Vista Village

For more information, or to view the electronic version of the document please visit phoenix.gov/Villages. This publication can be made available in alternative format upon request. Contact the Planning and Development Department at (602) 262-7131 TTY: Use 7-1-1



PDD