

6. REVITALIZATION



INTRODUCTION

Neighborhoods are a blend of homes, shops, schools, churches, parks, and places of employment. They make up our community mosaic, each being distinct but, as a whole, forming the beautiful picture that is Scottsdale. The community's goal is to preserve, reinforce, and where needed, revitalize the core characteristics and stability that define its neighborhoods. The city can protect and enhance its neighborhoods by making sure changes harmonize with existing character, celebrating defining features, and bolstering long-term attractiveness and economic vitality.

Although neighborhoods are the most visible parts of the city, public services and facilities “touch” the most people. Scottsdale's public services and facilities represent the community's investment in diverse programs, infrastructure, and physical facilities to meet neighborhood needs. Citizens and visitors expect these systems to support and maintain high-quality standards for the social, physical, environmental, and economic well-being of the city.

Over the next 20 years, Scottsdale will face challenges in accommodating and serving development, growth, and the short- and long-term demands of the community. Some of these challenges include:

- Differing expectations about public service and facility design, quality, location, level, and delivery among demographic groups and geographic areas of the city.
- Extending municipal infrastructure and service delivery areas to development must include private sector participation to avoid negative net balances in the city's operational and capital expenditure accounts and ensure equitable levels of service throughout the city.
- The diminishing amount of available land in Scottsdale places an increasing emphasis on infill and redevelopment, which may alter public service demands in established areas.



To address these challenges, the plan seeks to concentrate higher-intensity uses in Growth and Activity Areas [see Growth Areas Element] to promote infill, better use remaining land resources, limit the spread of higher intensity development, and enable economic provision of public facilities and services. As the city approaches build-out, fewer new homes will be constructed and greater attention will be given to Scottsdale's established neighborhoods. Consequently, neighborhood character and context considerations will often take precedence over competing considerations, and therefore Scottsdale citizens are welcomed as partners in making sure their neighborhoods are the kind in which they want to live, work, and conduct business.

Scottsdale's future as a desirable place to live, work and visit is dependent on a stable economic base and livable neighborhoods. The Revitalization Chapter seeks to create strong neighborhoods; proactively preserve and revitalize Scottsdale's diverse areas; contextually redevelop property; manage growth; and guide the provision of Scottsdale's community services and facilities.

ELEMENTS IN THIS CHAPTER:

- Neighborhood Preservation & Revitalization
- Conservation, Rehabilitation, & Redevelopment
- Growth Areas
- Cost of Development
- Public Services & Facilities
- Public Buildings

Revitalization Chapter

NEIGHBORHOOD PRESERVATION & REVITALIZATION ELEMENT[‡]

Goal NPR 1 Preserve neighborhood character

Goal NPR 2 Promote homeownership[‡]

Goal NPR 3 Provide neighborhood safety[‡]

Goal NPR 4 Develop neighborhood planning

Goal NPR 5 Promote community building

CONSERVATION, REHABILITATION, & REDEVELOPMENT ELEMENT[‡]

Goal CRR 1 Support context-appropriate redevelopment

Goal CRR 2 Sustain economic well-being

Goal CRR 3 When necessary, use Redevelopment Authority

GROWTH AREAS ELEMENT[‡]

Goal GA 1 Provide direction for growth[‡]

Goal GA 2 Improve transportation access[‡]

Goal GA 3 Conserve resources[‡]

Goal GA 4 Promote infrastructure planning[‡]

Goal GA 5 Build on character and diversity

Scottsdale's Growth Areas

COST OF DEVELOPMENT ELEMENT[‡]

Goal COD 1 Require development pay its share[‡]

Goal COD 2 Promote timing and adequacy of public services

Goal COD 3 Coordinate infrastructure investment and decisions

PUBLIC SERVICES & FACILITIES ELEMENT[‡]

Goal PSF 1 Maintain an innovative solid waste system[‡]

Goal PSF 2 Provide and maintain utility and infrastructure systems[‡]

Goal PSF 3 Plan and manage public service operations

Goal PSF 4 Provide a library system

Goal PSF 5 Partner with other jurisdictions

PUBLIC BUILDINGS ELEMENT[‡]

Goal PB 1 Provide safe, accessible, and adaptable public buildings[‡]

Goal PB 2 Design, construct, & renovate public buildings

Goal PB 3 Collaborate with schools[‡]

[‡ = State-required]



NEIGHBORHOOD PRESERVATION & REVITALIZATION ELEMENT[‡]

Scottsdale provides a quality physical and social environment for its citizens and places high value on the preservation and enhancement of its neighborhoods. Scottsdale citizens stressed the importance of neighborhoods by creating Neighborhood Planning as the third-level of the Scottsdale General Plan during the 1994-1996 CityShape 2020 process.

As Scottsdale nears build-out, most neighborhoods have already been established, and few entirely new neighborhoods will be built over the next decade. Into the future, the city must preserve and enhance the qualities that make Scottsdale's neighborhoods safe, special, and vibrant. It will be equally as critical for development and revitalized properties to sensitively integrate into Scottsdale's neighborhoods.

The goals and policies of this element recognize that the preservation and revitalization of Scottsdale's mature neighborhoods is critical to maintaining and strengthening the health, safety, prosperity, and enjoyment of the community.

Goals and Policies

Goal NPR 1

Preserve and enhance the character, identity, and quality of Scottsdale's diverse neighborhoods.

Policies

NPR 1.1 Support innovative, well-designed, sustainable building construction and rehabilitation to enhance neighborhood character and identity. *[Cross-reference Character & Design; Housing; Environmental Planning; Energy; and Conservation, Rehabilitation, & Redevelopment Elements]*

NPR 1.2 New construction and exterior remodels or renovations should sensitively address neighborhood character and transition areas. *[Cross-reference Character & Design; Land Use; and Conservation, Rehabilitation, & Redevelopment Elements]*

NPR 1.3 Identify, promote, and enrich the character-defining features of neighborhoods, and, if the property owners desire such, seek historic designation for the preservation of such features. *[Cross-reference Character & Design and Arts, Culture & Creative Community Elements]*



NPR 1.4 † Encourage ongoing property and right-of-way maintenance to sustain neighborhood vitality, value, and overall sense of community pride. *[Cross-reference Safety Element]*

NPR 1.5 † Continue proactive inspection and code enforcement programs, in partnership with the community, to maintain healthy neighborhoods. *[Cross-reference Safety Element]*

NPR 1.6 Coordinate enhancement and support programs that work to revitalize neighborhoods.

Goal NPR 2 †

Promote homeownership and reinvestment in housing as ways to strengthen sense of community and maintain strong neighborhoods.

Policies

- NPR 2.1 †** Support policies and programs that provide opportunities for homeowners to update or renovate their homes. *[Cross-reference Housing Element]*
- NPR 2.2** Work to alleviate regulatory barriers that hinder the revitalization and adaptation of existing homes. *[Cross-reference Housing Element]*
- NPR 2.3** Support programs to facilitate sensitive rehabilitation improvements to historic designated properties.

Goal NPR 3 †

Provide for the safety and security of Scottsdale’s neighborhoods.

Policies

- NPR 3.1** Use community policing techniques, such as block watch groups, to discourage criminal activity in neighborhoods. *[Cross-reference Safety Element]*
- NPR 3.2** Enhance response efforts to graffiti and vandalism damage. *[Cross-reference Safety Element]*
- NPR 3.3** Partner with neighborhood groups and organizations to monitor and report the condition of abandoned or vacant buildings to prevent negative effects on the neighborhood. *[Cross-reference Housing; Safety; and Conservation, Rehabilitation, & Redevelopment Elements]*
- NPR 3.4** Provide programs for community risk reduction, such as drowning prevention, constant cardiac compressions (CCC/CPR), and wildland defensible space measures, to improve neighborhood safety. *[Cross-reference Safety Element]*



Goal NPR 4

Develop and refine Neighborhood Planning and Neighborhood Plans to ensure neighborhood vitality and adaptability for the future.

Policies

- NPR 4.1** Support the participation of community members in shaping the future of their neighborhoods through systematic communications with individuals and organizations. *[Cross-reference Community Involvement Element]*
- NPR 4.2** Establish guidelines for creating and updating Neighborhood Plans. Ensure the Neighborhood Planning program is inclusive, collaborative, and effective for neighborhood residents and businesses.
- NPR 4.3** Use Neighborhood Plans to identify neighborhood improvements.
- NPR 4.4** Encourage Neighborhood Plan stewardship supported by continuous cooperation between the city and neighborhoods.

Goal NPR 5

Promote neighborhood interaction to help create and maintain strong communities.

Policies

- NPR 5.1** Preserve existing and create new public gathering spaces within walking distance of residential areas. *[Cross-reference Character & Design and Healthy Community Elements]*
- NPR 5.2** Create opportunities for neighborhood interaction through neighborhood events and community-building activities. *[Cross-reference Community Involvement and Healthy Community Elements]*
- NPR 5.3** Encourage physical and social links between non-residential and residential land uses. *[Cross-reference Character & Design; Land Use; and Healthy Community Elements]*



INDIAN BEND RD.

LINCOLN DR.

MCDONALD DR.

CHAPARRAL RD.

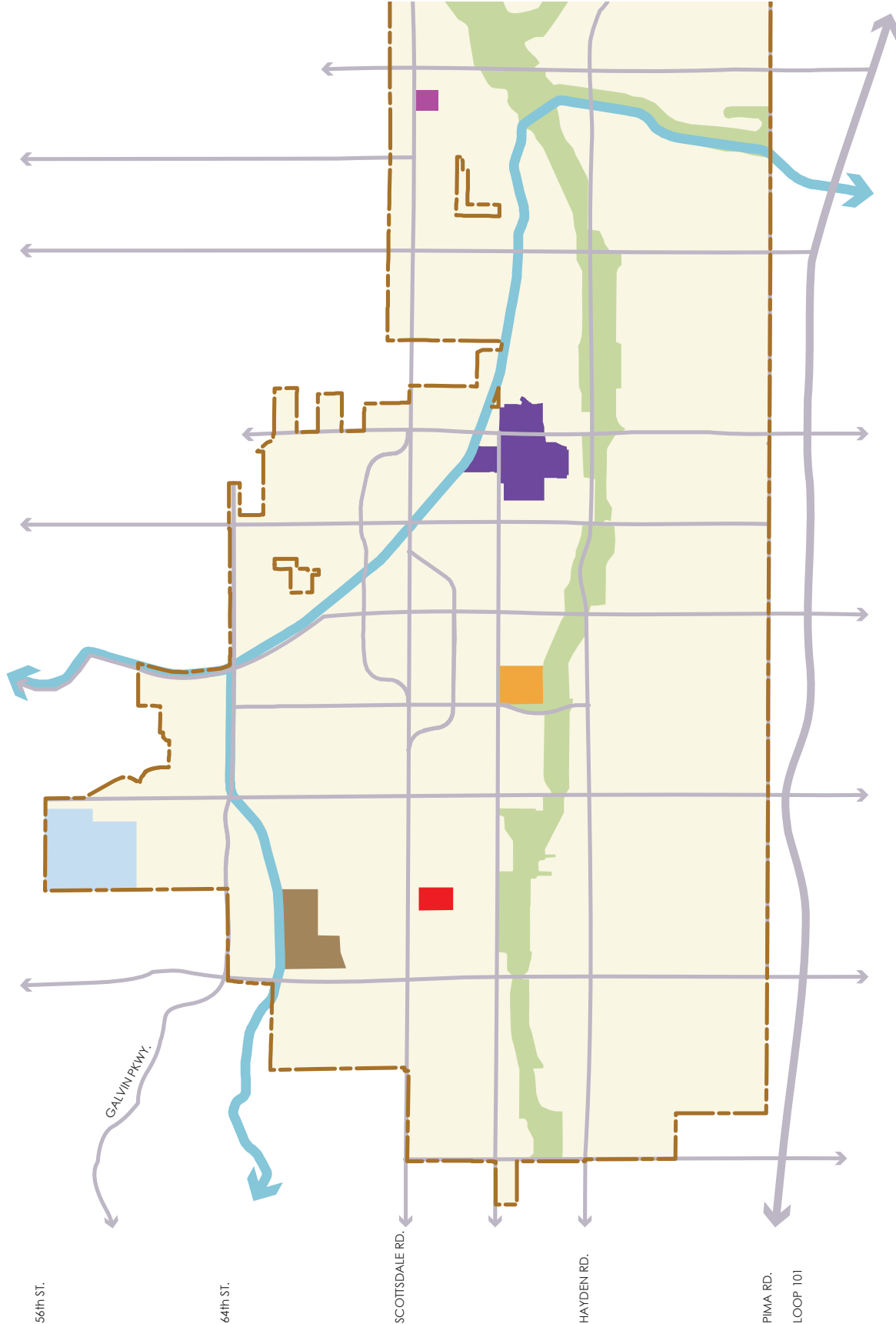
CAMELBACK RD.

INDIAN SCHOOL RD.

THOMAS RD.

MCDOWELL RD.

MCKELLIPS RD.



56th ST.

64th ST.

SCOTTSDALE RD.

HAYDEN RD.

PIMA RD.

LOOP 101

GALVIN PKWY.

Historic Neighborhoods* & Neighborhood Plans

Village Grove Historic Neighborhood

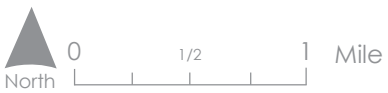
Villa Monterey Historic Neighborhood

Town and Country Historic Neighborhood

Sands North Historic Neighborhood

Peaceful Valley Neighborhood Plan

Sherwood Heights Neighborhood Plan



* Does not include properties or structures listed on the Scottsdale Historic Register.

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