

# Maricopa Redevelopment Area Plan

## Summary of First Public Workshop, February 12, 2009

### **Redevelopment Plan Goals**

- 1. Character and identity:** Maricopa should have an identifiable heart of its city in the RDA, which celebrates its culture and history through its architecture, streetscape, and small town pedestrian friendly environment.
- 2. Adequate infrastructure:** the infrastructure of the area—streets, sidewalks, street lights, retention basins, and water and sewer systems--should be improved to modern standards without creating unaffordable burdens on existing residents.
- 3. Existing neighborhood protection:** existing neighborhoods should be upgraded and preserved for the benefit of those who wish to continue living in them.
- 4. Improved traffic circulation:** traffic circulation should be improved by providing overpasses for the railroad tracks and upgrading streets to remove safety hazards and bottlenecks.
- 5. Greater variety of land uses:** the Redevelopment Area should attract a greater variety of housing, medical, cultural, recreational, entertainment, shopping, civic, office and industrial uses to serve the needs of all residents of the city.
- 6. Improved property values and economic activity:** the Plan should provide ways for the city and property owners to obtain grants and loans to improve the area through development of new facilities, jobs, and uses, and should create incentives to attract investment to the area.

### **Desired Land Uses: not in priority order**

#### **Residential**

- Apartments
- Existing homes improved
- Senior housing
- Affordable housing

#### **Commercial**

- Hotels
- Medical offices, clinics, and a hospital
- Restaurants
- Entertainment: movie theatres, bowling, skating rink
- Stores: clothing, furniture, small independent stores
- Car wash
- Day care
- Recreation: water park
- Cemetery
- Grocery store south of the railroad tracks
- Auto repair

## **Industrial**

- light industrial areas with jobs

## **Public and Open Space**

- Arts and cultural uses including museums
- Community centers for teens and seniors
- YMCA
- Central park with open space for civic events
- Central location for government offices or municipal complex
- Central Arizona College facilities
- Smaller parks
- Sports complex
- Walking and bike paths
- Transit facilities for local and regional travel
- Library
- Larger Post Office
- Large public pool
- Larger high school
- Dog park
- Art Walk

## **Desired Changes**

- Improve street, water, and sewer infrastructure
- Support home improvements and provide revitalization assistance
- Beautify streetscapes and add landscaping
- Create historic and cultural district eligible for grants
- Construct railroad overpasses
- Relocate dairy and livestock, but others desire to protect dairy jobs
- Add transit services locally and regionally
- Decrease traffic congestion
- Move Amtrak station
- Create more parks and open spaces for youth and pets
- Enforce zoning ordinances regarding uses allowed in neighborhoods
- Finish Garvey Street
- Reduce traffic problems on Honeycutt Avenue during school arrival and departure times
- Improve traffic safety, possibly with speed bumps
- Keep backyards clean
- Encourage green development

## **Desired Preservation**

- History and culture
- Existing residential homes and neighborhoods
- Black water tank with improvements
- Small town feel
- Cows and jobs
- Rotary park and pool
- Existing local businesses
- Gardens and animal sheltering in existing neighborhoods