

# 2 ● NEIGHBORHOODS AND HOUSING



## Introduction

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Vibrant and healthy communities offer a solid balance between strong families and a thriving, sustainable economy. Communities in which people can work and recreate in near home, help to promote healthy lifestyles, reduce vehicular traffic, lessen parking demand, and improve regional air quality. Residing close to work also provides businesses access to an employee pool and allows residents to spend less time commuting to and from work.

Continuing the Greater Airpark's tradition of robust economic activity, complemented by its residents' strong sense of community, remains a priority for the City of Scottsdale. While recognizing that the Greater Airpark is primarily a center for employment and aviation, the ability for workers to live near their places of employment, is important to the future economic success of the area. This chapter provides guidance for the development of a variety of housing types within the Greater Airpark in proximity to employment, recreation, and shopping.

Responding to the needs of current and future Greater Airpark residents is also a significant component of the Greater Airpark Character Area Plan. For decades, Scottsdale has provided an excellent physical and social environment for its residents. Continuing to maintain the quality of existing housing and neighborhoods, as well as buffering the impacts of commercial, industrial, and aviation uses upon neighborhoods in and around the Greater Airpark, is important to maintaining a high quality of life in Scottsdale.

## Goals and Policies

### GOAL NH 1

Maintain existing residential neighborhoods within and surrounding the Greater Airpark.

- **Policy NH 1.1**  
Preserve the character, scale, and quality of established residential neighborhoods.
- **Policy NH 1.2**  
Ensure adequate residential and commercial property maintenance practices are implemented to maintain the quality of existing neighborhoods.
- **Policy NH 1.3**  
Maintain high property maintenance standards within the Greater Airpark.
- **Policy NH 1.4**  
Buffer existing residential neighborhoods from the spillover of industrial and commercial land uses.



*Rural Neighborhoods to the South of the Greater Airpark feature large lots and an equestrian lifestyle.*

### GOAL NH 2

Create complete neighborhoods within the Greater Airpark, through the development of urban dwelling types and mixed-use developments, while being respectful of the Greater Airpark as an aviation-based employment center.

- **Policy NH 2.1**  
Encourage developments, in Airpark Mixed Use Future Land Use Areas (AMU and AMU-R), to provide support services for current and future Greater Airpark residents, such as local markets, drugstores, and other essential services.
- **Policy NH 2.2**  
Encourage a variety of urban dwelling types and mixed-use development in areas designated Airpark Mixed Use-Residential in the Greater Airpark Character Area Future Land Use Plan that are compatible with and support the aviation and employment uses of the Greater Airpark.
- **Policy NH 2.3**  
Incorporate gathering spaces and recreational opportunities into the design of mixed-use development to support a high quality of life for Greater Airpark residents.
- **Policy NH 2.4**  
Promote opportunities for parks, open space, and trail connections within new mixed-use development and as a part of the redevelopment of existing property.



*Street cafes provide opportunities for residents, as well as employees, places to eat and relax.*

### GOAL NH 3

Encourage residential development that supports the local and regional employment-based land uses in the Greater Airpark.

- **Policy NH 3.1**

Encourage thoughtful and creative residential development that enhances, supports, and is sensitive to Airport operations and the Greater Airpark's identity as an employment center.

- **Policy NH 3.2**

Incorporate residential into Airpark Mixed Use-Residential Future Land Use Areas to reduce traffic congestion, improve air quality, and provide opportunities for workforce housing where:

- Dwellings will not be adjacent to industrial uses that could be in conflict with residential uses;
- Dwellings will not lie within the 55 day-night average noise level (DNL) or higher areas established by the FAA; and
- Multi-modal transportation options will be incorporated into residential design.

- **Policy NH 3.3**

Support the integration of workforce housing and a diversity of dwelling types within the Greater Airpark.

- **Policy NH 3.3.1**

Encourage residential development for a variety of income groups, in appropriate Greater Airpark locations, and in surrounding areas.

- **Policy NH 3.3.2**

Develop a variety of urban dwelling types, including condominiums, apartments, townhomes, lofts, time-shares, patio homes, and work-live and/or live-work units.

- **Policy NH 3.3.3**

Encourage live-work units in Airpark Mixed Use-Residential and Regional Tourism Future Land Use Areas in the Greater Airpark.



*Mixed-use developments can provide opportunities for living close to work, such as these apartments located above businesses.*

