



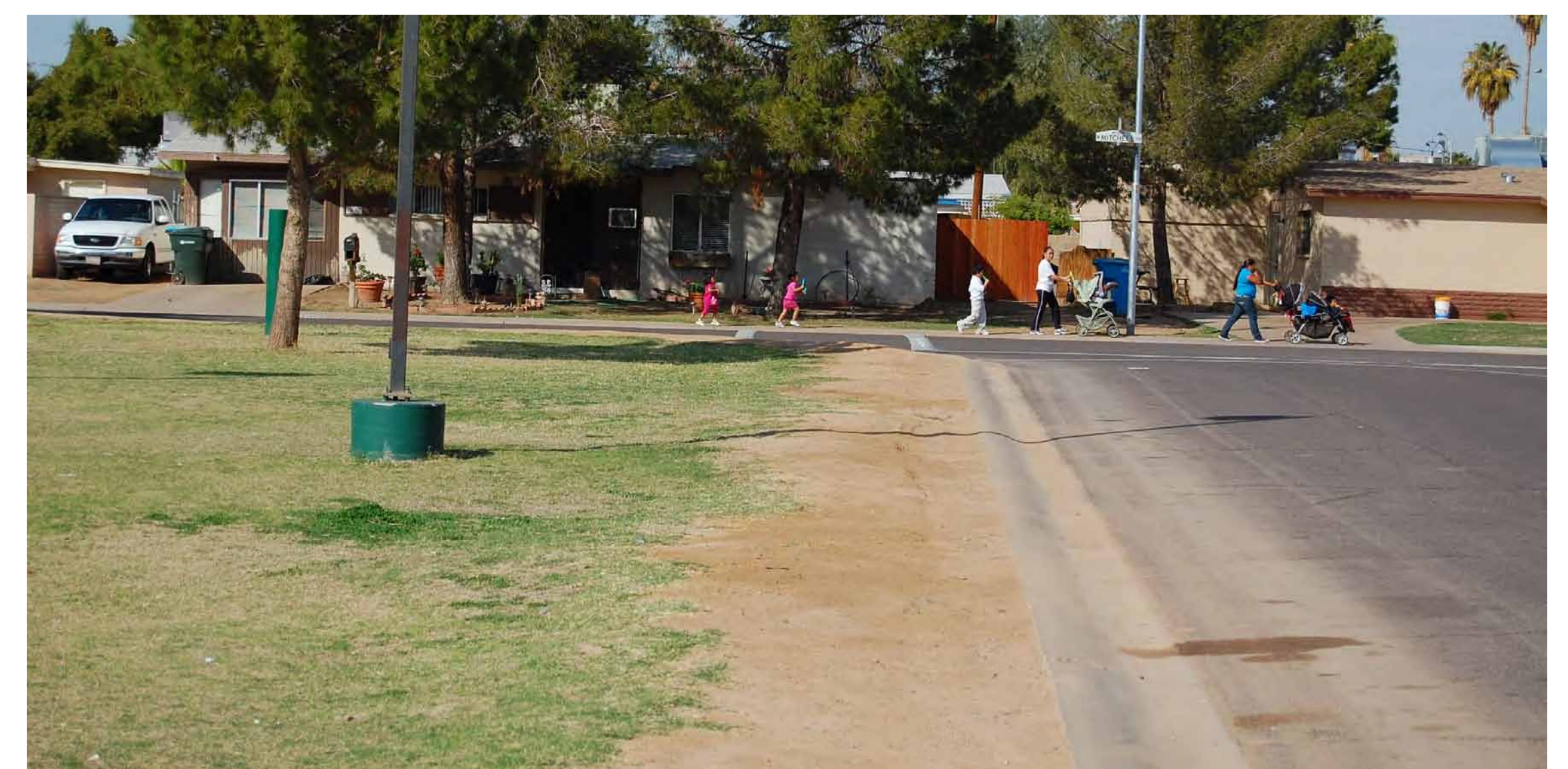
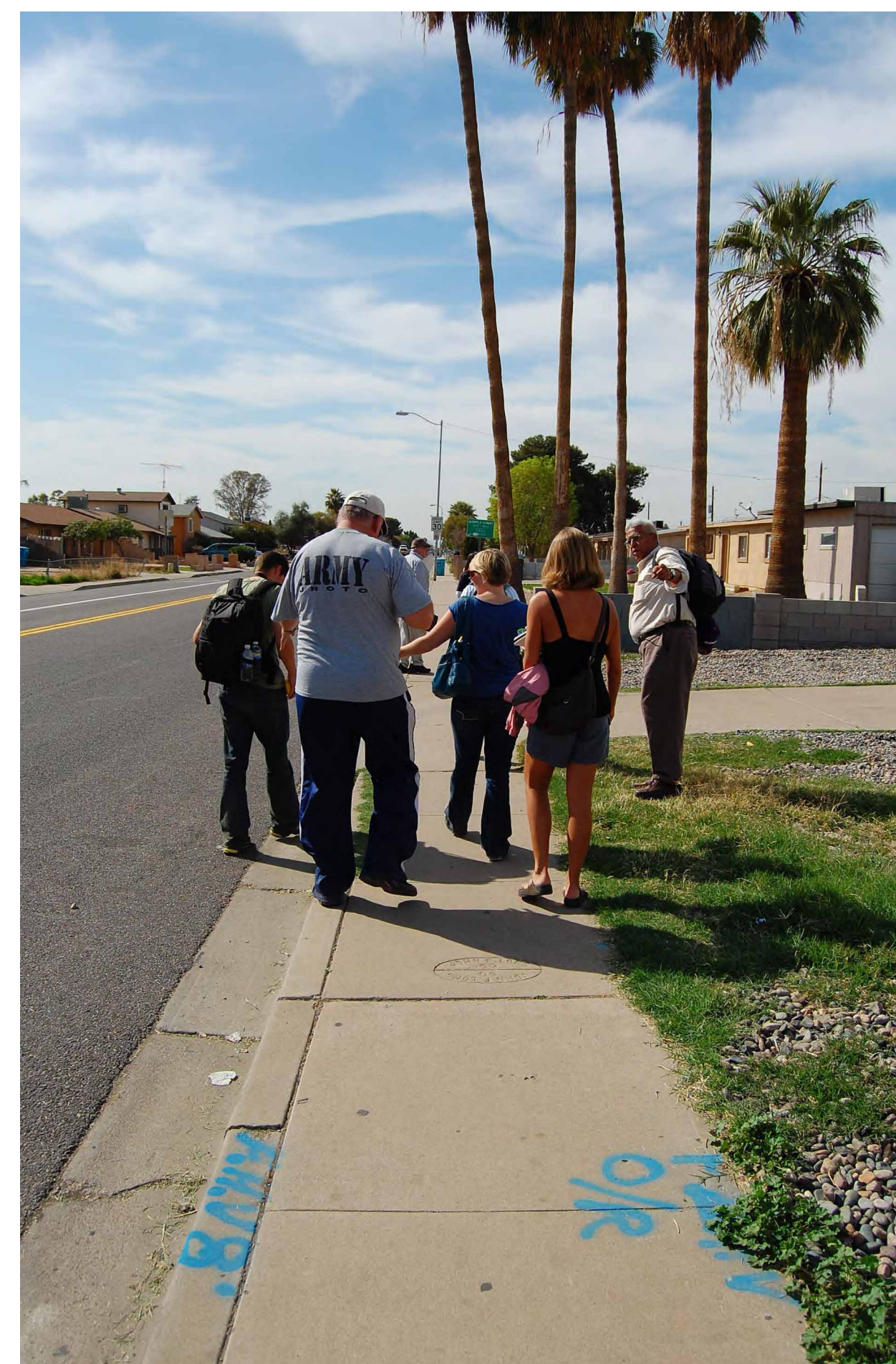
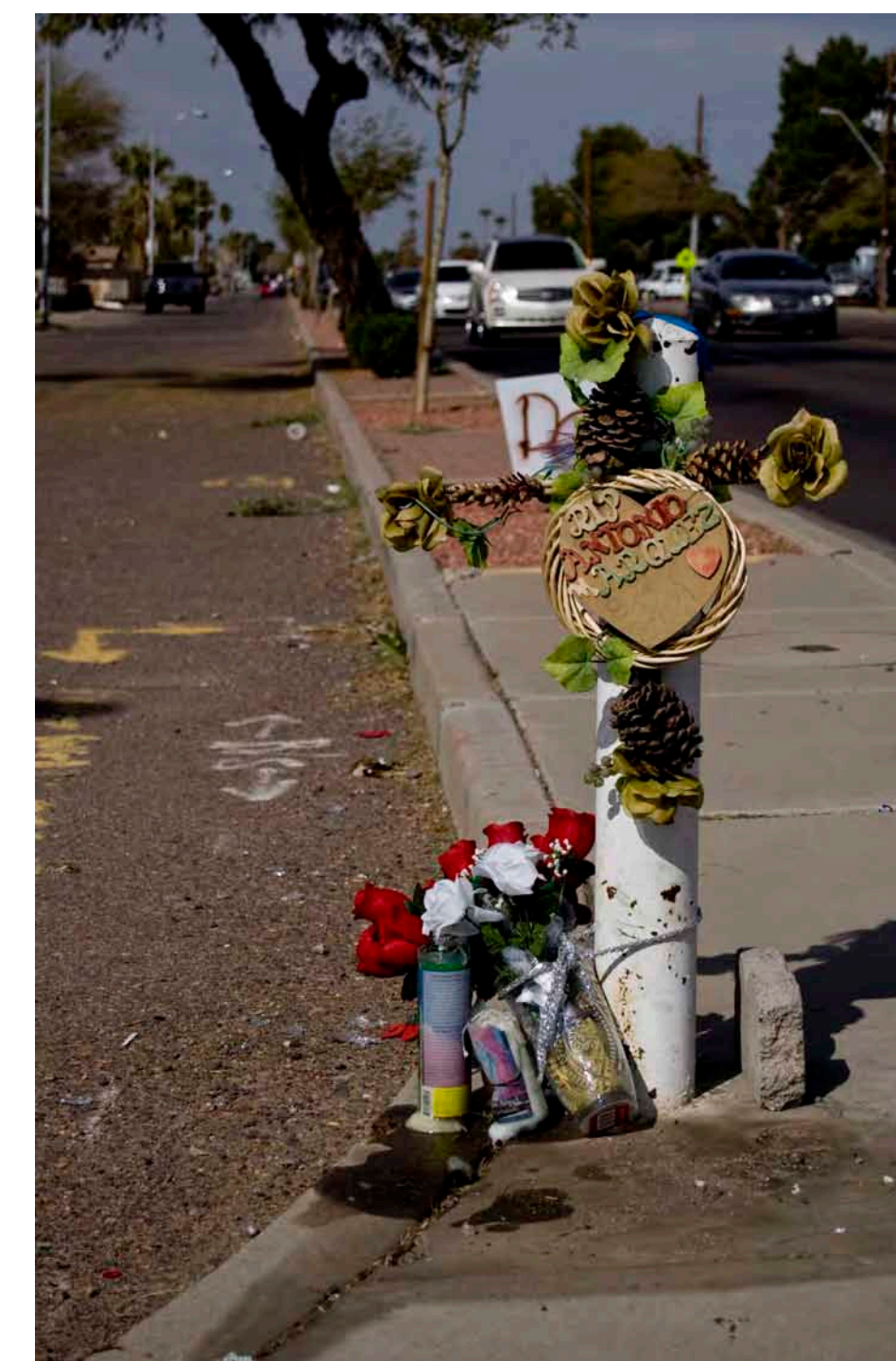
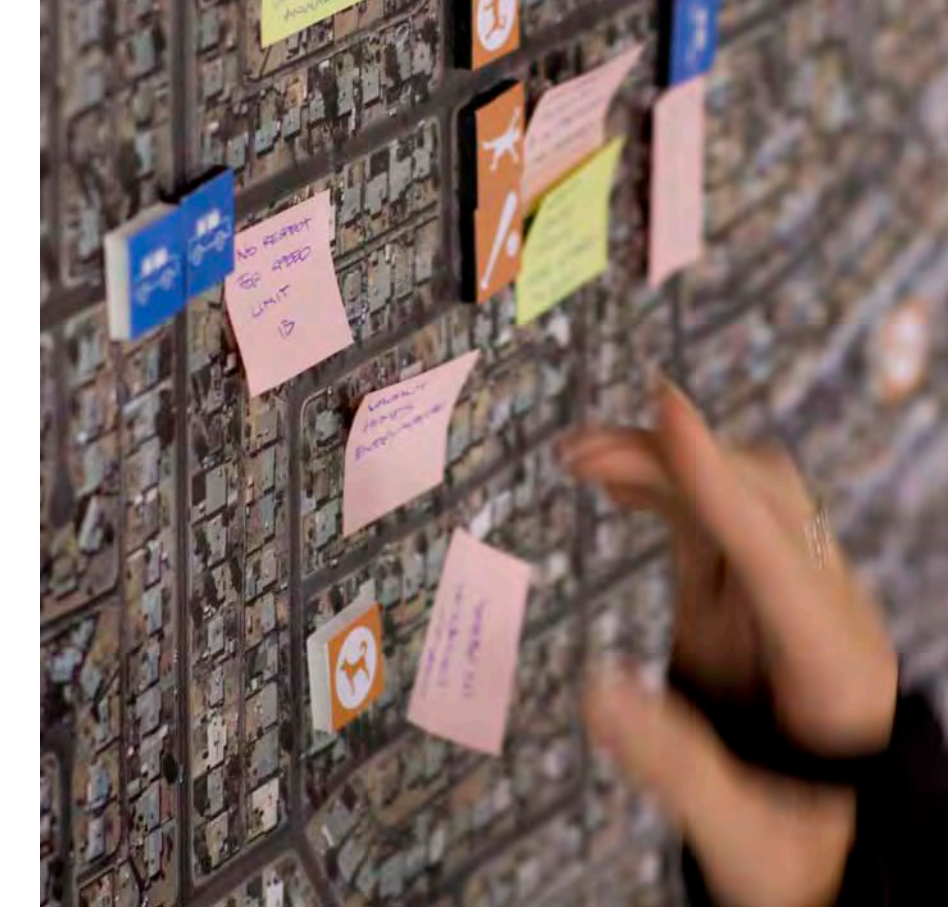
Paul Marquez

observations

This process began with a walk. This stroll through the area of Starlight Park on the west side of Maryvale opened my eyes to the possibilities for positive change within the neighborhood. This feeling has only grown stronger since meeting the people who call Maryvale home. There is a great will in the community to create change within this village. And it is inspiring.

description

As previously mentioned this project began with a walk down Osborn Road. This project uses Osborn as the foundation for a connective tissue of roads, parks and schools throughout the whole of Maryvale. This project introduces change in specific locations with the aim of it spreading throughout Maryvale and beyond.



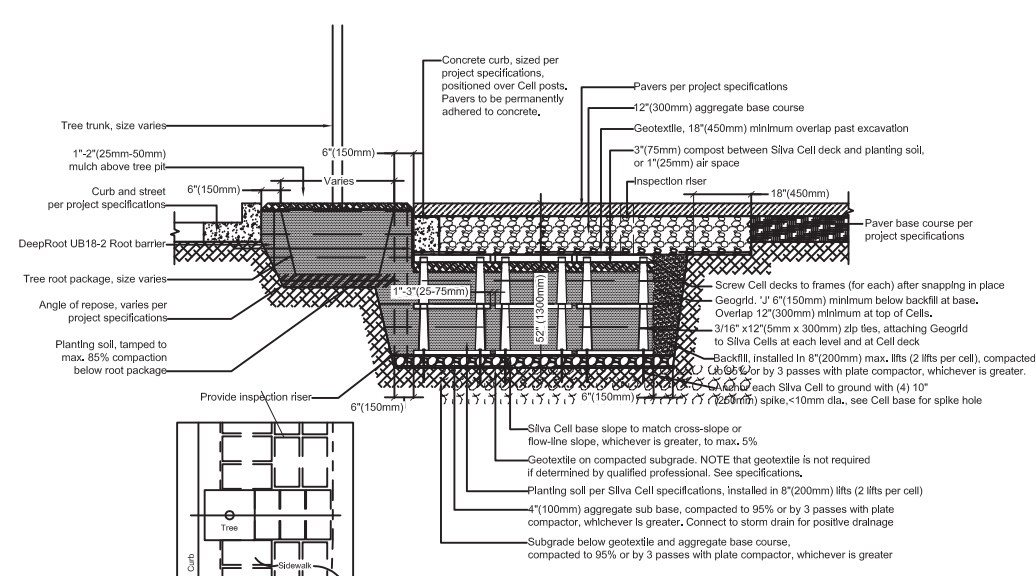
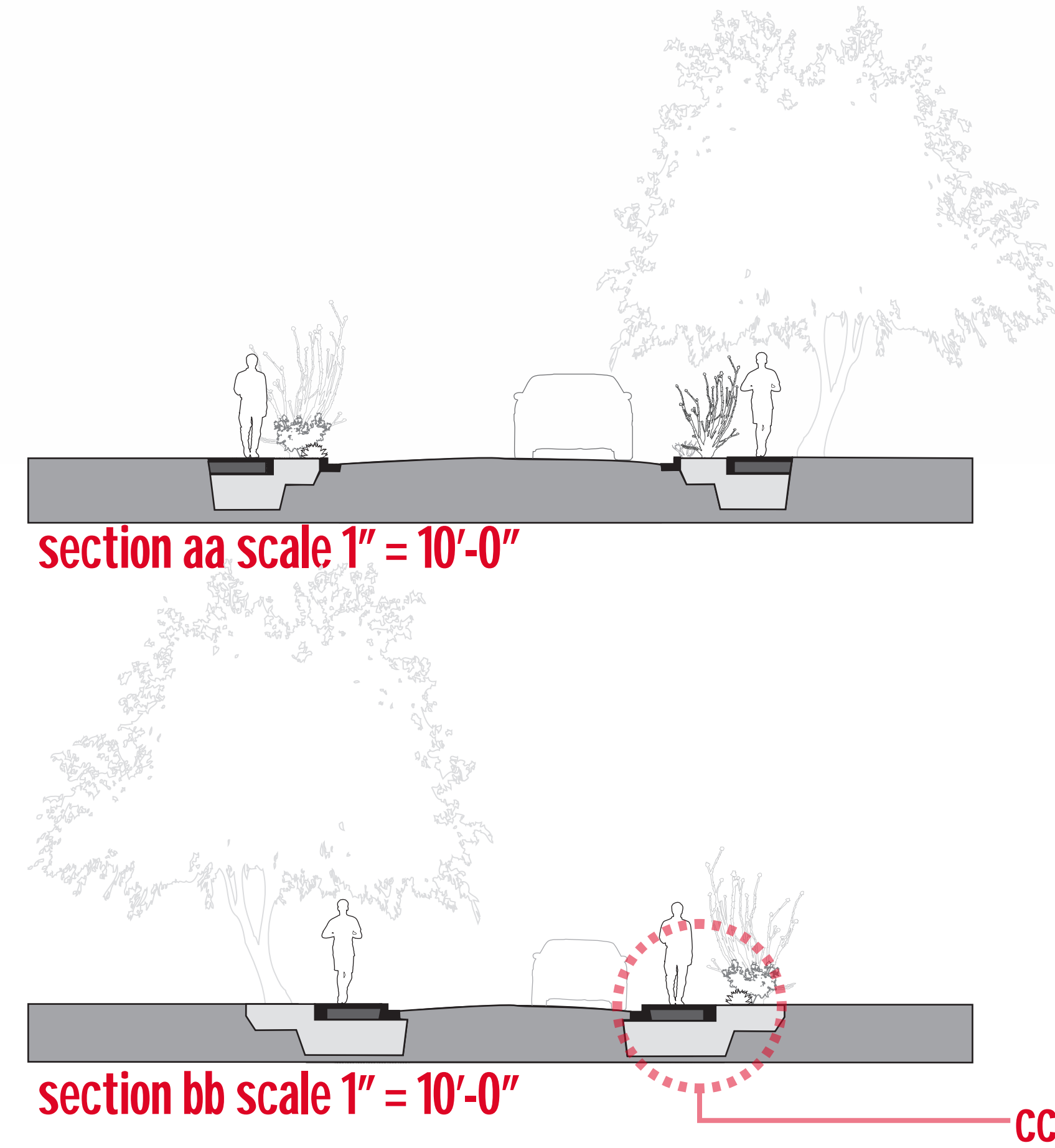
(re)invigorating maryvale



↑ N scale 1" = 100'-0"



aa ↑ N scale 1" = 10'-0"



detail cc scale 1" = 5'-0"
based on the Silva Structural Soils System



bb

↑ N scale 1" = 10'-0"

(re)invigorating amigo center



(re)invigorating rehoboth

↑ N scale 1" = 300'-0"



↑ N scale 1" = 50'-0"



↑ N scale 1" = 15'-0"



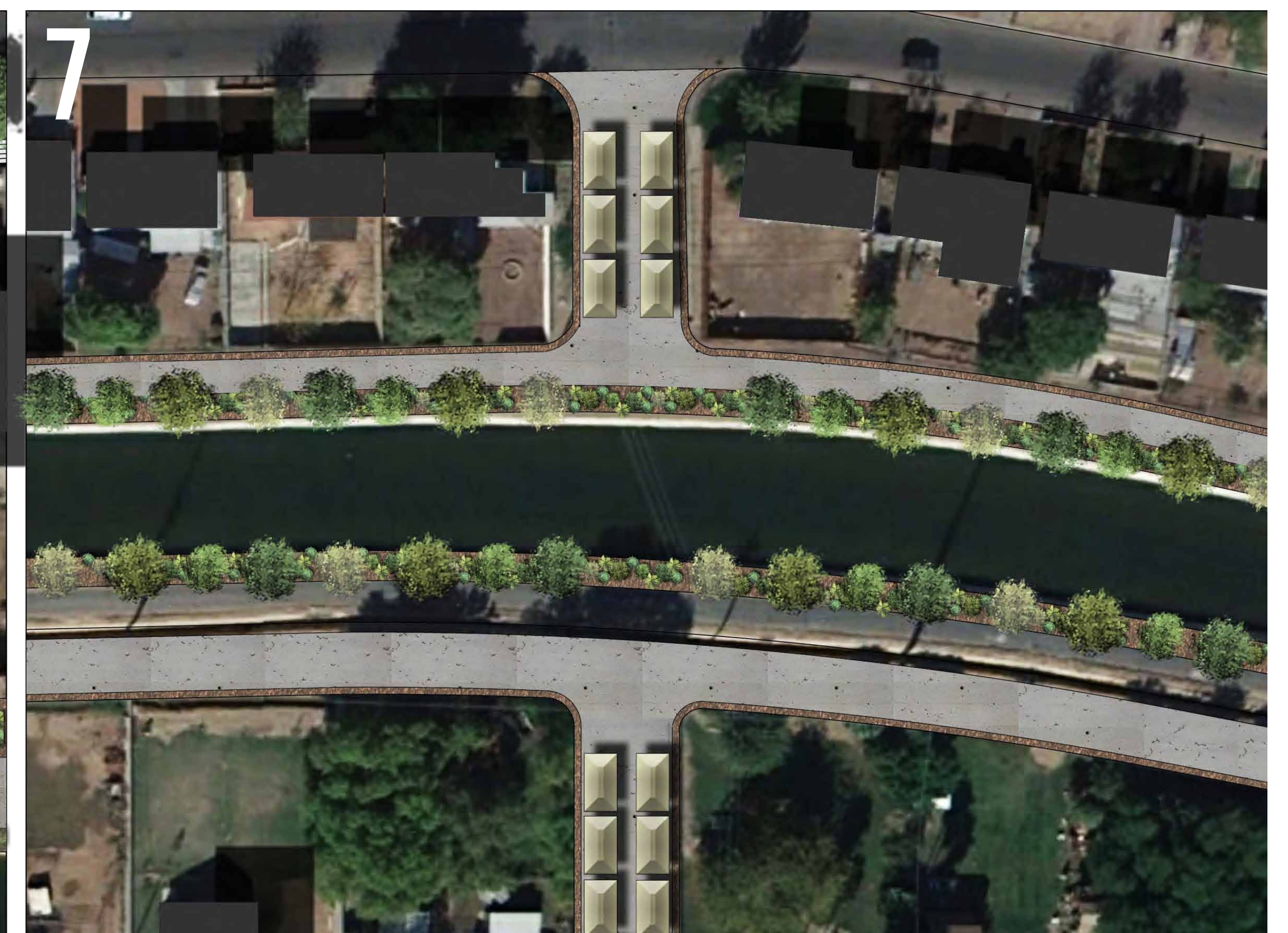
↑ N scale 1" = 250'-0"



↑ N scale 1" = 20'-0"



↑ N scale 1" = 20'-0"

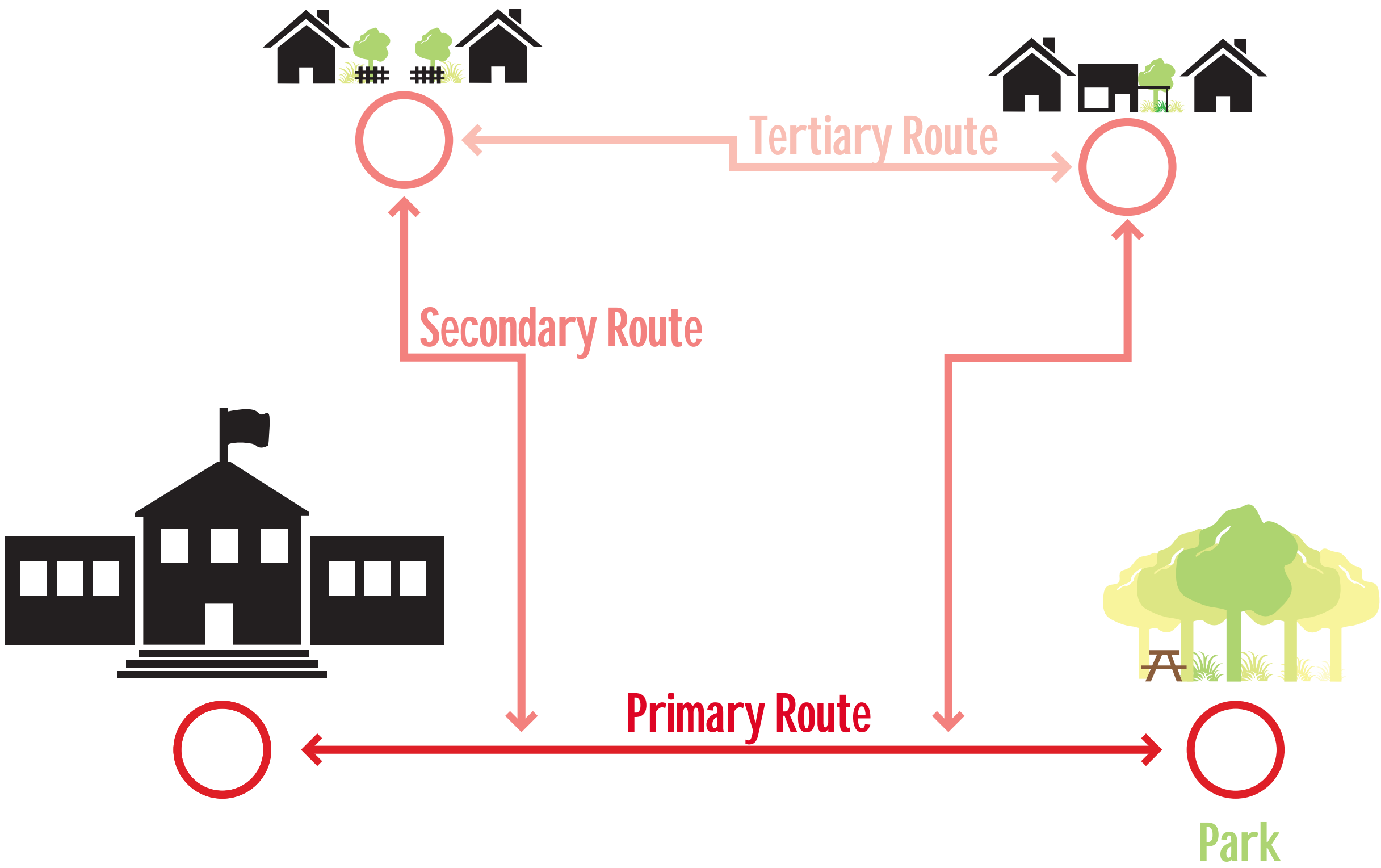


↑ N scale 1" = 50'-0"

(re)invigorating golden gate

the system

Now how to establish connections along Osborn? The system's first phase looks at connections between the school and the park systems. How are the children getting to and from school on foot? Along Osborn this means an exposed and within a hand span of cars who are taking the speed limit as more of a 'suggestion.' So the first phase of this plan begins by limiting the road widths and creating a more comfortable environment to walk in and around. Within this new walking environment a network emerges of parks and schools being connected by a shady trail system that winds and bends from place to place.



1, 2, 3...

Primary, secondary and tertiary routes are established based on connections between inner neighborhood elements, such as a re-purposed house, pocket parks, and lots. The primary routes are located directly between parks and schools. Secondary routes peel off of the primary route to connect the inner neighborhood elements to the primary. Finally, tertiary routes are used to connect the inner neighborhood elements together.

Road Options: Current Condition



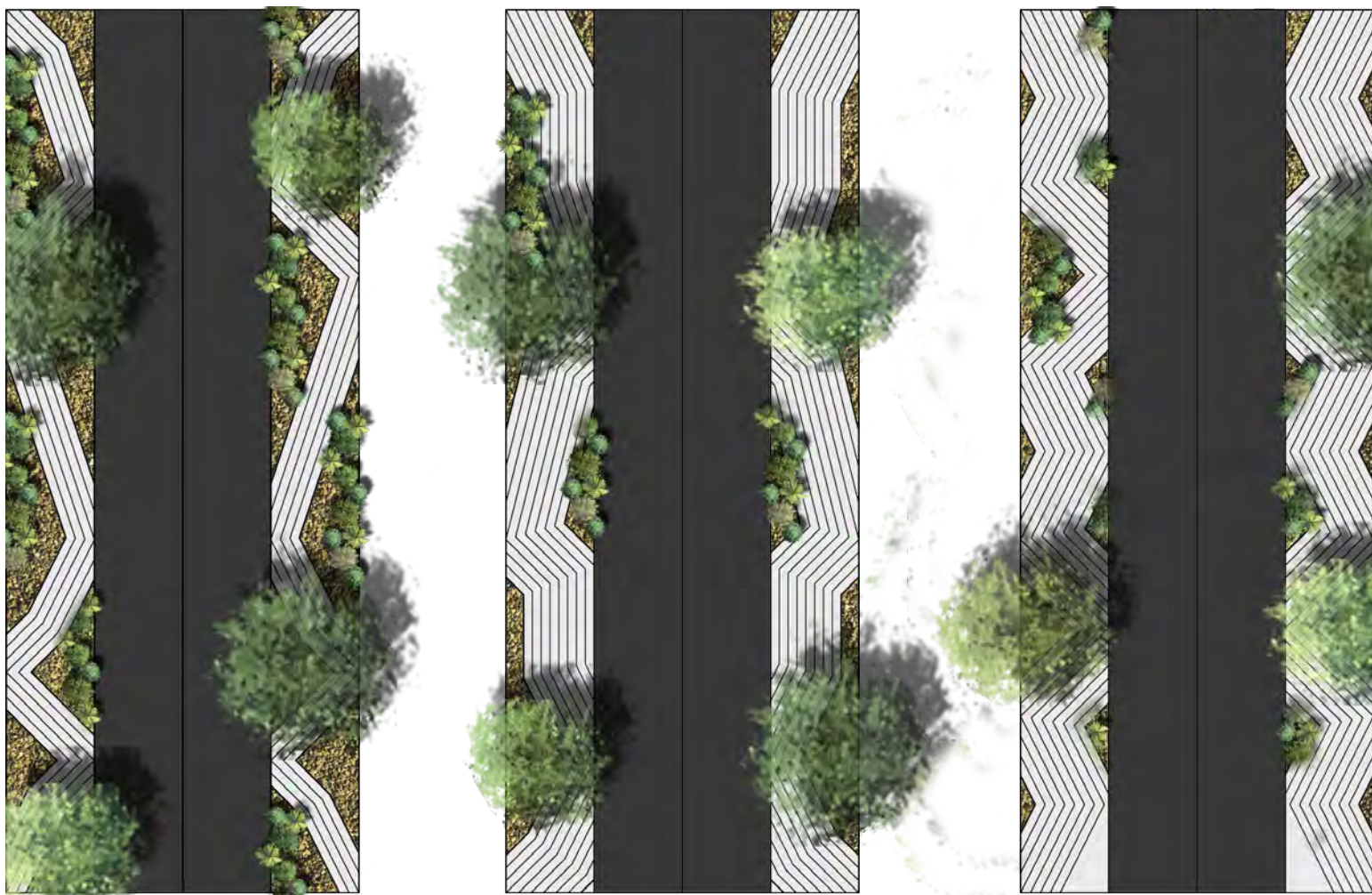
scale 1" = 20'-0"

Road Options: Osborn Condition



scale 1" = 20'-0"

Road Options: Secondary Streets



scale 1" = 20'-0"

an abandoned house...a new opportunity

It is no secret that Phoenix has been hit hard by fall of the housing market. Foreclosed homes pepper every neighborhood and set up the potential for activities many would consider questionable.

According to AZCentral.com and Realtytrack.com there are approximately 1,110 mortgages that have defaulted within Maryvale's limits. That translates to many abandoned homes which can be quickly looted and converted into squat housing. This is unacceptable.

This project suggests a new attitude towards the foreclosed and or abandoned home--reclaim it for the good of the community.

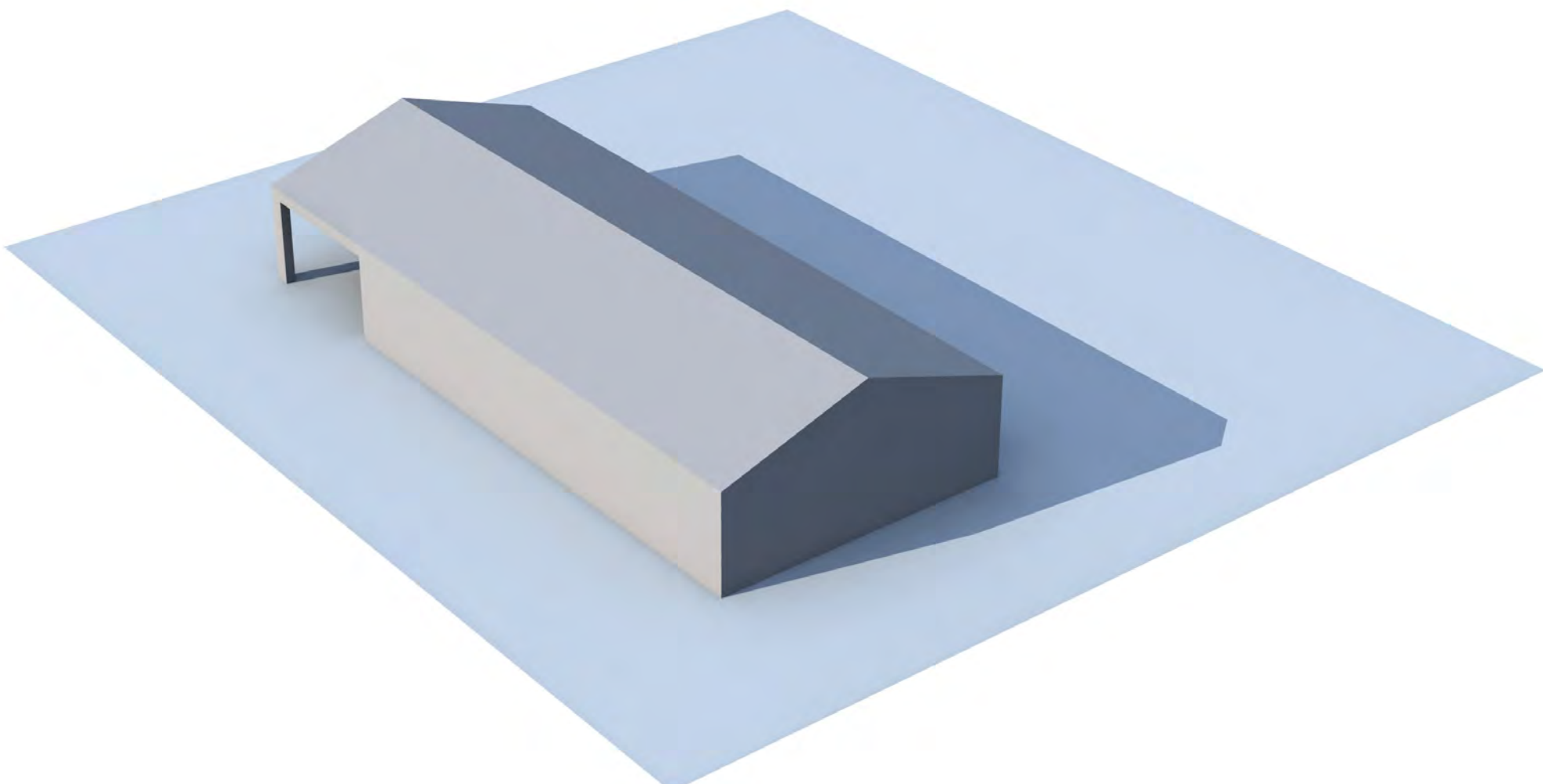
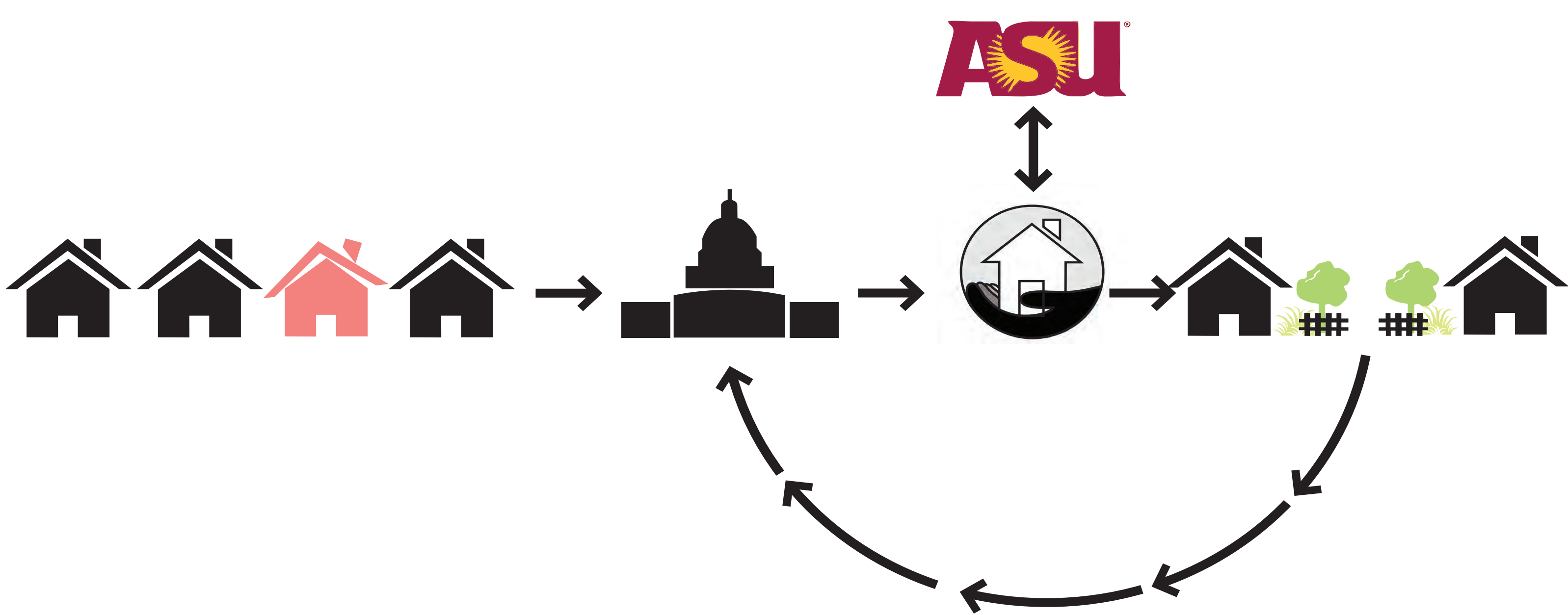
From here, several case studies were done in New York City, Boston, Portland and California aimed at reclaiming foreclosed land and vacant lots for the community.

Throughout this process one thing has become clear. There are some incredible wills existing within the neighborhood and these wills have created community centers and non-profit organizations aimed at helping the community.

They just need to know how to do this.

The Process:

- Neighborhood petitions the city to reclaim a vacant lot.
- The city buys back the lot after the foreclosure process is complete.
- At this point, neighborhood organizations and/or non-profit organizations bid on the lots with development proposals. At this point there is the potential for collaboration with ASU or other like organizations for the design of the lot.
- Finally the lot is granted to the neighborhood with the expectation that the people will keep the lot in good working order or the city will repossess the lot and develop it as they see fit.



Foreclosed Home



Community Agriculture and Cafe Space



Playground



Community Center Satellite Building with outdoor Amphitheater



Pocket Park

These renderings show a possible redevelopment of the 45th Avenue Canal area into a swap meet/ farmer's market and a canal park.



Community Farmer's Market and Swap Meet



Canal Park