

Conceptual Apache  
Boulevard  
Redevelopment Plans  
Public Meeting

March 16, 2022





# Overview

- Project background
- Concepts
- Q&A

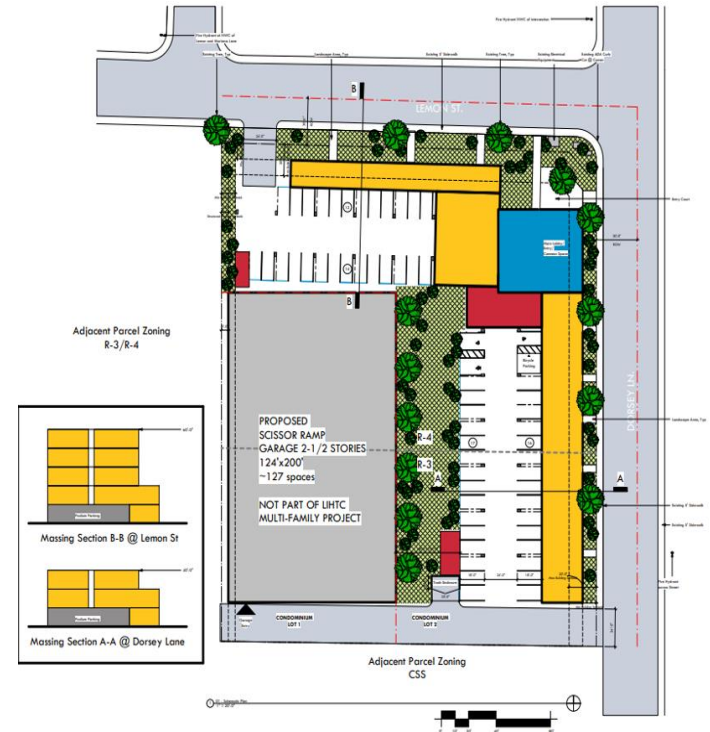






# Lemon & Dorsey Concept

- 1235 E. Lemon Street
- The current 2-acre site currently serves as a surface park & ride lot supporting the light rail system. Concept plans show two developable areas. The first area could add a 40-60 foot high 5-story L shape building with 68 units of affordable housing. Open land, 68 bicycle stalls, 59 vehicle stalls with 3 ADA spaces could be adjacent to the building. The second developable area contains a 2 ½-story parking garage with approximately 127 replacement parking spaces for park & ride users.
- Developer: Artspace





# Dorsey & Apache Concept

- 1412 E Apache Boulevard
- This 1.31-acre site currently serves as a park & ride lot supporting the light rail system. Plans for this area include a 5-story L shape building with 80 units of affordable live-work housing for artists. It could include a gallery and commercial space on the ground floor with open space next to the building and a 200-space four-story parking garage for residents & park & ride users.
- Developer: Artspace





# Apache HUD Concept

- 2320 E. Apache Boulevard
- Currently, 2.63 acres of vacant land. Concept plans show a 5-story apartment building with garage parking adjacent to Apache Boulevard. Plans also show 3-story townhome units with garage parking adjacent to McArthur Drive. The townhome units could provide ownership opportunities through the land trust model. There are plans for an open space greenbelt to cover the sewer line and adjacent area. This concept could add 250 units.
- Developer: City seeking development partner through a Request for Proposal.





# Apache Canal & Watson Flowers Concept

- 2431 E. Apache Boulevard
- The current site holds a flower shop complex and vacant land on 1.64 acres. Concept plans include a new 5-story building and parking. The project could add 106 affordable units, parking, and open space.
- Developer: Gorman & Company





## Questions & Feedback

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