



Project Research



Camp Verde, Arizona

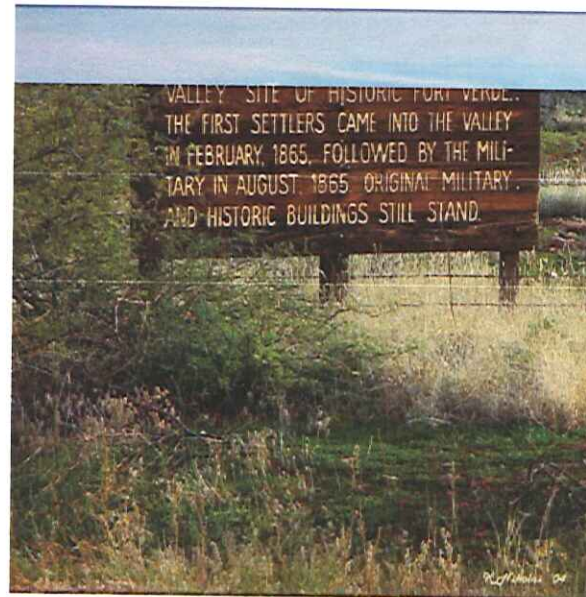
The Verde River is one of the few perennial flow waterways in Arizona, meaning it has been an important resource throughout the human history of the area. The lush Verde Valley was first inhabited by the Hohokam people, followed by the Sinaguan. These tribes established the agricultural tradition in the valley, creating many irrigation channels. Yavapai and Tonto-Apache Indians entered the area around the mid-15th century, and were living there when the first Anglo settlers arrived from Prescott in 1865. Conflicts soon arose between the Native Americans and pioneers. The result was the establishment of Camp Verde, an outpost of roughly 100 military personnel.

The existence of Camp Verde (later Fort Verde) created a market for food and goods, encouraging settlement and domestication of the valley. Due to its isolation and the difficulty of access, the town of Camp Verde remained small. Early western housing styles reflected their rural “frontier” setting, and were utilitarian in nature. Native building materials such as Verde River rock, timber beams, and adobe bricks were used exclusively. By the early 1800s, more materials became available as industry and transportation advanced. Quarried limestone and clay bricks were used, and sawmills turned out shake shingles and lumber. Because cost still constrained architecture, Camp Verde kept a building style authentic to its humble roots.

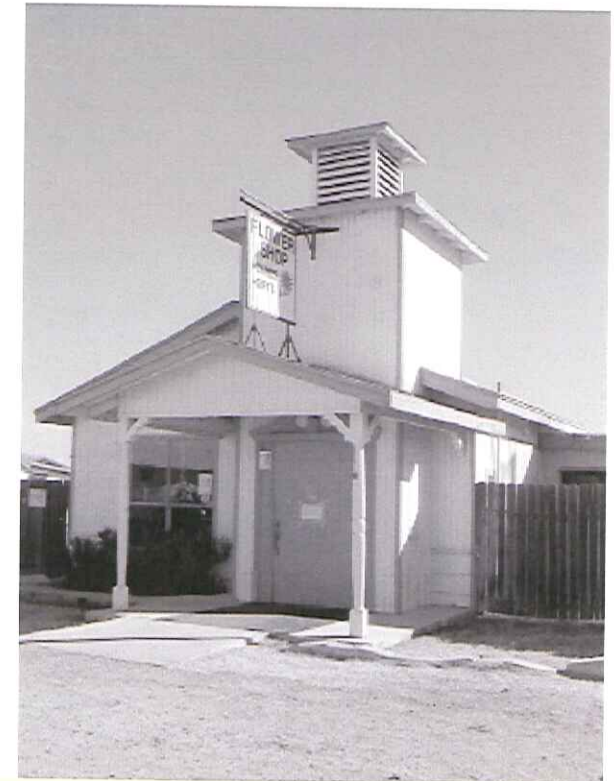
Though the military abandoned Fort Verde in 1891, the population of the area surged near the turn of the century due to the discovery of copper in the Black Hills near Jerome. This brought a new affluence to Camp Verde, allowing residents to purchase more industrially-produced materials like shutters and trim. The character of buildings thus began to change as rustic and improvised materials were phased out. However, the town remained fairly isolated as it was not on any major transportation route. Automobile and tourism culture have had less effect on



History of Camp Verde

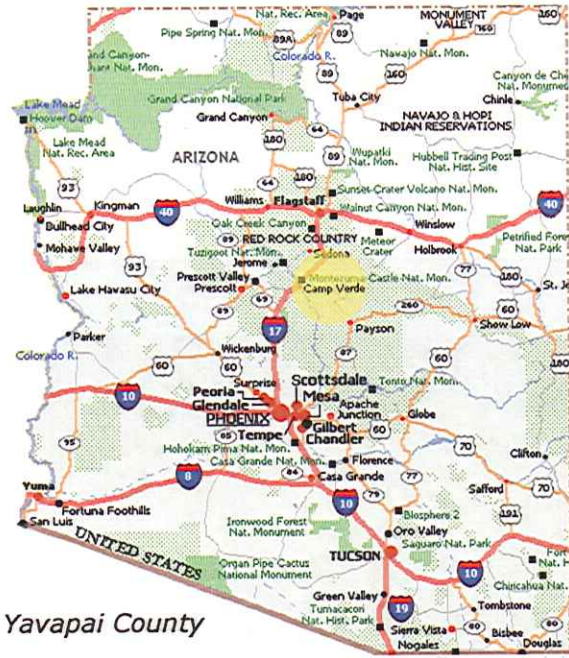


Camp Verde than on many other rural American communities, which has helped preserve its original atmosphere. Following WWII, modern distribution systems as well as building codes and techniques brought a more contemporary look to Camp Verde buildings. Nevertheless, a sense of history and the pioneer spirit remain central to the town's identity, making the image of simple western country living an important one.

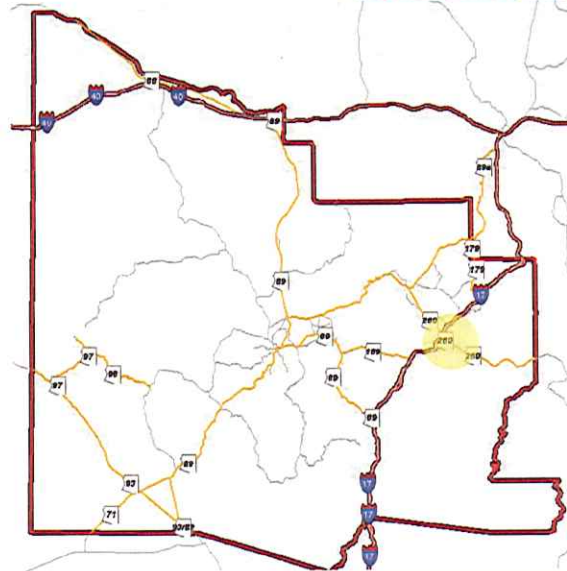




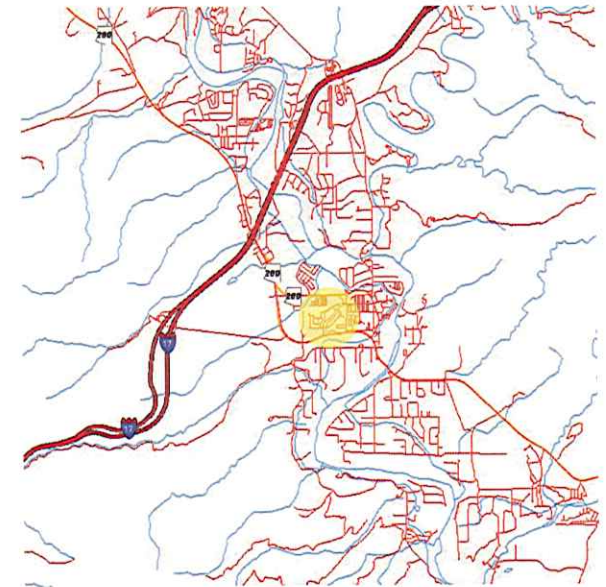
State of Arizona



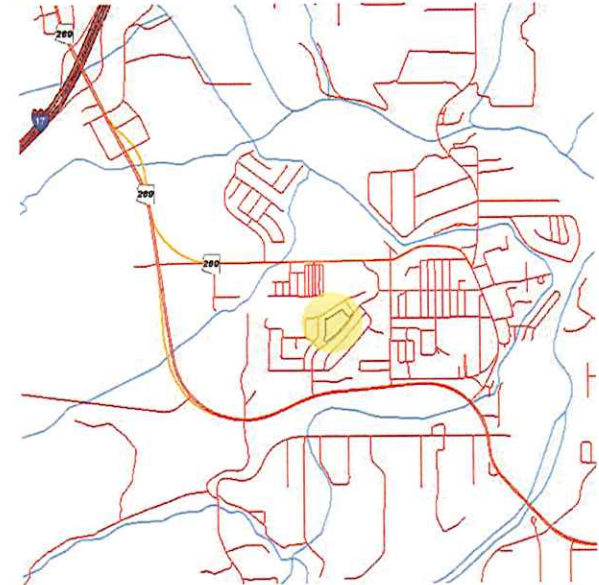
Yavapai County



Camp Verde, Arizona



Downtown Camp Verde



Aerial Photograph



Site Information

Legal Description:

Section 31

Township 14 North

Range 5 East

Gila & Salt River Base & Meridian

Yavapai County, Arizona

Location: South of Finnie Flat Road, north of State Route 260, on Cliffs Parkway

Parcel Number: 404-28-439

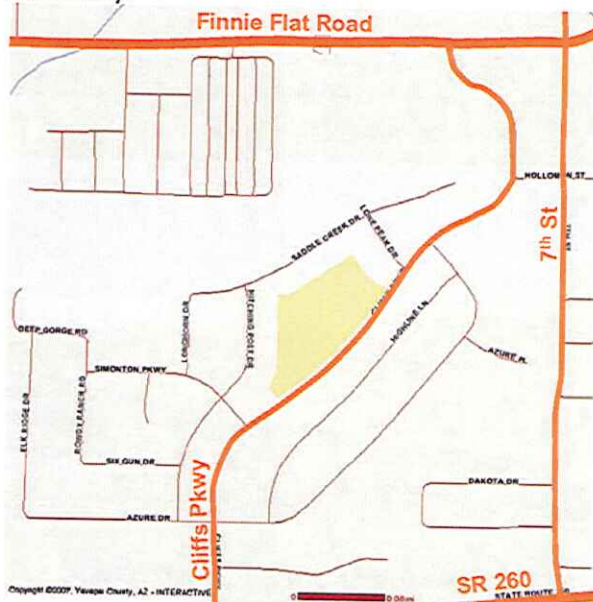
Plat: Verde Cliffs Subdivision

Lot size:

4.82 acres

209,959 square feet

Road Map





Site Views

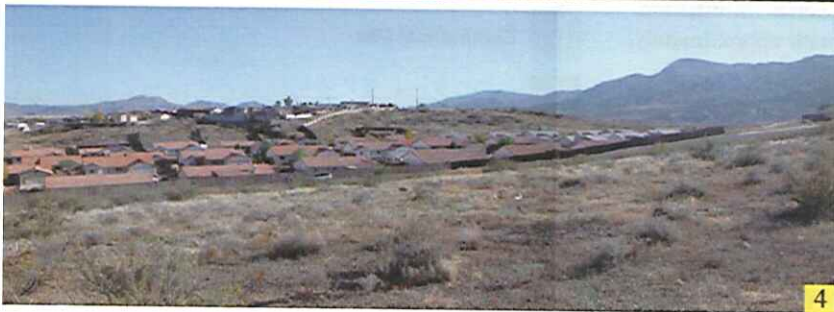
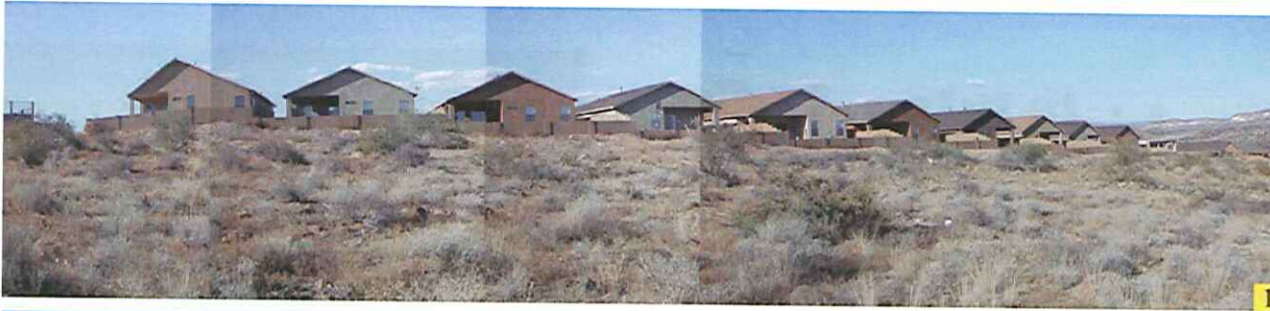


Panorama looking south from top of site 1



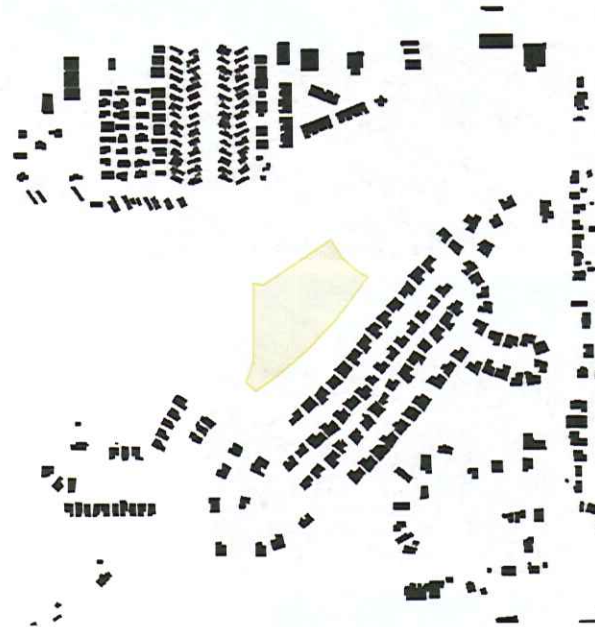
Panorama looking northwest from Cliffs Parkway 2

Site Analysis



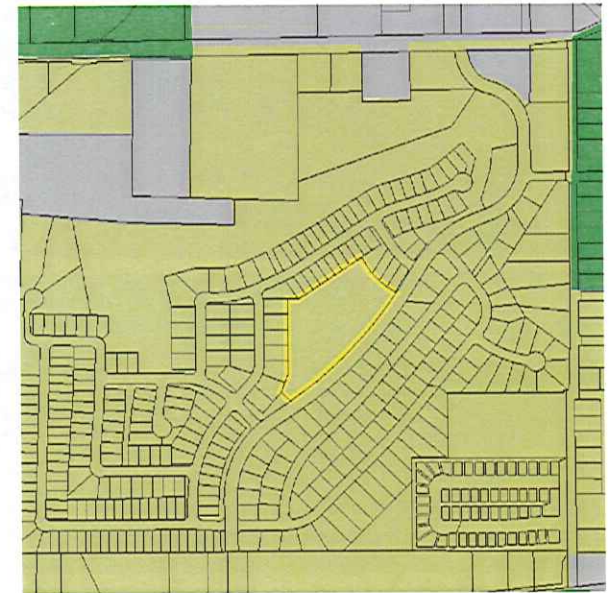
Views of Surrounding Area





Blackout Map





This map is a figure ground study of the built environment. All buildings are shown in black and the undeveloped area between them are left in white. This pattern shows an existing precedent of size and proximity for which this project should appropriately integrate with. The new Verde Cliffs Subdivision is not depicted here as it was too new for the most current aerial information. The subdivision is almost complete with approximately 99% of the homes constructed.



Land Use

This map shows the current land use pattern, which is primarily residential in this area. This map uses colors generalized from the zoning layer on the Yavapai County GIS website.

Legend

-  Commercial Use
-  Mixed Use
-  Residential Use
-  Site - Residential Use



Buildable Area

The interior hatched area represents the maximum lot coverage. The exterior hatched area represents the area within the setbacks. As shown, the front setback is 20 feet, the rear setback is 25 feet, and the interior setback is 7 feet. The maximum height is 2 stories or 30 feet.

The site perimeter is 2,292 feet, yielding an area of 217,016 square feet, or approximately 5 acres.



Circulation Routes

The maps above show circulation routes and rights-of-way. The major circulation routes are Finnie Flat Road (US 260), north of the site, General Crook Trail to the south, and 7th Street to the East. Along the southern edge of the site is Cliffs Parkway that may be used as an access point into the site.



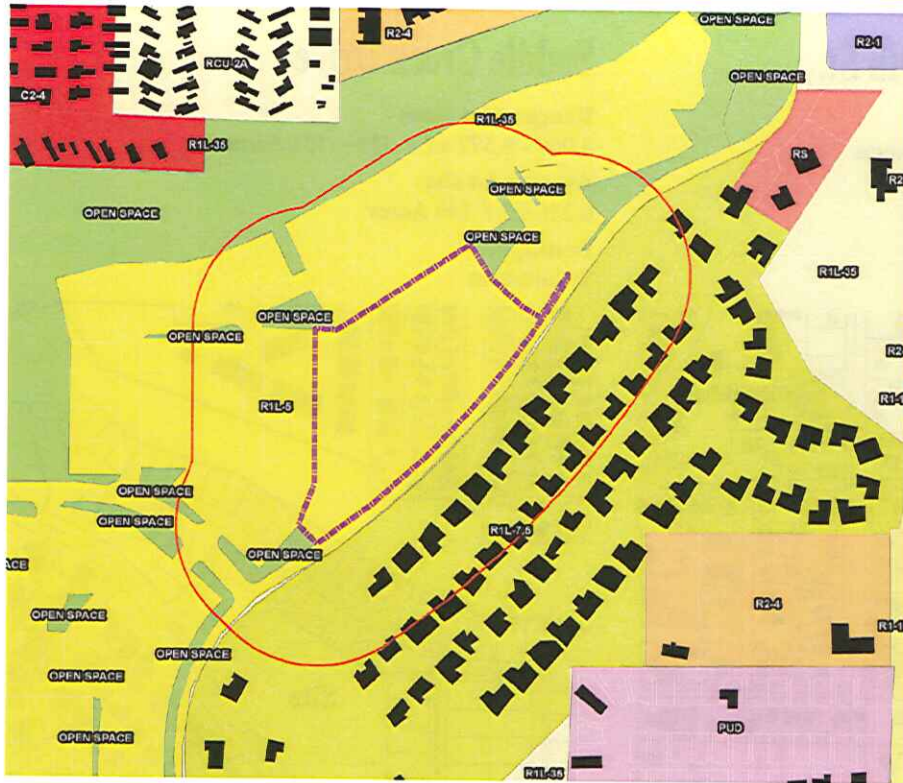
Topography & Drainage

The contour map shows that the site, and surrounding region, is situated on a hillside. The high point is on the west end of the lot, draining away to the east. As part of the public design process, neighboring property owners voiced concerns about the existing drainage conditions. This project would not compound the issue, but instead relieve it from the site's current runoff as all new development is required to provide on-site retention of water runoff.



Environmental Conditions

Environmentally, the long side of the site has a somewhat optimal solar orientation. There are negative environmental contributions from Cliffs Parkway due to traffic noise, heat gain and air pollution. Since Cliffs Parkway is paved it creates a heat sink, absorbing heat from the sun and from automobiles during the day and continually radiating the heat back out at night.



Zoning: R1L-5

Land Use R1L Density District 5

Minimum lot area: 7,500 square feet

Minimum lot area per dwelling: 5,000 square feet

Minimum width or depth: 75 feet

Minimum setback required:

Front: 20 feet

Rear: 25 feet

Interior: 7 feet

Exterior: 10 feet

Maximum building height: 2 stories or 30 feet

Maximum lot coverage: 50%

Minimum distance between buildings: 10 feet

The required setback for a structure or property is the minimum yard allowed

Parking Requirements

a) 1-2 Family Residence two per dwelling unit residence

b) Multiple Dwellings

Efficiency Units: two per dwelling unit

One-bedroom Units: two per dwelling unit

Two or more bedroom units: 2.3 per dwelling unit

c) Rooming one per sleeping room or sororities, resident/club:

Houses/Fraternities: two per bed, whichever is greater

d) Mobile/manufactured 2-3 per mobile/manufactured homesite

home parks & subdivisions:

e) Elderly housing 1.5 per dwelling unit developments:

f) Churches: 1 space per five seats per 75 square feet of patron standing area

Allowed Density Permitted by this Zoning Classification

This calculation is based on the minimum lot area of 5,000 square feet per dwelling, that one acre is equal to 43,560 square feet, and that the area of this lot is 217,016 s.f.

Number of Units per Acre: $43,560 \text{ s.f. per acre} / 5,000 \text{ s.f.} = 8.7 \text{ units per acre}$

Number of Units: $217,016 \text{ s.f.} / 5,000 \text{ s.f.} = 43.4 \text{ units}$

Up to 41 units are allowed on this parcel based on the current zoning.



Hollamon St. & Fourth St.

Range of lot sizes:
3,876 - 8,058 s.f. / .089 - .185 Acres

Average lot size:
6,049 s.f. / .139 Acres

Density:
7 Units/acre



Comparable density overlay:
7 units/acre x 5 acres = 35 units



Saddle Creek Drive

Range of lot sizes:
5,009 - 6,577 s.f. / .115 - .151 Acres

Average lot size:
6,216 s.f. / .143 Acres

Density:
7 Units/acre

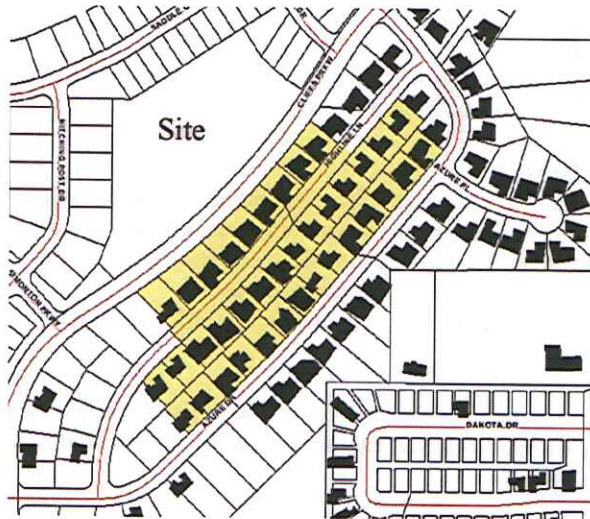


Comparable density overlay:
7 units/acre x 5 acres = 35 units



Highline Lane & Azure Dr.

Range of lot sizes:
7,797 - 11,064 s.f. / .179 - .254 Acres
Average lot size:
8,375 s.f. / .192 Acres
Density:
5 Units/acre

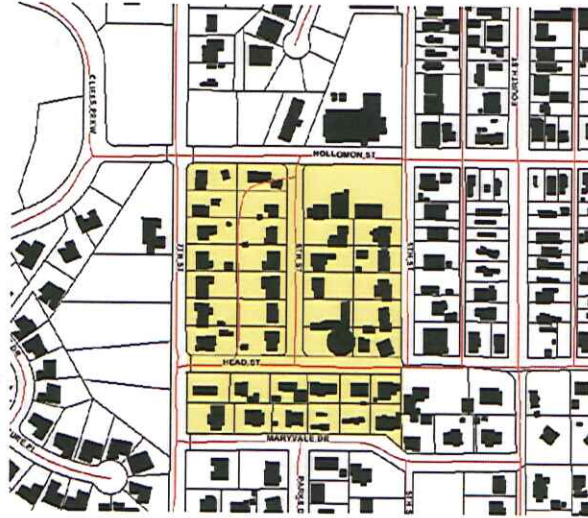


Comparable density overlay:
5 units/acre x 5 acres = 25 units



Hollamon St. & 6th St.

Range of lot sizes:
7,971 - 15,376 s.f. / .183 - .353 Acres
Average lot size:
11,064 s.f. / .254 Acres
Density:
4 Units/acre

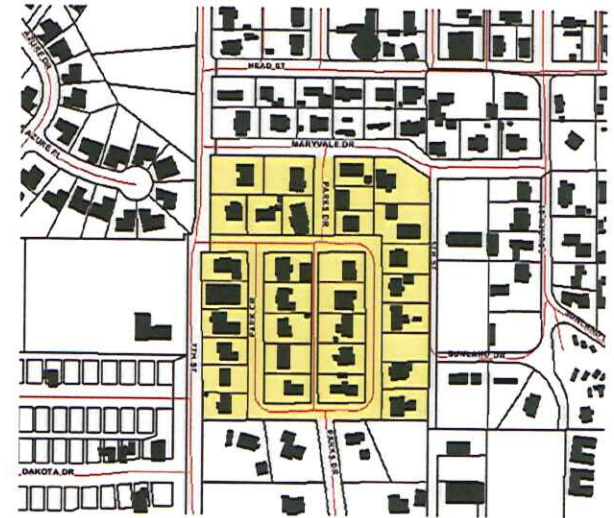


Comparable density overlay:
4 units/acre x 5 acres = 20 units



Maryvale Dr. & 5th St.

Range of lot sizes:
8,450 - 17,641 s.f. / .194 - .405 Acres
Average lot size:
12,327 s.f. / .283 Acres
Density:
3.5 Units/acre



Comparable density overlay:
3.5 units/acre x 5 acres = 17.5 units





Goals

Land Use Goal A:

Preserve and retain the rural atmosphere and character of the Town by promoting compatible land uses. Implementation strategies include:

- Walkways and trails
- Community gardens

Land Use Goal B:

Preserve, develop and enhance the rural character of commercial, and non-residential, buildings and sites.

Land Use Goal C:

Conserve natural resources through commitment to responsible development that is sensitive to all natural resources and community needs. Implementation strategies include encouraging the use of:

- Solar, wind and other renewable resources
- Alternative building materials and energy efficient designs

Housing Goal A:

Encourage a variety of housing types and densities to provide housing opportunities for all residents. Implementation strategies include encouraging:

- Development of pedestrian corridors
- Clusters of housing
- Individualistic style
- Neighborhood participation

Housing Goal B:

Preserve the integrity and composition of existing neighborhoods. Implementation strategies include:

- Compatibility
- Neighborhood participation
- In-fill housing, reasonably priced

Housing Goal C:

Ensure that future residential development protects the existing rural character of the community, while accommodating the community's needs.