



TOWN OF
FLORENCE

COUNCIL MEETING AUGUST 15, 2022

TERRITORY SQUARE FLORENCE NORTH END FRAMEWORK PLAN

Master Plan + Development Study



**A VISION FOR 2042:
FLORENCE NORTH END IS AT THE FOREFRONT IN ADVANCING
FLORENCE AS A HIGH QUALITY COMMUNITY IN BALANCE WITH GILA
RIVER AND NATURAL OPEN SPACE.**



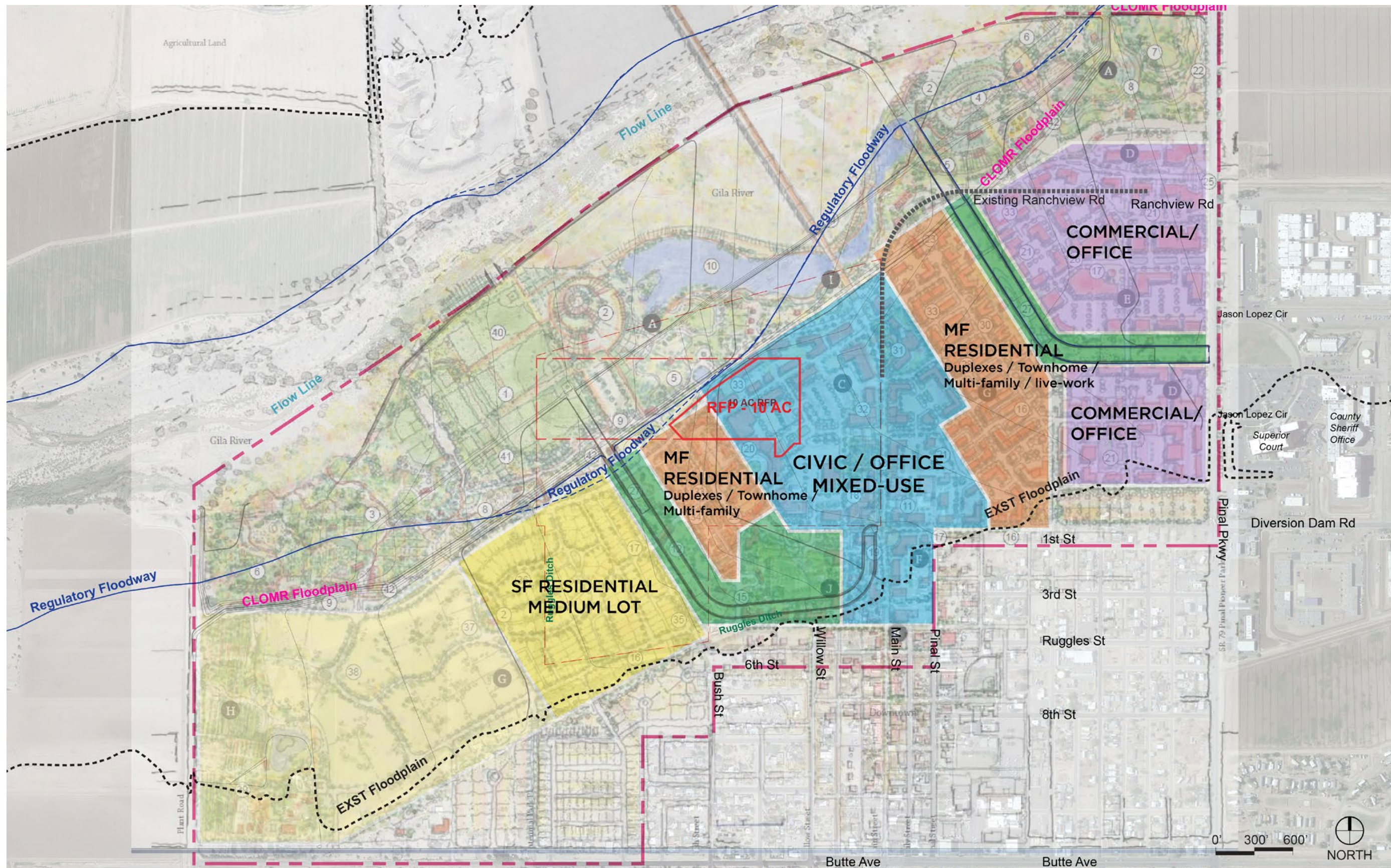
Territory Square Plan - Illustrative Plan

TERRITORY SQUARE PLAN

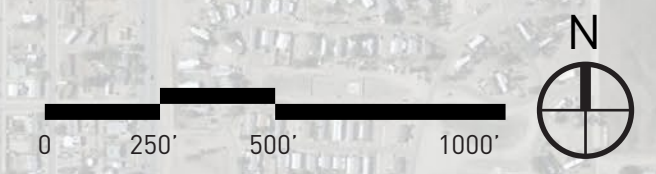
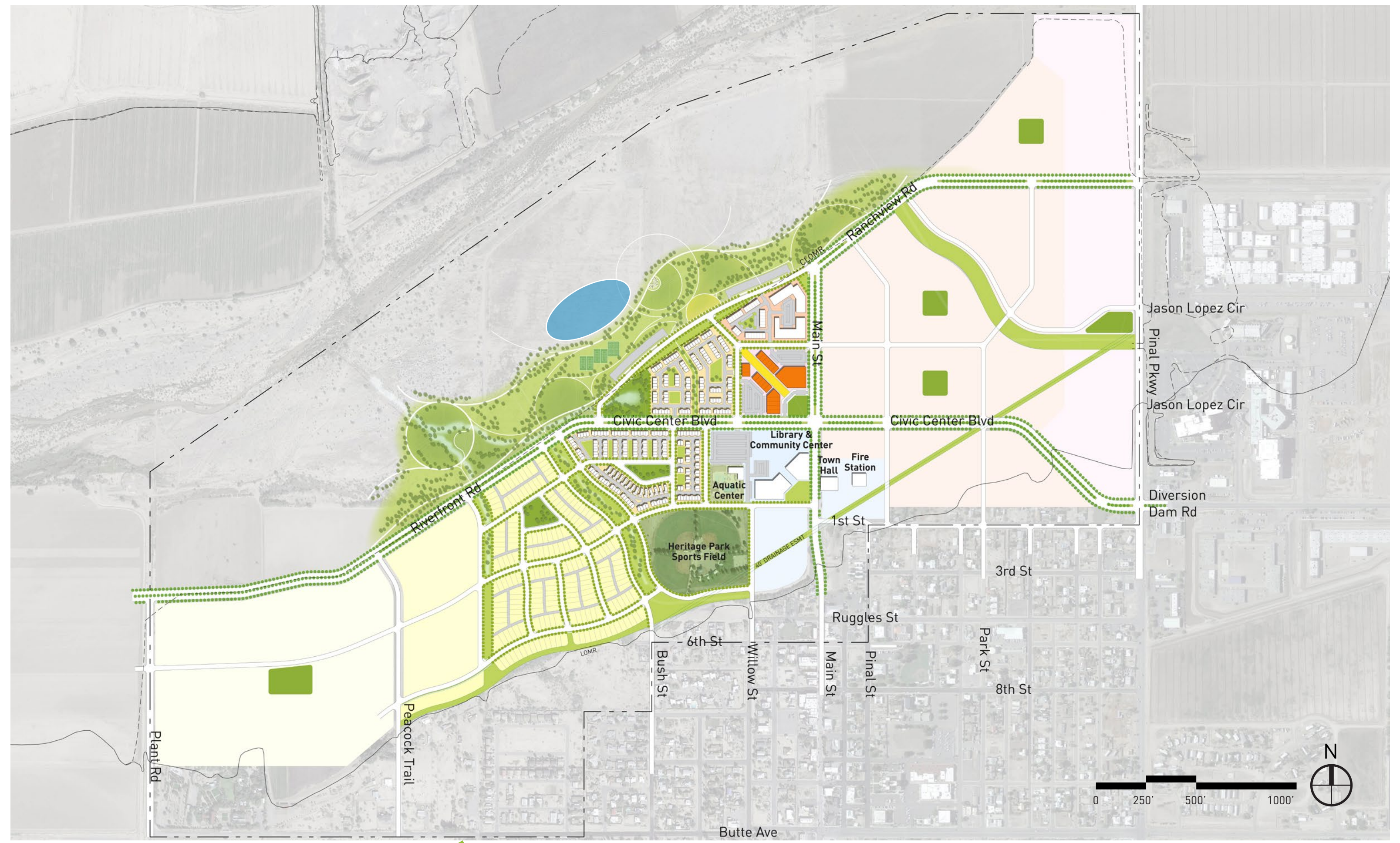


Territory Square Plan - Land Use

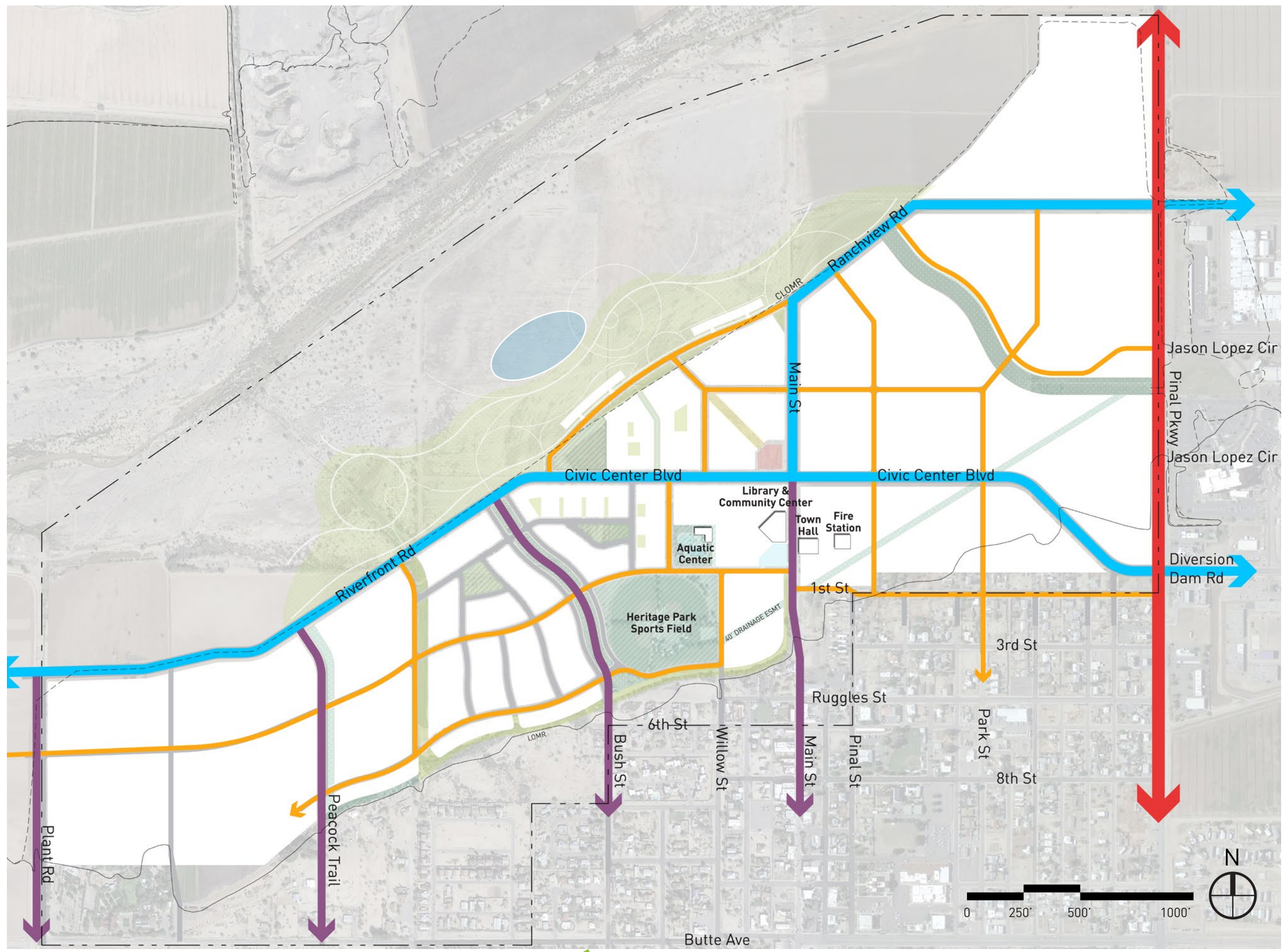
TERRITORY SQUARE PLAN



FRAMEWORK PLAN



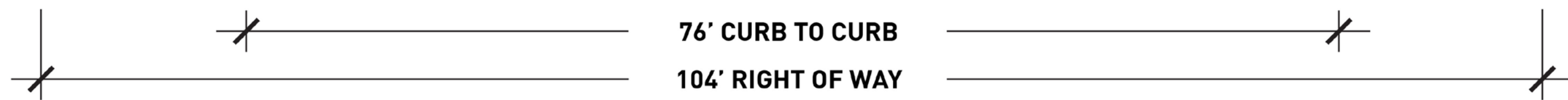
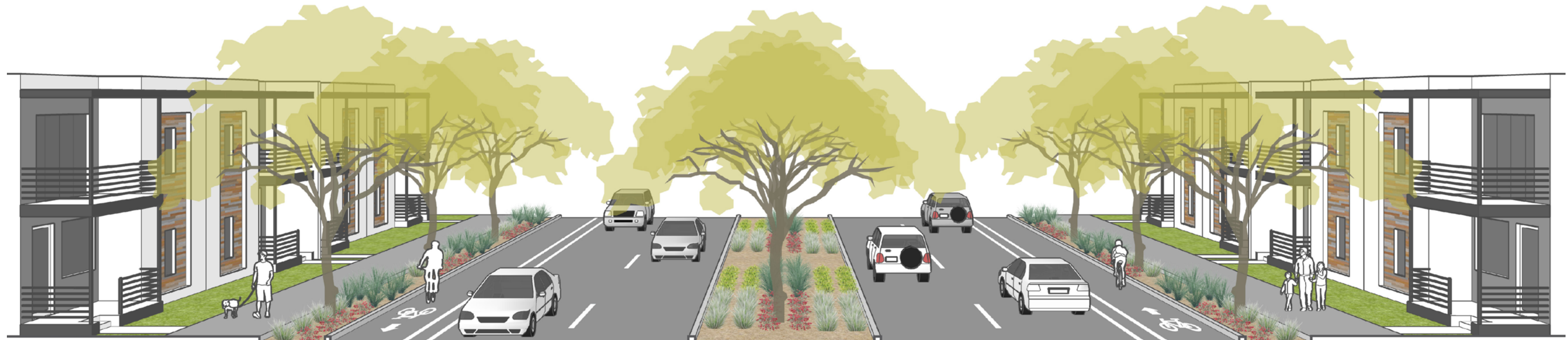
STREET NETWORK PLAN



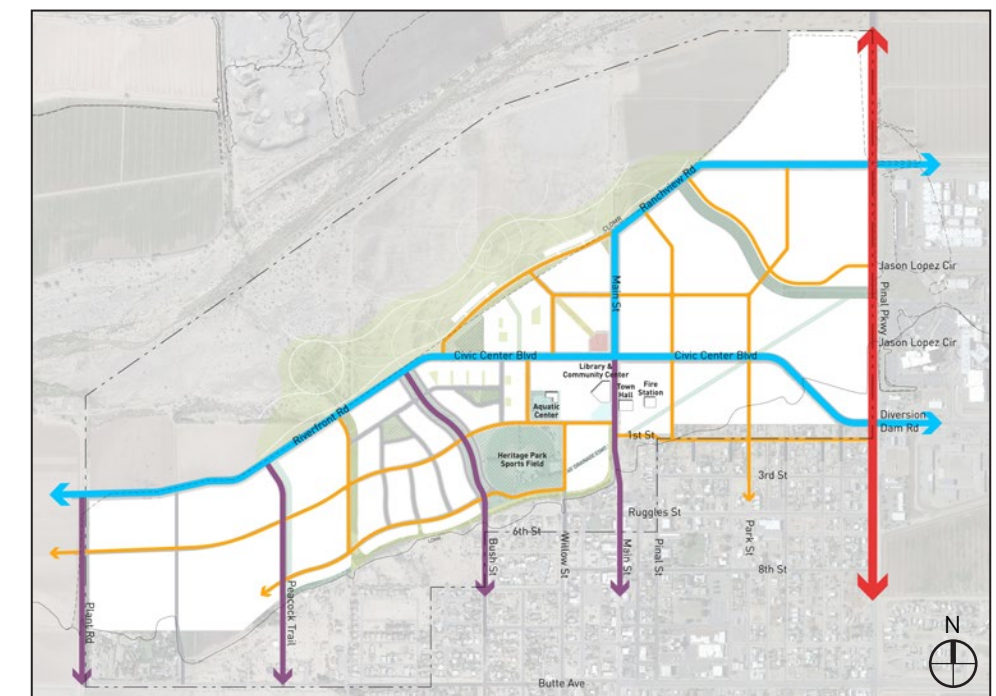
- MAP KEY**
- Major Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector



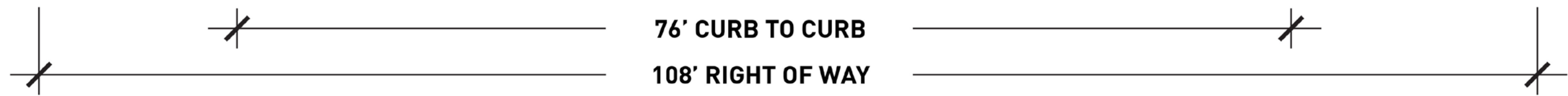
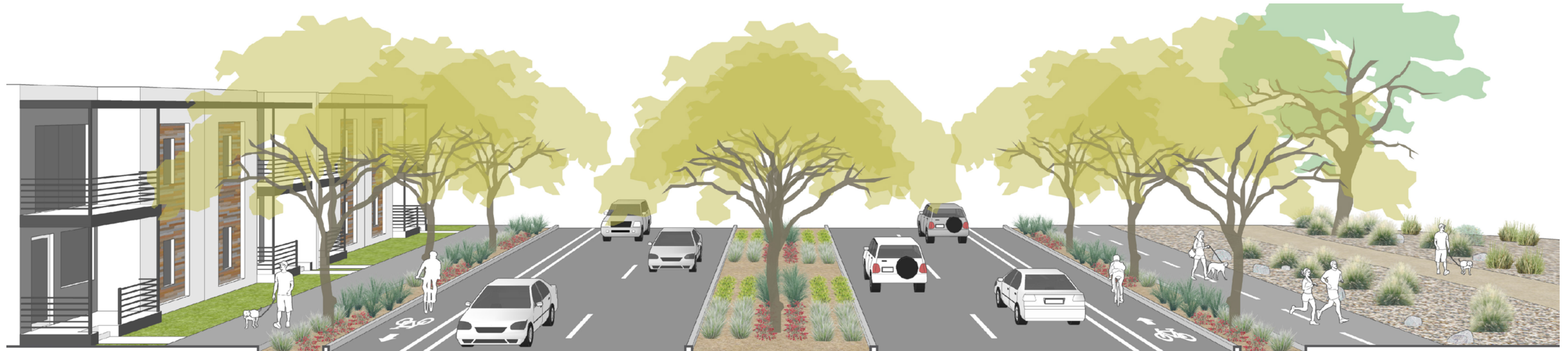
MINOR ARTERIAL



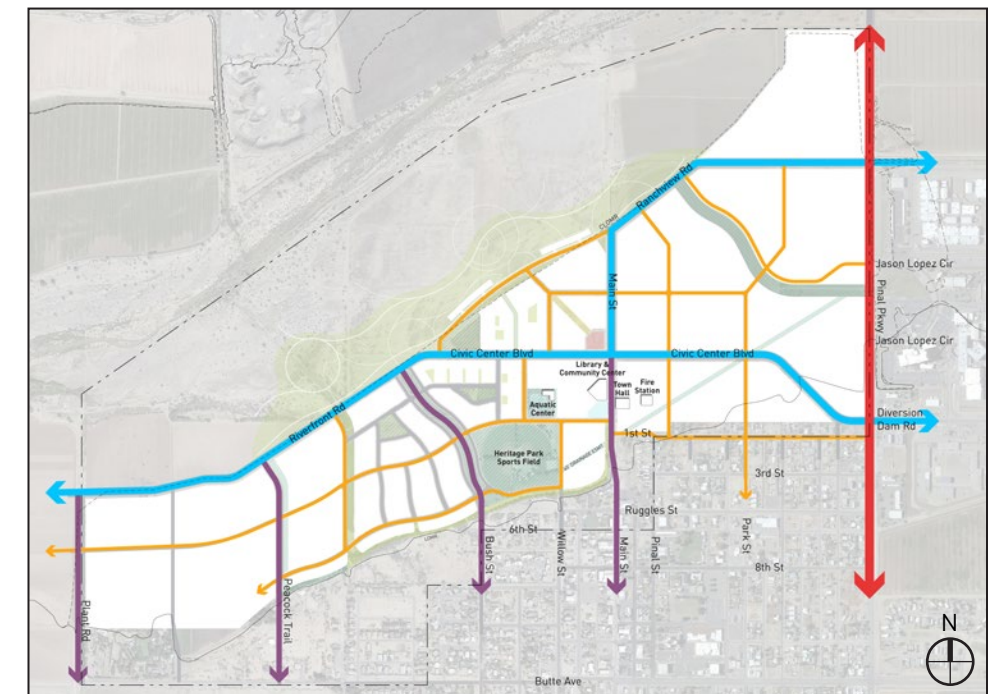
Key Map: Not to Scale



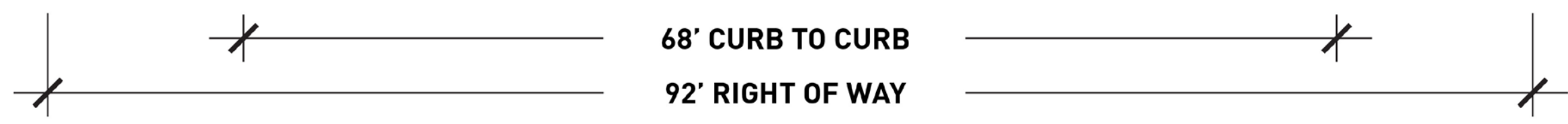
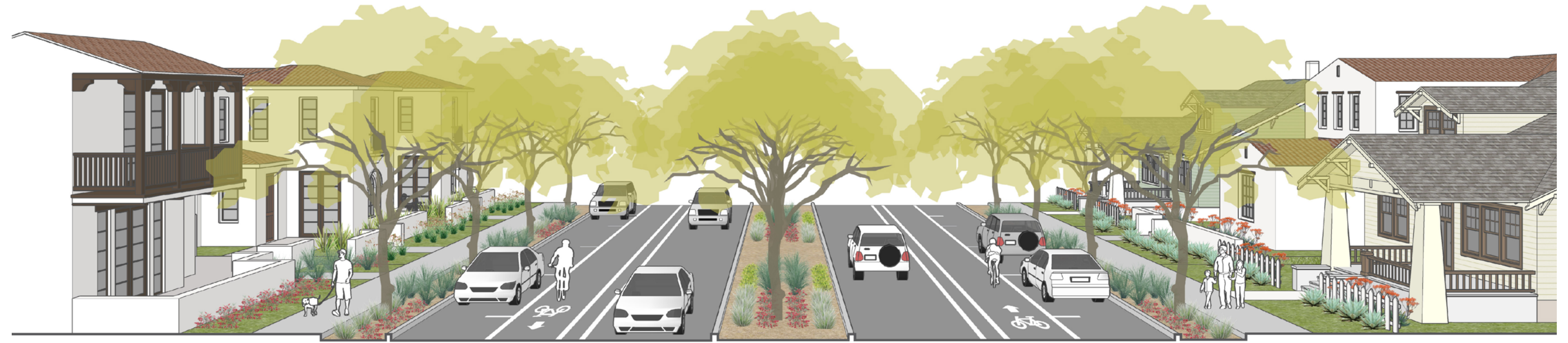
MINOR ARTERIAL (RIVERFRONT BLVD)



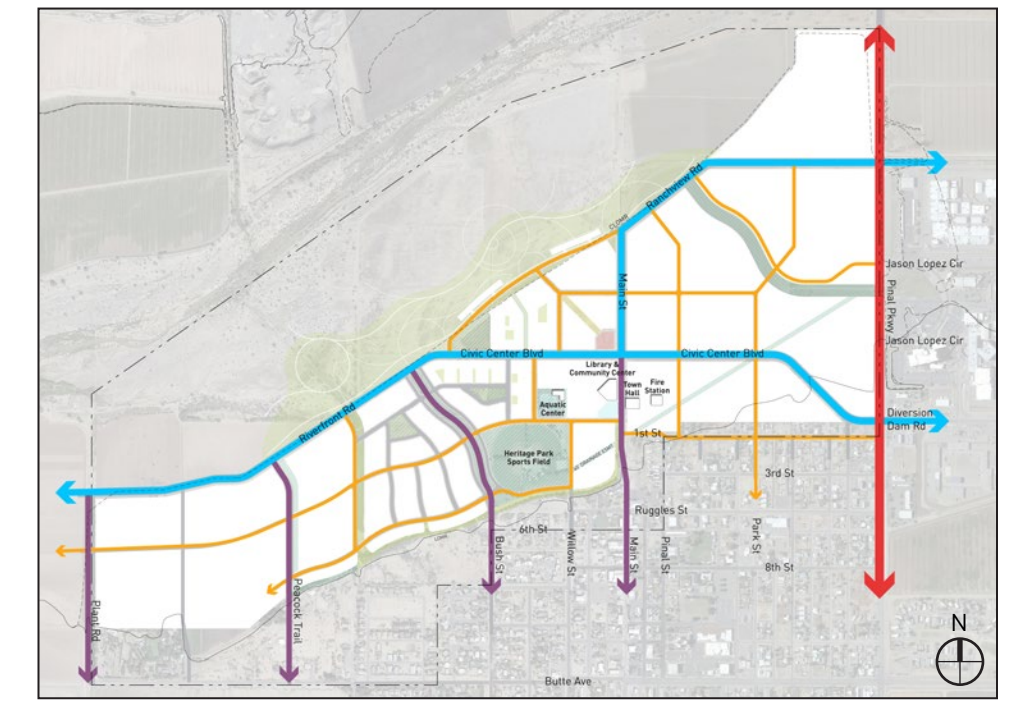
Key Map: Not to Scale



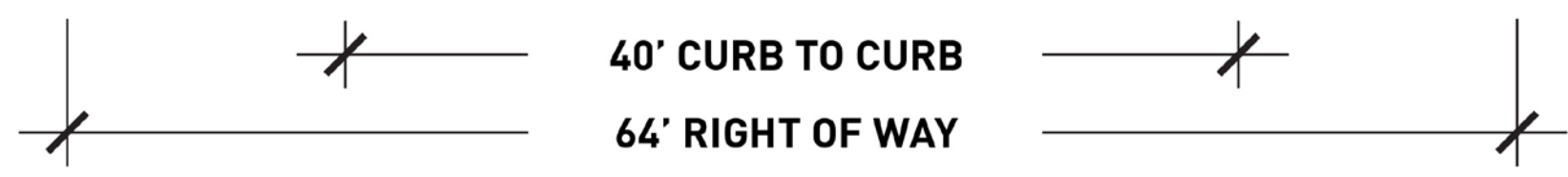
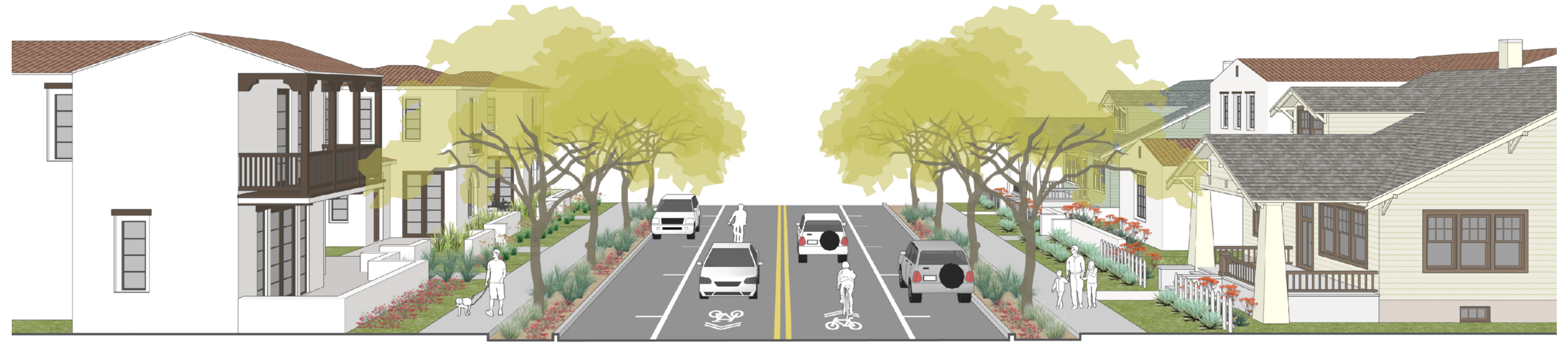
MAJOR COLLECTOR



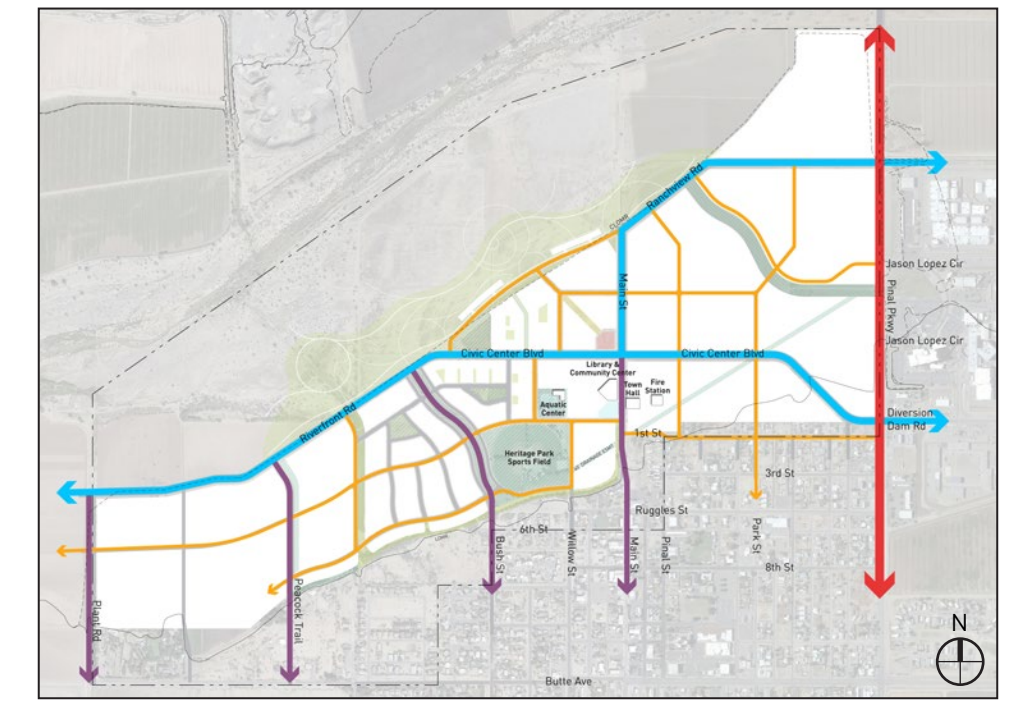
Key Map: Not to Scale



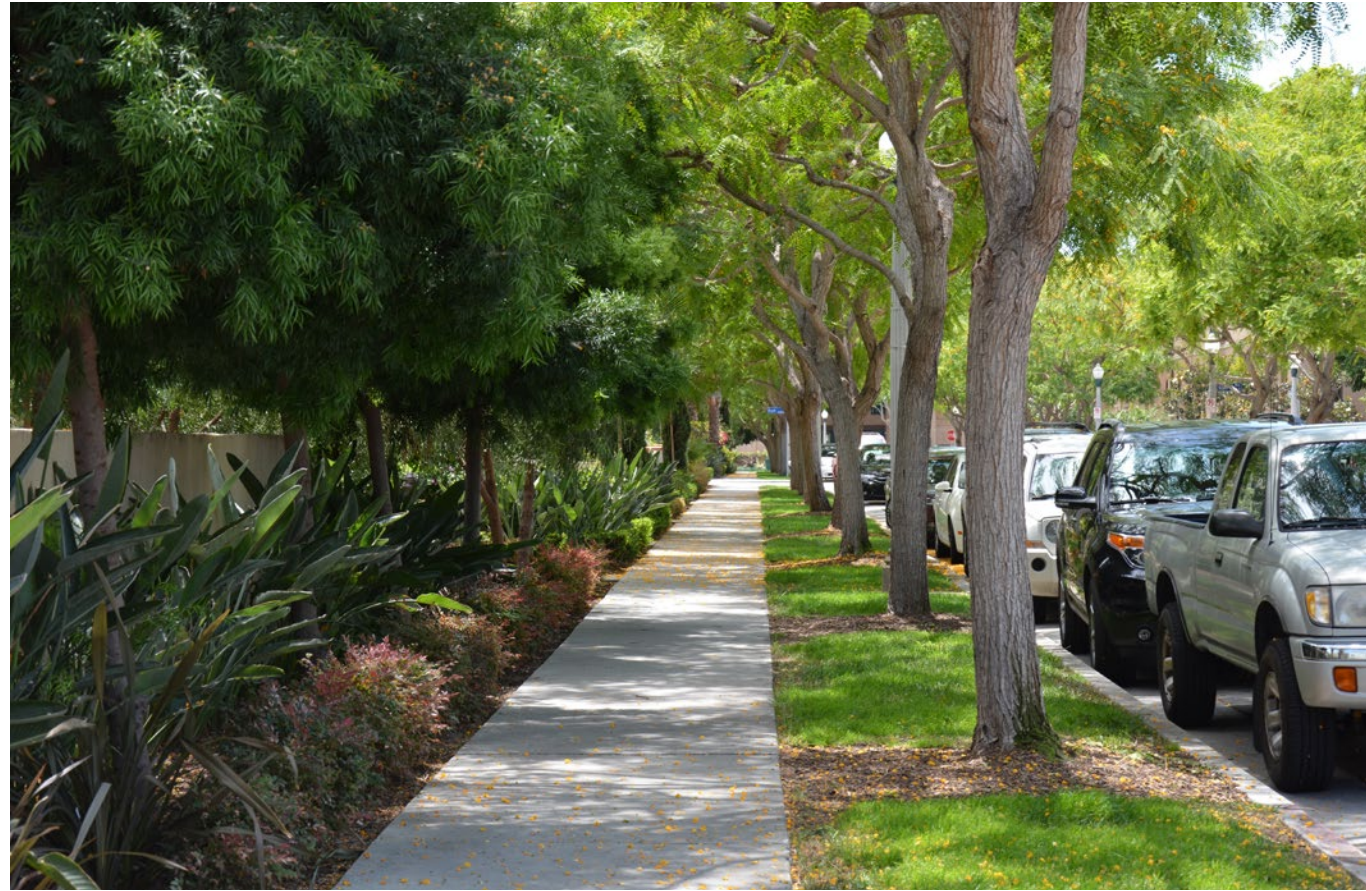
MINOR COLLECTOR



Key Map: Not to Scale



Landscape Providing Shade and Protecting Pedestrian from Traffic/Parking



Landscaped Bulb-out Shortening Crosswalk Distance



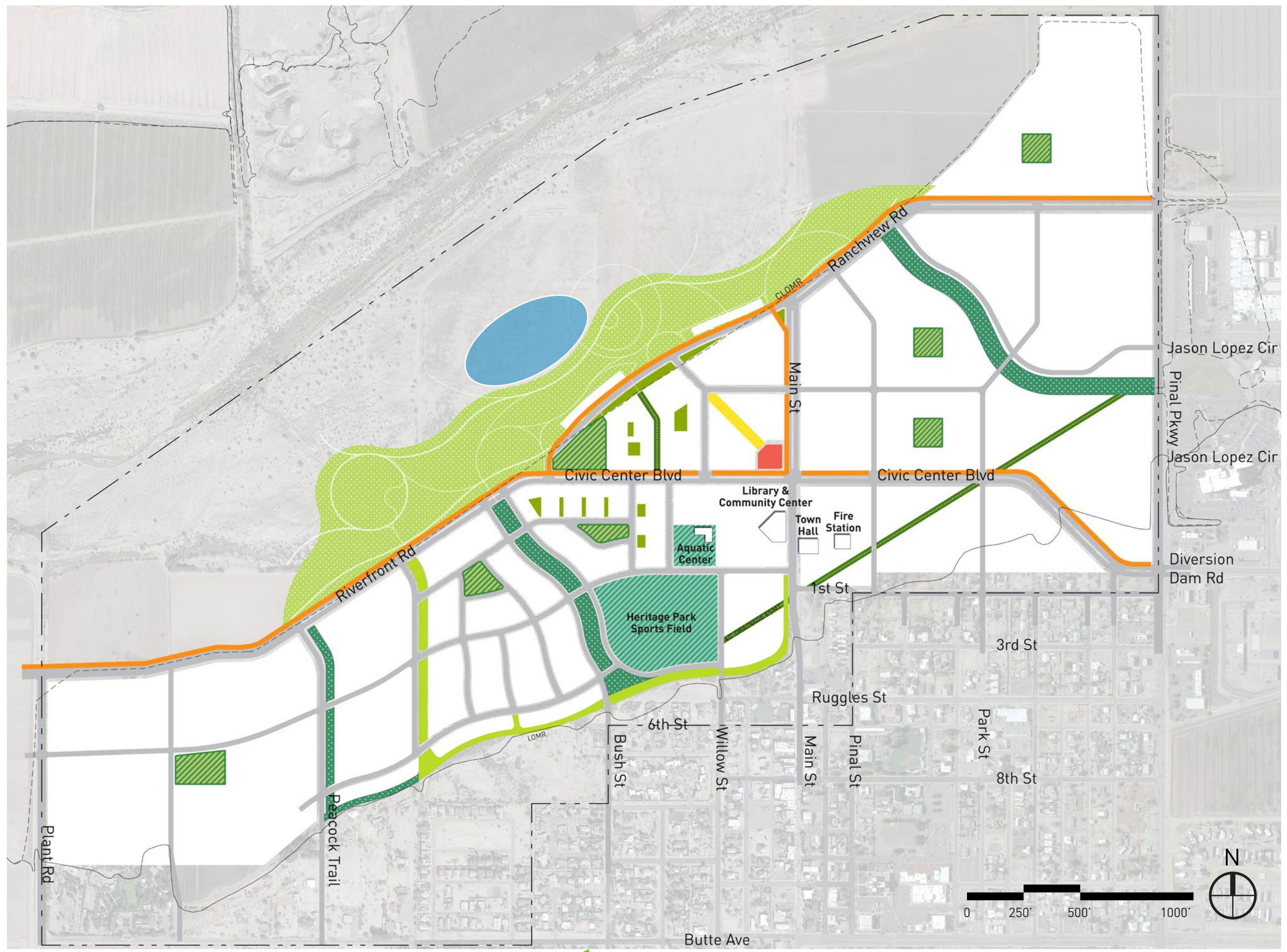
Direct Access from the Street



Front Yard Space Provided by Primary Setback



OPEN SPACE PLAN



- MAP KEY**
- Riverfront Park
 - Multi-purpose Trail
 - Neighborhood Park
 - Attached Green/Park
 - Town Square
 - Town Center Pedestrian Mall
 - Paseos
 - Sports Park / Recreation
 - Neighborhood Greenway
 - Ruggles Ditch Greenway



Neighborhood Park



Multi-purpose Trail



Paseo



Neighborhood Greenway



Attached Green



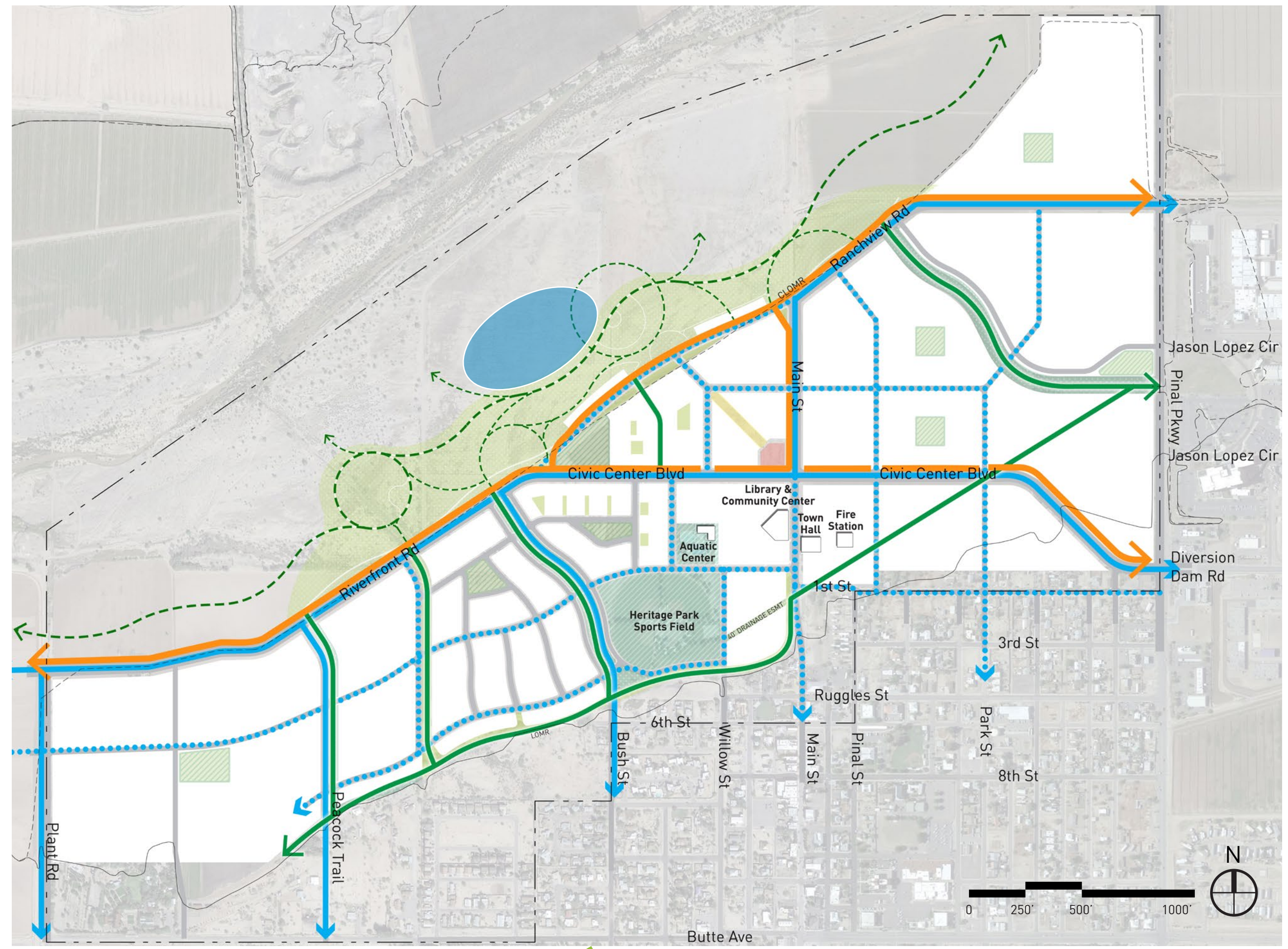
Riverfront Park



Town Square



PEDESTRIAN & BICYCLE CIRCULATION PLAN



- MAP KEY**
- Multi-purpose Trail
 - - - River Front Natural Trail
 - Open Space Path
 - Buffered Bike Lane
 - · · · · Shared Lane / 'Sharrow'



Riverfront Natural Trail



Multi-purpose Trail



Open Space Path



Buffered Bike Lane



Shared Lane / 'Sharrow'



TERRITORY SQUARE MASTER PLAN



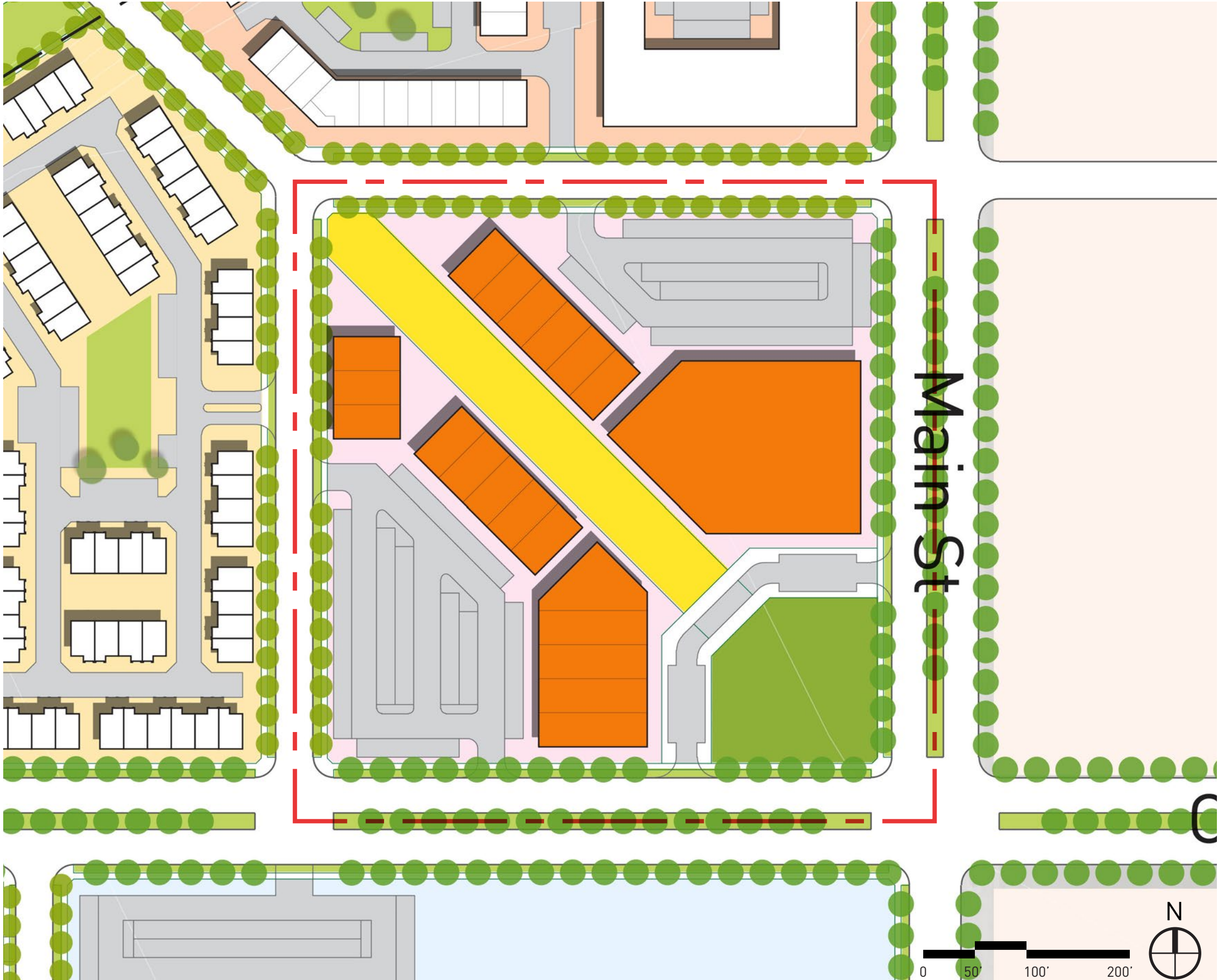
MAP KEY

- Territory Square Plan Area
- Sub Area Boundary
- North End Framework Plan Area
- CLOMR Limit



7

COMMERCIAL TOWN CENTER



Key Map: Not to Scale





Restaurant Building with Outdoor Patio



Character of Town square



Grocery Store



Public Realm with Wide Sidewalk and Comfortable Seating



Lively Public Realm

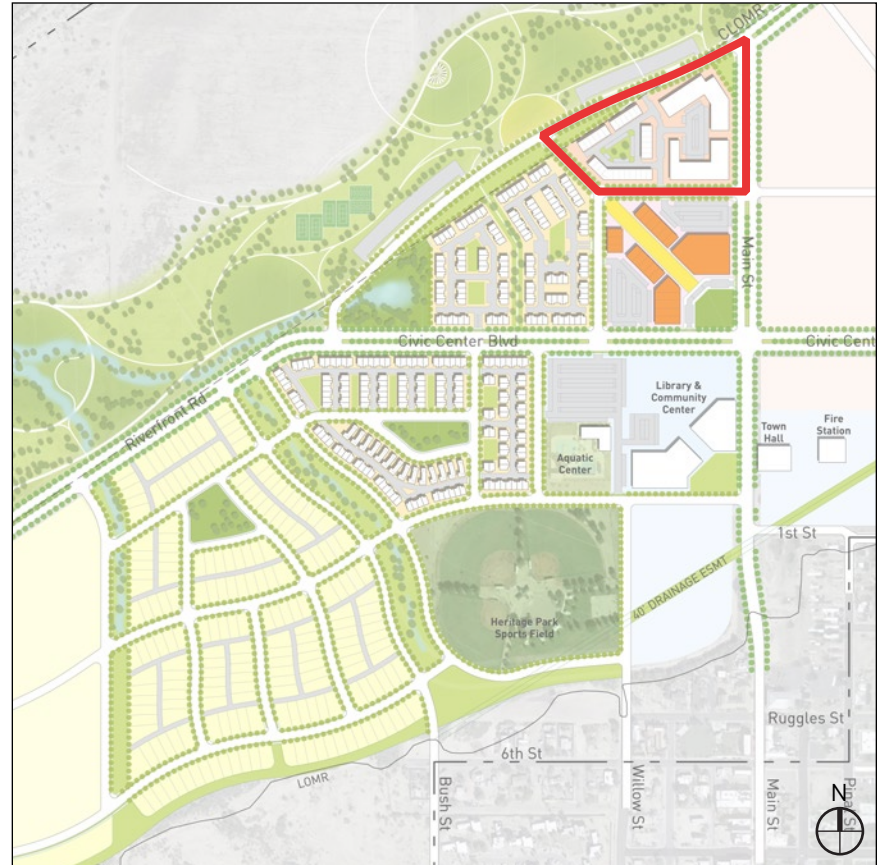
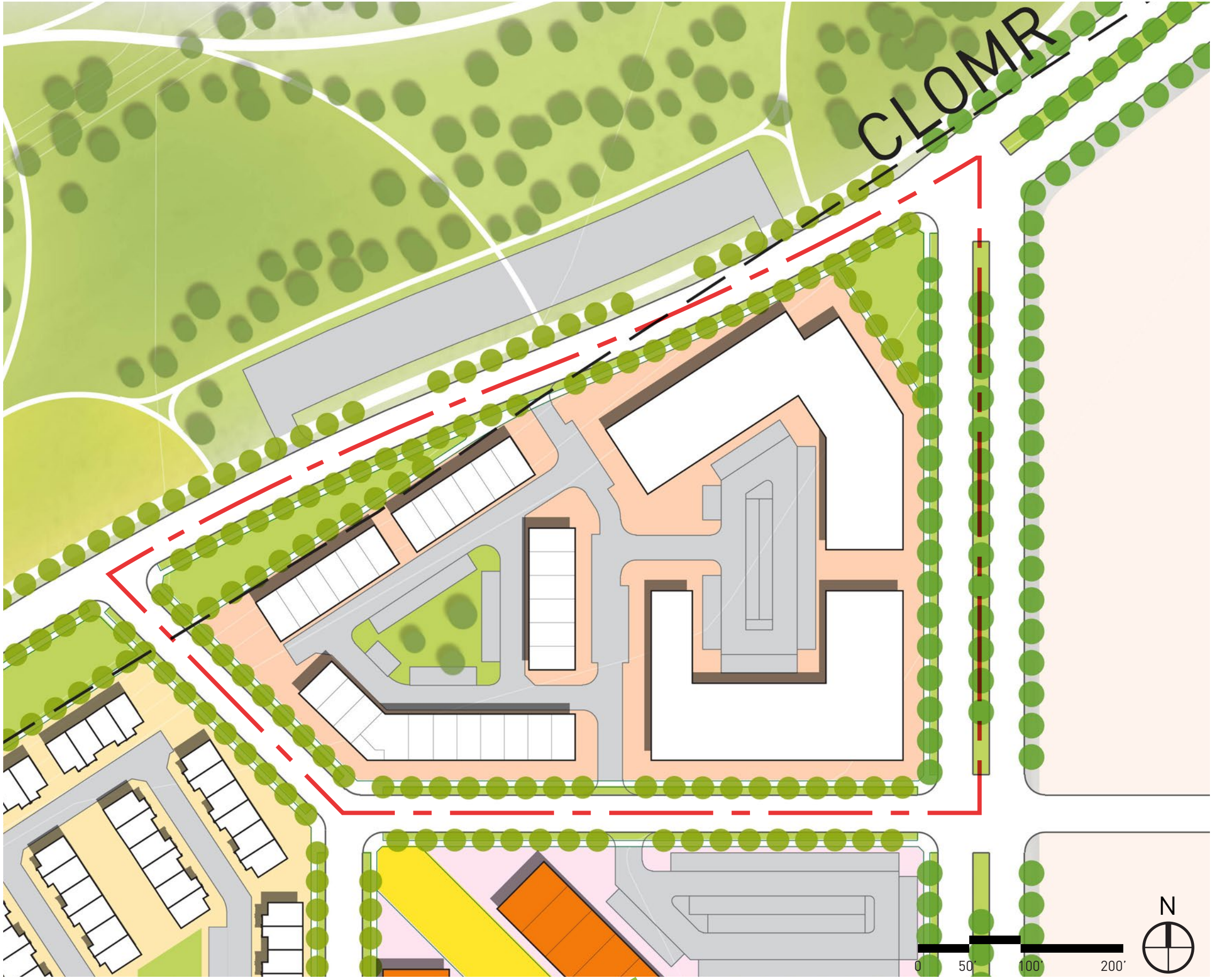


Active Shopfront with Outdoor Dining and Seating



8

MIXED USE TOWN CENTER



Key Map: Not to Scale





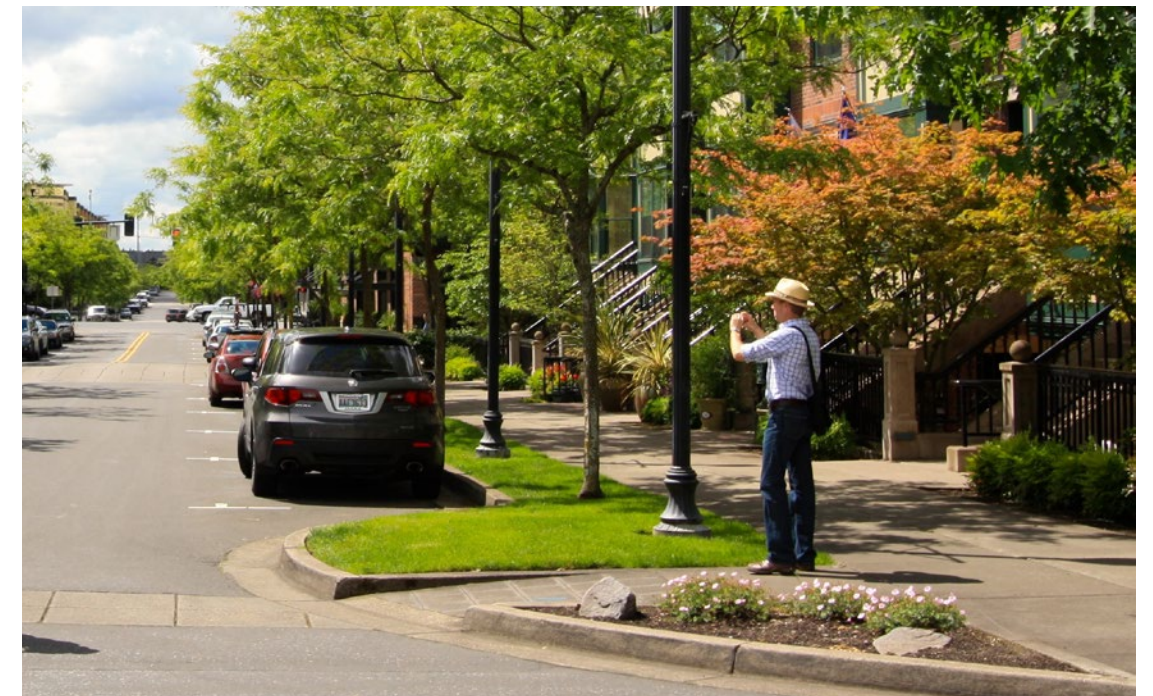
Mixed-use Apartment with Ground Floor Retail



Live-Work Units with Commercial Ground Floor Use



Live-Work Units with Corner Shopfronts

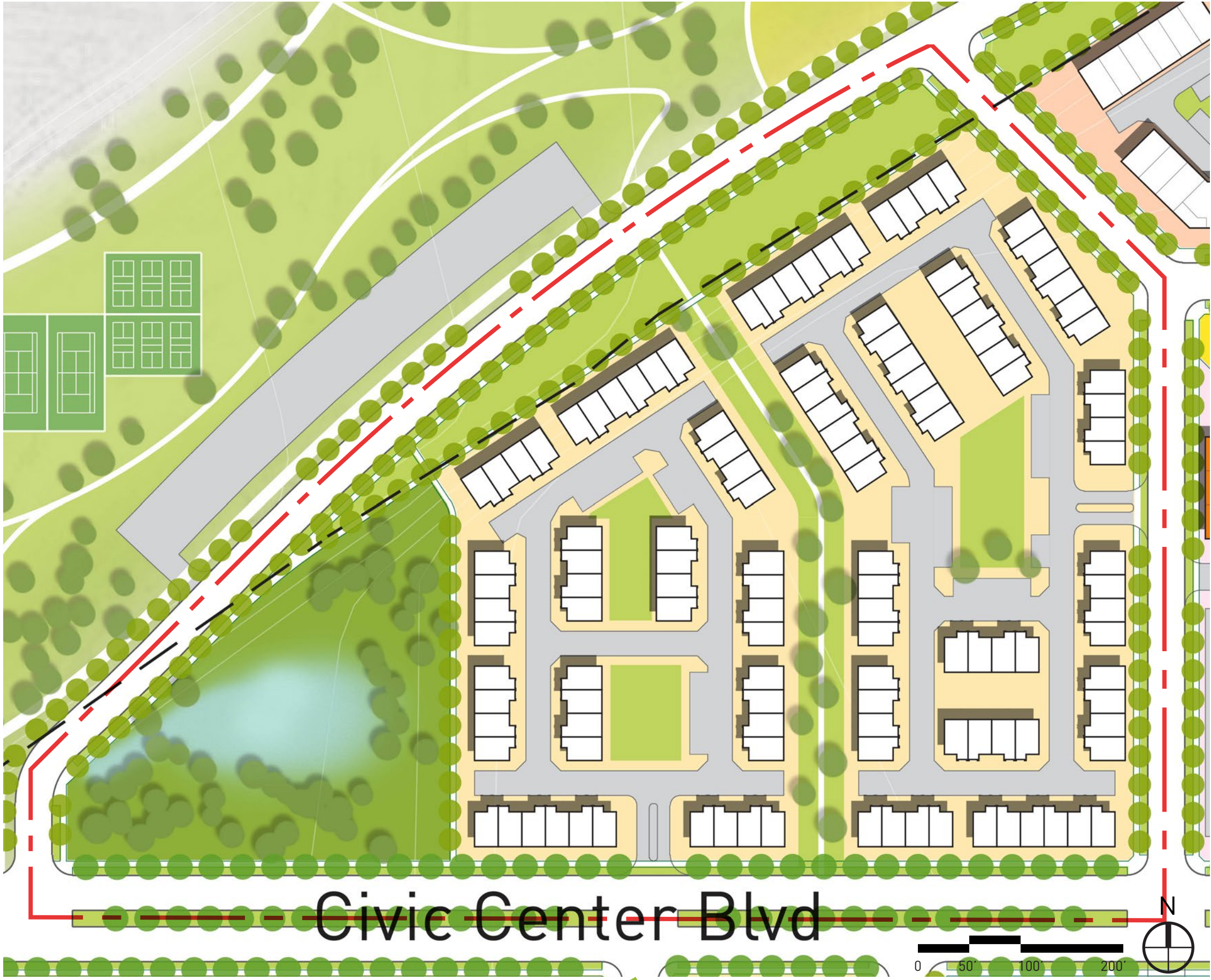


Direct Access from Public Street to Ground Floor Units



9 A

MEDIUM DENSITY RESIDENTIAL NEIGHBORHOOD DEVELOPMENT



Key Map: Not to Scale





Articulating separate facades helps differentiate attached units



Paseo with landscaping create a pathway to access Riverfront Park



Townhome fronting an Attached Green



Sample Courtyard between Two Rows of Townhomes



9 B

MEDIUM DENSITY RESIDENTIAL NEIGHBORHOOD DEVELOPMENT



Key Map: Not to Scale





Small townhomes, if well-articulated, maintain a house form that fits a traditional neighborhood



Sample small-lot Single Family homes with 35' - 40' lot width



Sample Duplex Housing



Semi-public courtyard framed by townhome units



9C

MEDIUM DENSITY RESIDENTIAL NEIGHBORHOOD DEVELOPMENT



Key Map: Not to Scale





Front yard is provided by primary setback



Continuous sidewalk is crucial for pedestrian-oriented streetscape



Rear access lanes freeing up housing front for pedestrian activity and serving for waste pick up and dry utilities



Small Houses on a block will have at least a 10' separation between buildings



10

CIVIC TOWN CENTER



Key Map: Not to Scale

Note:
 * Construction of Proposed Recreation Center is subject to change.





Town of Florence Library and Community Center



Florence Aquatic Center



Events held on Main Street and Heritage Park



Florence Town Hall



Heritage Park includes a range of sports field serving the community



11

OPEN SPACE RIVER FRONT PARK





Amphitheater



Sports Field



Nature Trail along Gila River



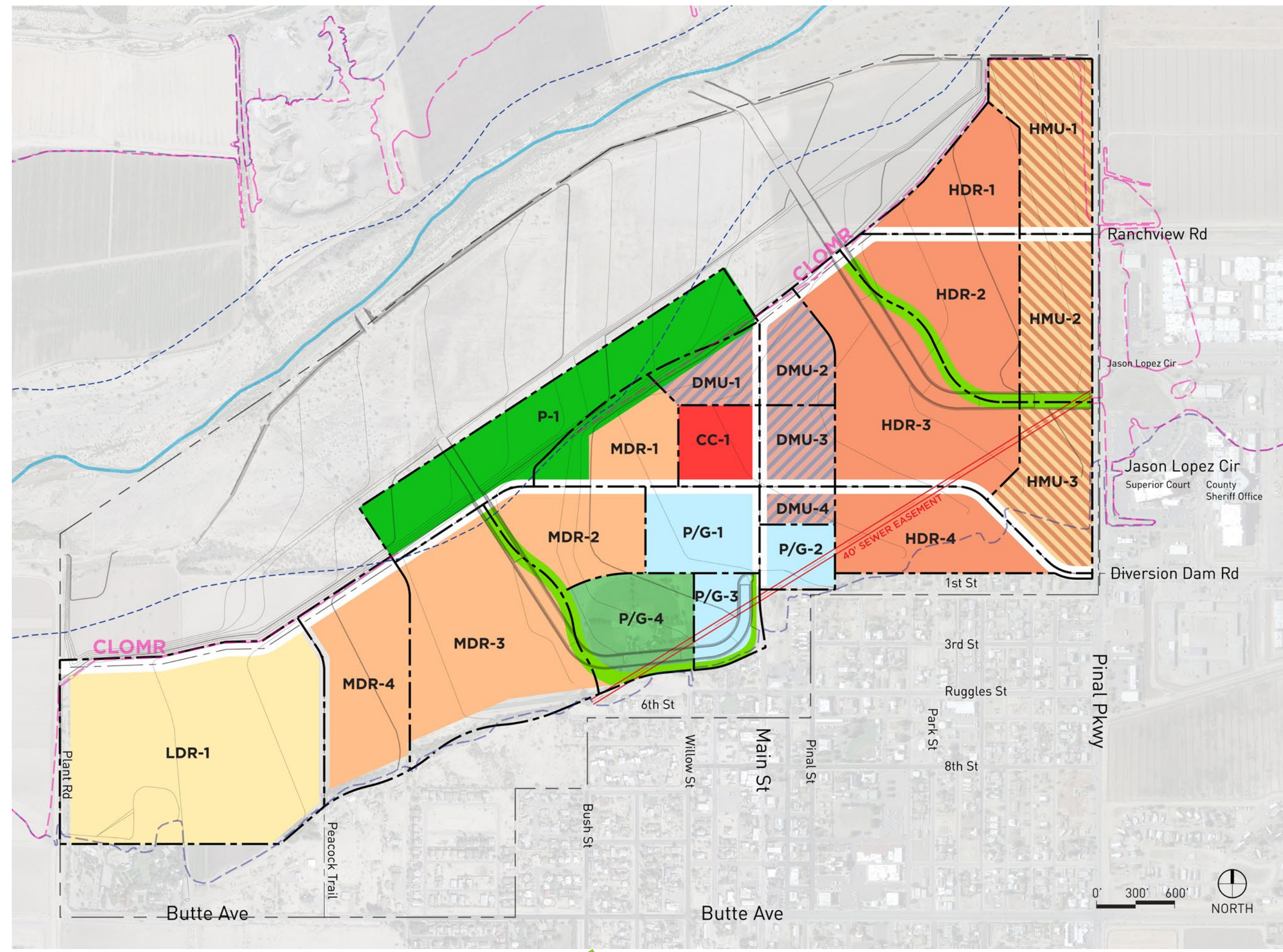
Playground integrated into natural landscape



Housing looking into natural landscape along Gila River



LAND USE PLAN



MAP KEY

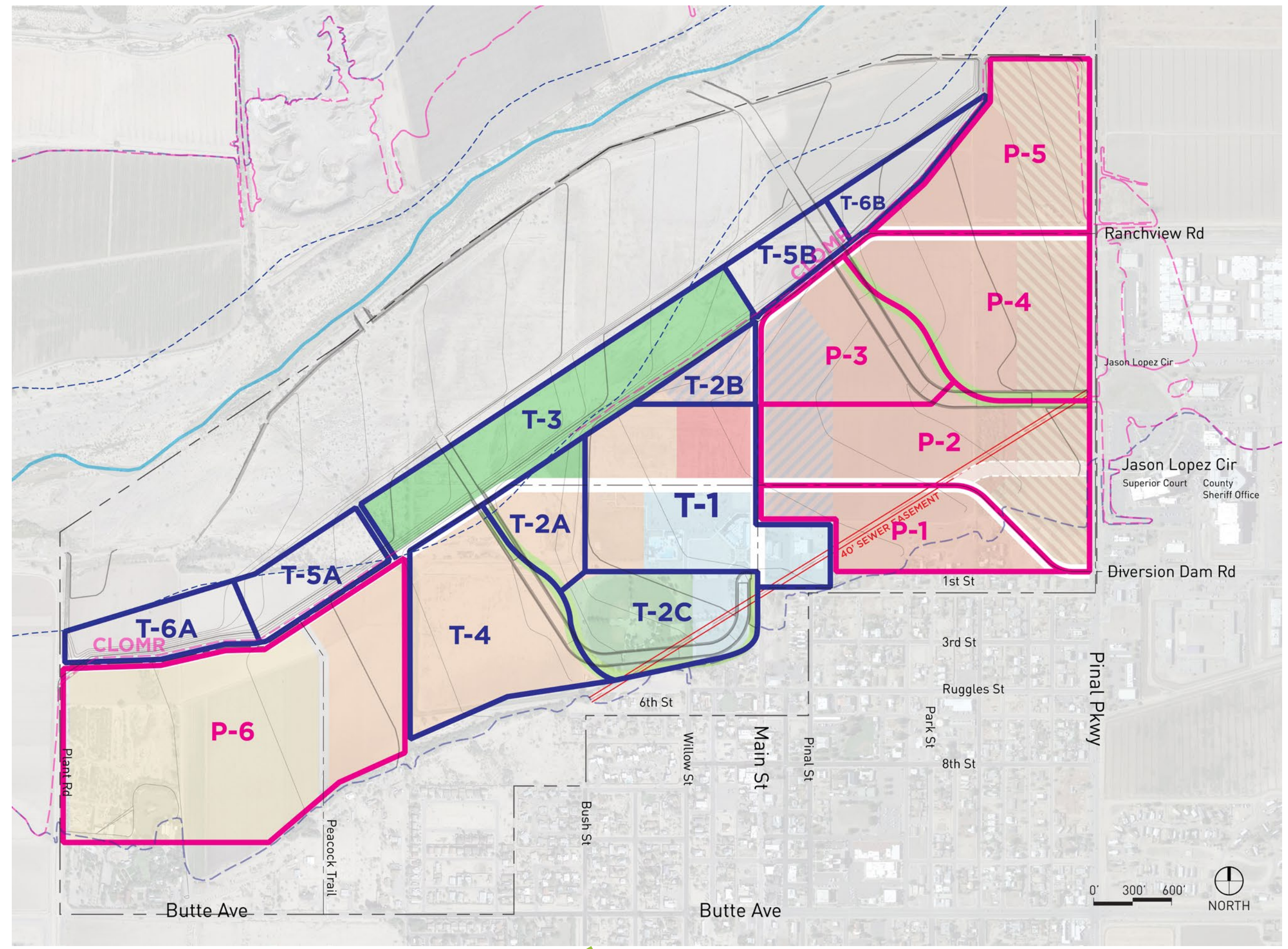
- North End Framework Plan Area
- Sub-Area Boundary

LAND USE

- Public/Government
- Parks & Recreation
- Open Space
- Downtown Mixed Use
- Highway Mixed Use
- Community Commercial
- High Density Residential
- Medium Density Residential
- Low Density Residential



PHASING PLAN



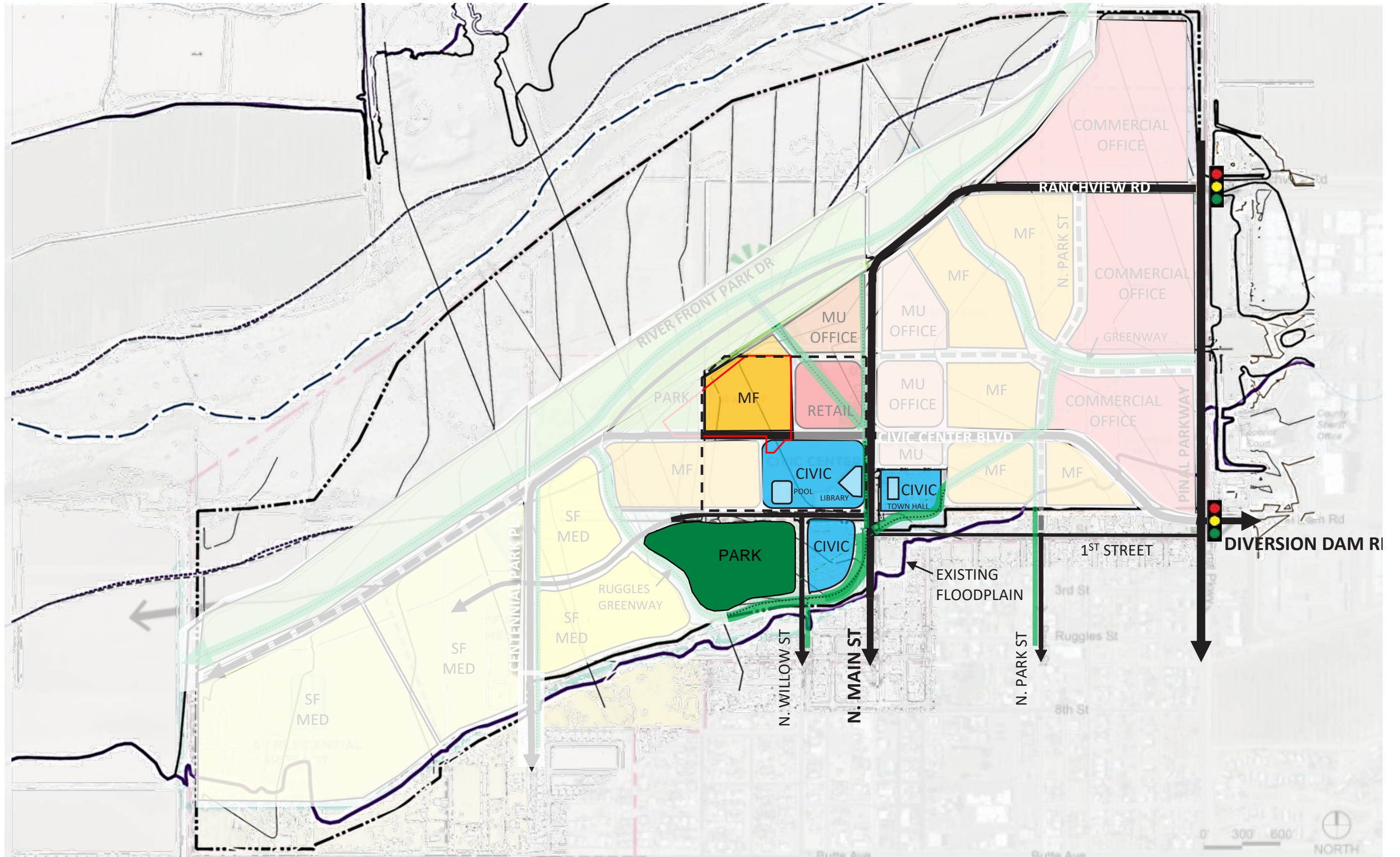
MAP KEY

- North End Framework Plan Area
- Town Property / Development Led by Town
- Private Development



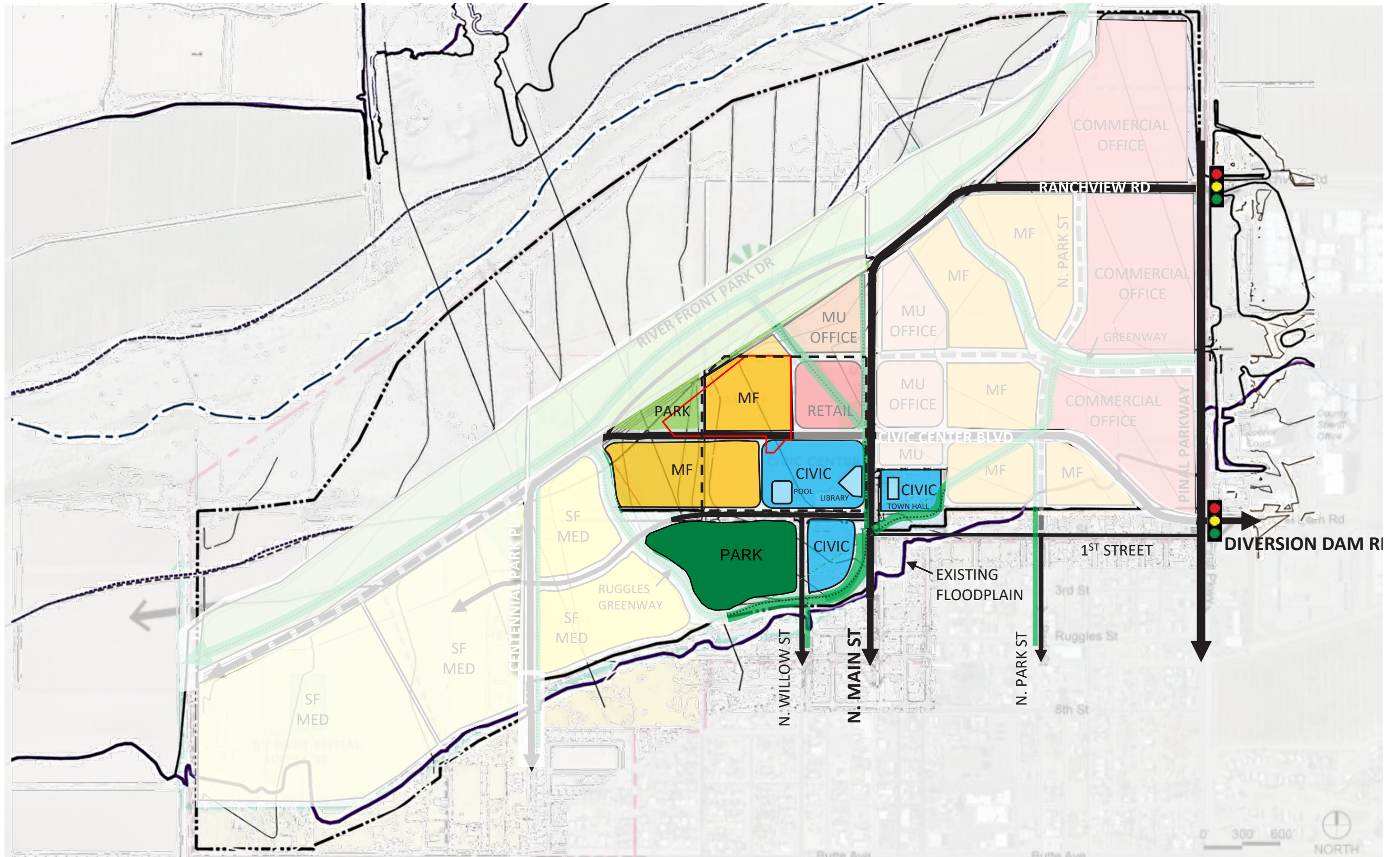
Phase 1 - Existing Condition + Civic Building & Proposed Multi-family

PHASING STUDY



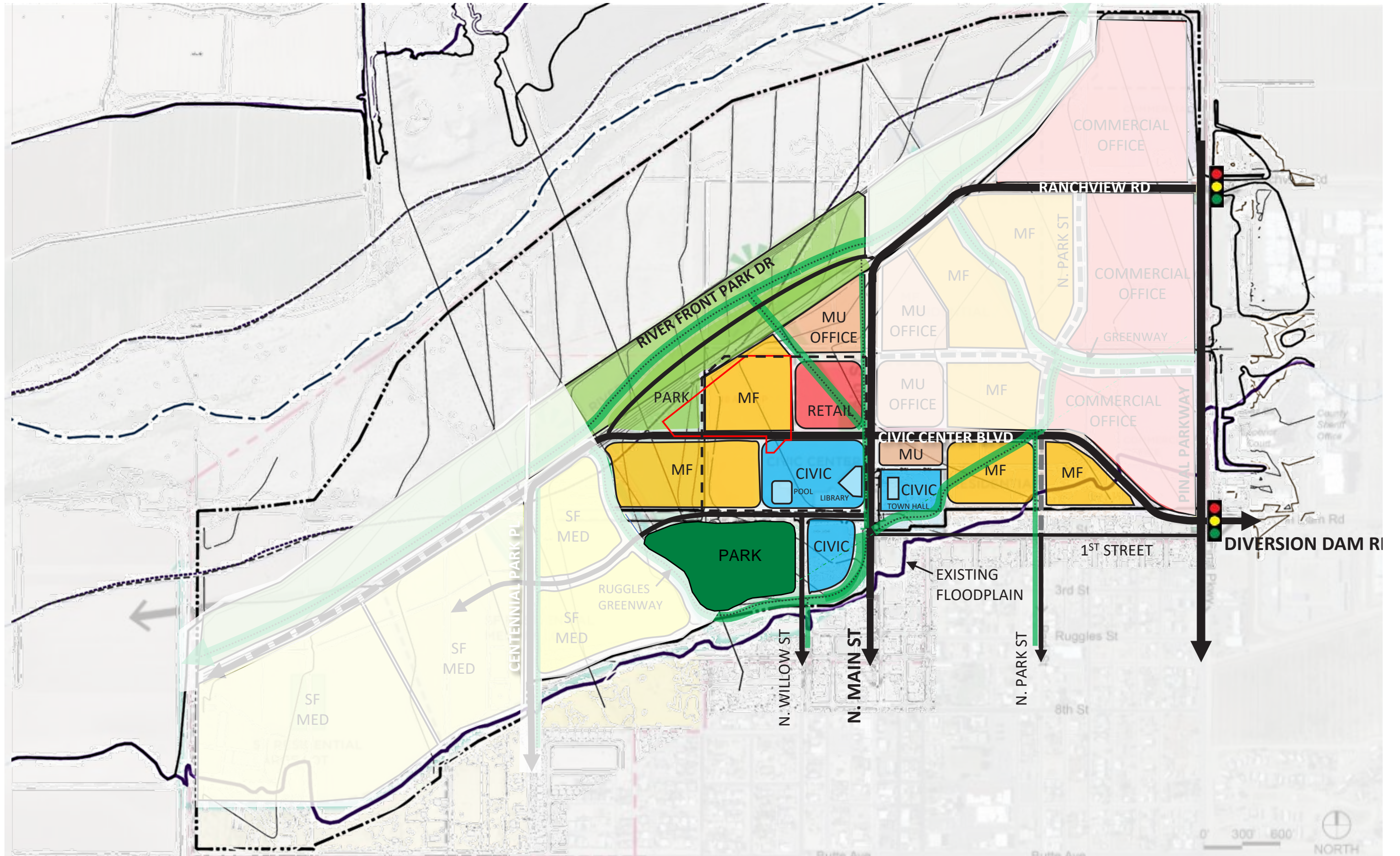
Phase 2 - Add Multi-family Parcel & Park

PHASING STUDY



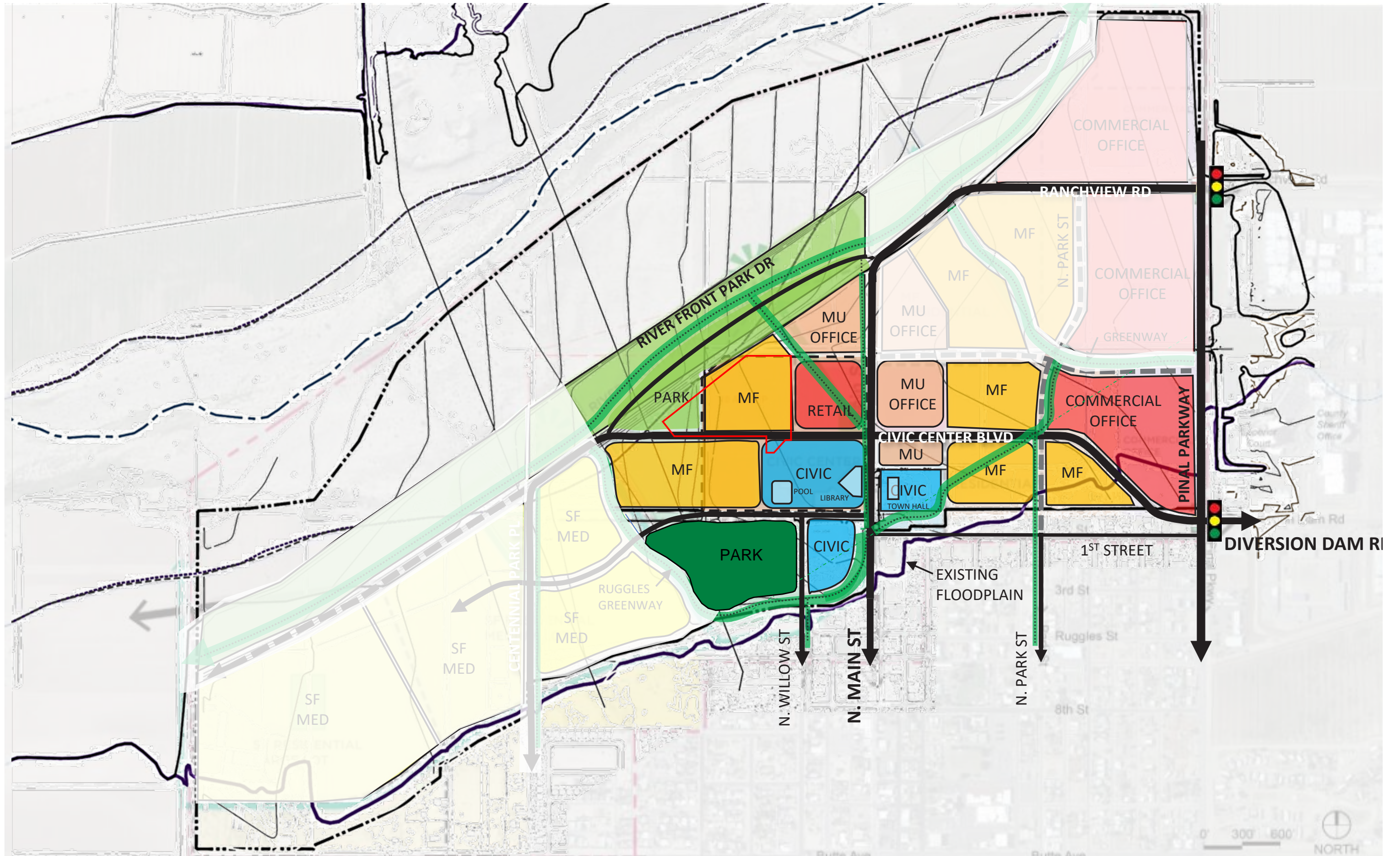
Phase 3 - Add Multi-family, Move Park to Waterfront, Build Civic Center Blvd

PHASING STUDY



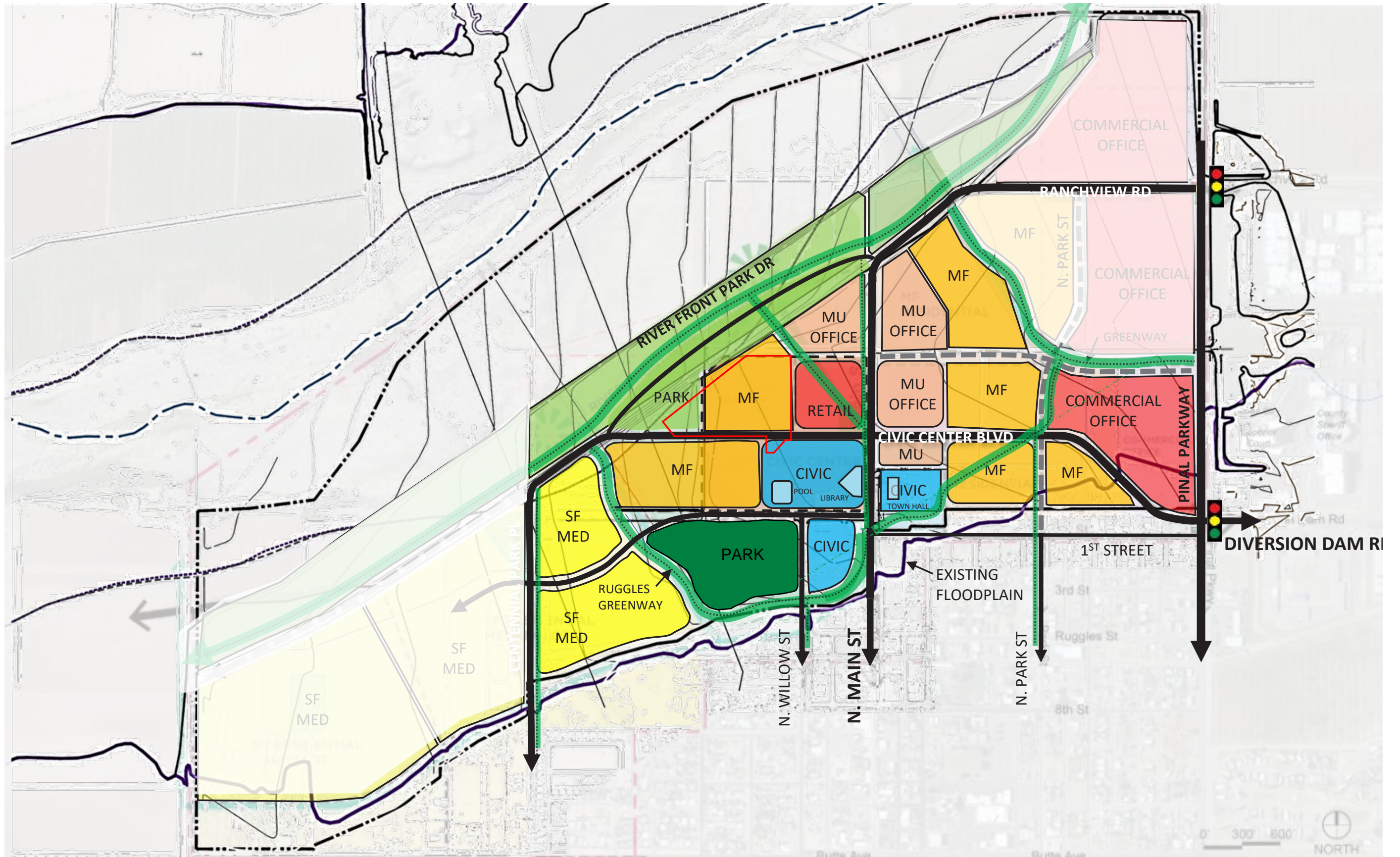
Phase 4 - Build Civic Center Blvd, Development between Main St & Pinal Pkwy

PHASING STUDY



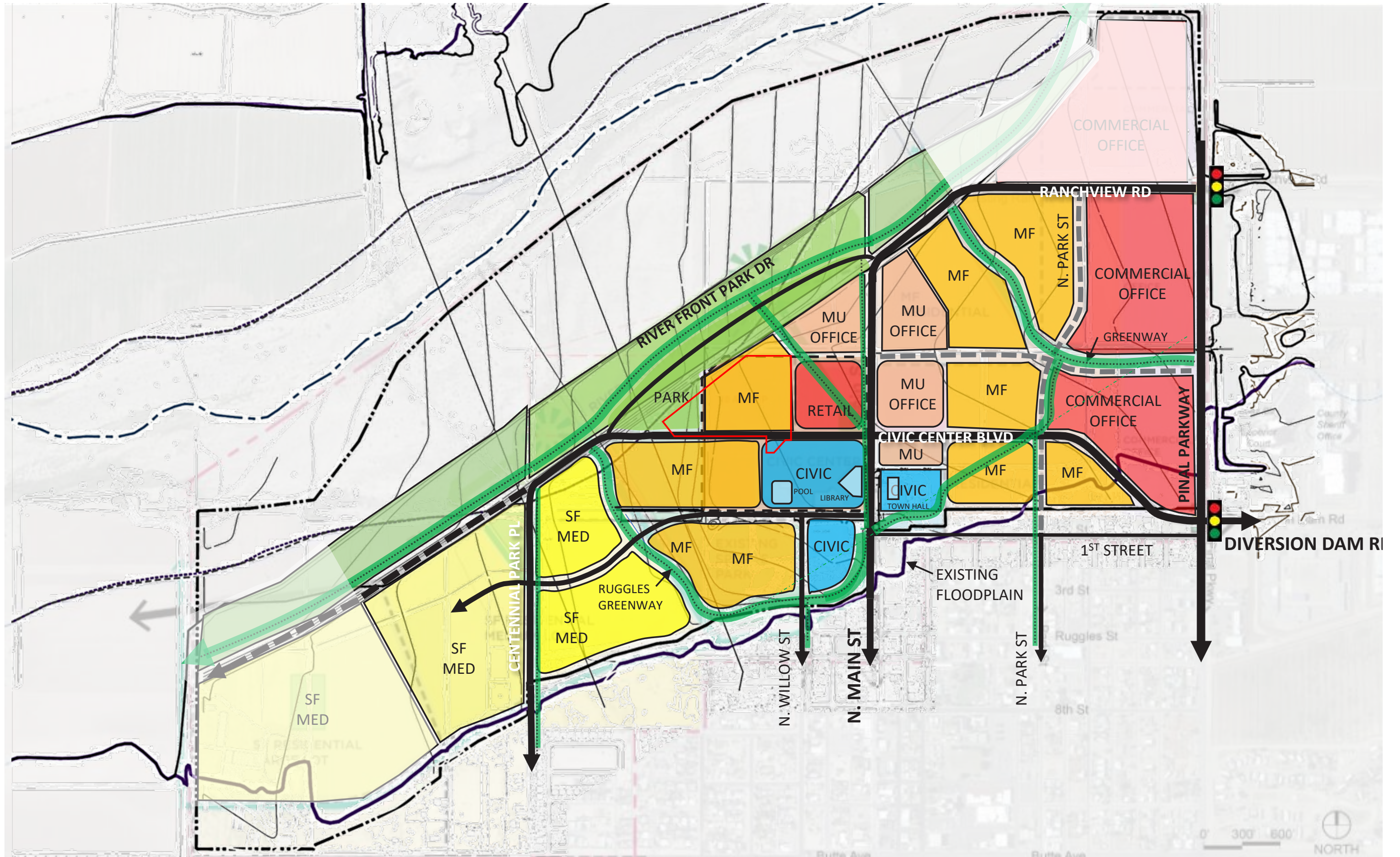
Phase 5 - Single Family & Development along Main St

PHASING STUDY



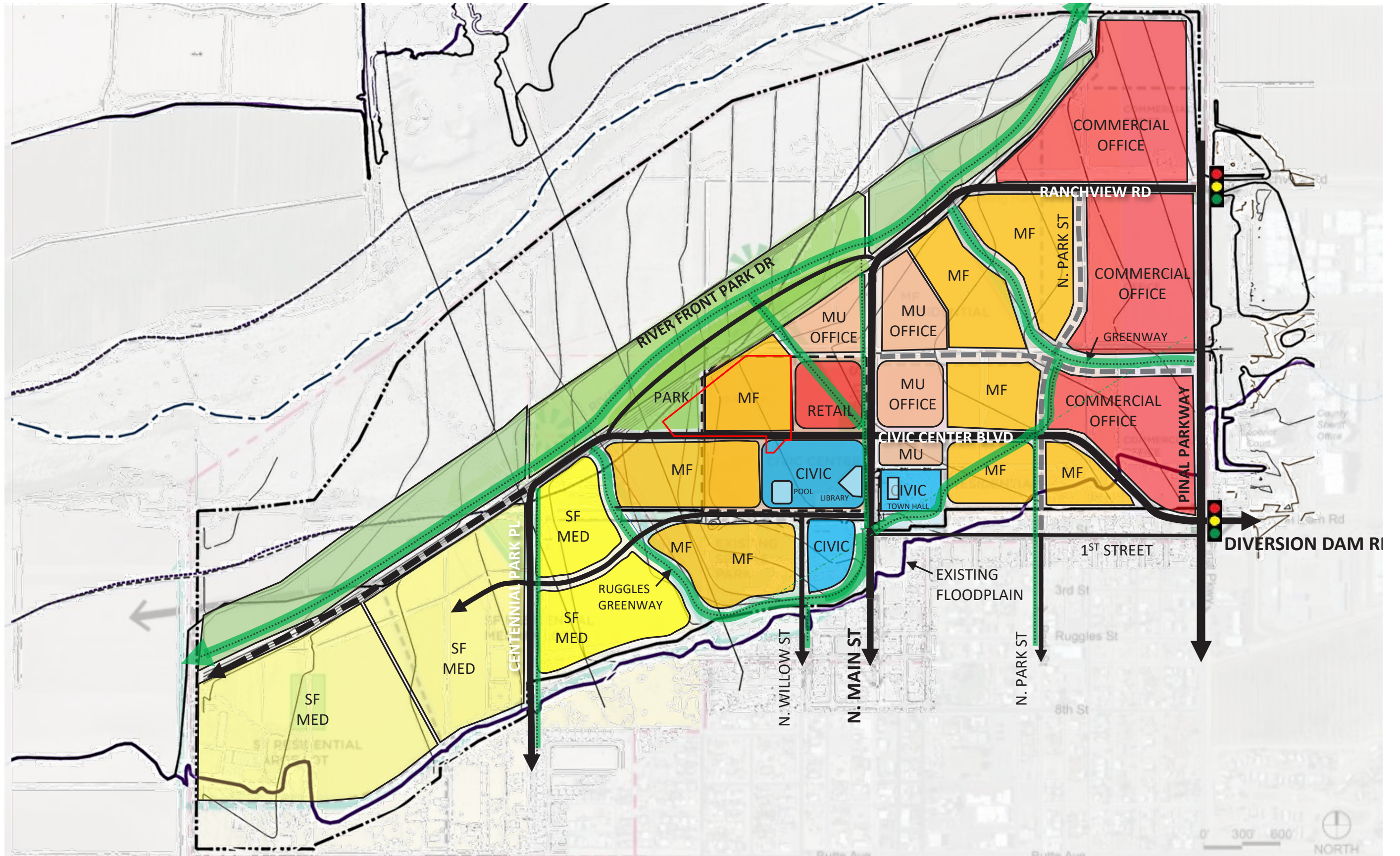
Phase 6 - Single Family & Development along Ranchview Rd

PHASING STUDY

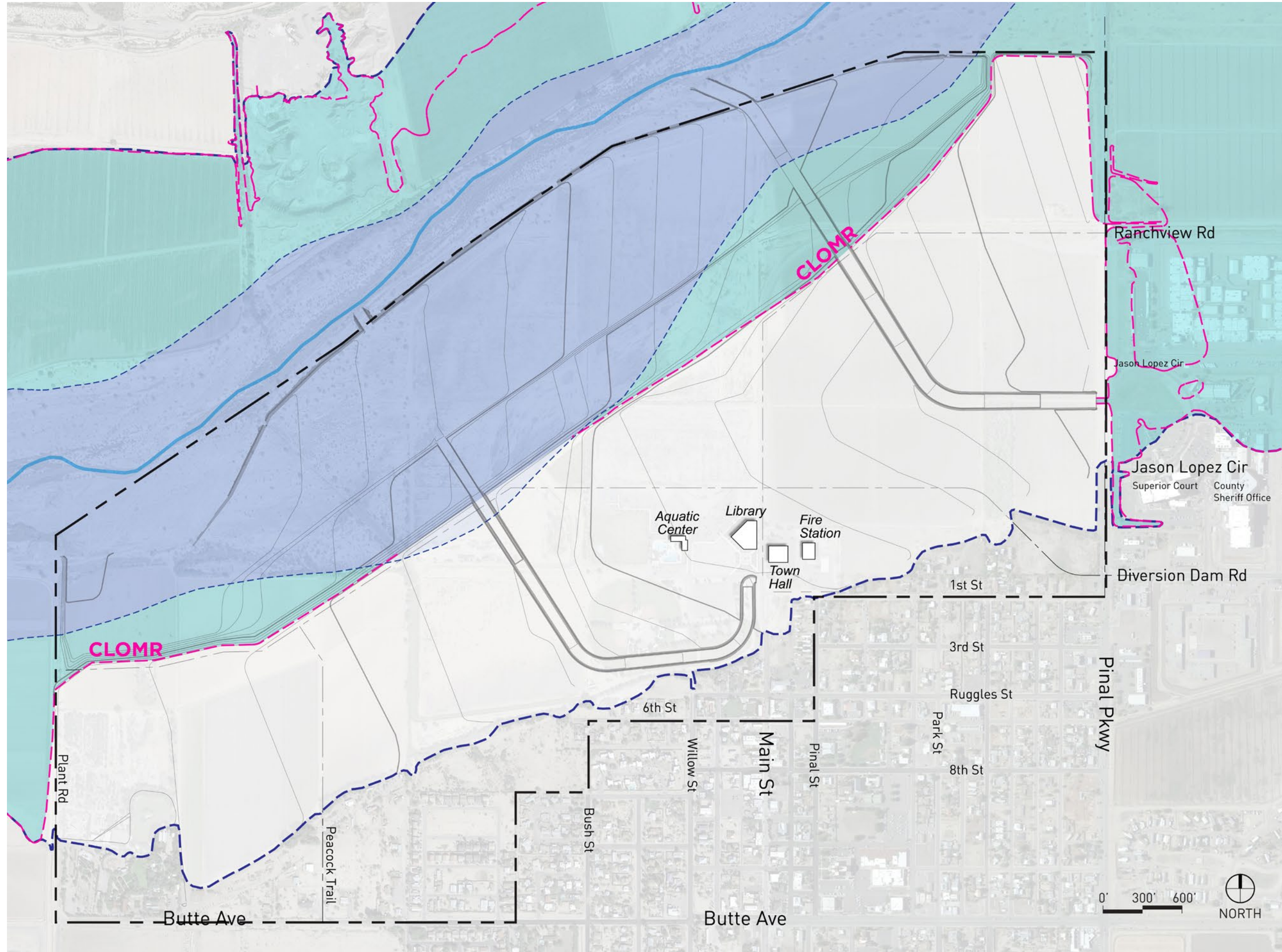


Phase 7 - Single Family & Development North of Ranchview Rd

PHASING STUDY



APPENDIX - EXISTING LOMR & PROPOSED CLOMR



MAP KEY

- North End Framework Plan Area
- Existing LOMR
- CLOMR Floodplain
- CLOMR Floodway
- CLOMR Grading
- Flowline



COUNCIL MEETING AUGUST 15, 2022



Dig
Studio