

CASE STUDY – URBAN INFILL REDEVELOPMENT

# Historic Roosevelt Neighborhood Redevelopment, Phoenix - Arizona

## The Challenge

Working in conjunction with the City of Phoenix. The Central Phoenix Partnership focused efforts on bringing residential dwellings back into downtown. The northern edge of downtown, once vibrant with craftsman style residential and mission courtyard style hotels, found itself tired and lifeless going into a new millennium.

## Strategy

Structure a public/private partnership with the City of Phoenix that allowed for a phased takedown of land, capital for public streets, sidewalks, parks and a long term tax abatement to help offset high density construction costs and historic restoration.

## Results

Art Lomenick, current managing director at Trammell Crow Company, guided the crafting of a partnership with the City of Phoenix and his predecessor company, to develop a ten acre area of Roosevelt, redesigned into a new urbanist format. Offering a hierarchy of streets, parks, a pedestrian orientation, transit and architecture that was sensitive to the surrounding neighborhoods. This public/private partnership allowed five historic structures to be saved and provided for 800 new units of housing and 30,000 square feet of neighborhood retail to be constructed in two phases.



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