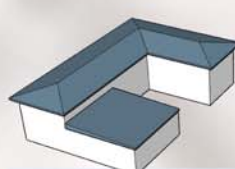


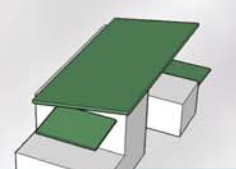


# Parkway Homes

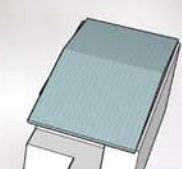
Camp Verde, Arizona September 2007



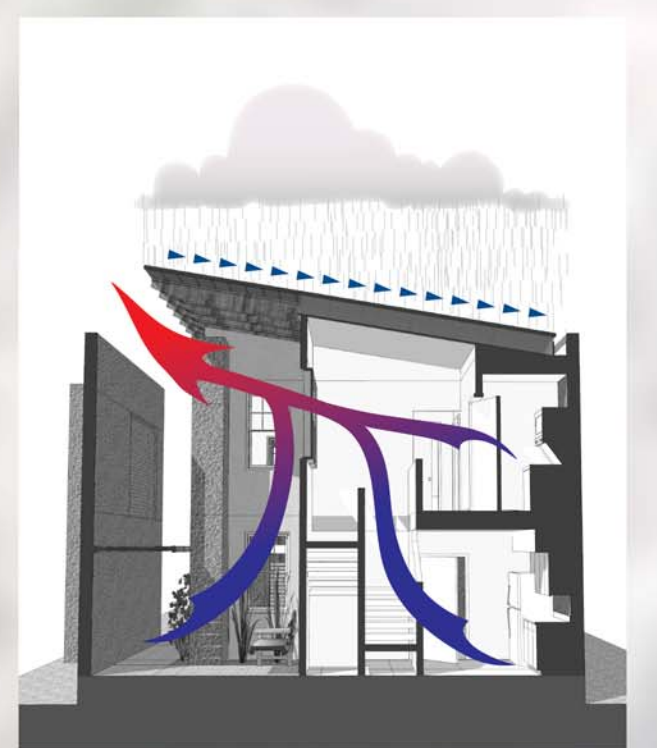
Courtyard House



Atrium House



Row House



## Parkway Homes Project

The Town of Camp Verde received a donation of a five-acre parcel of land located in an established residential area, the proceeds of which are to be designated for a new town library. Concerns about the development of this land have resulted in a public planning process that has yielded some level of agreement as to acceptable use and density.

Goals of the project included the design of mixed-income housing that is cost-effective, energy-efficient, and "environmentally friendly" with twenty to twenty-five percent of the units affordable to those earning 80 to 130 percent of the area median income. This means that residents would spend no more than thirty percent of their household income for rent or ownership housing costs.

The project development also had to provide for a good return to the Town for the new library.

In order to move forward, the project must have the support of the community and be attractive financially to a developer. This required finding the optimum density and mix of units with appropriate amenities that would be acceptable to all stakeholders.

The design process gave the community opportunities to review and provide feedback on alternative development schemes. Final recommendations include a 30-unit development of attached and detached housing units for ownership, including twenty to twenty-five percent affordable units. The scheme includes a loop road with emergency

vehicle access, a looped pathway for pedestrians and cyclists, open common space for recreation, and guest parking.

The final report contains schematic housing designs for the development with courtyard, atrium, and row houses that are water-conserving and energy-efficient, utilizing passive heating and cooling strategies and water harvesting.

Summer  
Spring & Fall  
Winter

