

Project Contact

Trina Harrison

Project Manager

Aviation Department, Planning & Environmental

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<https://skyharbor.com/LandReuseStrategy>



PHX

LAND REUSE
STRATEGY

Technical Forum

April 21, 2016

La presentación estará disponible en español en el sitio en dos semanas.

www.skyharbor.com/LandReuseStrategy

Agenda

- > Introductions/overview
- > Local plans and programs
 - > Aviation
 - > Planning & Development
 - > Economic Development
 - > Housing
 - > Neighborhood Services
- > Project team updates
 - > Cultural context
 - > Existing conditions
 - > Market data
- > Project schedule/ future meetings
- > Presentaciones/resumen
- > Planes y programas locales
 - > Aviación
 - > Planificación y Desarrollo
 - > Desarrollo Económico
 - > Vivienda
 - > Servicios Vecinales
- > Noticias del equipo del proyecto
 - > Contexto cultural
 - > Condiciones actuales
 - > Información del mercado
- > Programa del proyecto/juntas futuras

Background Information

Jordan Feld

Phoenix Sky Harbor International Airport

jordan.feld@phoenix.gov

WHAT IS THE POINT OF THIS?

Redevelop the airport parcels in a way that helps (not hurts) the neighborhoods

HOW?

Enable community collaboration and participation to achieve site-specific planning and predictability

WHAT WILL IT LOOK LIKE?

You're going to tell us that part... But
with your input, very distinct
“community parameters” have
quickly emerged

- DIRECT - FAA “Maybe urban mixed use in the north area”

Put Residential Back & Embrace Rich History



- INDIRECT - Help residential stay
 - Institutional partnership
 - Add job diversity
 - Context Sensitive Design
 - Building harmony
 - Transitional features
 - Historical themes
 - Multi-generational
 - Remnant parcels
 - Soft disposal
 - Courts, parks and gardens
 - Promote policy stabilizers
 - Residential services
 - Control velocity
 - Remove vacant lots
 - Branding

PHASE 2?

“What it will look like” translated into policies, development agreements, proposal structures, entitlements, schematics and designs

Sky Harbor Update

Jordan Feld

Phoenix Sky Harbor International Airport

jordan.feld@phoenix.gov

Land Reuse Strategy

TECHNICAL FORUM

Sky Harbor Update

Aviation Department

April 21, 2016

Contact

Jordan Feld

602-273-4072

Jordan.Feld@phoenix.gov

A Brief History...

1989 Master Plan Update/ 1994 Environmental Impact Statement

- Third RW
- Relocate AANG
- Terminal 4 expansion
- 24th Street relocation
- RW 8/26 expansion

2000 West Airport Development Study

2003 Rental Car Center (RCC) Environmental Assessment

2004 Sky Train Environmental Assessment

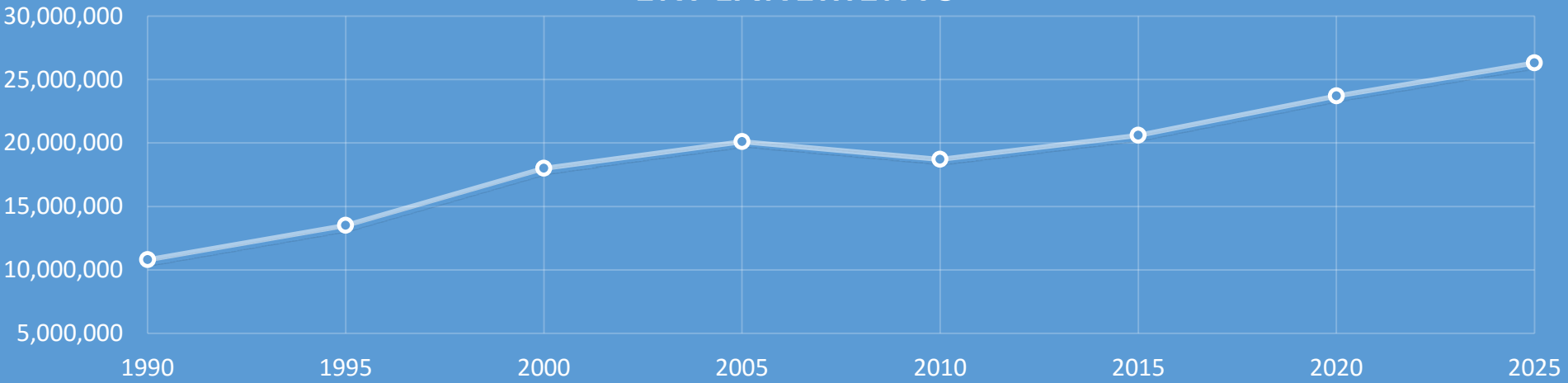
2006 Environmental Impact Statement for Airport Development Program

- 33-gate West Terminal
- Realignment of Sky Harbor Boulevard
- Sky Train stage 2
- Taxiways U & V
- International Improvements in T4

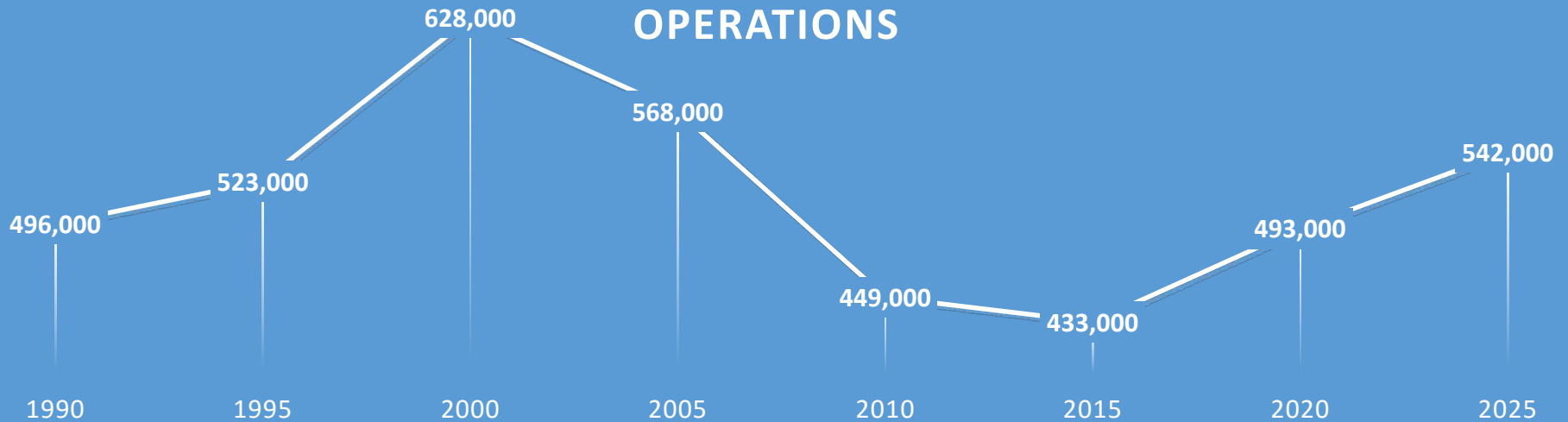
2010 Terminal Investment Strategy and Terminal Gate Processor Strategy

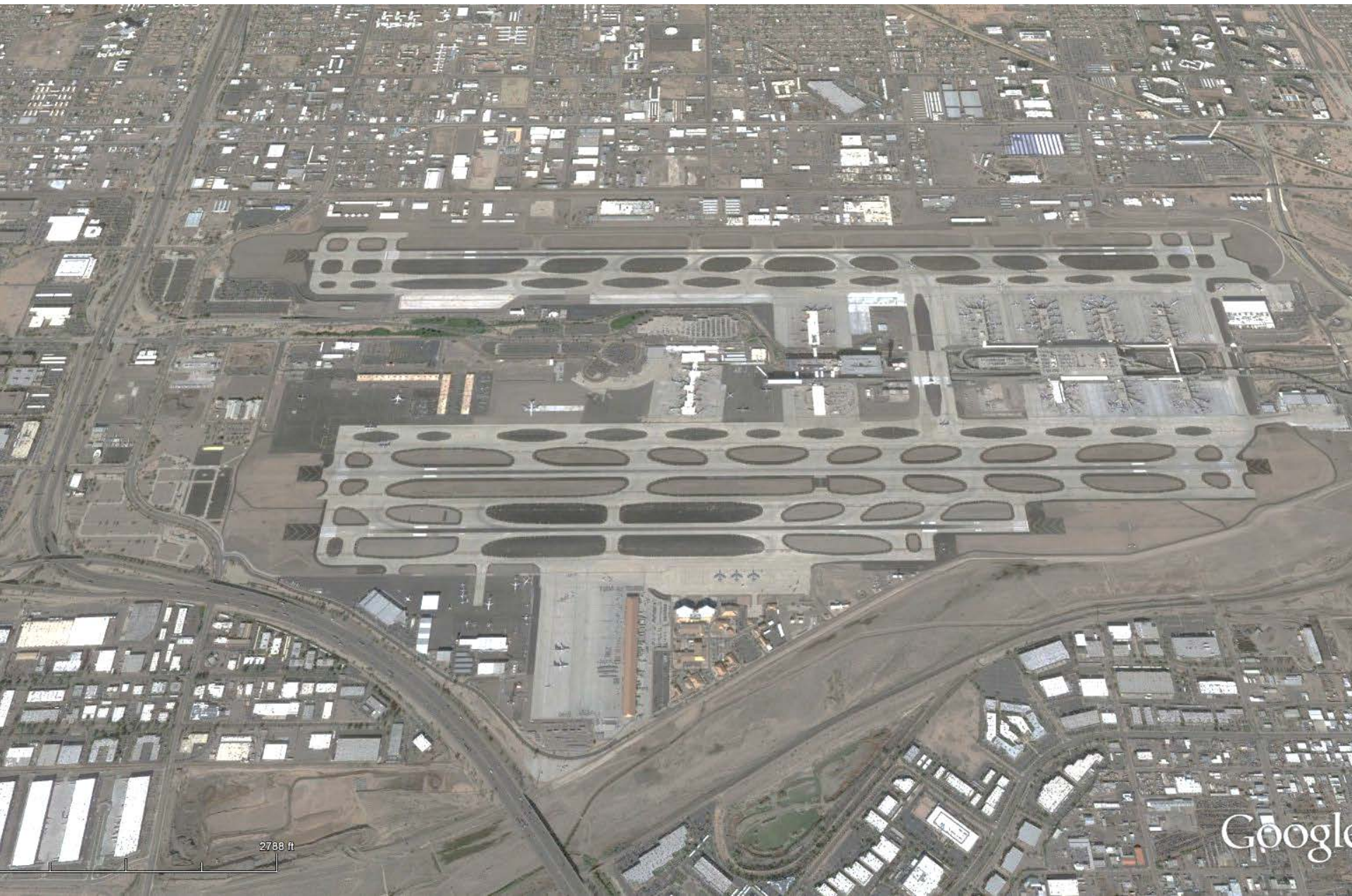
- Develop T4 S-1
- T3 Modernization concept
- Defer west airport growth

ENPLANEMENTS



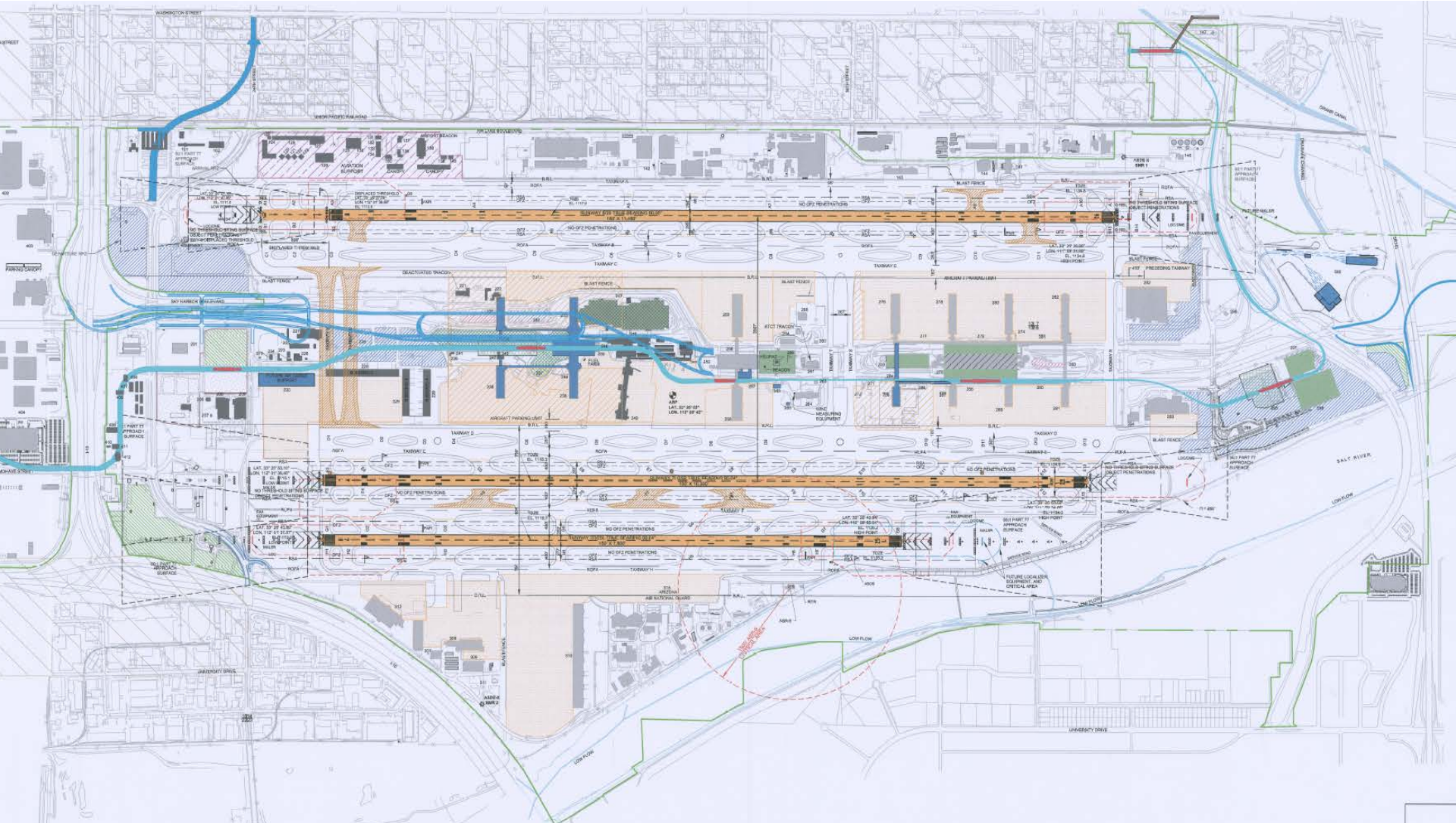
OPERATIONS





2788 ft

Google



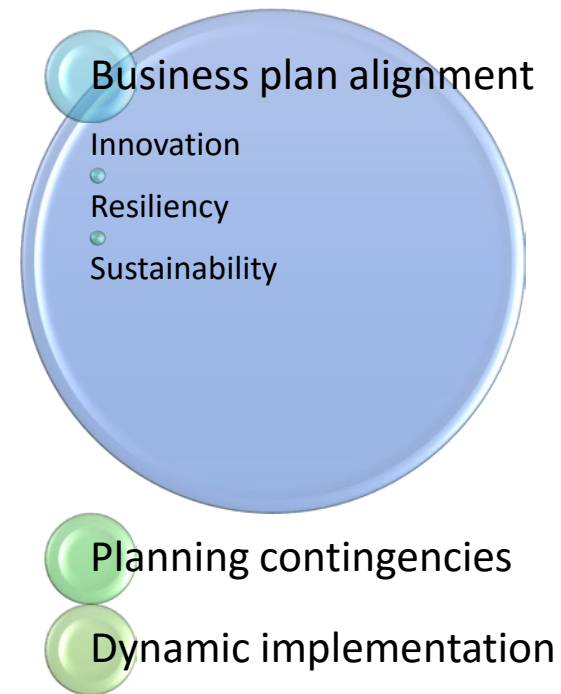
Today - Focus Areas

• Level of service

- Airfield
- Terminals
- Transportation

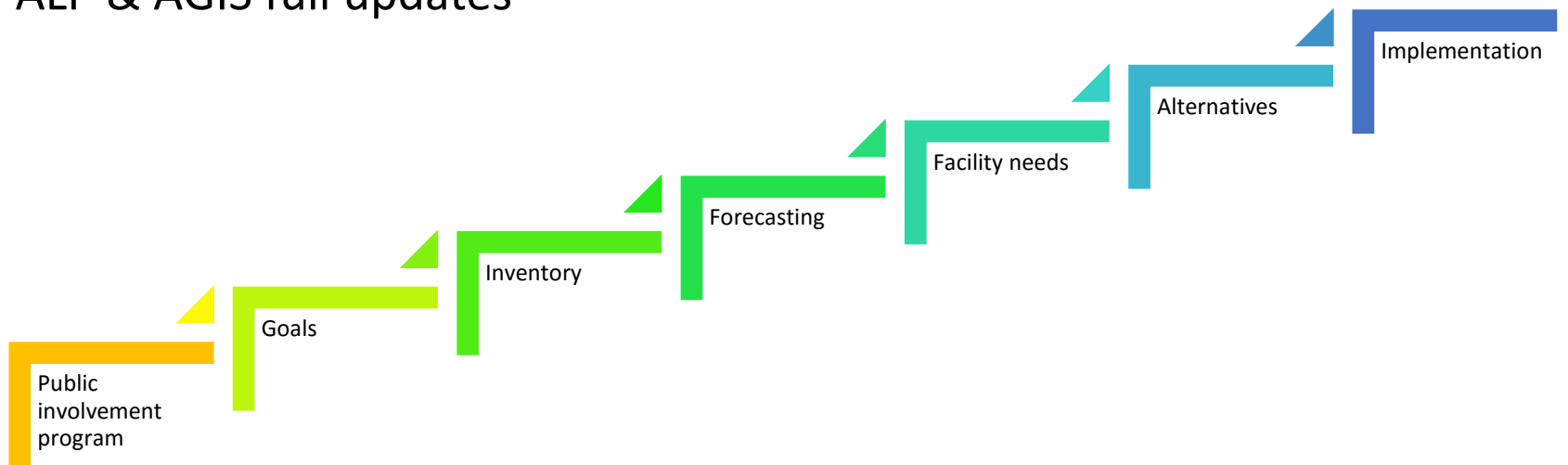
Asset management

Economic development

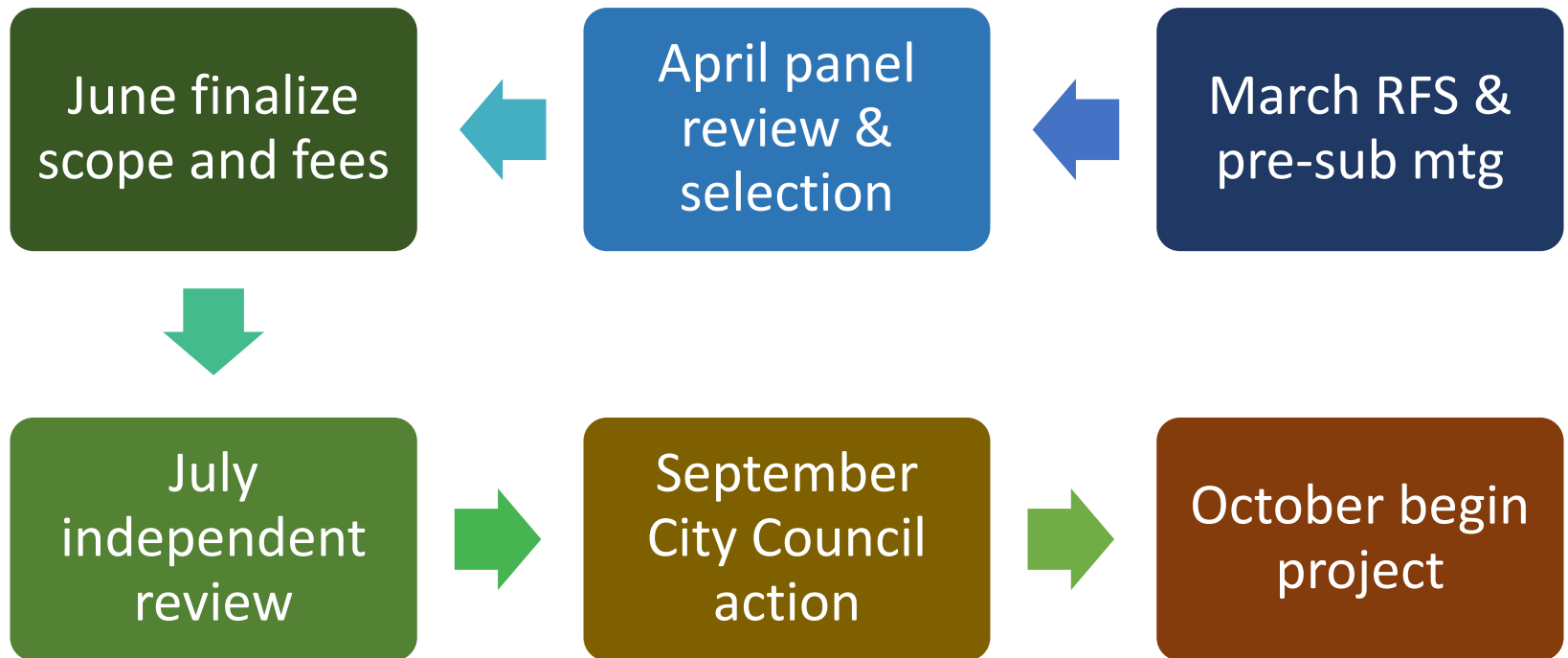


Master Plan Update “Request for Services”

- FAA Advisory Circular 150/5070 compliance
- 5, 10 & 20 year planning horizons
- ALP & AGIS full updates



Pre-Project Schedule



Central City Village

Katherine Coles

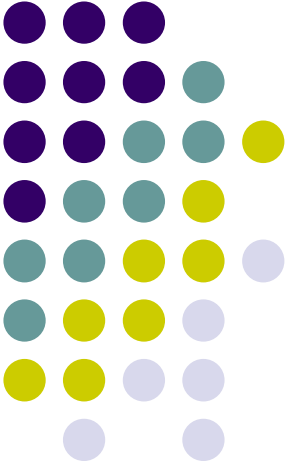
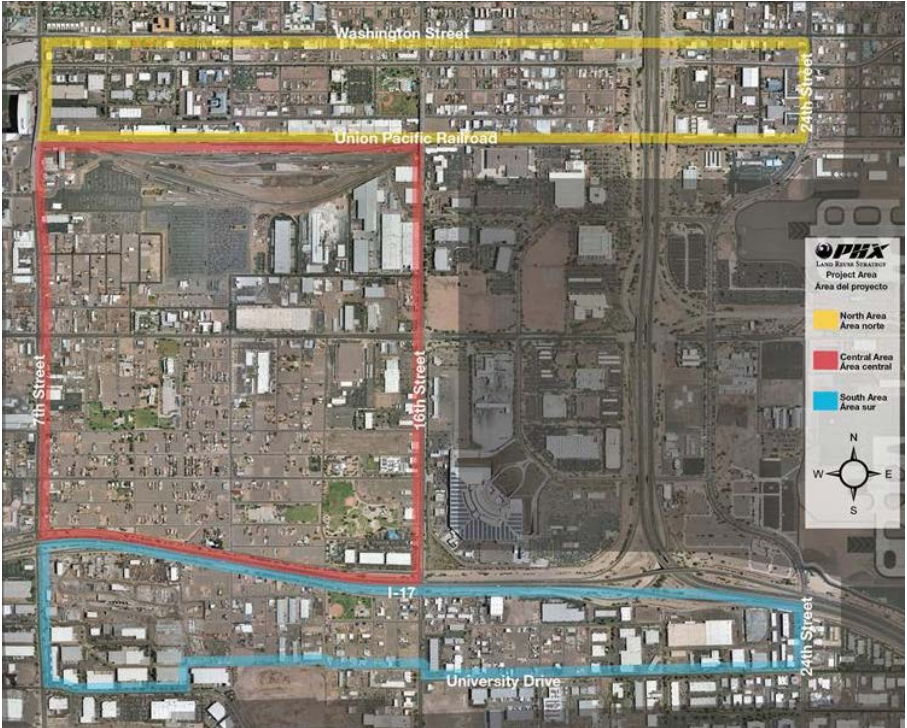
City of Phoenix Planning & Development

katherine.coles@phoenix.gov

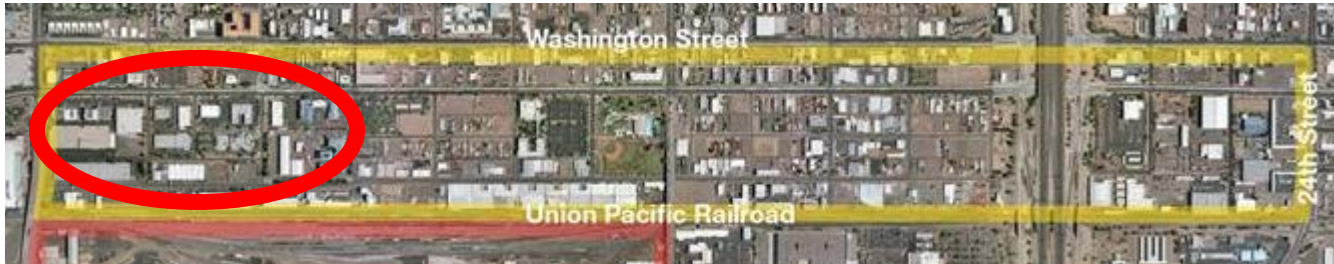
Central City Village

PHX Land Reuse Strategy

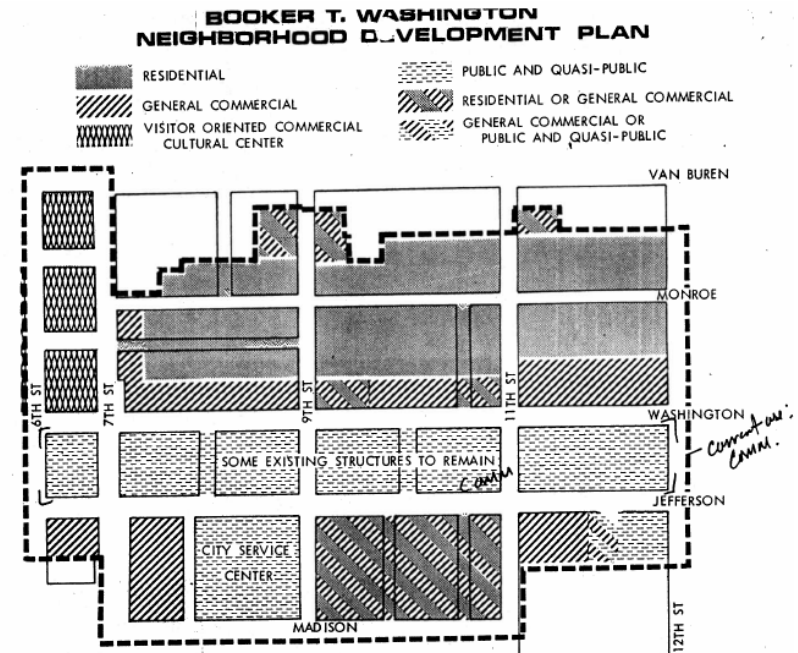
Existing Plans



North Area



- Booker T. Washington Neighborhood Redevelopment Program
 - Mix of land uses
 - Site plan and design review required
 - Landscaping required

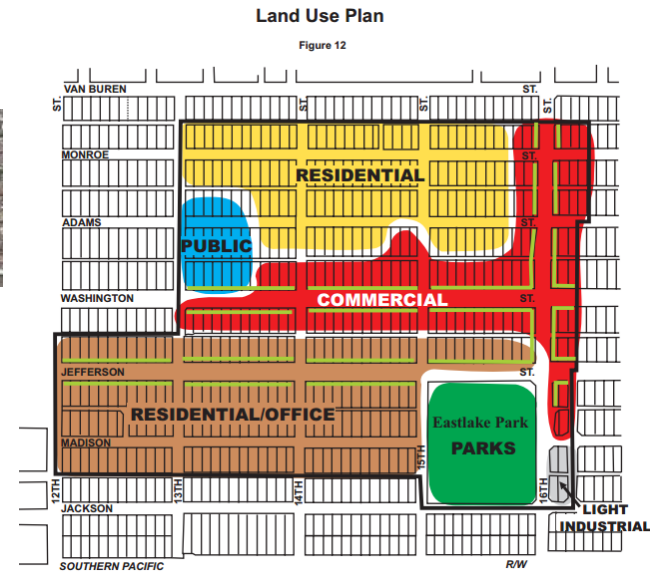


North Area



- Eastlake Park Neighborhood Plan

- Promote compatible land uses
- Redevelopment of underutilized, vacant and cleared properties
- Decent, safe, affordable housing
- Skills training and job opportunities
- Encourage and promote an upgraded visual image

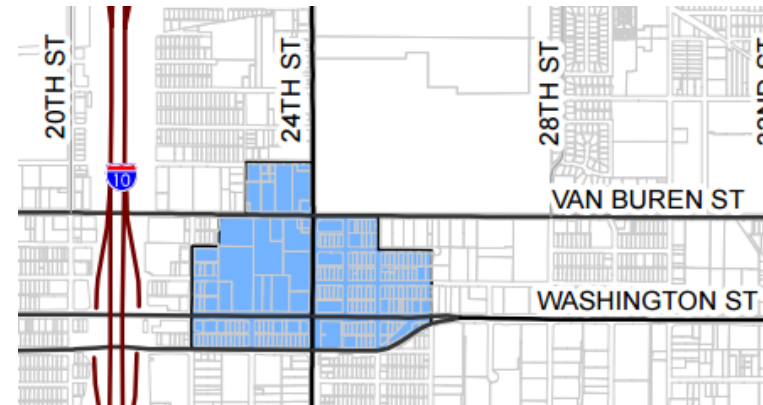
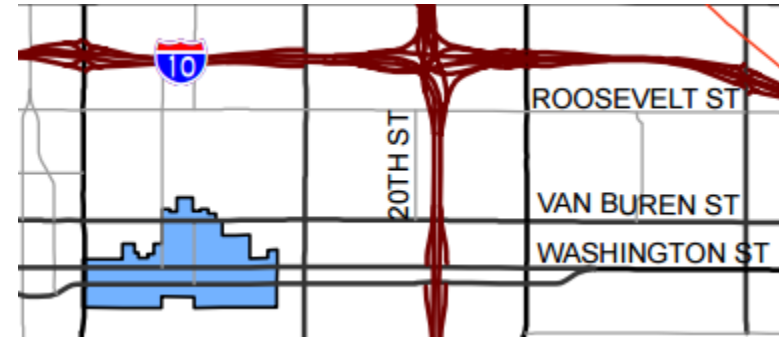


North Area



- Interim Transit Oriented Zoning Overlay District (TOD-1 & TOD 2)

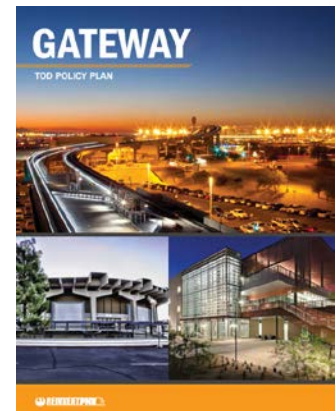
- Prohibits certain uses
- Requires Special Permits and Use Permits for some uses
- Addresses setback, street and sidewalk regulations, signage and parking and loading regulations



North Area



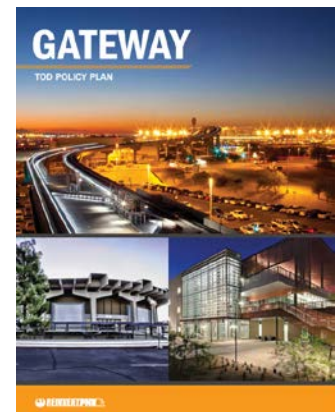
- ReinventPHX: Eastlake-Garfield Transit Oriented Development (TOD) District – between 7th Street and I-10 Freeway
- ReinventPHX: Gateway TOD District – between I-10 Freeway and 24th Street
- ReinventPHX: Walkable Urban Code – mapping occurring between 7th Street and 15th Street



North Area

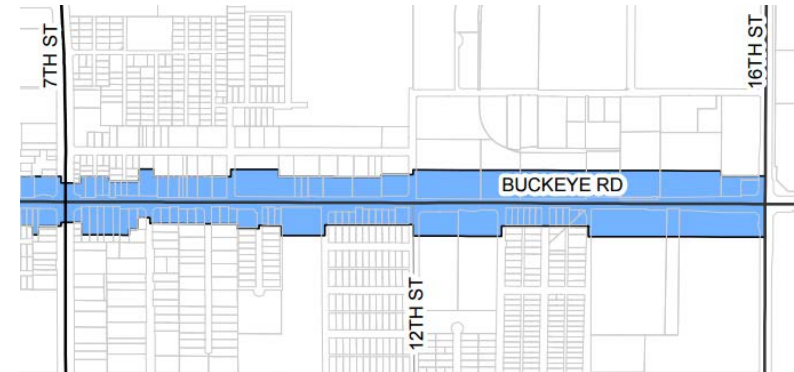


- Policy plans with a community-based vision for the future
- Identify investment strategies to improve quality of life for all
- Develop walkable, opportunity-rich communities connected to light rail.
- Call for consideration of residential development on Aviation-owned properties.

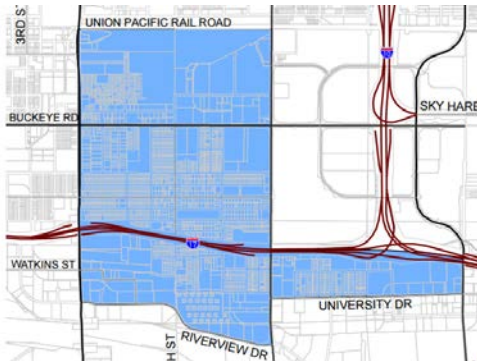


Central Area

- East Buckeye Road Overlay District
 - Limitations on permitted uses
 - Varied development standards (setbacks, landscaping, building entrances and façade treatment).



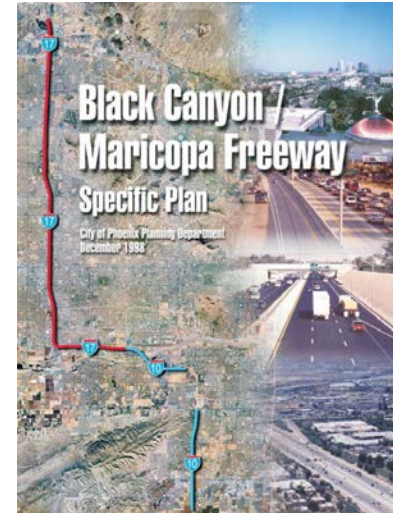
Central & South Area



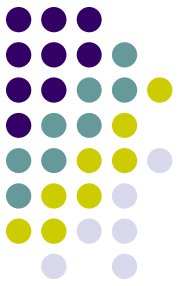
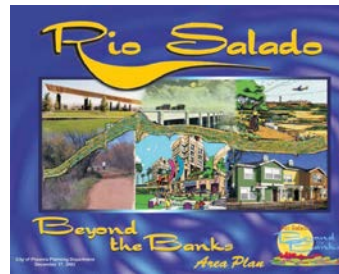
- Airport Noise Impact Zone Overlay (Section 644)
 - Prohibits off-site constructed dwelling units
 - Requires a Special Permit for homeless shelters
 - Requires recording a notice with the County
 - Requires residential design review

Central & South Area

- Black Canyon/Maricopa Freeway Specific Plan
 - Segments 15 and 16 (7th Street to 24th Street)
 - Recommendations for enhancements to 12th Street pedestrian tunnel
 - Identify remnant parcels for public use near pedestrian tunnel
 - Freeway noise mitigation for new development



South Area

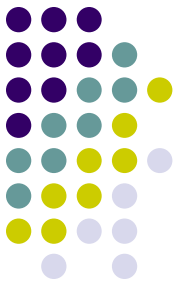
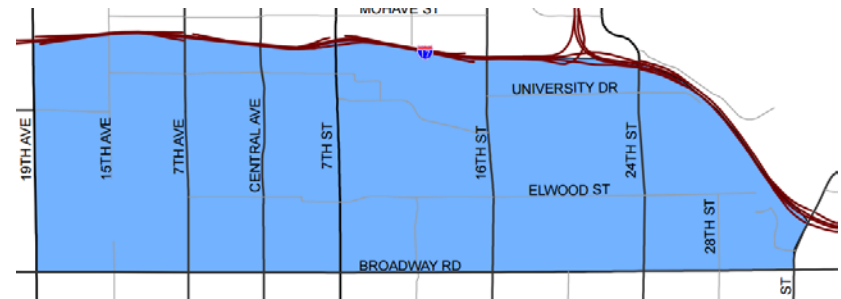


- Rio Salado Beyond the Banks Area Plan

- Implement standards for commerce park rather than industrial
- Addresses land use, community recreation, economic development, neighborhoods, accessibility, safety
- Reclaim landfills and sand and gravel mining pits
- Ensure a mix of housing types and prices, sale/rent
- Brownfields Program funding
- Stronger code enforcement



South Area



- Rio Salado Interim Overlay District
 - Restrictions on some permitted uses
 - Identification of uses requiring Special Permits and Use Permits
 - Requires commerce park development standards on industrial parcels
 - Requires residential design review

What's happening now?



- North Area
 - Development of high density residential near light rail
 - CHOICE Neighborhoods Planning Grant application
 - Mapping the Walkable Urban Code
- Central Area
 - Union Pacific Railroad yard may move
 - Development on Buckeye Road
- South Area
 - Industrial parks
 - Manufacturing and distribution

Thoughts about the future



- North Area
 - Investigate possible use of airport-owned properties for residential
- Central Area
 - Identify development strategies (interim and long term)
 - Investigate the crafting of an overlay district to allow flexibility with certain uses and development standards
- South Area
 - Enhance connections to Rio Salado Habitat Restoration area
 - Enhance connections to the north at I-17

Community & Economic Development

Lori Quan

Community and Economic Development
Department

lori.quan@phoenix.gov

PHOENIX IS HOT



Community and Economic Development Department

Christine Mackay – Director

Divisions:

- Business Attraction
- Business Retention & Expansion (Existing businesses)
- Community Development
- International Business
- Workforce Development
- Management Services

Together we:

- Facilitate Job Creation.
- Attract & Develop a talented workforce to meet the needs of businesses.
- Improve the entrepreneurial landscape.
- Enhance economic vitality.
- Focus on international trade/export opportunities.



PHOENIX IS INVESTED IN BUSINESS.

- Promote Phoenix as preferred place for businesses to expand or relocate.
- Long Term, Multi-faceted marketing approach
 - Web
 - Media
 - Traditional & Social
 - Collateral
 - Relationships
 - In-depth Market Intelligence
 - Leverage Network
 - Trade shows/Sales Mission



PHOENIX

Core Economic Strengths

1. Large, Diverse Employment Base
2. Established Higher Education Institutions
3. Efficient Transportation Systems
4. Pro-Business Climate
5. Vibrant Downtown
6. Growth Potential

PHOENIX

Targeted Industries



HEALTHCARE & BIOMEDICAL



ADVANCED BUSINESS SERVICES



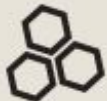
MANUFACTURING & LOGISTICS



MISSION CRITICAL



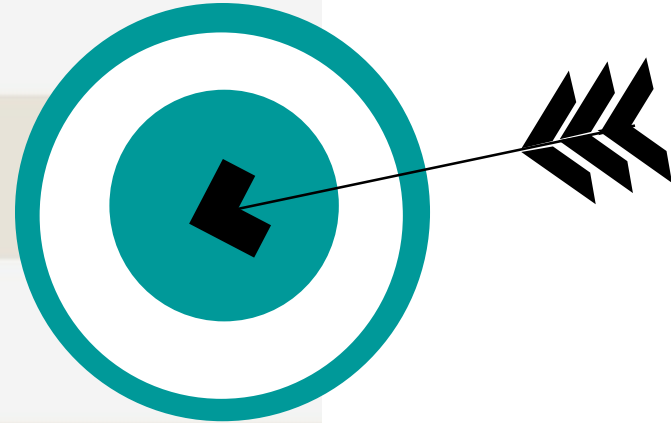
AEROSPACE & AVIATION



EMERGING TECHNOLOGIES



SOFTWARE



PHOENIX

BY THE NUMBERS – JULY 2014 – DEC 2015

LOCATES/EXPANSIONS

106 ASSISTED
LOCATES
NEW COs TO
PHOENIX

JOB

10,874
JOBS

AVERAGE SALARY

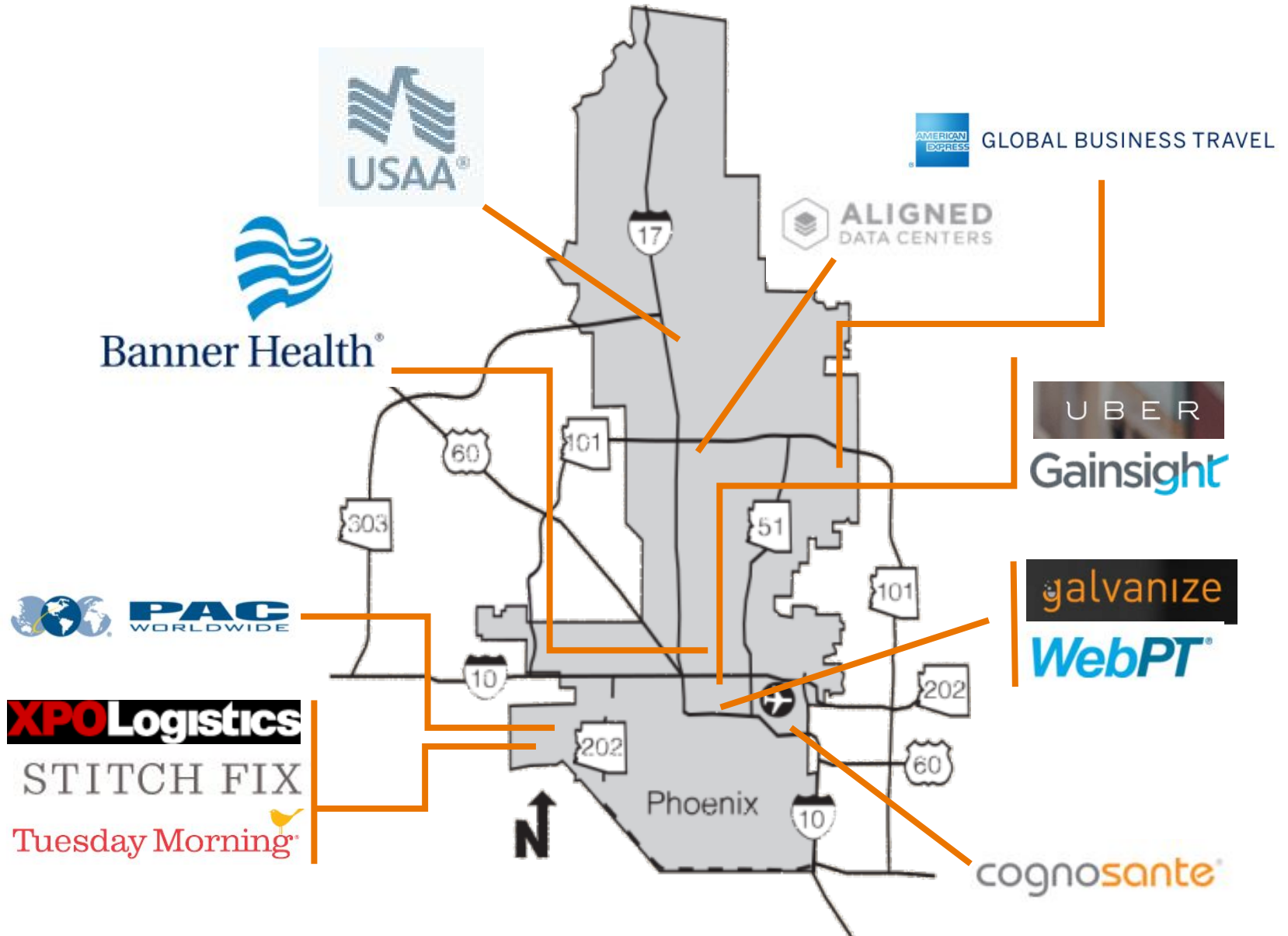
28% ↑
FY13/14:
\$38,657
FY14/15:
\$49,712

CAPITAL INVESTMENT

\$996
MILLION

PHOENIX

Highlights



PHOENIX

Efficient Transportation System

Phoenix is the central hub of transportation in Arizona

• **Air Travel:**

- Phoenix Sky Harbor International Airport
- Phoenix-Mesa Gateway Airport and eight reliever airports

• **Rail:**

- Valley Metro Rail
- Two transcontinental railroads
- 10 intrastate railroads

• **Highways:**

- Two major interstate highways
- Five state freeways



PHOENIX

How We Can Help

- Expansion Assistance and Site Selection Services
- Navigation of City Departments
- City Contracting and Procurement
- New Market Tax Credits
- Quality Jobs Tax Credit*
- Qualified Facilities Tax Credit*
- Business and Workforce Development Center
- Recruitment Assistance
- Job Training Grants
- Access to Small Business Network/Resources



City of Phoenix
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT

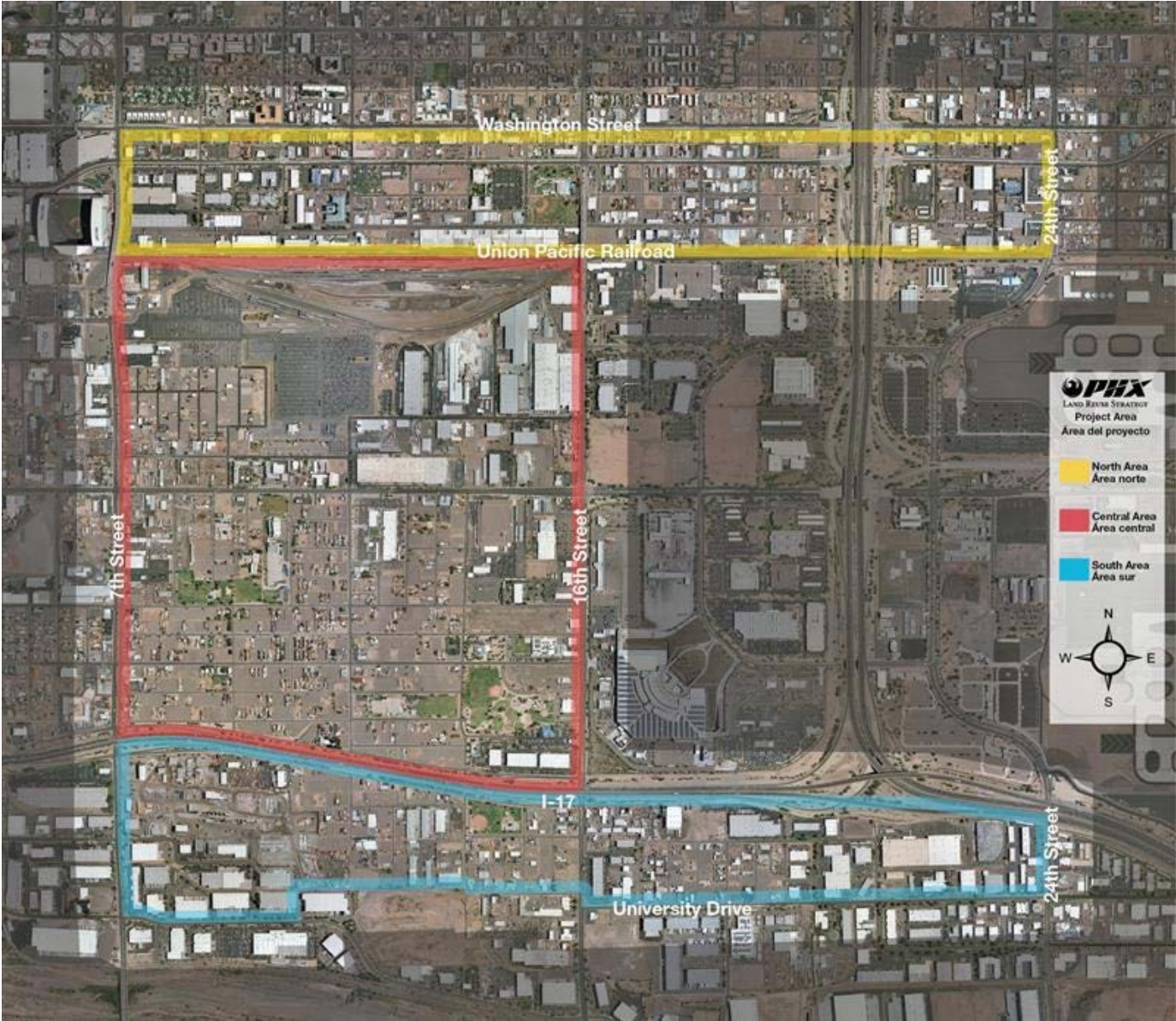


*State
Programs



PHOENIX

Study Area



Housing Department

Angela Duncan

City of Phoenix Housing Department

angela.duncan@phoenix.gov

City of Phoenix Housing Department

- Public Housing Authority
 - Public Housing Communities
 - Section 8 Housing Choice Voucher
 - Resident Supportive Services



City of Phoenix Housing Department

- Affordable Housing Communities
- Public and Affordable Housing Development
- Homeownership Programs



City of Phoenix Housing Department

- Marcos de Niza Apartments – Major Rehab

305 W Pima St (near Buckeye and Central)
374 Units, Built in 1941 and 1952
Major Rehab in 2012-2013

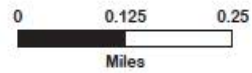
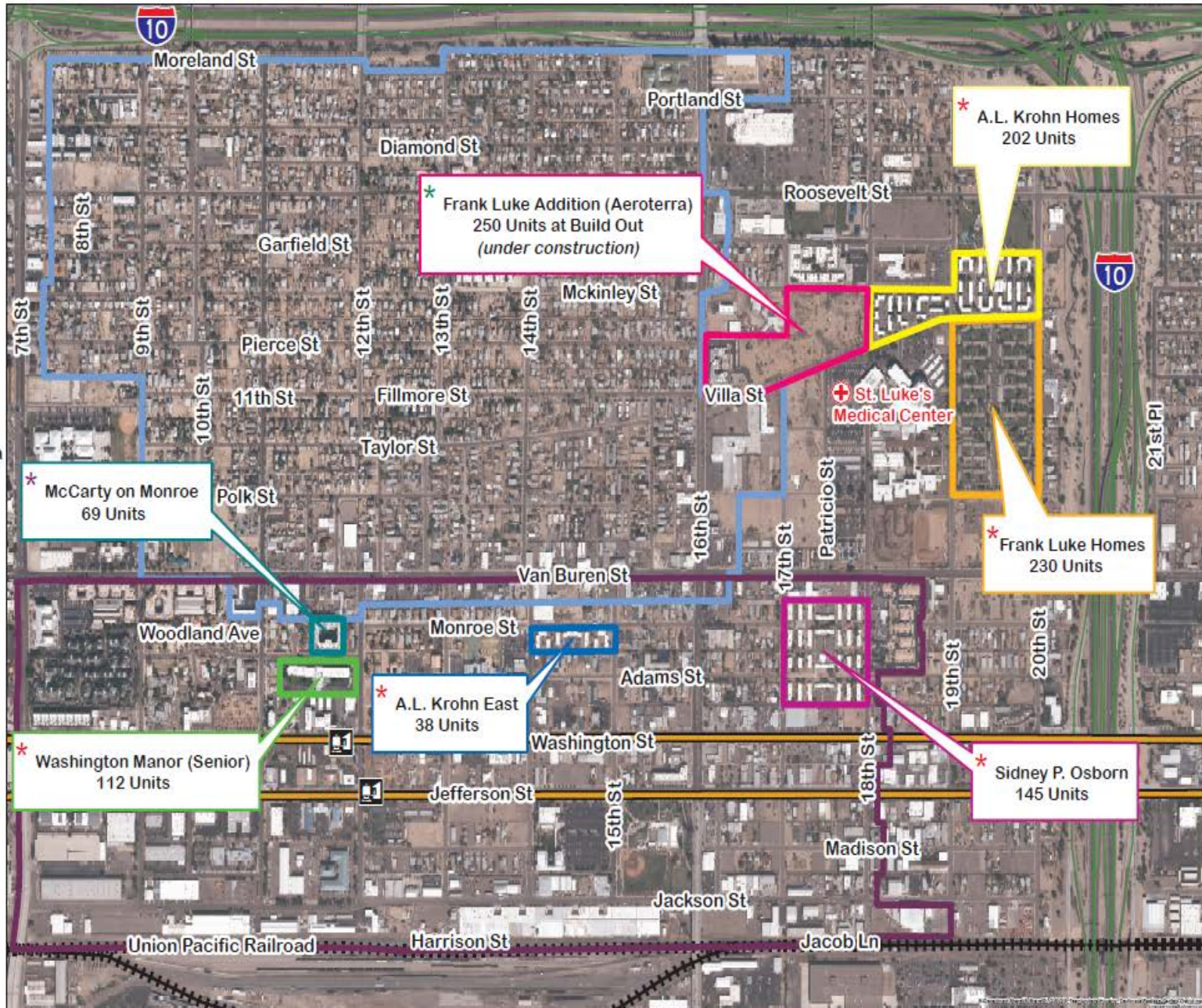




City of Phoenix
HOUSING DEPARTMENT

Eastlake-Garfield District

- * Public Housing Site
- * Public / Affordable Housing (Senior)
- * Mixed-Income Community
- Eastlake Park Neighborhood Association
- Garfield Redevelopment Area
- Light Rail Station
- Light Rail



CHOICE NEIGHBORHOODS GOALS

Housing | People | Neighborhoods



EDISON-EASTLAKE CHOICE NEIGHBORHOODS COMMUNITY

General Boundaries:

- Interstate 10 (north and east)
- 16th Street
- Union Pacific Railroad

Developer & Planning Partners:

- Gorman & Company
- Mithun
- EJP Consulting Group



WHY EDISON-EASTLAKE?



HOUSING

577 aging public housing units

Built between 1942 and 1963



PEOPLE

More than 70% of households estimated to be in poverty or have extremely low incomes



NEIGHBORHOODS

Need for reinvestment
Underutilized property/vacant lots
Lack of family amenities

Choice Neighborhoods Application Timeline

- February 2016 – Application Submitted
- June/July 2016 – Awards Expected to be Announced



**If awarded, Kick
Off
in Fall 2016!**

Rental Assistance Demonstration (RAD) Program

- Goal: Preserve and Improve Public Housing Properties and Address Backlog of Deferred Maintenance
- City Council approval to apply for RAD Program for East AMP and Foothills Village Public Housing properties



Rental Assistance Demonstration (RAD) Program

- Focus on Krohn East and Foothills Village with other Properties under Choice Neighborhoods
- Applications to be Submitted in 2016
- Wait List for HUD Approval



Global Green USA Sustainable Assessment

- Summer 2015 – City awarded Sustainable Neighborhood Assessment
 - Global Green USA
 - Eastlake-Garfield District
- No cost technical assistance (valued at ~\$20,000)
 - LEED for Neighborhood Development standard
 - Recommendations for infrastructure and policy changes



Global Green USA Sustainable Assessment

- March 7 – 9, 2016 Global Green USA Site Visit
 - Community Tours
 - Stakeholder Meetings
 - Community Workshop
- Develop recommendations: increase sustainability of EGD
- Report expected in May 2016



IS VITAL!



**RESIDENT
ENGAGEMENT**



Neighborhood Services

Lynda Dodd

Neighborhood Services Department

lynda.dodd@phoenix.gov

Mission: To Preserve, Enhance & Engage
Phoenix Neighborhoods

Vision: Dedicated to Making Phoenix a Community of Desirable Neighborhoods

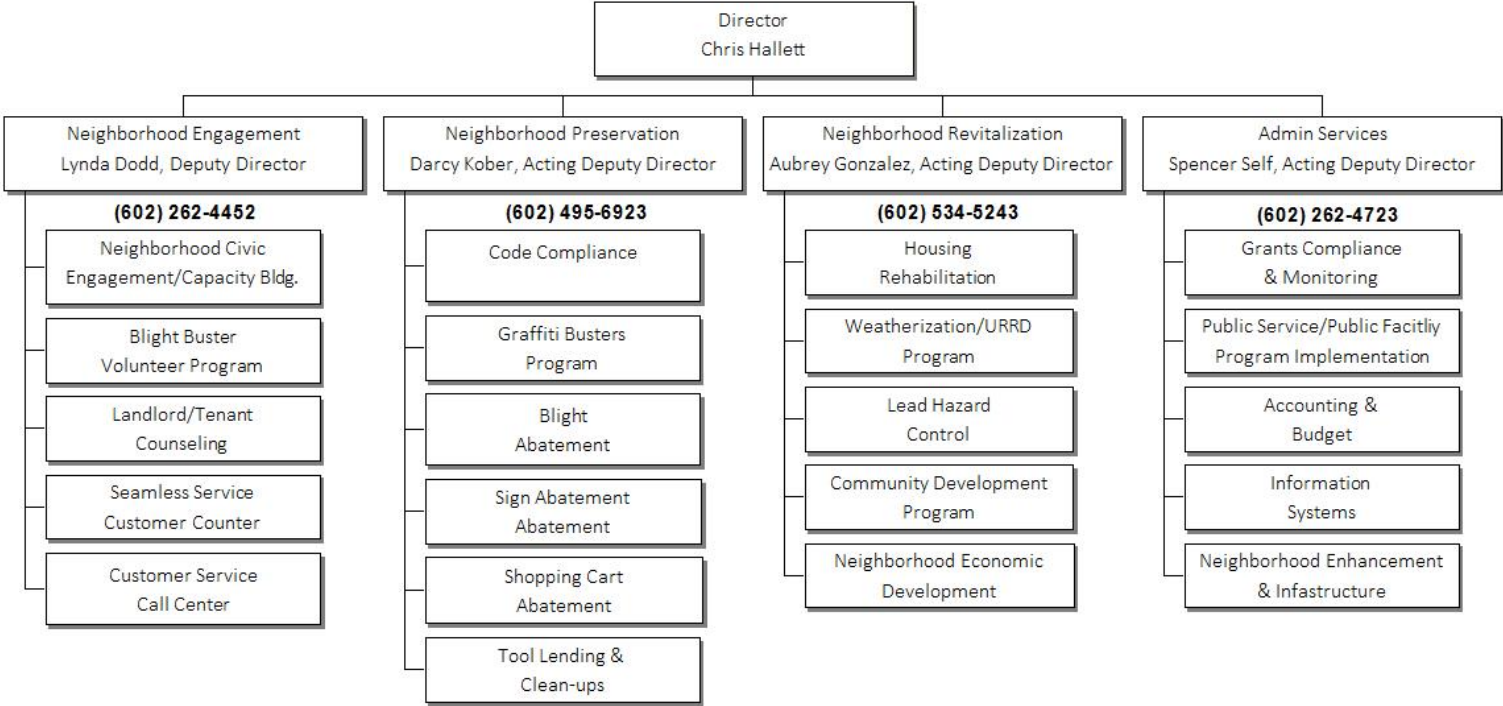


**NEIGHBORHOOD SERVICES
DEPARTMENT**

4/21/16

Neighborhood Services Department Organizational Chart

(602) 534-6176



**NSD Main Phone Number
(602) 534-4444**

NEIGHBORHOOD ENGAGEMENT

COORDINATION

- Neighborhood Specialists
- Volunteer Coordination
- Youth Engagement

CUSTOMER SERVICE

- Seamless Service Counter
- Call Center
- Landlord Tenant Counseling



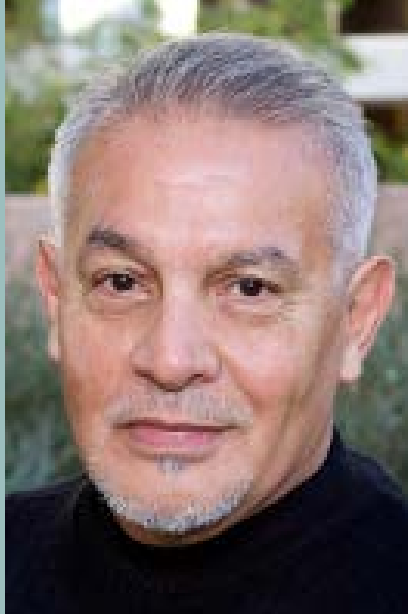
COMMUNITY IS KEY



STAFF SUPPORT



Olga Soto
Neighborhood Specialist



Roberto Friez
Neighborhood Specialist



Robin Anderson
Project Management Assistant

NEIGHBORHOOD ORGANIZATIONS

- Eastlake Park
- Nuestro Barrio
- Renaissance Park Block Watch



PRESERVATION

- Code Enforcement
- Graffiti Removal



NEIGHBORHOOD REVITALIZATION

- Housing Rehabilitation
- Community Development & Neighborhood Economic Development

THANK YOU

BLIGHT@PHOENIX.GOV

602.534.4444



PHX

LAND REUSE
STRATEGY

Community Leader Input



PHX

LAND REUSE
STRATEGY

Cultural Context



PHX

LAND REUSE
STRATEGY

Inventory & Market Data

Study Elements



**Community
Engagement**



Inventory



**Market
Analysis**



**Strategy
Development**



Inventory

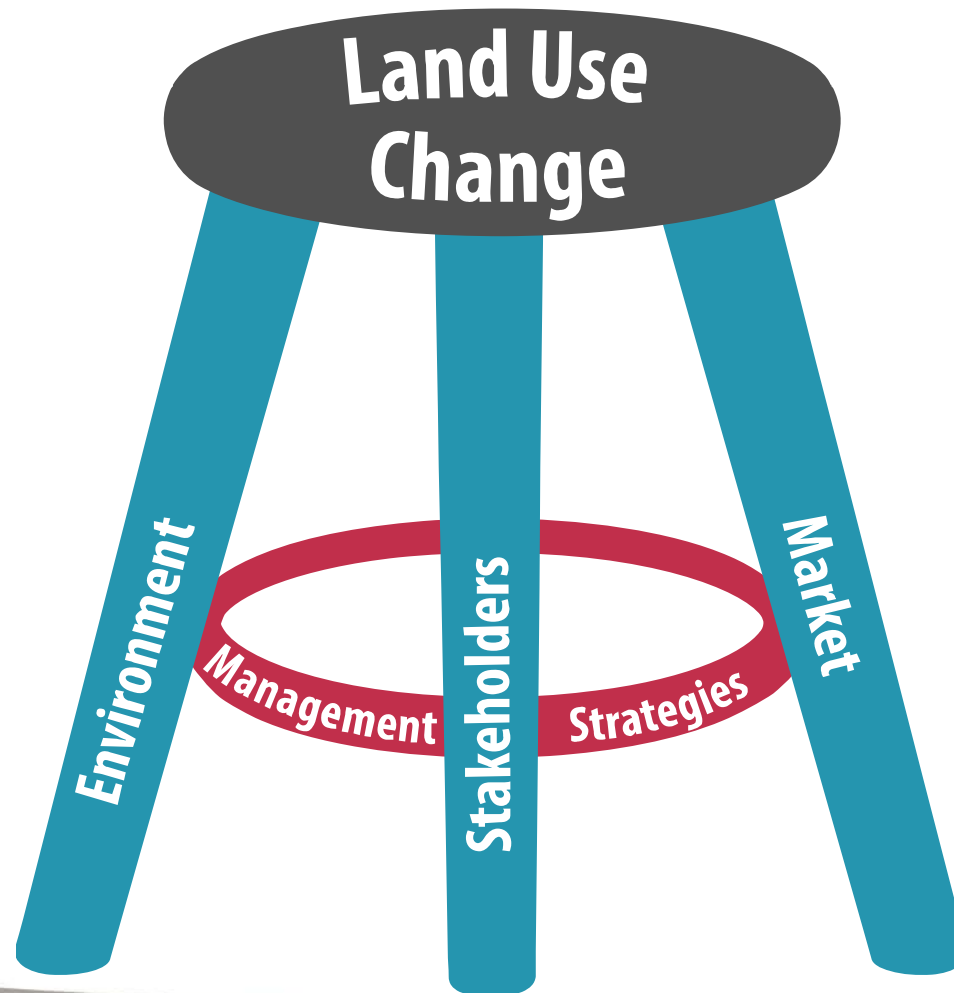
- Benchmarking Analysis
- Data Collection
- Review Other Plans
- Environmental Review
- Constraints Analysis
- Broad-based Valuation



Market Analysis

- Potential Land Uses
- Preliminary Market Analysis
- Demand Allocation Strategy
- Implementation Models
- Retention/Disposition Strategy

Land Use Management Model



Management Strategies



Regulatory

- > Zoning
- > Deed restrictions
- > Design guidelines

Incentives

- > Tax incentives
- > Grants
- > RFP structure

Environment: Study Area Metrics

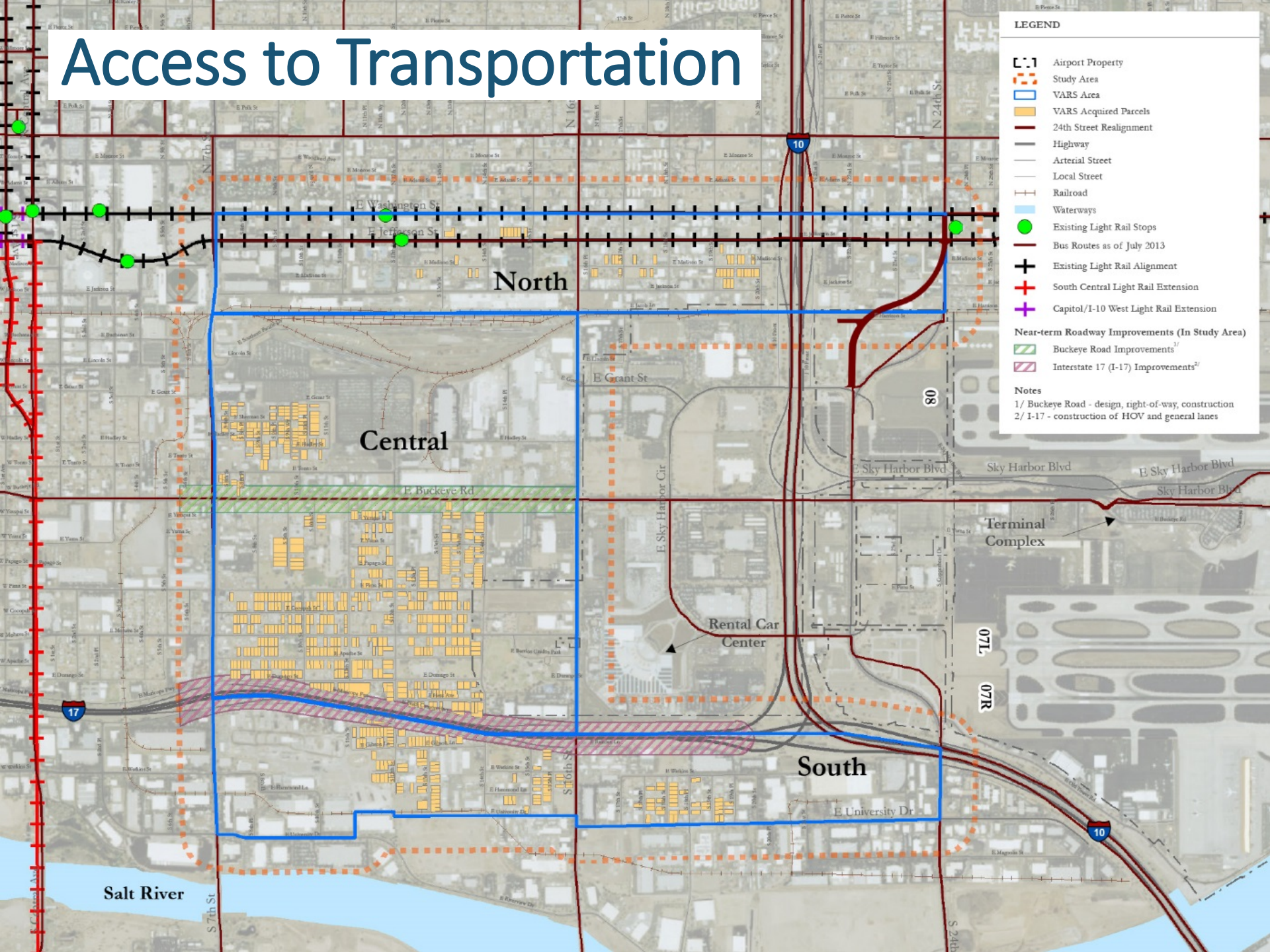
> Opportunities

- > Infrastructure
- > Planned Projects
- > Incentive Zones
- > Parcel Assembly

> Constraints

- > Zoning/Deed Restrictions
- > Neighboring Parcels
- > Environmental Overview

Access to Transportation



LEGEND

- Airport Property
- Study Area
- VARS Area
- VARS Acquired Parcels
- 24th Street Realignment
- Highway
- Arterial Street
- Local Street
- Railroad
- Waterways
- Existing Light Rail Stops
- Bus Routes as of July 2013
- Existing Light Rail Alignment
- South Central Light Rail Extension
- Capitol/I-10 West Light Rail Extension

Near-term Roadway Improvements (In Study Area)

- Buckeye Road Improvements^{1/}
- Interstate 17 (I-17) Improvements^{2/}

Notes

- 1/ Buckeye Road - design, right-of-way, construction
- 2/ I-17 - construction of HOV and general lanes

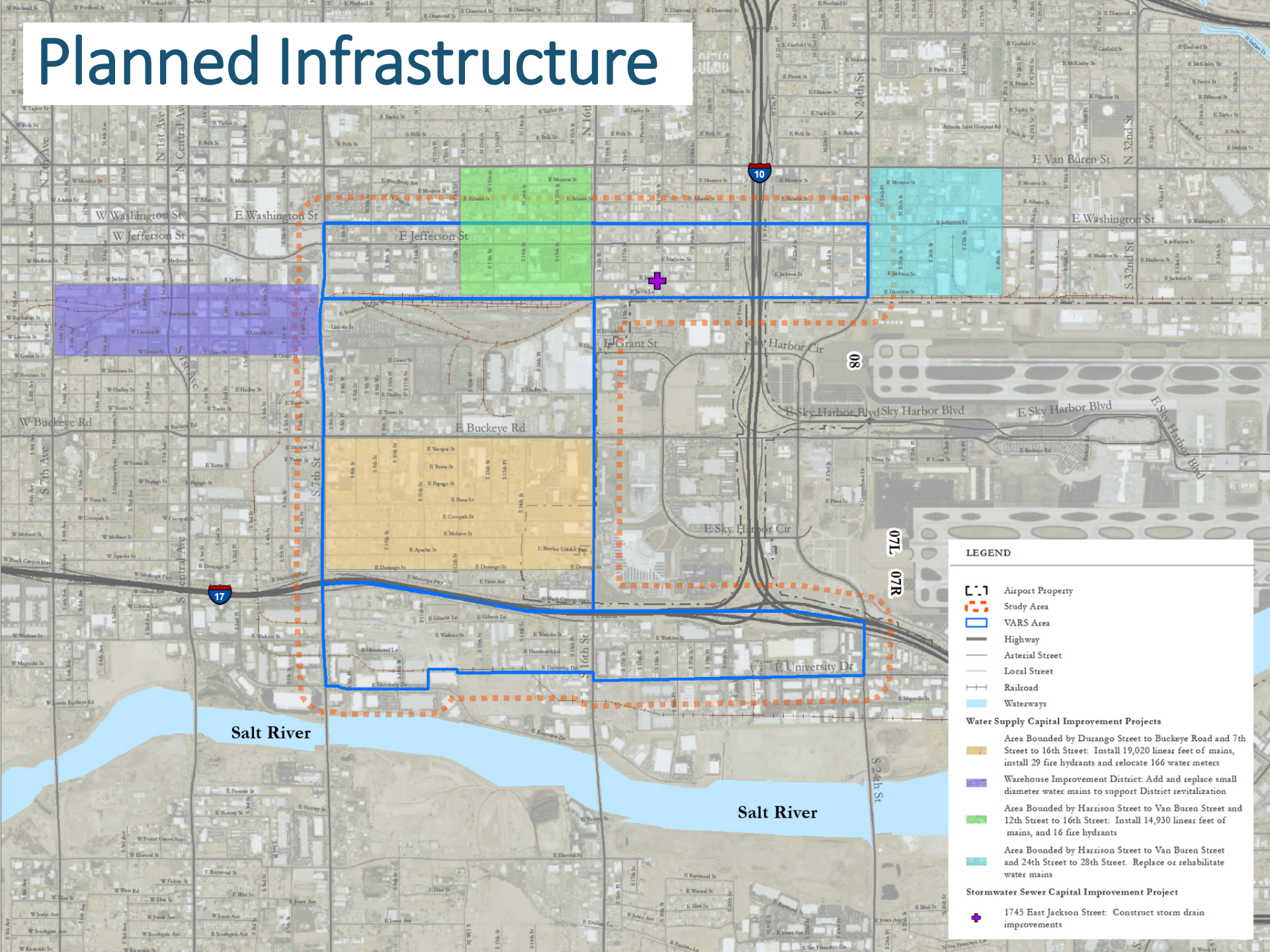
Terminal Complex

Rental Car Center

07L

07R

Planned Infrastructure



LEGEND

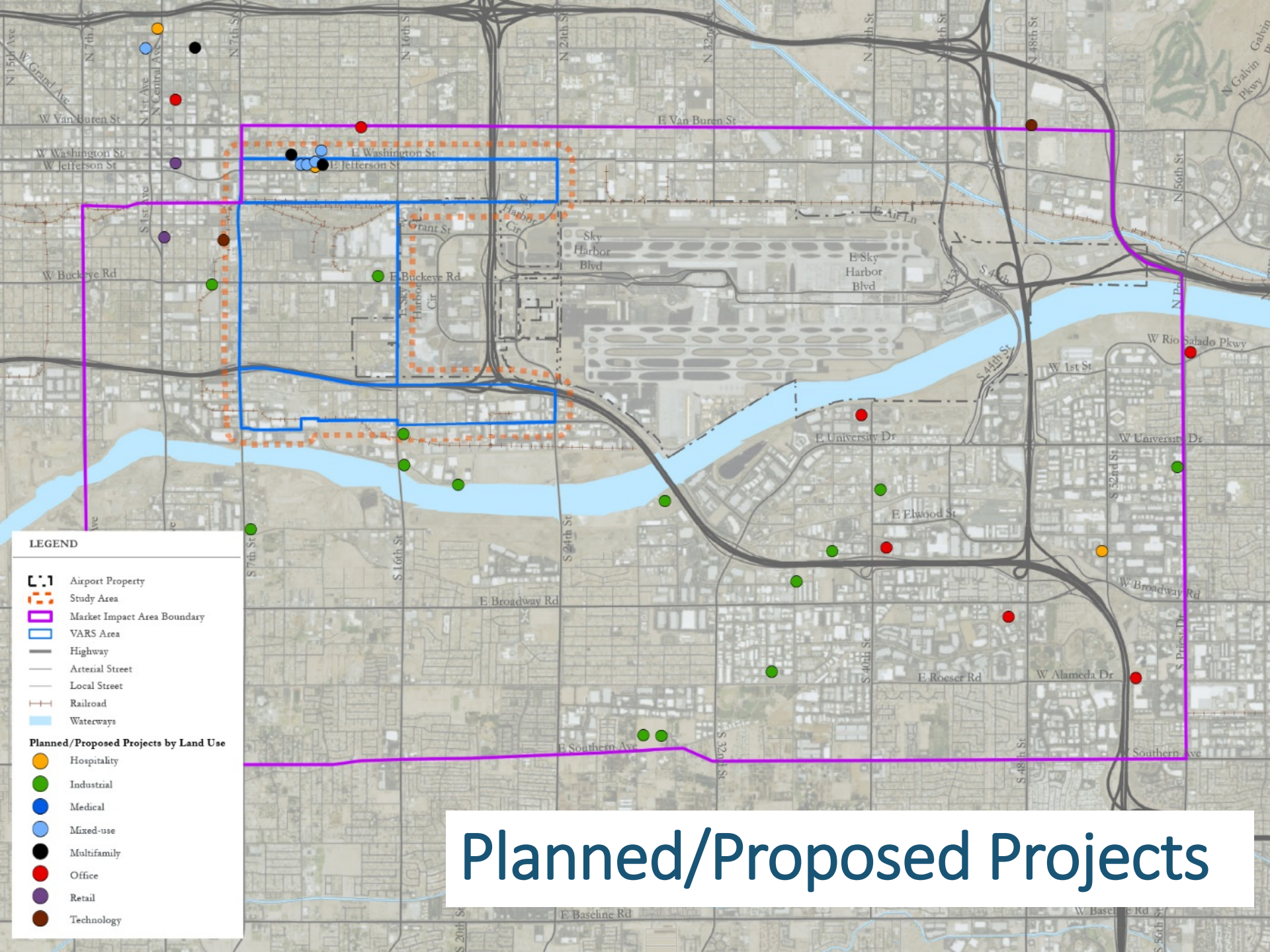
- Airport Property
- Study Area
- VARS Area
- Highway
- Arterial Street
- Local Street
- Railroad
- Waterways

Water Supply Capital Improvement Projects

- Area Bounded by Durango Street to Buckeye Road and 7th Street to 16th Street: Install 19,020 linear feet of mains, install 29 fire hydrants and relocate 166 water meters
- Warehouse Improvement District: Add and replace small diameter water mains to support District revitalization
- Area Bounded by Harrison Street to Van Buren Street and 12th Street to 16th Street: Install 14,930 linear feet of mains, and 16 fire hydrants
- Area Bounded by Harrison Street to Van Buren Street and 24th Street to 28th Street: Replace or rehabilitate water mains

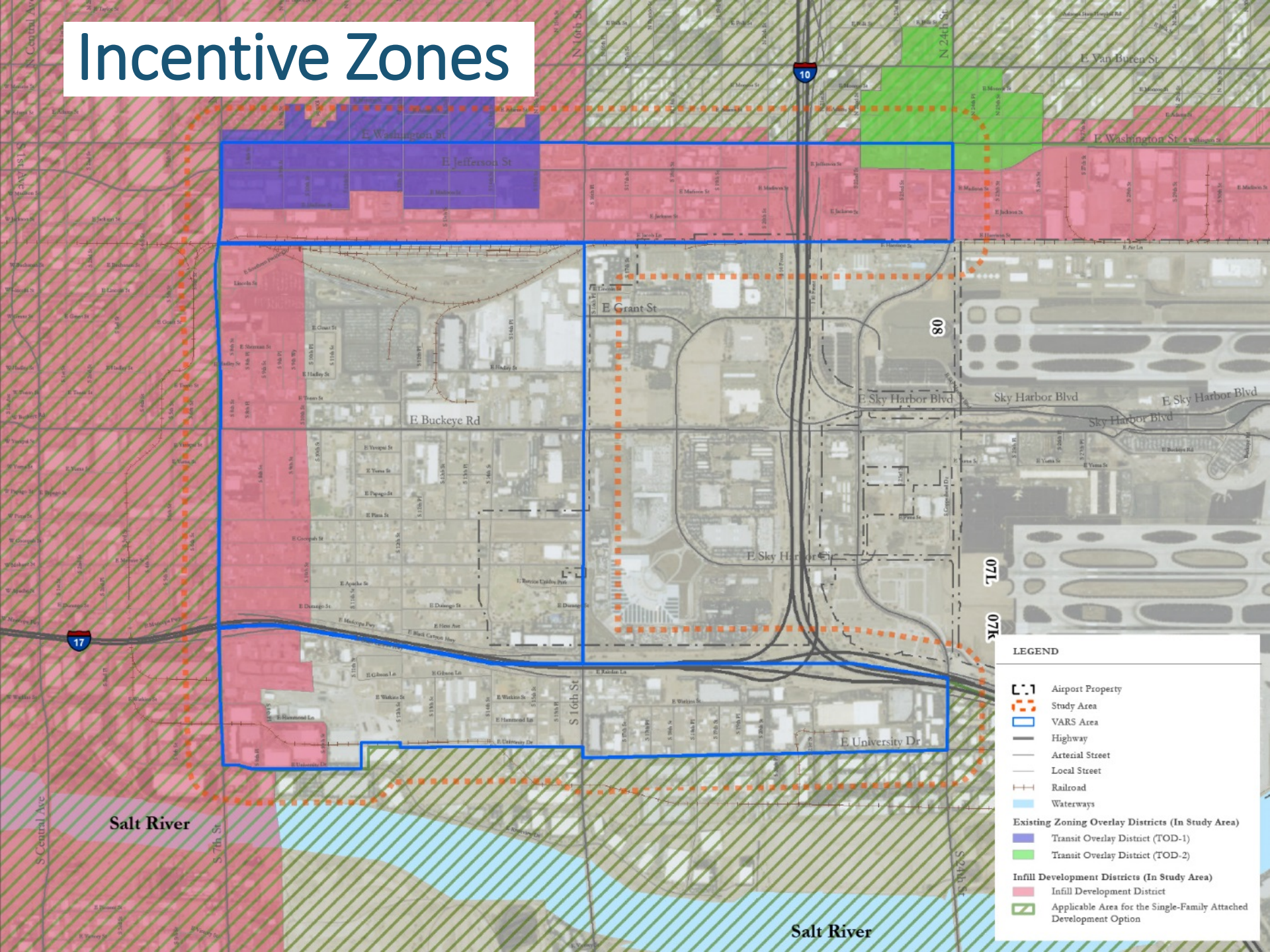
Stormwater Sewer Capital Improvement Project

- 1745 East Jackson Street: Construct storm drain improvements



Planned/Proposed Projects

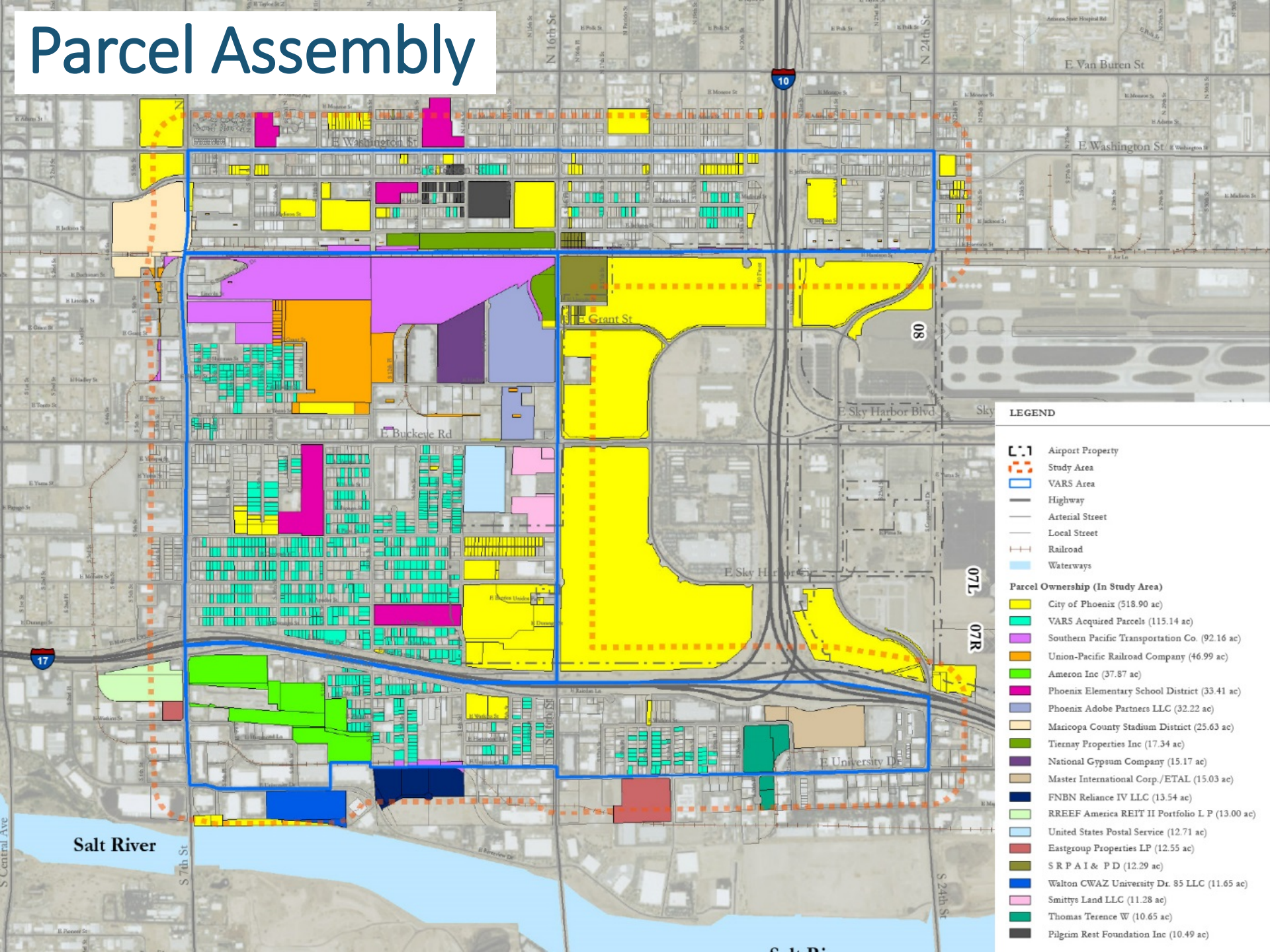
Incentive Zones



LEGEND

- Airport Property
- Study Area
- VARS Area
- Highway
- Arterial Street
- Local Street
- Railroad
- Waterways
- Existing Zoning Overlay Districts (In Study Area)**
- Transit Overlay District (TOD-1)
- Transit Overlay District (TOD-2)
- Infill Development Districts (In Study Area)**
- Infill Development District
- Applicable Area for the Single-Family Attached Development Option

Parcel Assembly

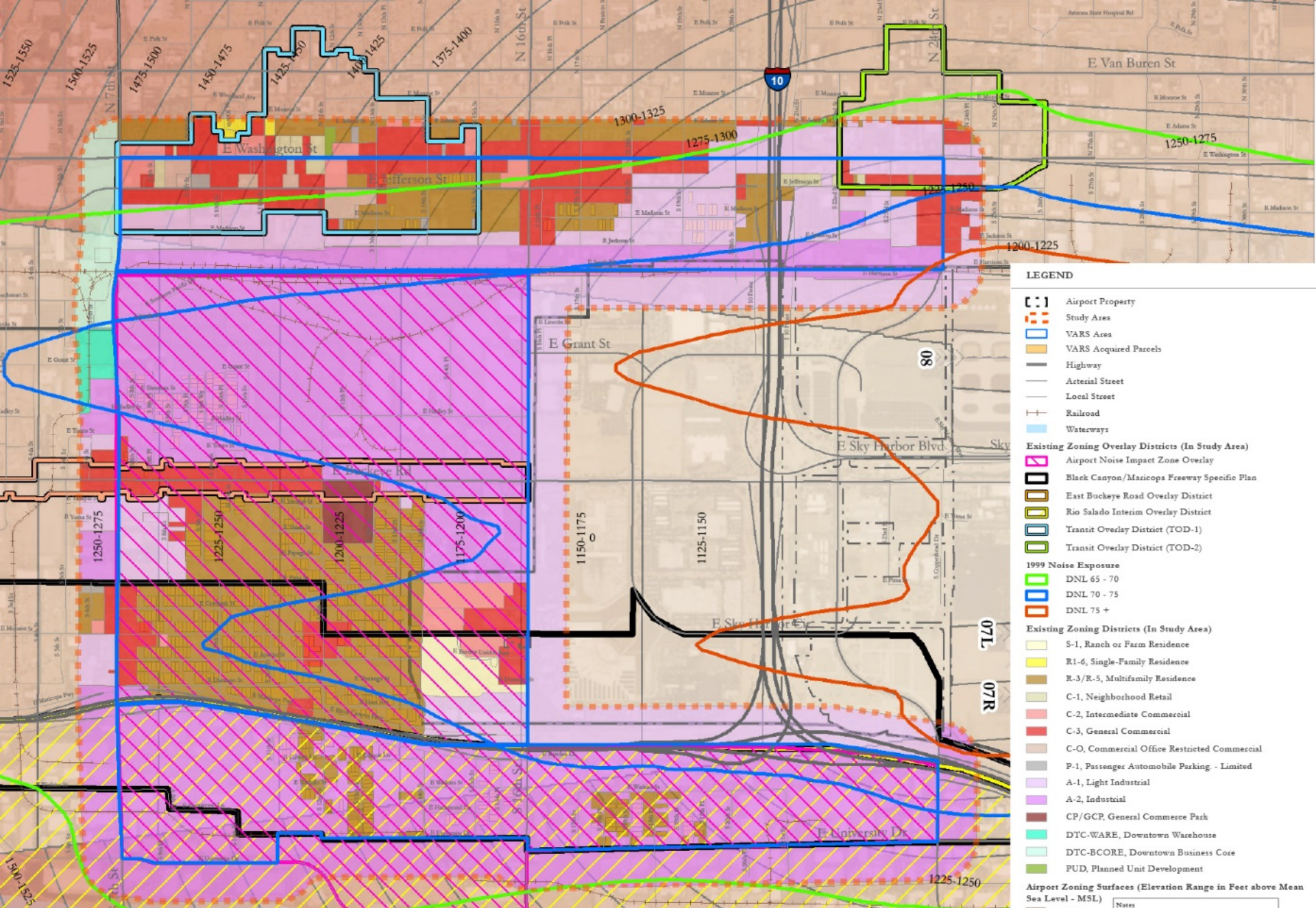


LEGEND

- Airport Property
- Study Area
- VARS Area
- Highway
- Arterial Street
- Local Street
- Railroad
- Waterways

Parcel Ownership (In Study Area)

- City of Phoenix (518.90 ac)
- VARS Acquired Parcels (115.14 ac)
- Southern Pacific Transportation Co. (92.16 ac)
- Union-Pacific Railroad Company (46.99 ac)
- Ameron Inc (37.87 ac)
- Phoenix Elementary School District (33.41 ac)
- Phoenix Adobe Partners LLC (32.22 ac)
- Maricopa County Stadium District (25.63 ac)
- Tiernay Properties Inc (17.34 ac)
- National Gypsum Company (15.17 ac)
- Master International Corp./ETAL (15.03 ac)
- FNBN Reliance IV LLC (13.54 ac)
- RREEF America REIT II Portfolio L P (13.00 ac)
- United States Postal Service (12.71 ac)
- Eastgroup Properties LP (12.55 ac)
- S R P A I & P D (12.29 ac)
- Walton CWAZ University Dr. 85 LLC (11.65 ac)
- Smittys Land LLC (11.28 ac)
- Thomas Terence W (10.65 ac)
- Pilgrim Rest Foundation Inc (10.49 ac)



LEGEND

- [Dashed Box] Airport Property
- [Dotted Box] Study Area
- [Blue Outline] VARS Area
- [Orange Outline] VARS Acquired Parcels
- [Thick Black Line] Highway
- [Thin Black Line] Arterial Street
- [Thin Grey Line] Local Street
- [Crossed Lines] Railroad
- [Blue Line] Waterways

Existing Zoning Overlay Districts (In Study Area)

- [Pink Hatched Box] Airport Noise Impact Zone Overlay
- [Black Hatched Box] Black Canyon/Mazicopa Freeway Specific Plan
- [Orange Hatched Box] East Buckeye Road Overlay District
- [Yellow Hatched Box] Rio Salado Interim Overlay District
- [Blue Hatched Box] Transit Overlay District (TOD-1)
- [Green Hatched Box] Transit Overlay District (TOD-2)

1999 Noise Exposure

- [Light Green Box] DNL 65 - 70
- [Blue Box] DNL 70 - 75
- [Orange Box] DNL 75 +

Existing Zoning Districts (In Study Area)

- [Light Yellow Box] S-1, Ranch or Farm Residence
- [Yellow Box] R1-6, Single-Family Residence
- [Brown Box] R-3/R-5, Multifamily Residence
- [Light Green Box] C-1, Neighborhood Retail
- [Pink Box] C-2, Intermediate Commercial
- [Red Box] C-3, General Commercial
- [Grey Box] C-O, Commercial Office Restricted Commercial
- [Light Purple Box] P-1, Passenger Automobile Parking - Limited
- [Purple Box] A-1, Light Industrial
- [Dark Purple Box] A-2, Industrial
- [Dark Brown Box] CP/GCP, General Commerce Park
- [Light Green Box] DTC-WARE, Downtown Warehouse
- [Light Blue Box] DTC-BCORE, Downtown Business Core
- [Dark Green Box] PUD, Planned Unit Development

Airport Zoning Surfaces (Elevation Range in Feet above Mean Sea Level - MSL)

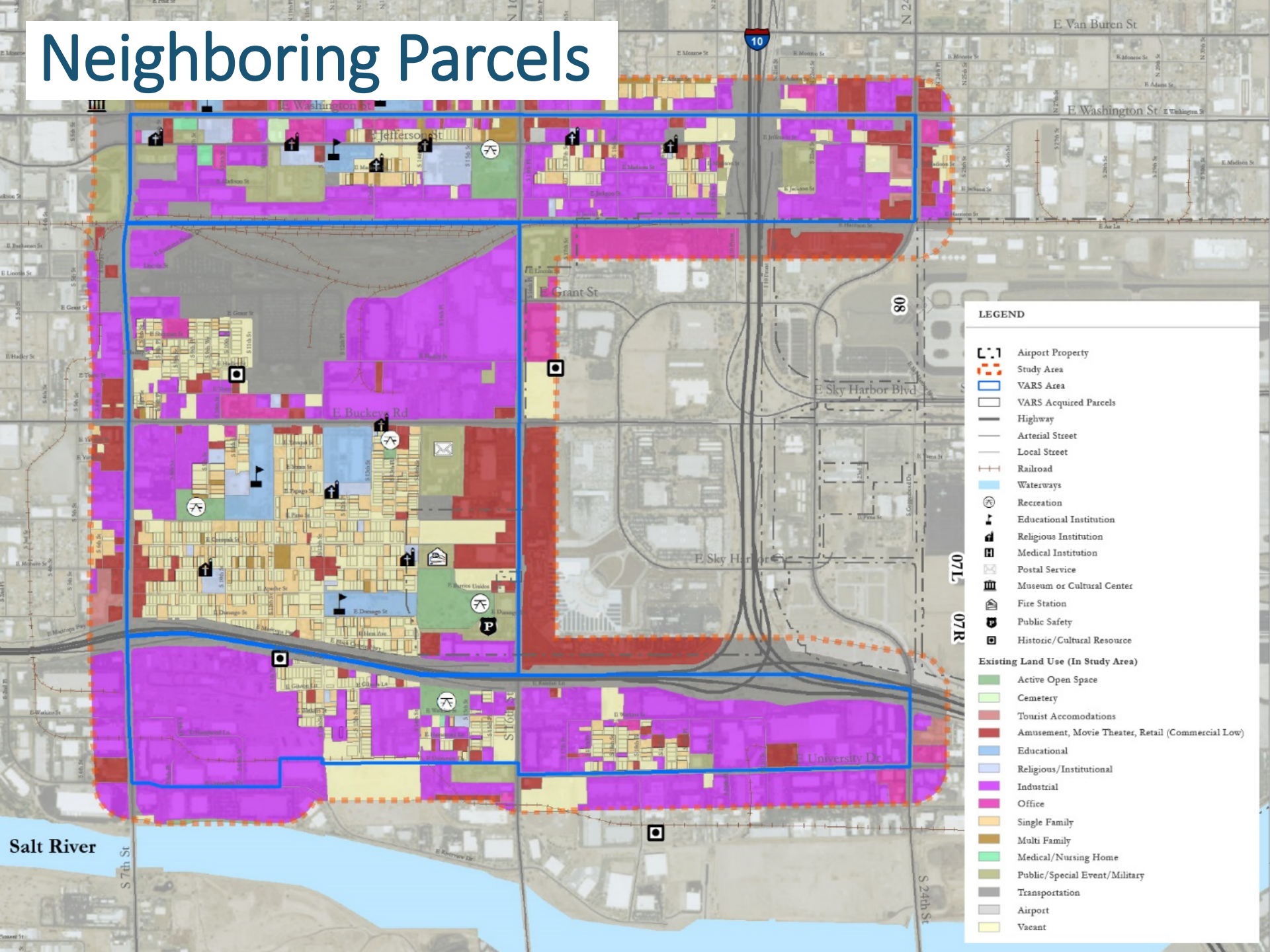
- [Light Orange Box] 1,125 feet
- [Dark Orange Box] 1,850 feet

Notes

- 1/ Airport elevation ranges from approximately 1,110 to 1,135 feet above mean sea level (MSL)
- 2/ Height Zone A - Airport Property
- 3/ Height Zone B - Driveways Zone
- 4/ Height Zone C - Aircraft Approach and Departure Zone (west side of Airport)
- 5/ Height Zone E - Aircraft Manoeuvring Zone

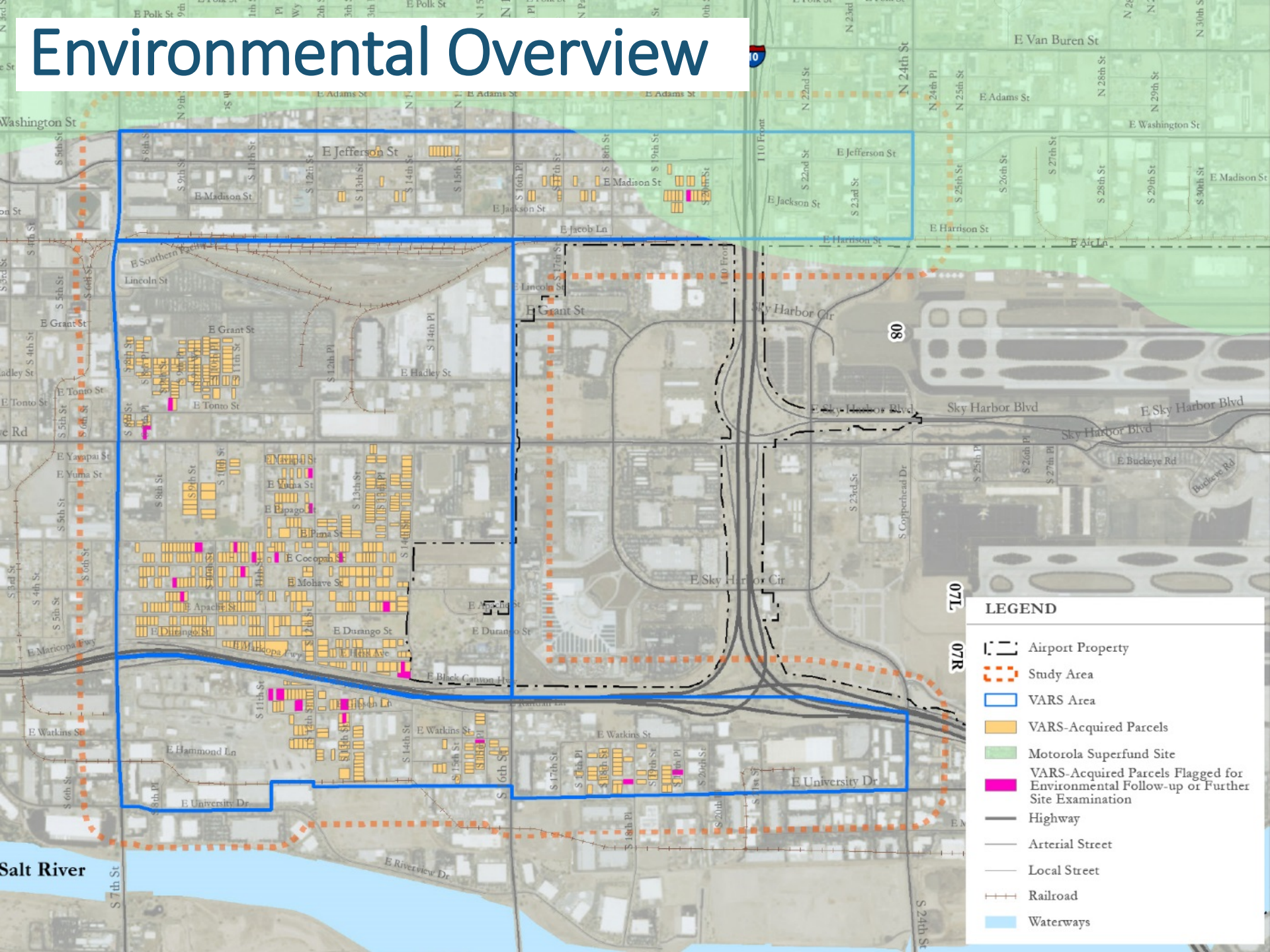
Zoning/Deed Restrictions

Neighboring Parcels



LEGEND	
	Airport Property
	Study Area
	VARs Area
	VARs Acquired Parcels
	Highway
	Arterial Street
	Local Street
	Railroad
	Waterways
	Recreation
	Educational Institution
	Religious Institution
	Medical Institution
	Postal Service
	Museum or Cultural Center
	Fire Station
	Public Safety
	Historic/Cultural Resource
Existing Land Use (In Study Area)	
	Active Open Space
	Cemetery
	Tourist Accommodations
	Amusement, Movie Theater, Retail (Commercial Low)
	Educational
	Religious/Institutional
	Industrial
	Office
	Single Family
	Multi Family
	Medical/Nursing Home
	Public/Special Event/Military
	Transportation
	Airport
	Vacant

Environmental Overview



Existing Plans Review

- > PlanPHX
- > Reinvent PHX
- > Eastlake Park Neighborhood Plan
- > Nuestro Barrio Neighborhood Plan
- > Rio Salado Redevelopment Study Area
- > Booker T. Washington Redevelopment Area
- > Special Redevelopment Area
- > Sky Harbor Center Redevelopment Area
- > HOPE VI and Choice Neighborhoods Program
- > Green Valley Neighborhood
- > Cuatro Milpas
- > Central City South Quality of Life Plan

Central City South at a Glance



Inventory, Assets and Existing Conditions
October 2015



Resources

- > Water/Utility Infrastructure
- > Airport Documents
- > CNRP/VARs
- > Area Planning and Land Use Codes
- > Environmental
- > Land Development Inquiries
- > Valley Metro Planning
- > ADOT Passenger Rail Planning
- > MAG Transportation Planning

Preliminary Market Analysis

- > Identification of Land Uses
 - > Inventory/Best practices
 - > Stakeholder interviews/meetings
- > Land Uses
 - > Commercial: office and retail (potential mixed-use format)
 - > Industrial/flex
 - > Tourist accommodations: hotel
- > Benchmarking
- > Analysis Methodology
 - > Historical trends
 - > Projections of employment and population

Stakeholder Engagement: Takeaways

- > Program Success Looks Like...
 - > Coherent development plan
 - > Think big/bold
 - > Flexibility—between conceptual and detailed strategy
 - > Land assembly
 - > Address ground lease terms—need 40–50 years
 - > Historical/cultural considerations
 - > Context sensitivity to remaining residential & transition

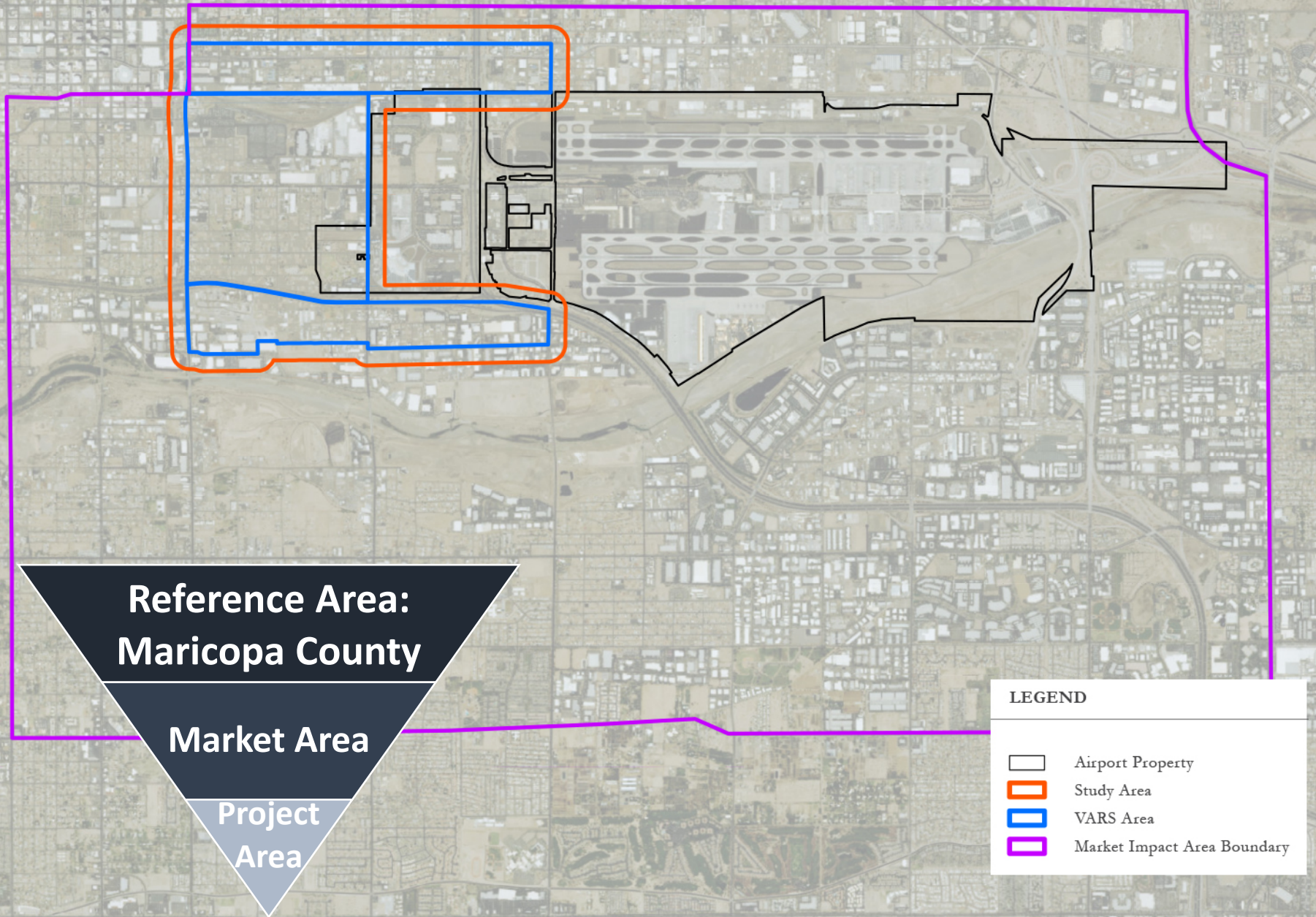
Stakeholder Engagement: Takeaways

- > Potential Strategies
 - > Zoning
 - > Expand Enterprise or Foreign Trade Zones
 - > Tactical urbanism
 - > Financial incentives; public-private partnerships
 - > Leverage proximity to multiple transportation modes
 - > Acquire parcels: residential/underused parcels

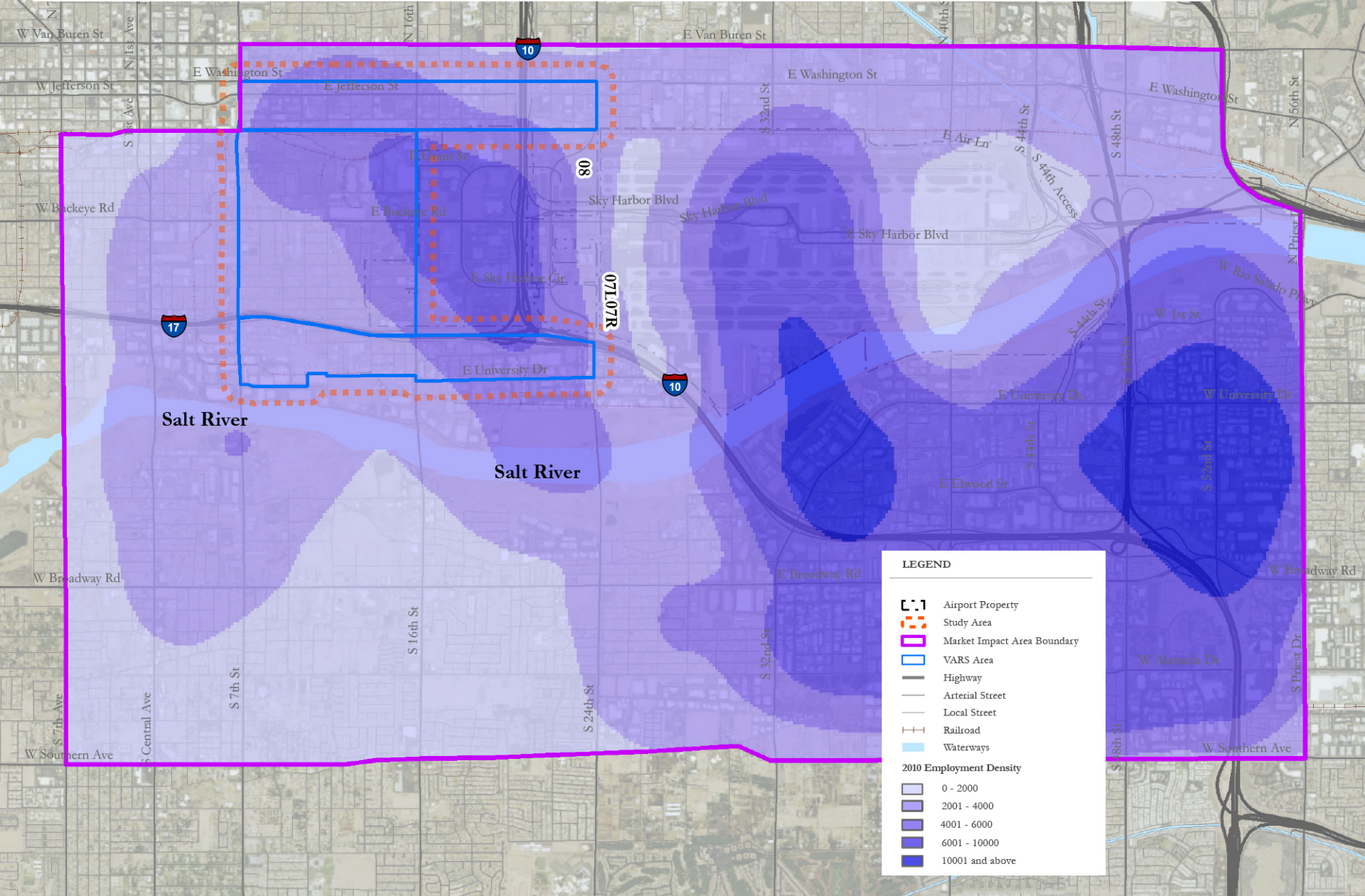
Stakeholder Engagement: Takeaways

- > Desired Uses
 - > Industrial/flex
 - > Commercial: office/retail
 - > Residential
 - > Urban farming
 - > Interim/transitional
 - > Historic/Cultural destination
 - > Parks/open space

Market Study Area



Key Market Metrics—Employment Density



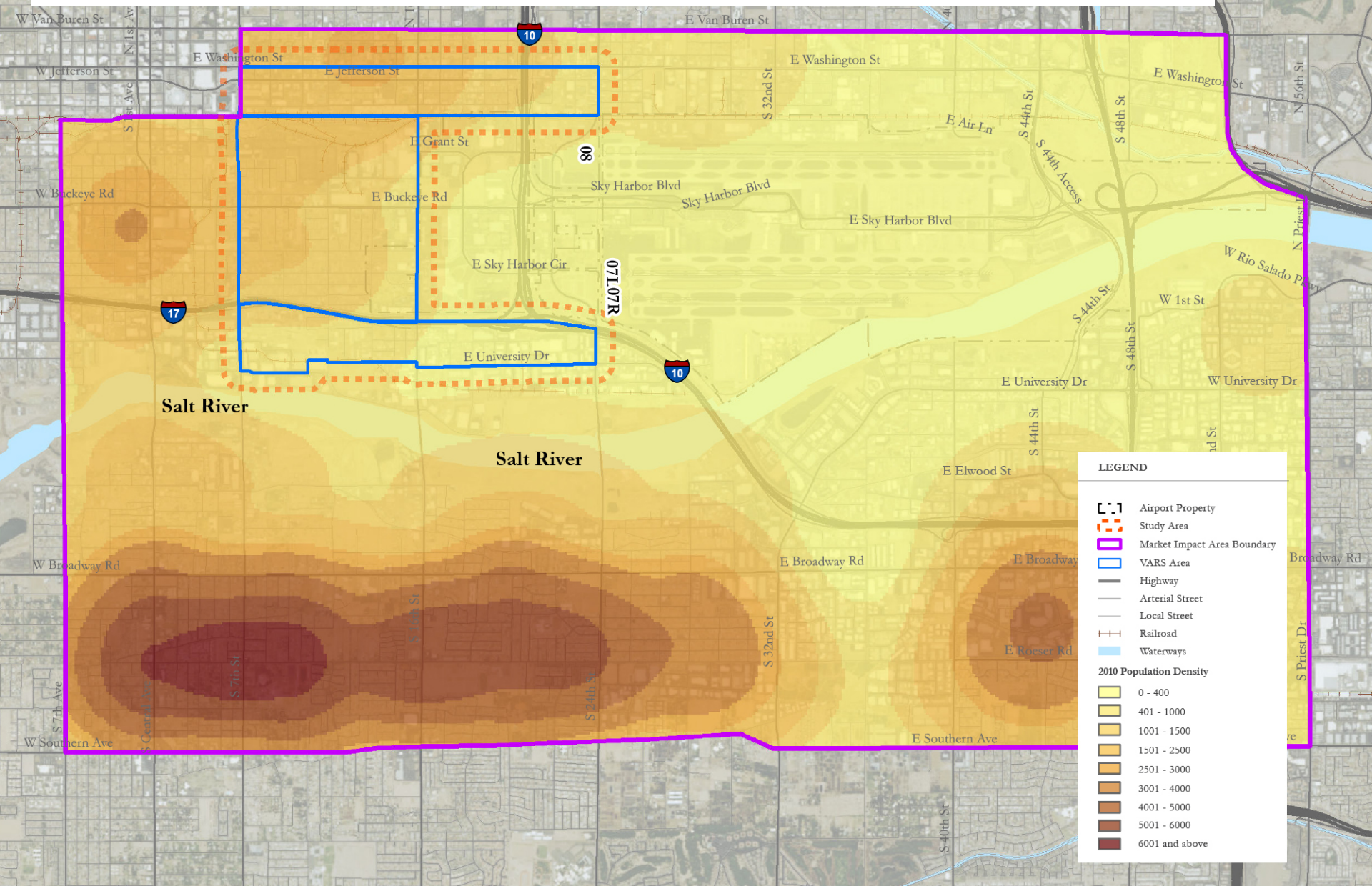
LEGEND

- Airport Property
- Study Area
- Market Impact Area Boundary
- VARS Area
- Highway
- Arterial Street
- Local Street
- Railroad
- Waterways

2010 Employment Density

- 0 - 2000
- 2001 - 4000
- 4001 - 6000
- 6001 - 10000
- 10001 and above

Key Market Metrics—Population Density



LEGEND

- Airport Property
- Study Area
- Market Impact Area Boundary
- VARS Area
- Highway
- Arterial Street
- Local Street
- Railroad
- Waterways

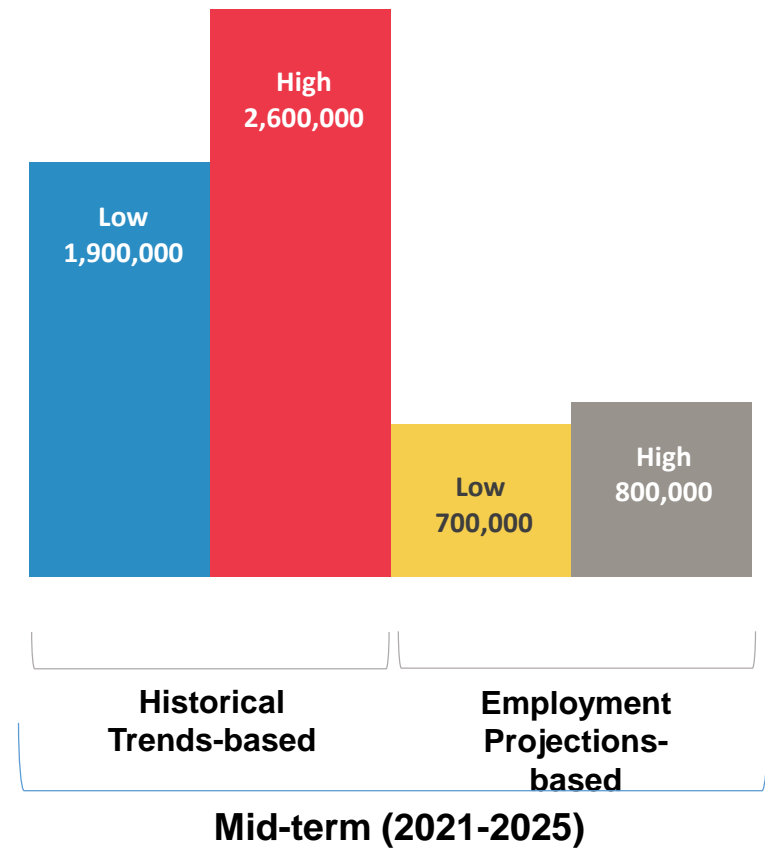
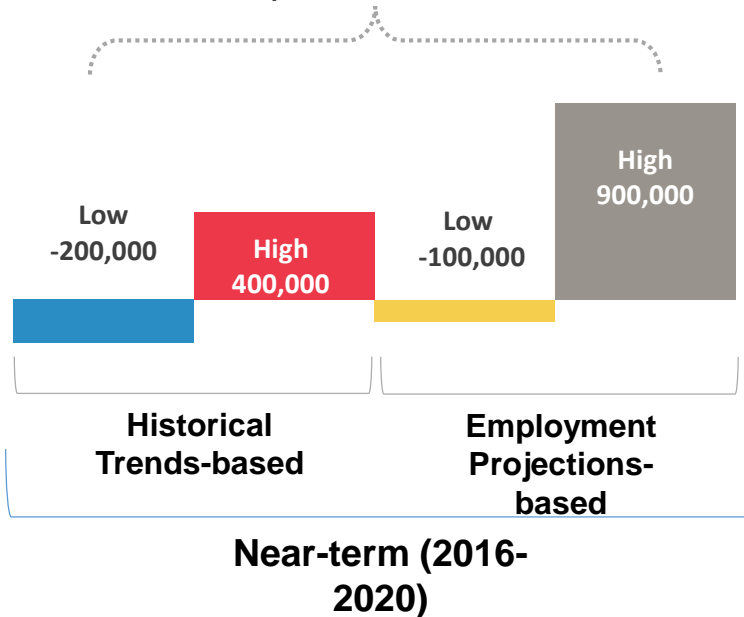
2010 Population Density

- 0 - 400
- 401 - 1000
- 1001 - 1500
- 1501 - 2500
- 2501 - 3000
- 3001 - 4000
- 4001 - 5000
- 5001 - 6000
- 6001 and above

Industrial

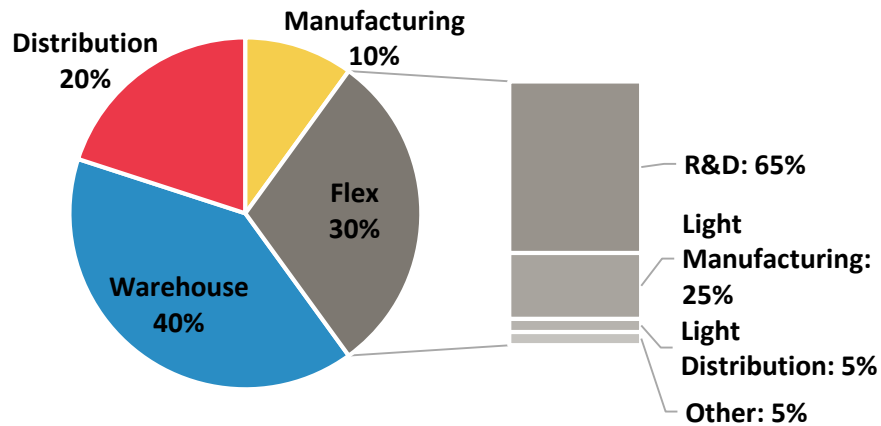
Projected Demand (in square feet)

Modified near-term demand due to approx. 2.3 MSF total of proposed, under construction or newly delivered industrial space in 2016.

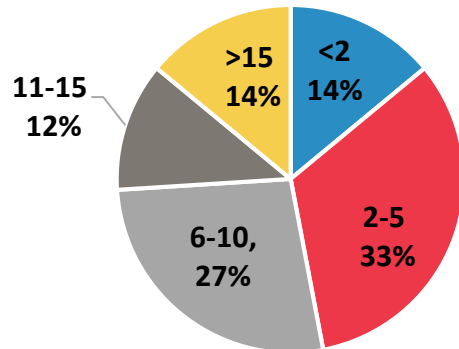


Industrial

Types of Industrial Space



Land Sizes (acres)



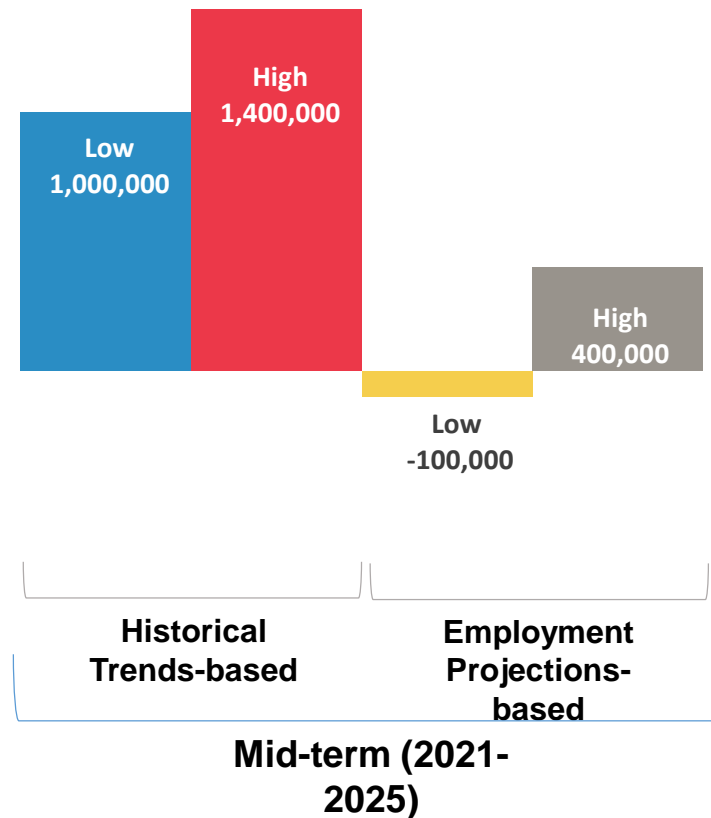
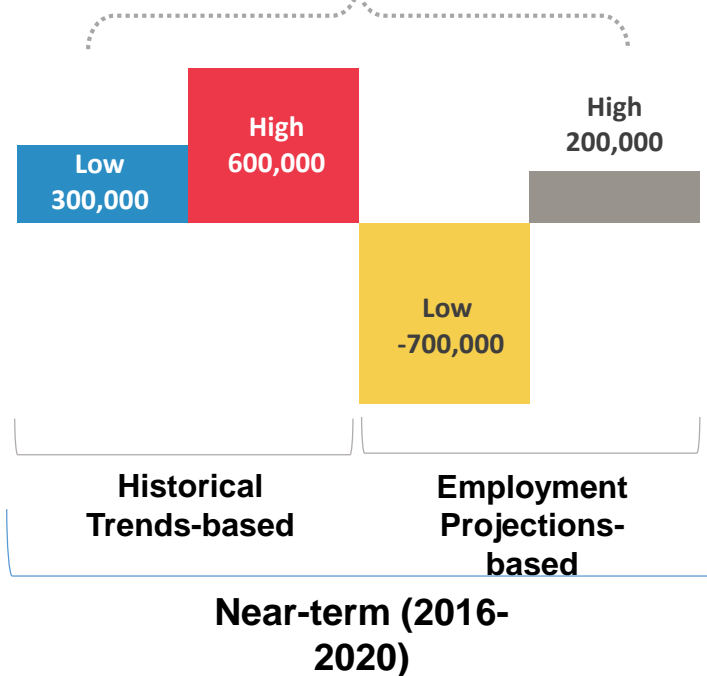
Industrial

- > Opportunities
 - > Proximity to:
 - > Transportation
 - > Downtown/Biomed campus
 - > Sky Harbor
 - > Compatible with airport noise levels/height restrictions
 - > R&D/light manufacturing for target growth industries
- > Constraints
 - > 2.3 MSF currently in development or proposed for market area—absorbs near-term demand
 - > Limited availability of desired parcel sizes
 - > Competitive land inventory in/nearby market area

Office

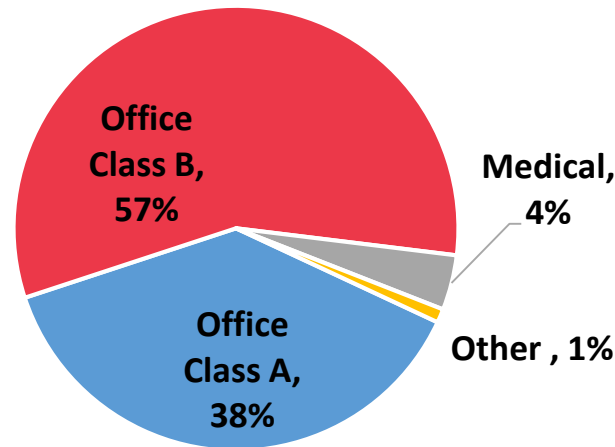
Projected Demand (in square feet)

Modified near-term demand due to approx. 750,000 SF total of proposed office space in 2016.

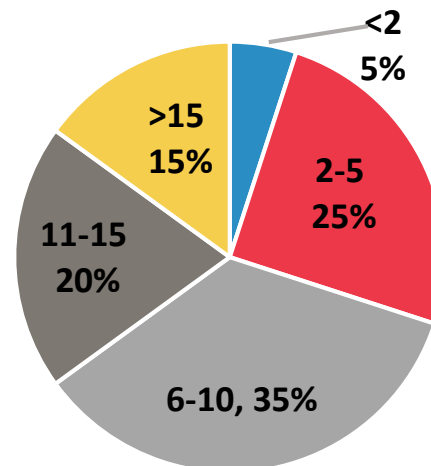


Office

Types of Office Space



Land Sizes (acres)



Office

- > Opportunities
 - > Proximity to:
 - > Light Rail
 - > Downtown/Warehouse District
 - > Sky Harbor
 - > Compatible with airport noise levels/height restrictions
 - > Potential to provide suburban-style format (large floor plates)
- > Constraints
 - > Approximately 750,000 SF currently proposed for market area – absorbs near-term demand
 - > Traditionally perceived as residential or transitional
 - > Other regional centers of gravity for office
 - > Limited availability of desired parcel sizes & amenities

Land Use Benchmarking

- > Research & Development Parks
 - > University affiliations
 - > Require parcel assembly/infrastructure
 - > Multi-tenant, leverage skilled labor force
- > Urban Agriculture/Restaurant Incubator
 - > Greenhouses/shipping containers
 - > Support local food movement
 - > Potential to reduce food desert
 - > Opportunity for food industry entrepreneurs
- > Artisan/Maker Space
 - > Potential adaptation/reuse of community/industrial space
 - > Generally non-profit/membership based – shared resources/equipment

Strategy Benchmarking

- > Informal Uses
 - > Pocket/dog parks
 - > Pop-up city: programmed events/temporary venues
 - > Opportunity to engage community
- > Vacant Lot Programs
 - > Land bank
 - > Parcel assembly
 - > Maintain to own

Next Steps



Community Engagement

- Known parcels of interest
- Land use preferences
- Strategy preferences



Market Analysis

- Potential land uses
- Preliminary market analysis
 - Retail
 - Hotel
- Demand allocation strategy
- Implementation models
- Retention/disposition strategy

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<https://skyharbor.com/LandReuseStrategy>