



City of Phoenix

Station Area Planning 38th Street and Washington

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City of Phoenix



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SLIDE 2 – The 38th & Washington Street Station Planning Area is shown on this slide and consists of an area approximately ½ mile surrounding the Light Rail Station. The boundaries of the station planning area are approximately Fillmore Street on the north, 34th Street on the west, Sky Harbor Airport on the South and 41st Place on the east.



38th Street and Washington Station



Eastbound



Westbound



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SLIDE 3 – The METRO station will be located on Washington Street just west of Gateway Community College at 38th St. A park and ride parking lot will also be located at this station. The photo simulation shows what your station will look like.



38th Street and Washington Focal Points



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SLIDE 4 – The area surrounding the 38th & Washington Street station contains a mix of development and focal points. A few examples include; Gateway Community College, Greyhound Park, Park and Swap, Honeywell Corporation and automobile rental and commercial parking lots serving the airport.



38th Street and Washington Housing



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SLIDE 5 – There are two small residential areas located north of Van Buren Street between 35th St and 38th St that contain both single family and multifamily development.



38th Street and Washington Educational Facilities



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David Crockett Elementary

Academy of Excellence



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SLIDE 6 – Two elementary schools are located within the station planning area, David Crockett and Academy of Excellence.



38th Street and Washington Area Character



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Surface Parking



Auto Repair



Open Storage



Lacking
Pedestrian
Amenities



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SLIDE 7 – The area surrounding the 38th St. Station is industrial with many large, open land uses. There are auto repair facilities, airport parking lots, and storage lots. Washington St. is a wide arterial with minimal landscaping and no pedestrian amenities.



38th Street and Washington Commerce Park



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Arizona Service Center



Gateway West



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SLIDE 8 – North of the Grand Canal on 40th Street is the Arizona Service Center and Frito Lay and south of the canal along Van Buren St is the Gateway West development. These are good examples of Commerce Park development with improved design standards and landscaping.



38th Street and Washington Van Buren Corridor

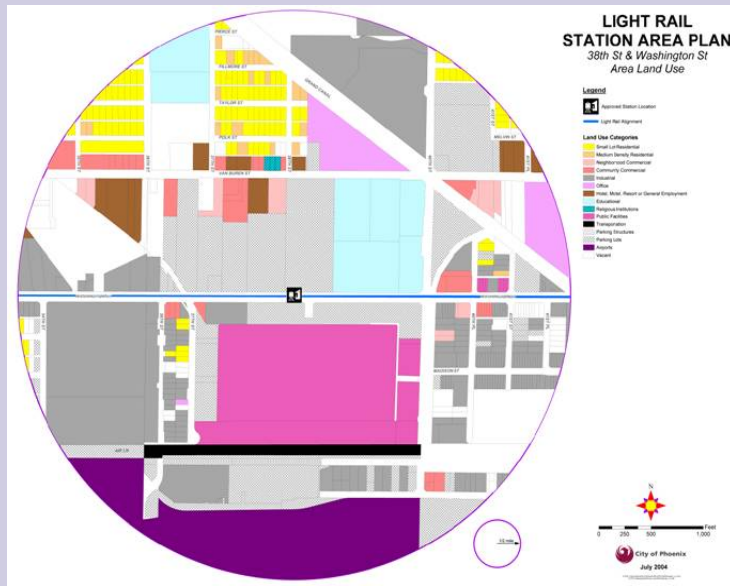


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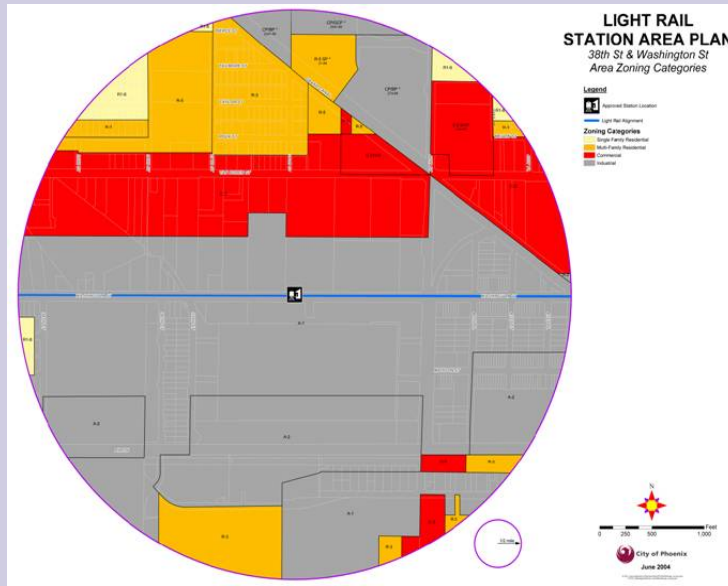
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SLIDE 9 – East Van Buren St. is a major commercial corridor connecting Downtown Phoenix on the west to the eastern boundary of the City and Tempe. The corridor has evolved over the years from a vibrant commercial area to vacant lots and abandoned buildings, small motels, and used car businesses. The Van Buren corridor within the Station area has potential to become a more pedestrian-friendly street with streetscape improvements and new commercial investment.



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SLIDE 10 – The existing land uses within the station planning area are primarily industrial, educational and large assembly uses. The industrial areas are shown in gray on the slide and are located along Washington, the Grand Canal and Air Lane. Gateway Community College and the two schools, David Crockett and the Academy of Excellence are shown as blue. Commercial and office uses are shown in red and pink on the map and are along Van Buren and the Grand Canal. Two small residential areas shown in yellow are located north of Van Buren.



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SLIDE 11 – The zoning within the station planning area consists of industrial, commerce park, commercial and residential. Industrial uses are located along Washington St. Commerce Park zoning is also gray and is along the Grand Canal. Commercial zoning exists along Van Buren St and is shown as red, while single family residential is shown as yellow and multifamily residential is shown as orange on the map. In addition to the underlying zoning the TOD Overlay District applies to the area ¼ mile around the station.



38th Street and Washington Housing Changes 1990-2000



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	1990	2000	% Change
Owner	645	663	3%
Renter	1,575	1,508	-4%
Vacant	574	498	-9%
Totals	2,794	2,669	-4%

Source: U.S. Census of Population, 2000

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SLIDE 12 – From 1990 to 2000 the number of dwelling units has decreased by 4 percent within the station area. Owner occupied units increased by 3 percent while rental units decreased by 4 percent and vacant units decreased by 9 percent.



38th Street and Washington Station Area Statistics



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	2000	2020	% Change
Population	3,956	4,480	13%
Dwelling Units	1,132	1,246	10%
Employment	7,847	10,592	35%
Source: Maricopa County Association of Governments 20 Year Projections			

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SLIDE 13 – Population, dwelling units and employment are all anticipated to increase based upon MAG projections.



38th Street and Washington Mobility Choices – Commuting to Work



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Drive Alone	43%
Car Pool	37%
Public Transportation	11%
Walk	2%
Work-at-Home	3%
Other Means	4%

Source: U.S. Bureau of Census of Population, 2000

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SLIDE 14 – Within the station planning area a total of 80 percent of workers commute by automobile, either driving alone or carpooling. Transit-oriented development with the appropriate mix of density and uses located within walking distance to light rail provides mobility choices and can reduce the number of driving trips.



38th Street and Washington Disposable Income



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- Housing and transportation expense
 - Increase disposable income



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SLIDE 15 – Housing and transportation are the first and second largest household expenses. New development close to light rail can free up disposable income by reducing automobile expense. The ability to eliminate one vehicle can save the costs associated with maintenance, gas, and insurance.

 **38th Street and Washington**
Gateway Community College
Expansion 
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SLIDE 16 – Gateway Community College is preparing for future expansion with a new long-range development plan. The college has recently completed the new Health Careers and Education Building where we are currently meeting in the auditorium. The college plans for additional new facilities to accommodate 25,000 students.



38th Street and Washington Trends and Influences



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- 38th Street and Washington Light Rail Station
- Expansion of Gateway Community College
- Airport land acquisition, redevelopment south of Washington
- Redevelopment of airport commercial parking lots
- Van Buren Corridor development

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SLIDE 17 – The market for new TOD development will be influenced by a number of trends. First and foremost is the location of the station at 38th & Washington St. The expansion of Gateway Community College will add students and new housing; Sky Harbor Airport will continue to acquire land south of Washington St. for new facilities. The relocation of many of the existing car rental facilities on Washington Street to the new airport consolidated car rental facility on 24th St. provides redevelopment opportunities for these sites. New commercial development along the Van Buren Corridor should continue with additional redevelopment of the underutilized and vacant parcels.



38th Street and Washington Potential Site Development



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SLIDE 18 – As can be seen on this slide there are a number of vacant, undeveloped tracts within the station planning area that offer exciting opportunities for new Transit-Oriented Development.



38th Street and Washington TOD Development Scenario



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SLIDE 19 – I'm showing you this slide as an example of a before and after picture of a site with new TOD development. While the location is not Phoenix the similarities between the areas can be seen with the underutilized retail and street character. As you can see the potential exists for exciting new development within your community.



Contact Us



Station Area Planning Web site address
will be available soon.

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