

GATEWAY

TOD POLICY PLAN



PRIORITY AREA ACTION PLANS



COMMUNITY PRIORITIES

Action Plan 2015-2020

Action Plans outline short term tasks that are designed to jump-start the implementation of District Plan Policies. Each Priority Investment Area includes a 5-Year Action Plan that has been developed with input from the Gateway Steering Committee and consultation with urban development professionals in the public, private and nonprofit sectors. The action steps are linked to one of three partner categories - Government, Community or Business - that is most suited to lead the task. To facilitate implementation, the type of implementation tool that is used for implementing each action step including Codes, Financing, Knowledge, Plans, Operations and Partnerships, is also provided in the plan.

Action Plans are intended to be regularly reviewed, updated and evaluated in order to create a "living document" that avoids being placed on a shelf or forgotten.

A primary role of the Gateway Steering Committee will be identifying, engaging and recruiting lead partners for each action step and monitoring progress going forward.

Policy AP 1: Support a bi-annual meeting of the Gateway Steering Committee to monitor progress and update the Action Plans.

Policy AP 2: Encourage additional property owner and business owner representatives and equal neighborhood representation on the Gateway Steering committee

Policy AP 3: Establish an interdepartmental Transit-Oriented Development team to support the implementation of the Gateway TOD Plan.



Government

Government Investors include the local, state and federal agencies.



Community

Community Investors are non-profits, foundations, schools, neighborhood associations and individual residents.



Business

Business Investors are banks, real estate developers, and other private companies, ranging from large corporations to small mom n' pop shops.



Code Tools are regulations, such as the zoning ordinance, that can encourage or discourage different patterns and forms of urban development.

Financing Tools refer to grants, loans, bonds, taxes, and government funding programs.

Knowledge Tools means capacity building forums, professional training, and seminars to technical understanding.

Plan Tools include engineering studies, best practices research, redevelopment areas, market analyses and other similar documents.

Operations Tools are management practices such as inter-departmental coordination, decision-making transparency and approaches to service delivery.

Partnership Tools are mutually beneficial agreements between two or more parties such as joint use agreements, development agreements or corporate sponsorships.







24TH STREET CORRIDOR Action Plan 2015-2020





Elements	Actions					
			Tools	Government	Business	Community
Land Use	1	Hold a community forum, including property owners, on the Walkable Urban Code.	Knowledge	■		
	2	Use the Conceptual Master Plan as a guide when rezoning to the Walkable Urban Code.	Codes	■		
	3	Complete a Water / Sewer infrastructure needs assessment.	Plan	■		
Housing	4	Complete 2 housing rehabilitation projects in the Fillmore Gardens and El Molino neighborhoods.	Financing			■
	5	Identify an affordable housing project within the corridor.	Financing	■		
	6	Develop a Mixed Income TOD demonstration project.	Financing			■
Economic Development	7	Sponsor an Adopt-a-Street for 24th Street.	Partnership		■	
	8	Work with neighborhoods to identify code violations and issue notices to property owners.	Codes	■		
	9	Create marketing materials for TOD development sites.	Knowledge	■		
	10	Adaptively reuse City-owned former bank branch as a small business support organization.	Financing	■		
	11	Organize 3 neighborhood clean ups.	Partnership			■
Health	12	Engage with the Arizona State Hospital, the Parks Department and the Police Department on the Open Space and Community Facility identified in the Conceptual Master Plan.	Partnership			■
	13	Evaluate and install enhanced crosswalks at Van Buren Street, Roosevelt Street and Washington Street if appropriate..	Financing	■		
	14	Organize a walking club to provide block watch patrols at least 3 evenings per week.	Partnership			■
	15	Engage Sona Market on opportunities to convert to a Corner Grocery Store.	Knowledge			■
	16	Increase participation of Fillmore Gardens and El Molino neighborhood residents in an existing Neighborhood Association or encourage a new Neighborhood Association.	Partnership			■
Mobility	17	Complete a study on the most cost effective methods for adding bus service on 24th Street, including increased bus frequency and an urban circulator.	Plan	■		
	18	Engage with Maricopa Medical Center and the Arizona State Hospital on the Complete Street improvement concept in the Conceptual Master Plan.	Knowledge	■		
	19	Organize a coalition to support enhanced public transit service on 24th Street, including the Maricopa Medical Center and the Arizona State Hospital.	Partnership			■
	20	Provide transit passes for purchase at the Maricopa Medical Center and the Arizona State Hospital.	Operations	■		
Green Systems	21	Hold a community tree planting event in the Fillmore Gardens and El Molino neighborhoods.	Partnership			■
	22	Research the opportunity to develop a combined heat/cooling/power energy source and micro grid to serve the Maricopa Medical Center, the Arizona State Hospital, and Fillmore Gardens public housing.	Plan			■





GRAND CANAL CORRIDOR Action Plan 2015-2020

Elements	Actions	 Tools	 Government	 Business	 Community
Land Use	1 Engage the State Land Department on coordinating development with the Conceptual Master Plan.	Partnership	■		
	2 Hold a property owners forum on the Walkable Urban Code.	Codes	■		
	3 Use the Conceptual Master Plan as a guide when rezoning to the Walkable Urban Code.	Plans	■		
	4 Engage the Sunbeam neighborhood on Accessory Dwelling Units to determine support for code adjustments.	Knowledge	■		
	5 Complete a Water / Sewer infrastructure needs assessment.	Plans	■		
Housing	6 Develop a student housing project.	Financing			■
	7 Identify an affordable housing project within the corridor.	Financing	■		
	8 Develop a live-work accessory building demonstration project adjacent to the Grand Canal.	Financing			■
	9 Build a walkable urban housing demonstration project on the State Land parcel.	Financing		■	
	10 Engage Arizona Department of Environmental Quality and the EPA on indoor air quality measurement and vapor intrusion mitigation assistance in the Sunbeam neighborhood.	Knowledge			■
	11 Complete 3 housing rehabilitation projects in the Sunbeam Neighborhood.	Financing			■
Health	12 Pursue grants and other sources to fund joint use agreements with Mountain Park Health Center and Crockett Elementary for public recreation.	Partnership			■
	13 Evaluate and install a signalized crossing at the Grand Canal and 44th Street and the Grand Canal and Washington Street if appropriate.	Financing	■		
	14 Organize a walking club to provide block watch patrols at least 3 evenings per week.	Partnership			■
Mobility	15 Construct a pedestrian pathway to Pueblo Grande Museum.	Financing	■		
	16 Encourage parking fees and reduced price transit passes for students at Gateway Community College.	Operations			■
	17 Engage Crockett Elementary, Oasis Hospital, Gateway Community College, Mountain Park Health Center, Honeywell, and Sky Harbor International Airport on providing for sale public transit passes.	Operations			■
	18 Organize a coalition to support public transit service on 40th Street, including Oasis Hospital, Gateway Community College, Mountain Park Health Center, Crockett Elementary, and Honeywell.	Partnership			■
	19 Add bike share stations near 38th Street and 44th Street light rail stops.	Financing		■	
	20 Identify utility conflicts and cost estimates for the canal bank design in the Conceptual Master Plan.	Plans	■		
	21 Determine the feasibility of federal funding to improve the canal bank consistent with the Conceptual Master Plan.	Plans	■		
	22 Complete a study on the most cost effective methods for adding bus service on 40th Street, including local buses and an urban circulator.	Plan	■		
	23 Fund initial canal bank improvements identified in the Conceptual Master Plan.	Financing	■		

Elements	Actions	 Tools	 Government	 Business	 Community	
Economic Development	24 Write an RFP to redevelop the southwest corner of 44th and Washington Streets, include consistency with the Gateway Plan in evaluation criteria.	Operations	■			
	25 Engage Gateway Community College on a strategy to accelerate planned campus expansion.	Plans			■	
	26 Engage Gateway Community College on a strategy to increase the number of scholarships for Gateway residents, including Crockett Elementary parents.	Partnership			■	
	27 Complete Mountain Park Health Center and grow to 36,000 annual visits by 2020.	Financing			■	
	28 Develop a strategy to bring an Advanced Manufacturing Incubator / Accelerator to Gateway Community College by engaging Honeywell and Sky Harbor International Airport.	Plan			■	
	29 Write a grant for enhanced school enrichment activities and community improvement projects at Crockett Elementary.	Financing			■	
	30 Add a public art installation along the canal bank.	Financing	■			
	31 Create marketing materials for TOD development sites.	Knowledge	■			
	32 Organize 3 neighborhood clean ups.	Partnership			■	
	33 Notify small and micro businesses at the Phoenix Park and Swap / Greyhound Park about lease expiration and provide relocation assistance.	Plan			■	
	34 Sponsor an Adopt-a-Canal bank.	Partnership		■		
	35 Expand or maintain all day kindergarten and Head Start programs at Crockett Elementary.	Financing			■	
	36 Construct a medical office or healthcare facility on the State Land parcel adjacent to the 202 freeway.	Financing		■		
	37 Complete 10 community events at Crockett Elementary, such as education tax credit drives, tax return assistance, and voter registration drives.	Financing			■	
	38 Pursue partnerships with workforce development agencies to provide information about training opportunities, and resume writing and interview classes at Crockett Elementary.	Partnership			■	
	39 Pursue partnerships to sponsor 2 free adult education courses at Crockett Elementary.	Partnership			■	
	40 Write a federal grant, such as the Promise Zone and Promise Neighborhood programs and partner with Crockett Elementary.	Financing	■			
	41 Pursue partnerships to provide Crockett Elementary students with free access to 3 educational destinations, such as museums and the zoo.	Partnership			■	
	Green Systems	42 Research the opportunity and benefits of developing a combined heat/power energy source and/or micro grid to serve Sky Harbor International Airport, Gateway Community College and surrounding offices and hotels.	Plan			■
		43 Write a Green Infrastructure Grant.	Financing	■		
44 Engage State Land Department on Neighborhood Retention and Passive Park concept.		Knowledge	■			
45 Hold a community tree planting event in the Sunbeam neighborhood.		Partnership			■	

VAN BUREN CORRIDOR Action Plan 2015-2020

Elements	Actions	 Tools	 Government	 Business	 Community
Land Use	1 Hold a property owner forum on the Walkable Urban Code and the Infill Development Area.	Knowledge	■		
	2 Use the Conceptual Master Plan as a guide when rezoning to the Walkable Urban Code.	Plan	■		
	3 Expand Infill Development Area to rezoned properties.	Plan	■		
	4 Write a grant for historic US 60 markers.	Financing	■		
	5 Amend the Zoning Ordinance to encourage the preservation of vintage signs.	Codes	■		
	6 Engage the Wilson neighborhood on accessory dwelling units to determine support for code adjustments.	Knowledge	■		
	7 Identify code violations and issue notices to commercial property owners along Van Buren Street.	Codes	■		
	8 Add Gateway Steering Committee Chair, or designee, to the zoning notification system.	Operations	■		
	9 Encourage the Steering Committee to monitor all zoning hearings.	Partnership			■
	10 Create a fact sheet and procedural guide on establishing Improvement Districts.	Knowledge	■		
	11 Hold a property owner workshop on Improvement Districts for financing enhanced infrastructure and services.	Knowledge	■		
	12 Hold a public festival, such as a Cyclovia.	Partnership			■
	13 Complete 3 beautification projects, such as murals, colorful building repainting and tree plantings.	Partnership			■
	14 Complete a Water / Sewer infrastructure needs assessment.	Plans	■		
	15 Create marketing materials for development sites.	Knowledge	■		
Housing	16 Identify an affordable housing project within the corridor.	Financing	■		
	17 Develop a high quality motel-to-housing adaptive reuse demonstration project.	Financing		■	
	18 Develop a Mixed Income housing demonstration project.	Financing			■
	19 Develop a Mixed Use housing demonstration project.	Financing		■	
	20 Hold a capacity building workshop on Community Development Corporations and identify a possible non-profit within the Gateway district.	Knowledge			■
	21 Engage the Arizona Department of Environmental Quality on indoor air quality measurement and vapor intrusion mitigation assistance.	Knowledge			■
	22 Renovate 3 houses in the Wilson and Sky Harbor neighborhoods.	Financing			■
Health	23 Organize a walking club to provide block watch patrols at least 3 evenings per week.	Partnership			■
	24 Write a grant application for a community-based food source, such as the USDA Community Food Projects Competitive Grants Program.	Financing			■
	25 Hold a professional training forum on Healthy Corner store programs and identify a lead non-profit to develop a program in Gateway.	Knowledge			■
	26 Engage the R&D Market on 30th Street on opportunities to convert to a Corner Grocery Store.	Knowledge			■
	27 Write a grant to fund a joint use agreement with Wilson School for year round public recreation.	Partnership			■
	28 Write a grant to enhance and add recreation equipment at Wilson School.	Operations			■
	29 Provide a stop for the Fresh Express mobile grocery at Wilson School.	Operations			■
	30 Evaluate and install enhanced crosswalks at 24th Street, 30th Street, Gateway Drive and at 32nd Street and Fillmore Street if appropriate.	Financing	■		
	31 Write a grant for community gardens and healthy eating education programs at Wilson School.	Financing			■
	32 Pursue partnerships with Gateway Community College, Mountain Park Health Center, Dignity Health, and the Maricopa Medical Center to provide free health screenings at Wilson School.	Partnership			■

Elements	Actions	 Tools	 Government	 Business	 Community	
Economic Development	33 Provide overview of Government Property Lease Excise Tax and impacts as related to possible expansion of Central Business District to Steering Committee.	Knowledge	■			
	34 Sponsor an Adopt-a-Street for Van Buren Street.	Financing		■		
	35 Write a grant for enhanced school enrichment activities and community improvement projects at Wilson School.	Financing			■	
	36 Pursue partnerships with banks, credit unions, and non-profits on financial education classes for parents at Wilson Community Center.	Partnership			■	
	37 Organize 3 graffiti and neighborhood clean ups.	Partnership			■	
	38 Research zoning and licensing barriers for temporary and mobile retailers and restaurants to identify potential to activate Van Buren Street.	Codes	■			
	39 Engage UMOM and other non-profits on a strategy to develop a middle-skill business incubator accessible to Gateway residents.	Partnership			■	
	40 Complete 10 community events at Wilson Community Center, such as education tax credit drives, tax return assistance, and voter registration drives.	Partnership			■	
	41 Pursue partnerships with district employers to provide information about jobs, internships, and apprenticeships at Wilson Community Center.	Partnership			■	
	42 Pursue partnerships with workforce development agencies to provide information about training opportunities, and resume writing and interview classes at Wilson Community Center.	Partnership			■	
	44 Write a federal grant, such as the Promise Zone and Promise Neighborhood programs.	Financing	■			
	45 Pursue partnerships to provide Wilson students with free access to three educational destinations, such as museums and the zoo.	Partnership			■	
	46 Engage Gateway Community College on a strategy to increase scholarships for members of the Wilson Community Center.	Partnership			■	
	Mobility	47 Provide for sale transit passes at Wilson School, UMOM, the Salvation Army and other employers.	Operations			■
		48 Complete preliminary engineering that identifies utility conflicts and cost estimates for the Complete Street concept.	Plan	■		
		49 Create a fact sheet about the Complete Street Concept for property owners.	Knowledge	■		
50 Hold a property owner workshop on the Van Buren Complete Street concept.		Knowledge	■			
51 Identify planning needs to make Van Buren Complete Street eligible for federal funds.		Plans	■			
52 Pursue federal funding for the Van Buren Complete Street concept.		Financing	■			
53 Identify a funding source for a study to assess the potential of a light rail stop in the vicinity of 32nd and Washington Streets .		Financing	■			
54 Complete a study on the most efficient methods for increasing bus service on 32nd Street, Roosevelt Street, and Van Buren Street, including local buses and urban circulators.		Plan		■		
55 Organize a coalition to support public transit service on 32nd Street, Roosevelt Street and Van Buren Street, including residents, Wilson School, Celebrity Theatre and other employers.		Partnership			■	
56 Present transportation recommendations to the Committee on the Future of Transportation in Phoenix.		Knowledge	■			
Green Systems	57 Research utility spacing standards to identify the potential to improve the ability to plant shade trees that grow to full size.	Codes	■			
	58 Research stormwater regulations to identify the potential to allow on-site retention to be provided within adjacent right of way.	Codes	■			
	59 Create standard construction details for Tree Pocket concept.	Plans			■	
	60 Determine feasibility of eliminating the need for a revocable permit for structural shade over sidewalks in the right of way.	Codes	■			
	61 Hold a professional training forum on financing methods for Green Infrastructure, including the Water Infrastructure Financing Authority.	Financing	■			
	62 Write a Green Infrastructure grant.	Financing	■			
	63 Hold a community tree planting event in the Wilson Neighborhood and the Sky Harbor Neighborhood.	Partnership			■	