



SOUTH CENTRAL TRANSIT ORIENTED DEVELOPMENT COMMUNITY PLAN 2021

PROJECT OVERVIEW

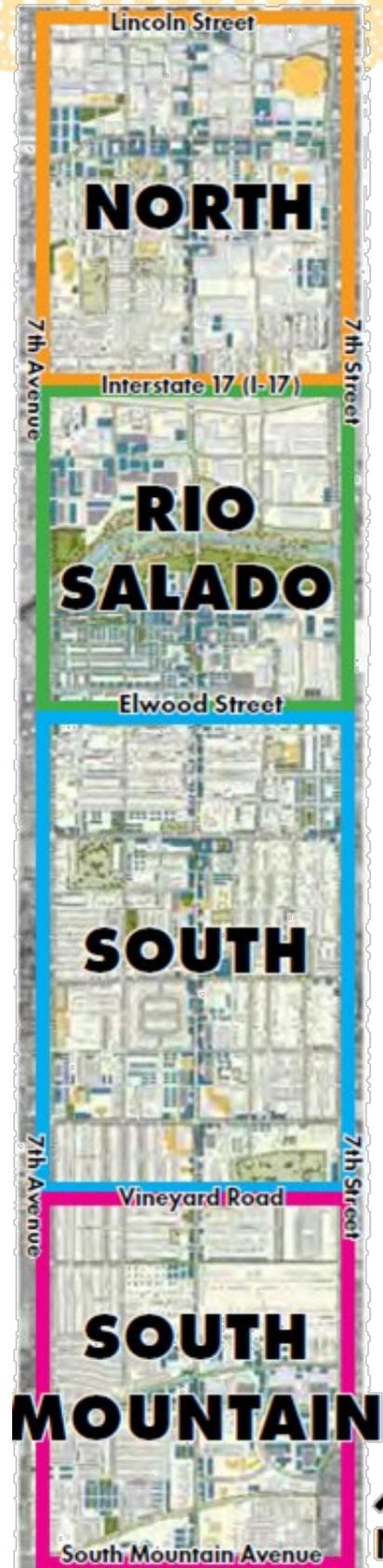
In 2016 the City of Phoenix was awarded a federal grant to engage the community and support local businesses along the South Central Avenue light rail extension. Over a 3-year period from 2018-2021, the City, in collaboration with project partners, community stakeholders, and the Mayor and Council appointed South Central TOD Steering Committee developed the South Central TOD Community Plan.

The plan is a living document, inspired by the hearts and voices of the community. It serves to attract, guide, and prioritize strategic investments in infrastructure, housing, economic development, and other areas to realize a shared community vision—to make South Central a world class destination in which current and future residents both share in the prosperity a walkable and transit-oriented community brings.

South Central Corridor Context

The South Central Corridor is generally bound between the 7's, the Union Pacific Railroad on the north, and South Mountain Avenue on the south. The Community Plan identifies 4 distinct areas, each uniquely focused on the people's history, character, uses, and aspirations to blend community identified investments and enhancements in an equitable way. The 4 areas are: **North** of the Interstate 17 Freeway (I-17), at the **Rio Salado**, **South** of the Rio Salado and most adjacent to **South Mountain**.

The Corridor is uniquely situated between three (3) regional destinations, Downtown Phoenix to the north, South Mountain Preserve to the south, and is bisected by the Rio Salado, offering ample recreation and entertainment options for everyone.



A SOUTH CENTRAL CORRIDOR APPROACH

SUPPORTING EQUITABLE TOD & REJECTING DISPLACEMENT

The South Central TOD Community Plan evaluates the current conditions of the corridor, articulates the community’s long-term vision, creates a policy basis for rezoning properties, and identifies implementation strategies, both short and long term, to produce outcomes that benefit all existing and future residents of the Corridor.

The Plan also articulates the Community identified “**areas of change**”. These areas show the level of community support for land use and development growth categorized as “**Protect**”, “**Enhance**”, and “**Invest**”. These distinct “**areas of change**” help to identify the rate, scale, and intensity of investments needed to help minimize the risk of displacement.

How To Read the Plan

PART 1: INTRODUCTION (ABOUT THE PLAN)

This section highlights the historical context in which the corridor has taken shape.



PART 3: WHAT WE WANT (VISION FOR THE FUTURE)

This section describes and illustrates the shared community vision for the year 2045.



PART 2: WHO WE ARE TODAY (CURRENT STATE ASSESSMENT)

This section synthesizes and summarizes the data-driven six (6) planning elements assessment alongside public participation, listening, and learning with residents and stakeholders.



Land Use



Housing



Economic
Development



Health



Mobility



Green
Systems

PART 4: HOW WE GET THERE (IMPLEMENTATION)

This section organizes implementation outcomes, strategies, and actions to help transition the current state towards achieving the shared community vision.



Land Use

STRATEGY 1:

**Apply the Walkable
Urban Code (Form-
Based Code) to
Future Projects**

OUTCOMES IMPACTED

15-Minute City	<input checked="" type="checkbox"/>
Incremental Growth and Development	<input checked="" type="checkbox"/>
Honoring Our Stories	<input checked="" type="checkbox"/>

Adoption Hearing Schedule

Monday, January 10, 2022 - Central City Village Planning Committee

Tuesday, January 11, 2022 - South Mountain Village Planning Committee

Thursday, February 3, 2022 - Planning Commission

Wednesday, March 2, 2022 – City Council

PROTECT, ENHANCE, INVEST

IMPLEMENTING THE VISION— Support Equitable TOD & Reject Displacement DEVELOPMENT CONSIDERATIONS:

Vision: Does this project benefit existing South Central Corridor residents?

Vision: Does the proposal align with the community identified areas labeled as “Protect”, “Enhance”, and “Invest”?

Vision: Are project features and amenities in alignment with community identified and prioritized investments?

Vision: Can the proposal enhance existing developments with active frontages, outdoor dining, enhanced pedestrian pathways, shade, and bicycle infrastructure?

Land Use Element: Have Walkable Urban Code development standards for site and building design been considered?

Land Use Element: Does the project repurpose vacant or underutilized sites (excess parking lots or vacant land) for new development or community amenities?

Land Use Element: Does the project respect and reflect the culture of the Corridor?

Housing Element: Does this project provide housing accessible to existing south central residents?

Housing Element: Does this project provide additional housing choices for existing south central residents?

Economic Development Element: Does the project provide/support opportunities for small businesses?

Economic Development Element: Has public art been incorporated to enhance a sense of place?

Mobility Element: Does this project prioritize people walking, biking, and using transit?

Health Elements: Does this project improve access to community health resources?

Health Element: Does the project help create safe, comfortable, and interesting pedestrian connections?

Green Systems Element: Has maximum shade been provided using trees, building, and site design?

