The Central City Village is bounded by the Grand Canal on the northeast, Black Canyon Freeway and 19th Avenue on the west, McDowell Road on the north and the Salt River on the south. Central City contains the downtown including its sports venues, government and business functions, Margaret T. Hance Park, Burton Barr Central Library, Gateway Community College, Phoenix Sky Harbor International Airport, seven light rail stations, and nine designated historic neighborhoods. The downtown core is home to the Arizona State University Downtown Campus, the University of Arizona School of Medicine and a thriving biomedical campus. The eastern portion of the village contains land primarily with industrial uses, although with the arrival of the light rail, residential uses have begun to develop.
The Central City Village Planning Committee heard fifteen rezoning cases during 2017. Of those fifteen, six were rezonings to the Walkable Urban Code. The map to the right shows that most of the rezoning cases occurred in the northern part of the village.

There was one Planning Hearing Officer (PHO) case during 2017 that was located in Downtown Phoenix. The Planning Hearing Officer hears cases that amend rezoning stipulations.

Within the Central City Village, there were 78 zoning adjustment (ZA) cases in 2017. These cases are either for a variance or a use permit and the Zoning Administrator or a Hearing Officer makes a decision on the case. Any appeal to a ZA decision is heard at the Board of Adjustment.

The map to the right shows that the cases were distributed throughout the village with a cluster located in the northwest part of the Village, and along Central Avenue.
In response to changing market conditions for residential development, the Townhomes on 3rd project, located on 3rd Avenue just south of Roosevelt Street, was envisioned to allow the development of townhomes with individual land ownership. At the time this project was planned and designed, city codes and ordinances contained regulatory barriers to this type of development. The project utilized a number of variances and code modifications to facilitate the required approvals. A direct outcome of this design was the adoption of the Single-family attached (SFA) development option which is applicable to the central part of Phoenix, including the city’s infill area. The ability to sell both a dwelling unit and the land provides developers increased financing opportunities and residents additional housing choices.

Applicable SFA infill area within the Central City Village boundary

Renderings of the Townhomes on 3rd

Constructed Townhomes on 3rd, completed with 10 units
CENTRAL CITY VILLAGE

BY THE NUMBERS

REZONING ACTIVITY

15 rezoning cases

TEXT AMENDMENTS

three text amendment cases

PHO ACTIVITY

one planning hearing officer case

WALKABLE URBAN CODE

six rezoning cases to the Walkable Urban Code

ESTIMATED PERMIT VALUE

1.7 billion dollars

BUILDING PERMITS

1,761 building permits
CENTRAL CITY VILLAGE
TO DO LIST

<table>
<thead>
<tr>
<th>Tools</th>
<th>Central City Village Priorities</th>
<th>Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Discussion on developing an inventory and potential improved communication mechanisms to notify neighborhood associations and residents on public meetings and projects</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Invite developers to provide updates on projects that redevelop vacant and large parcels along the light rail corridor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Invite the Street Transportation Department to provide an update on bike improvements and changes in the village</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Discuss potential improvements to the Walkable Urban Code and Downtown Code that may be included in a future text amendment</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Invite Valley Metro and city staff to provide information and present on planned transit investments in the village as a result of the passage of the T2050 Plan</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Develop the Central City Village Character Plan.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Invite appropriate representatives for updates on ASU Biomedical project and Hance Park improvements</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Invite the Community and Economic Development Department to discuss the reinvestment development fund</td>
<td></td>
</tr>
</tbody>
</table>

CENTRAL CITY VILLAGE | LOOKING FORWARD

RO2/KNIPE HOUSE PROJECT

In 2017, the historic Leighton G. Knipe House was included in a request for proposal (RFP) for redevelopment. As apart of the RFP, the Knipe House must be preserved, rehabbed, and adaptively reused. True North Holdings was the developer selected and they will call the future development RO2. The preliminary plan approved by the City Council on November 29, 2017, includes a four-structure project with 305,000 square feet of commercial office space, 77,000 square feet of retail space, 32 residential units and 1,200 parking spaces.
CENTRAL CITY VILLAGE

YEAR TO DATE

12 VILLAGE PLANNING COMMITTEE MEETINGS

37 RECOMMENDATIONS

10 INFORMATIONAL PRESENTATIONS

Perfect Attendance
Ms. Veronyka Lockhart, Vice Chair

40+ HOURS OF ACTIVITIES

50+ RESIDENTS WHO ATTENDED THE MEETINGS

Central City Village Members

Mr. Sean Sweat, Chair
Ms. Veronyka Lockhart, Vice Chair
Mr. Bryan Bazley
Mr. Ray Cabrera III*
Ms. Shannon Dubasik
Mr. Calvin Goode
Mr. Bob Graham
Ms. Tiffany Halperin*
Mr. Dana Johnson
Ms. Rachel Frazier
Johnson
Mr. John Maurin
Ms. Caitlyn Mitchell
Mr. Dominique Medina
Mr. Carlos Yañez Navarro
Ms. Eva Olivas
Mr. Patrick Panetta
Mr. Wayne Rainey
Ms. Louisa Stark
Ms. Janey Pearl Starks*

Village Planners: Hannah Blem and Katherine Coles

* New Members
Central City Village

For more information, or to view the electronic version of this document please visit https://www.phoenix.gov/villages/central-city

The Central City Village Planning Committee generally meets the 2nd Monday of the month at 6:00 p.m. at Emerson Court - Phoenix Elementary School District, 1817 North 7th Street (SEC 7th Street and Palm Lane). Please consult the public meeting notices page for an agenda to confirm that the meeting will occur. https://www.phoenix.gov/cityclerk/publicmeetings/notices

This publication can be made available in alternate format upon request. Contact Angie Holdsworth at the Planning and Development Department at 602-495-5622. TTY: Use 7-1-1