North Mountain

VILLAGE CHARACTER PLAN

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Narrative

North Mountain Village is generally bounded by Greenway Road on the north, 16th Street and mountains on the east, Northern Avenue on the south and 43rd Avenue, the Arizona Canal and 51st Avenue on the west. This central location provides easy access to the SR-51 and I-17 freeways, as well as light rail connections to and from Downtown Phoenix.

The village contains a diverse mix of residential neighborhoods and housing types including the established central corridor areas, neighborhoods in the foothills of the Phoenix Mountains, and suburban neighborhoods near the Metrocenter village core. The community is attractive to families with a number of high-quality schools and universities. Recreational opportunities are nearby with neighborhood parks, canal paths, and direct access to the Phoenix Mountain Preserve system.

North Mountain Village
BY THE NUMBERS

Population
Existing: 167,390 (2015)
Projected: 201,610 (2050)

65,040 Households

51% Residential 0-5 du/acre

37% Parks and Preserves

2.3 Miles of light rail

43 Square Miles

9% Commercial

13.6 Miles of bike lanes

North Mountain Village
CHARACTER

Mix of small businesses and larger corporations

Central location with high connectivity to other parts of the City

Access to recreational opportunities

Quaint and small town feel, yet accessible to Downtown Phoenix

Mix of housing types and lot sizes

Growing arts and culture scene

Established residential neighborhoods

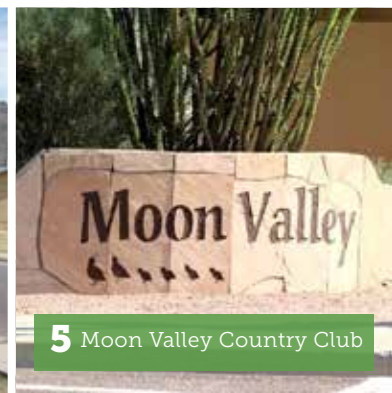Abundant educational opportunities
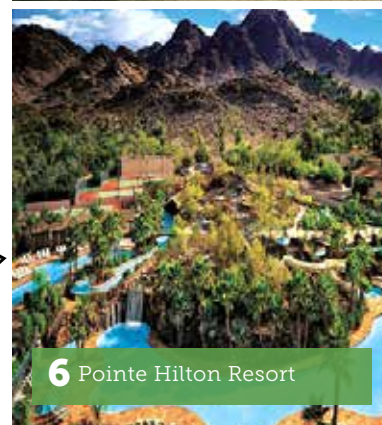
North Mountain Village
ASSETS

1 ASU West Campus

2 John C. Lincoln Hospital

4 Sunnyslope Neighborhood

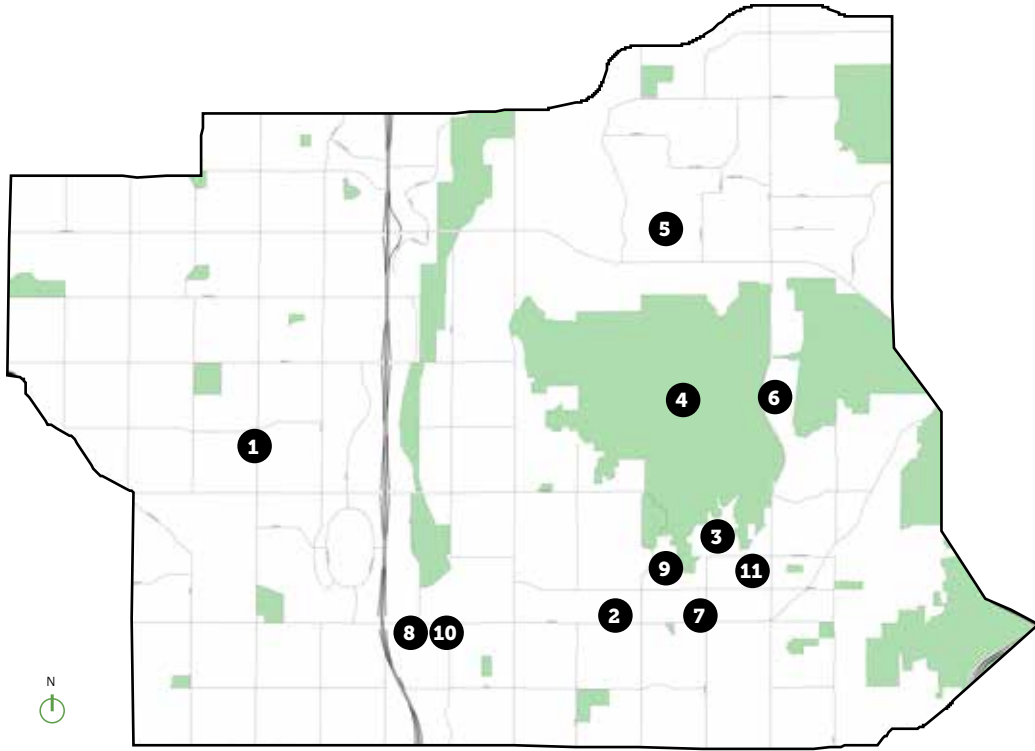**5** Moon Valley Country Club

6 Pointe Hilton Resort

7 Sunnyslope High School

10 Abrazzo Hospital

11 Sunnyslope Historical Society and Museum

1. Arizona State University West Campus
2. John C. Lincoln Hospital
3. Sunnyslope Neighborhood
4. Phoenix Preserve
5. Moon Valley Country Club
6. Pointe Hilton Tapatio Cliffs Resort
7. Sunnyslope High School
8. Devry University
9. Blue Cross/Blue Shield
10. Abrazzo Hospital
11. Sunnyslope Historical Society & Museum
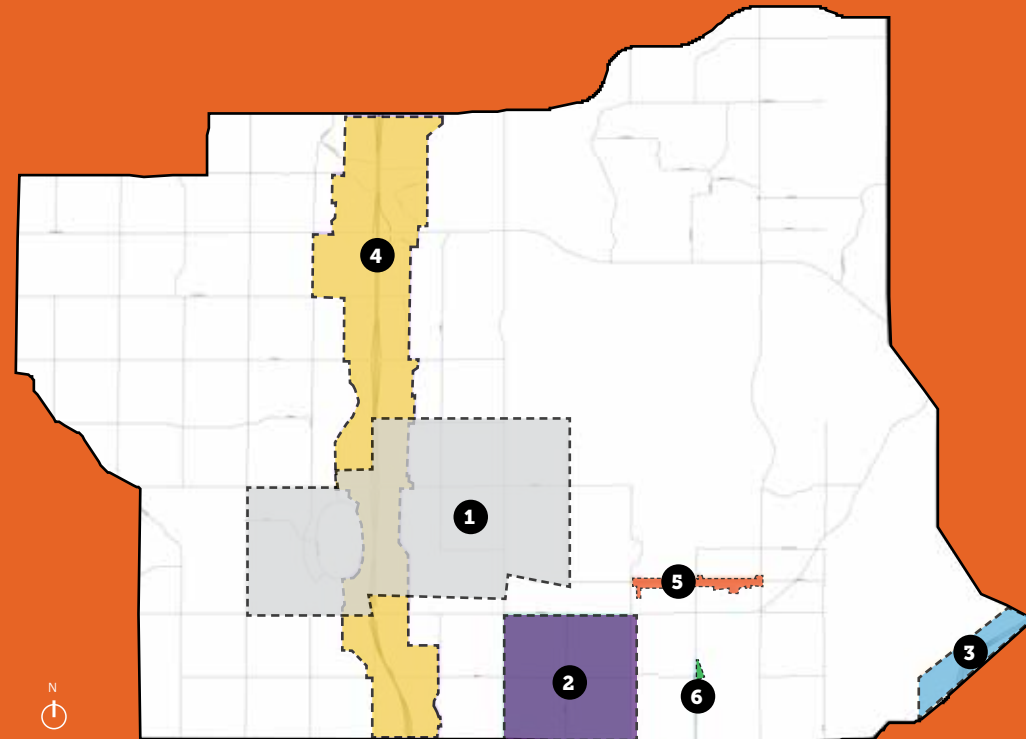
PLANS & CODES:
A Strategic Set of Tools

Already established plans and codes throughout the village help guide investment and growth. It is important to continually evaluate these previously desired plans and codes as they relate to the character, assets, and challenges of today. There is also opportunity to evaluate and establish new plans and codes for areas that have yet to be addressed.

Plans

1. North Mountain Redevelopment Area Plan
2. Royal Palm Neighborhood Special Planning District Plan
3. Squaw Peak Freeway Specific Plan
4. Black Canyon/Maricopa Freeway Specific Plan

Codes

5. Hatcher Road Overlay
6. Historic Canal-side Restaurant Overlay District

For more information on North Mountain Village Plans & Codes, please visit **phoenix.gov**

North Mountain Village
Planned Areas

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LAND USE

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North Mountain Village helped to identify specific land use policies to better equip all stakeholders with the ability to preserve and protect the Village Character while encouraging growth and investment.

- Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values. **(Moon Valley washes and other natural features to separate commercial from residential uses)**

- Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry. **(Metrocenter; Desert Ridge; 19th Avenue and Dunlap Avenue**

- Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity. **(Downtown Phoenix; North Mountain Village Core)**

- New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans. **(North Mountain Brewery; B + B Appliance Store)**

- Support the growth of land uses that contribute to a healthy and sustainable food system (i.e. grocery stores, community gardens, urban farms and other urban agriculture elements). **(19th Avenue Community Garden; Artisan Food Guild)**

NORTH MOUNTAIN VILLAGE

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NORTH MOUNTAIN PRESERVE

ARIZONA CANAL

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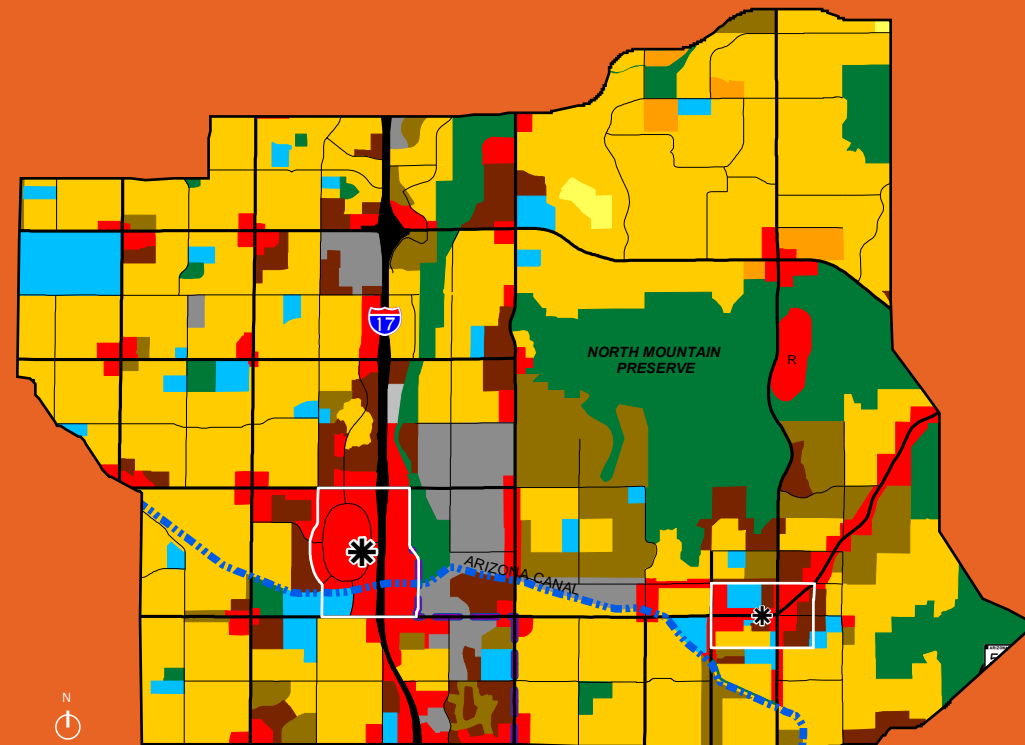
LEGEND

- Parks/Open Space
- Industrial
- Commercial
- Public/Quasi-public

- Residential 1 to 2 du/acre
- Residential 3.5 to 5 du/acre
- Residential 5 to 10 du/acre
- Residential 10 to 15 du/acre
- Residential 15+ du/acre

DESIGN

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North Mountain Village helped to identify design policies to better equip all stakeholders with the ability to preserve and protect the Village Character while encouraging growth and investment.

- Development should be designed to include increased amenities for transit, pedestrian and bicyclists, such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding. **(Light rail stations; Downtown Phoenix' Canal System)**

- Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance. **(New homes at Butler and 7th Avenue; The Vig; 19th Avenue Corridor)**

- Encourage centers to provide a pedestrian environment with plazas, common open space, shaded walkways, separation of pedestrian and vehicular traffic, bicycle parking, and vehicle parking in architecturally disguised structures or underground where feasible. **(Sunnyslope; Downtown Phoenix; The Orchard; Bridal Path Trail)**

- Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix. **(Light rail stations; 19th Avenue and Dunlap Avenue; ASU West)**

- Design public infrastructure to include pedestrian and bicycle amenities. **(Roosevelt Row; Midtown)**

- Develop transit facilities in appropriate cores, centers and corridors to facilitate trip reductions and use of mass transit. **(Light rail extension to Metrocenter; Downtown Phoenix)**

- Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties. **(Fry's Grocery store on Bell Road; Central Avenue and Dunlap Avenue; Hance Park)**

- Protect the neighborhood's views of open space, mountains, and man-made or natural landmarks. **(Sunnyslope; Moon Valley; North Mountain Park)**

- Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling. **(Grand Avenue; Downtown Phoenix; 15th Avenue and Dunlap Avenue)**

North Mountain Village

OPPORTUNITIES FOR GROWTH

Using the community's feedback from GP Update activities and outreach, as well as working with each Village Planning Committee, opportunities for growth have been identified. Ideally these opportunieis for growth can be addressed by urban planning.

Opportunities for Growth

1. Maintaining open space and parks
Although the Village has a number of neighborhood parks and open space it will be important to maintain the trees and facilities in these park for future use.

2. Encouraging small businesses and restaurants
Historically the North Mountain Village was known for its small businesses; however, through the years many businesses have closed. There is an opportunity to re-evaluate the land use distribution and consider alternative uses to attract small businesses, particularly restaurants and dining options.

3. Preserving our character, while fostering growth
With an mix of established neighborhoods fostering large and small lots and different housing types, the Village has an opportunity to strategically encourage growth without disrupting the much established character.

4. Revitalizing commercial centers
There are a number of commercial centers in the Village that have the opportunity to revitalize and develop into more attractive places for residents to shop.

5. Promoting local connectivity (walking and biking)
While there are more public transit options in the area, there is an opportunity to increase the connectivity of bike lanes and develop more walkable communities.
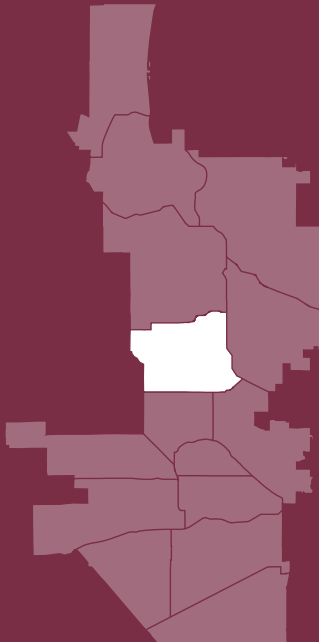
NEXT STEPS
GOALS

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Goals set a strategic path to growth, preservation and investment all with the desire to sustain established village character and assets while providing potential solutions to village identified challenges. This Village has identified 5 top Goals:

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Improve local bike and pedestrian connectivity.

- Build the Sustainable Desert City
- Connect People & Places
- Strengthen Our Local Economy
- Celebrate Our Diverse Communities & Neighborhood

2
Increase small business retail tenant occupancy rate.

- Strengthen Our Local Economy
- Connect People & Places
- Celebrate Our Diverse Communities & Neighborhood

4
Revitalize underutilized commercial centers.

- Connect People & Places
- Build the Sustainable Desert City
- Strengthen Our Local Economy
- Celebrate Our Diverse Communities & Neighborhood

1
Foster stewardship for parks and open space.

- Celebrate Our Diverse Communities & Neighborhood
- Strengthen Our Local Economy
- Connect People & Places
- Build the Sustainable Desert City

3
Encourage growth while preserving the Village character.

- Celebrate Our Diverse Communities & Neighborhood
- Strengthen Our Local Economy
- Connect People & Places
- Build the Sustainable Desert City

North Mountain Village

For more information, or to view the electronic version of this document please visit **phoenix.gov.** This publication can be made available in alternate format upon request. Contact Elaine Noble in the Planning and Development Department at 602-495-0256 TTY: Use 7-1-1

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