

City of Phoenix Downtown Redevelopment Area Plan Update

Community Information Presentation
Spring 2023

PLANet



Xandon Keating
Community & Economic
Development Deputy Director

City Staff



Consultant Team

Neighborhood Coalitions & Associations

Booker T. Washington	Grand Ave. Members Assoc.
Central Park Neighborhood Assoc.	Grant Park Neighborhood Coal.
Downtown Voices Coalition	Madison Pioneers Coal.
Eastlake Park Neighborhood Assoc.	Oakland Neighborhood Assoc.
Evans Churchill Community Assoc.	Phoenix Revital. Corp.
Grand Ave. Arts & Pres.	Roosevelt Action Assoc.

Neighborhood Steering Committee

Other Stakeholders

ASU	NAU	U. of A.
Downtown Phx. Inc.	Phx. Biomedical Campus	Valley Metro Light Rail
Downtown Phx. Partnership	Phx. Community All. (PCA)	
Footprint Center	PCA Arts, Culture & Public Life Comm	
Gateway Comm. College	State of AZ.	

Project Management

Presentation Outline

- Project Purpose & Goals
 - Scope and Timeline
 - Work to date:
 - Current Conditions
 - Site Walk
 - RDA and other plan summaries
 - RDA Overall
 - Neighborhood-level demographics
 - Public Engagement
 - Focused Discussions
 - Neighborhood Steering Committee Meetings
-



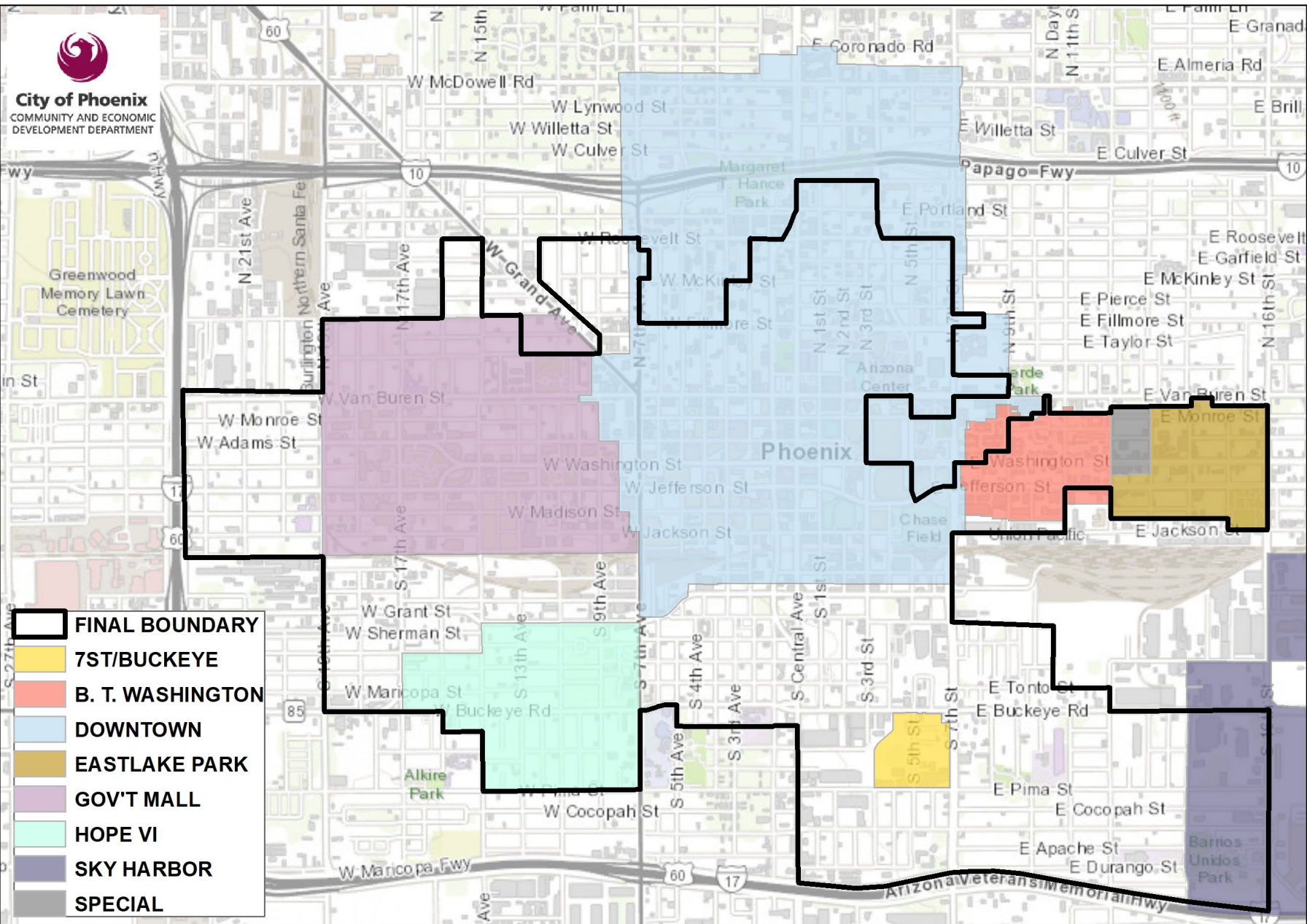
Project Purpose & Goals








- RDA Boundaries
- Plan Prerequisites & Background
- What is a Redevelopment Plan?
- Minimum Plan Components
- Project Goals





City of Phoenix
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT



-  **FINAL BOUNDARY**
-  **7ST/BUCKEYE**
-  **B. T. WASHINGTON**
-  **DOWNTOWN**
-  **EASTLAKE PARK**
-  **GOV'T MALL**
-  **HOPE VI**
-  **SKY HARBOR**
-  **SPECIAL**

Downtown - Existing RDAs



Date: 7/24/2020

Approved Downtown RDA Boundaries

Plan Prerequisites & Background

- **ARS 36-1479-A:**
 - “Declaration by resolution of slum and blight by a local governing body and a preparation of a general plan”
- **PLAN BACKGROUND:**
 - Redevelopment Area surveyed in 2020 (over 7,000 residential sites and vacant lots).
 - Commercial buildings not included.
 - 27 indicators of slum and blight used.
- **FINDINGS:**
 - >70% of all surveyed properties had one or more factors of slum and blight
 - Approximately 18% vacant lots
 - Approximately 10% vacant buildings

Redevelopment Area designated by Phoenix City Council on June 8, 2020

What is a Redevelopment Plan?

- ARS 36-1479-C:
The land uses and building requirements proposed in a redevelopment plan shall be designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the municipality and its environments which will, in accordance with present and future needs, promote health safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development, and including among other things, adequate provision for traffic, vehicular parking, and the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage and other public utilities, schools parks, recreation and community facilities and other public requirement, the promotion of sound design and arrangement, the wise and deficient expenditure of public funds, the **prevention of the recurrent of slum conditions or conditions of blight** and the provision of adequate safe, and sanitary dwelling accommodations.
-

Minimum Plan Components


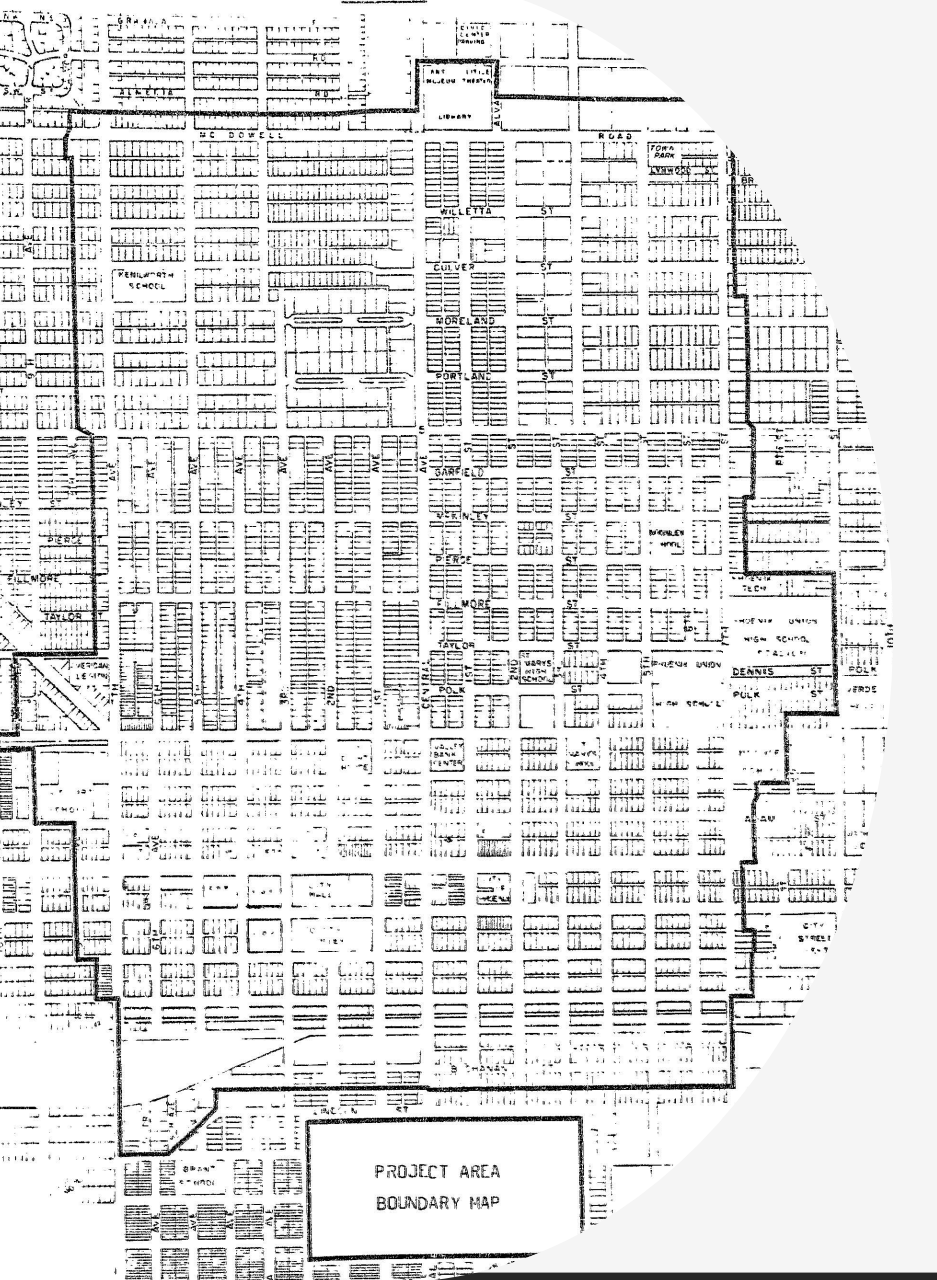
- ARS 36-1479 Requires:
 - Boundaries
 - Existing Conditions Map
 - Future land use plan
 - Proposed changes (if any) to zoning, building codes, streets, etc.
 - Planned public improvements
 - Planned land acquisition (if any)
 - Funding / Financing Plan (if necessary)
 - Relocation Plan (if needed)
- 

FIGURE 1



Project Goals

- Update the 1979 Downtown Redevelopment Plan
- Inclusive community engagement
- Recognize the diversity of neighborhoods
- Identify opportunities for neighborhood stabilization
- Make recommendations that are consistent with the neighborhood vision
- Equitable planning and design

Project Scope & Schedule



Scope & Schedule

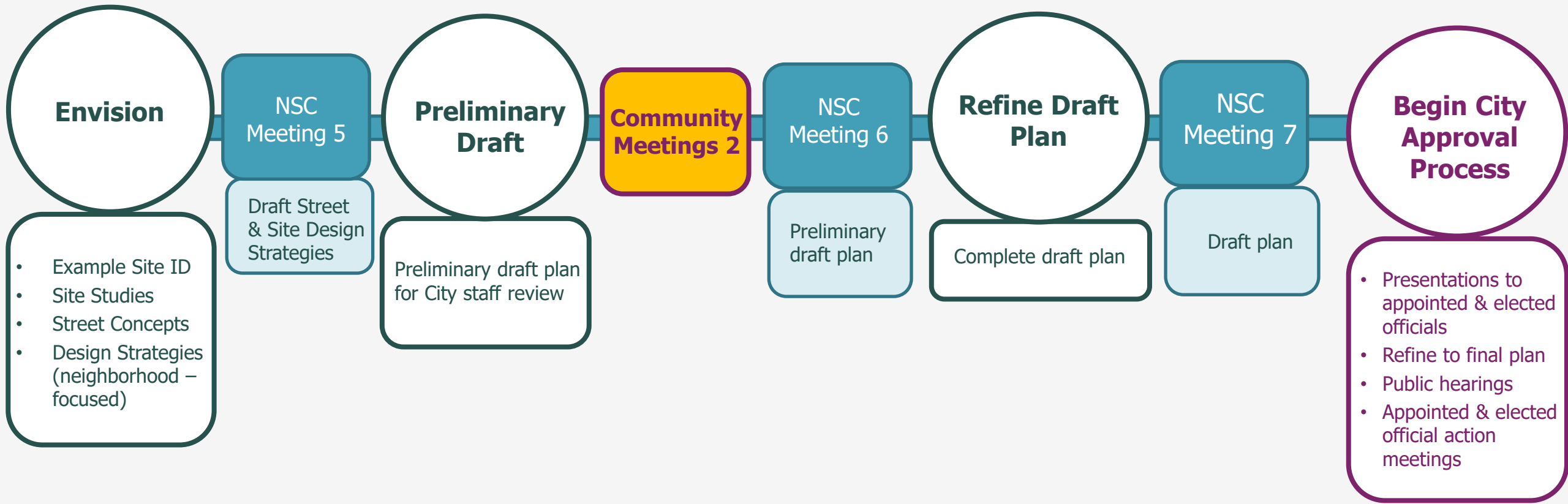


Spring – Summer 2022

Fall – Winter 2022

Winter 2022 – Spring 2023

Scope & Schedule



PROJECT WEBSITE

Spring – Early Summer 2023

Late Summer 2023 – Early Fall 2023

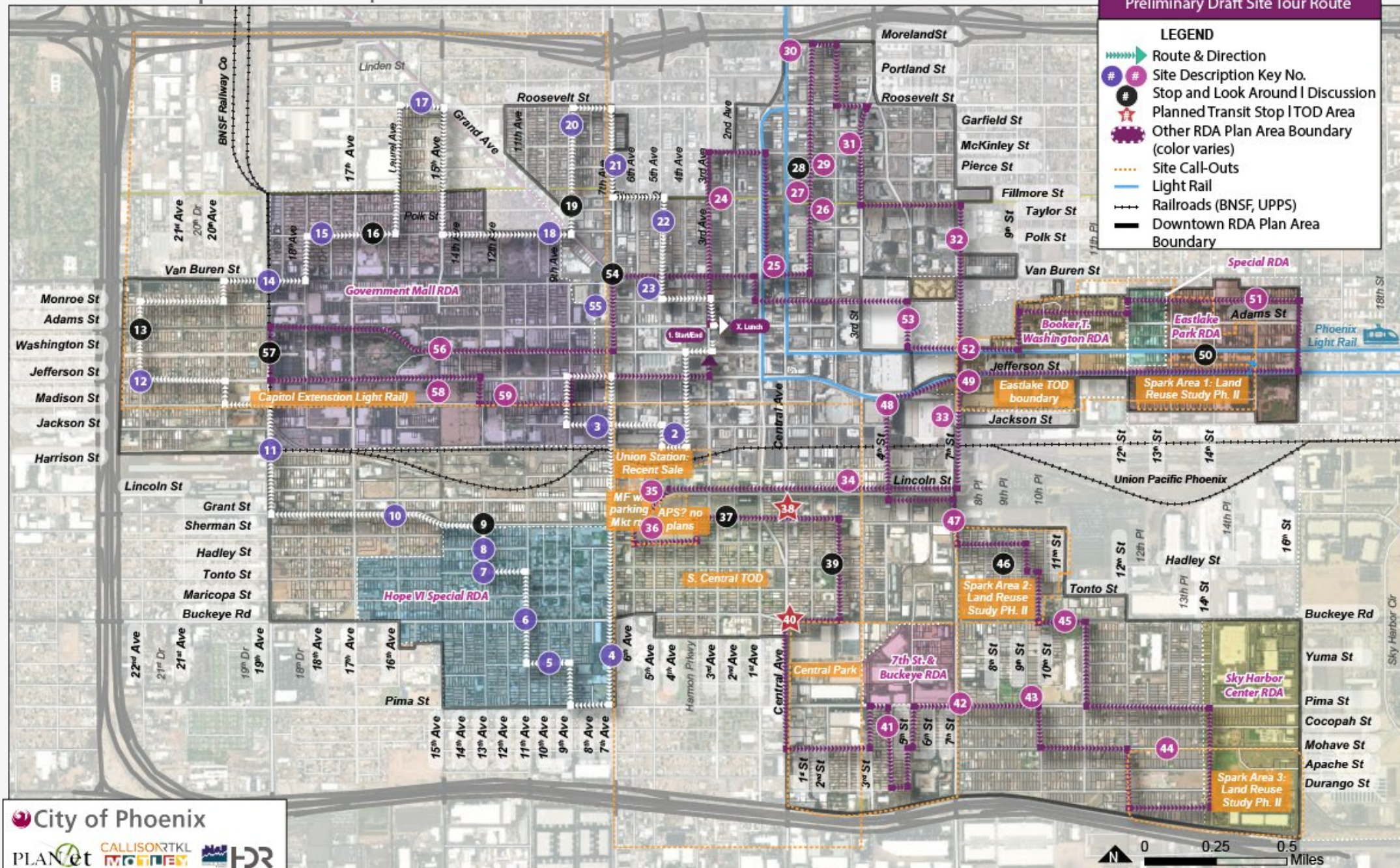
Winter 2023 – Spring 2024

Phoenix RDA | Site Tour Map

City of Phoenix RDA Update Preliminary Draft Site Tour Route

LEGEND

- Route & Direction
- Site Description Key No.
- Stop and Look Around | Discussion
- Planned Transit Stop | TOD Area
- Other RDA Plan Area Boundary (color varies)
- Site Call-Outs
- Light Rail
- Railroads (BNSF, UPPS)
- Downtown RDA Plan Area Boundary



Site Tour Observations

- Variation in economic success
- Opportunities for redevelopment
- New housing development
- Grant Street
- Van Buren Street
- Opportunities for community gathering places





Site Tour Observations

- Opportunities for infill and ADUs
- Various isolated buildings of historical interest
- Blurred neighborhood boundaries
- Industrial uses, railroads, and highways
- Limited community amenities and services
- Lack of investment outside Downtown Core
- Few street trees in peripheral neighborhoods

PEOPLE



Population

The RDA includes over 20,000 residents, approximately 1% of the total city population.

- By 2027, the population in the RDA is projected to increase 26% - a rate faster than the City as a whole.

The RDA attracts singles and smaller households.

- RDA household size is smaller than that of the City as a whole and is projected to decline over the next five years.

Almost 50% of RDA residents are persons of color.

- Persons of Hispanic Origin comprise more than 40% of the Downtown RDA residents.

Race and Ethnicity Phoenix RDA						
Race/Ethnicity	Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,986	44.3%	9,420	44.4%	11,139	43.3%
Black Alone	3,073	15.1%	3,259	15.3%	3,934	15.3%
American Indian Alone	815	4.0%	899	4.2%	1,146	4.5%
Asian Alone	508	2.5%	534	2.5%	708	2.8%
Pacific Islander Alone	30	0.1%	30	0.1%	33	0.1%
Some Other Race Alone	3,713	18.3%	3,805	17.9%	4,537	17.7%
Two or More Races	3,160	15.6%	3,288	15.5%	4,204	16.4%
Total	20,285		21,235		25,701	
Hispanic Origin (Any Race)	8,953	44.1%	9,240	43.5%	10,798	42.0%
Source: ESRI						

Households & Families

The RDA is becoming a place where people live:

- By 2027, the number of households in the RDA is projected to increase by 42%.

The RDA attracts singles and smaller households.

- RDA household size is smaller than that of the City as a whole and is projected to decline over the next five years.

Most people in the RDA rent their houses.

- Almost 85% of RDA residents are renters, and this is projected to increase slightly over the next five years.

Basic Demographic Characteristics Phoenix RDA and COP				
Summary Data	RDA Census 2020	RDA 2022	City of Phoenix 2022	RDA 2027
Population	20,286	21,234	1,647,147	25,701
Households	7,795	8,461	597,517	11,075
Families	n/a	3,033	367,250	3,581
Average Household Size	2.12	2.06	2.71	1.98
Owner-Occupied Housing Units	n/a	1,335	330,579	1,410
% Owner-Occupied		15.8%	55.3%	12.7%
Renter-Occupied Housing Units	n/a	7,126	266,938	9,665
% Renter-Occupied		84.2%	44.7%	87.3%
Median Age	n/a	34.3	34.0	36.3

Source: ESRI

Income

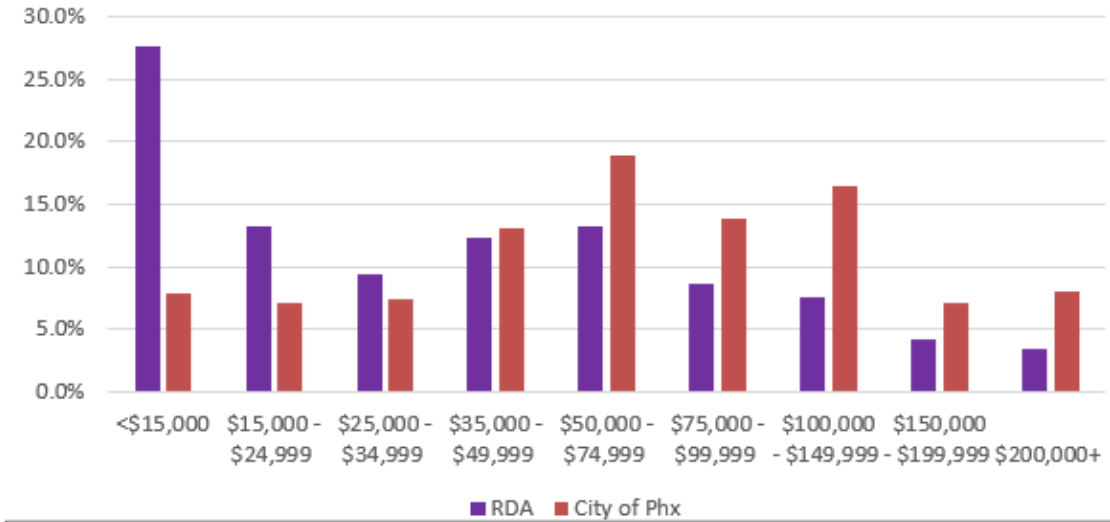
The RDA has a substantially higher percentage of very low & low-income households than the City:

- Almost half of RDA households make less than \$35,000 annually, as compared to 22% Citywide.
- In income brackets above \$35,000, the RDA has a substantially lower percentage of families than the City.

The RDA median household income is half of the Citywide median income.

- The RDA per capita income is 27% lower than citywide.

Household Income RDA & COP 2022



Household Income Phoenix RDA						
Households by Income	RDA 2022		City of Phoenix 2022		RDA 2027	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,335	27.6%	47,367	7.9%	2,257	20.4%
\$15,000 - \$24,999	1,127	13.3%	43,305	7.2%	1,255	11.3%
\$25,000 - \$34,999	799	9.4%	44,147	7.4%	864	7.8%
\$35,000 - \$49,999	1,051	12.4%	78,419	13.1%	1,297	11.7%
\$50,000 - \$74,999	1,128	13.3%	113,126	18.9%	1,565	14.1%
\$75,000 - \$99,999	727	8.6%	82,358	13.8%	1,335	12.1%
\$100,000 - \$149,999	644	7.6%	98,519	16.5%	1,282	11.6%
\$150,000 - \$199,999	354	4.2%	42,331	7.1%	683	6.2%
\$200,000+	297	3.5%	47,909	8.0%	536	4.8%
						% Change
Median Household Income	\$34,522		\$66,999		\$47,981	39.0%
Average Household Income	\$59,764		\$96,846		\$77,536	29.7%
Per Capita Income	\$24,389		\$35,246		\$33,856	38.8%

Source: ESRI

Labor Force

The RDA labor force is mostly educated and single.

- More than 30% of the RDA labor force has a Graduate or Professional Degree.
- Over 63% of residents over 16 have never married.

Most residents over age 24 are employed.

- 80% of residents between 24 and 66 are employed.

More than half the RDA labor force is in services.

- Half of RDA “white collar” workers are in administrative support and sales, and 25% of RDA residents are employed in the services industry

Education, Employment, & Occupations Phoenix RDA	
2022 Population 25+ by Educational Attainment	
Total	14,159
Less than 9th Grade	9.9%
9th - 12th Grade, No Diploma	12.4%
High School Graduate	17.6%
GED/Alternative Credential	6.4%
Some College, No Degree	18.3%
Associate Degree	3.5%
Bachelor's Degree	19.4%
Graduate/Professional Degree	12.5%
2022 Population 15+ by Marital Status	
Total	17,615
Never Married	63.4%
Married	21.0%
Widowed	3.0%
Divorced	12.6%
2022 Civilian Population 16+ in Labor Force	
Civilian Population 16+	8,187
Population 16+ Employed	94.7%
Population 16+ Unemployment rate	5.3%
Population 16-24 Employed	16.6%
Population 16-24 Unemployment rate	10.8%
Population 25-54 Employed	69.9%
Population 25-54 Unemployment rate	3.8%
Population 55-64 Employed	10.6%
Population 55-64 Unemployment rate	6.4%
Population 65+ Employed	2.9%
Population 65+ Unemployment rate	3.9%

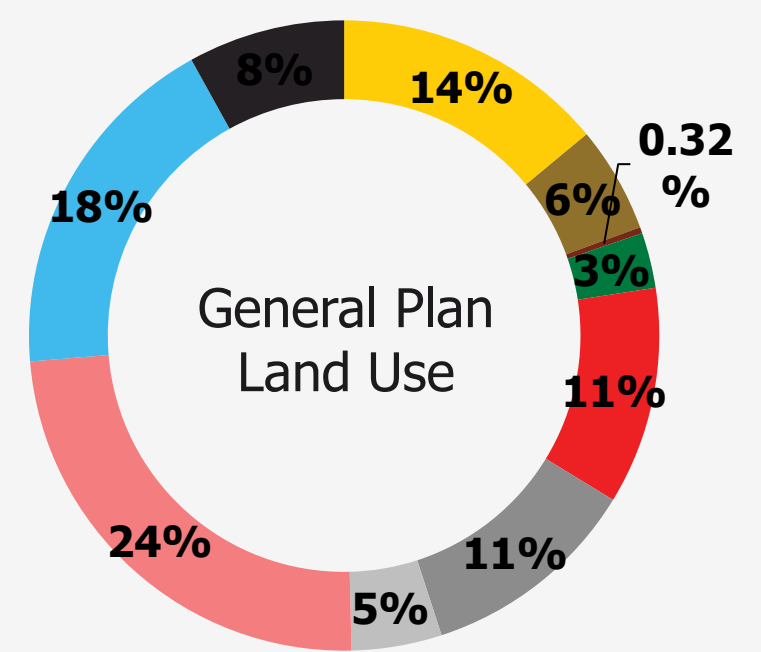
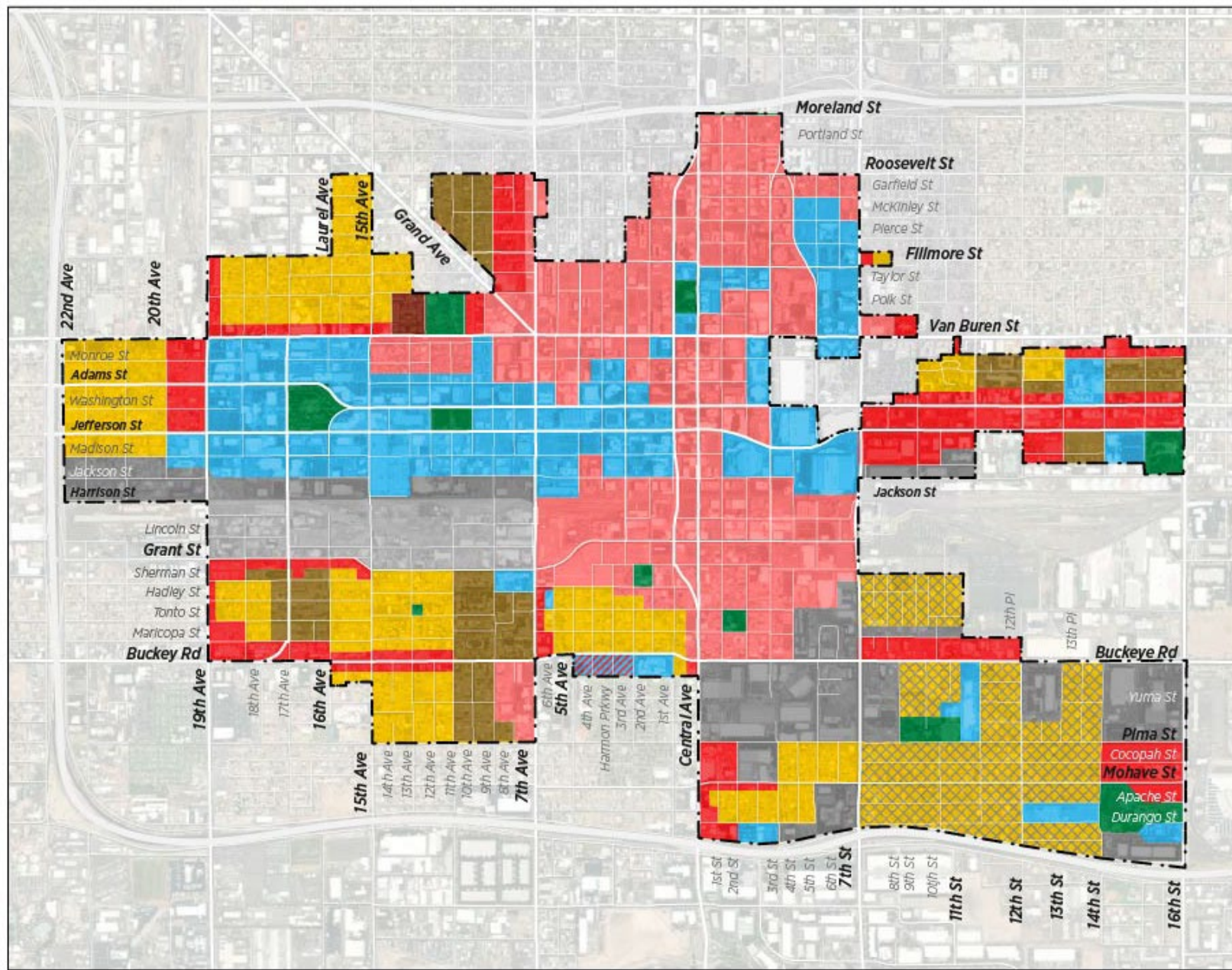
2022 Employed Population 16+ by Industry	
Total	7,751
Agriculture/Mining	1.2%
Construction	5.0%
Manufacturing	6.9%
Wholesale Trade	1.8%
Retail Trade	9.6%
Transportation/Utilities	9.0%
Information	2.5%
Finance/Insurance/Real Estate	5.9%
Services	54.2%
Public Administration	4.0%
2022 Employed Population 16+ by Occupation	
Total	7,750
White Collar	54.2%
Management/Business/Financial	11.3%
Professional	17.7%
Sales	9.4%
Administrative Support	15.9%
Services	23.6%
Blue Collar	22.2%
Farming/Forestry/Fishing	1.1%
Construction/Extraction	4.5%
Installation/Maintenance/Repair	1.7%
Production	6.9%
Transportation/Material Moving	7.9%

Source: ESRI

LAND

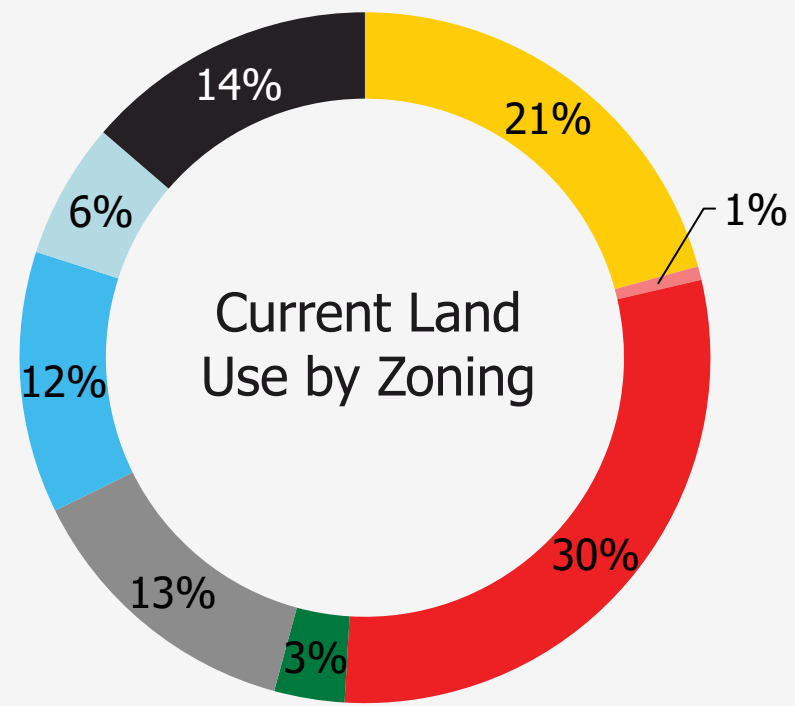
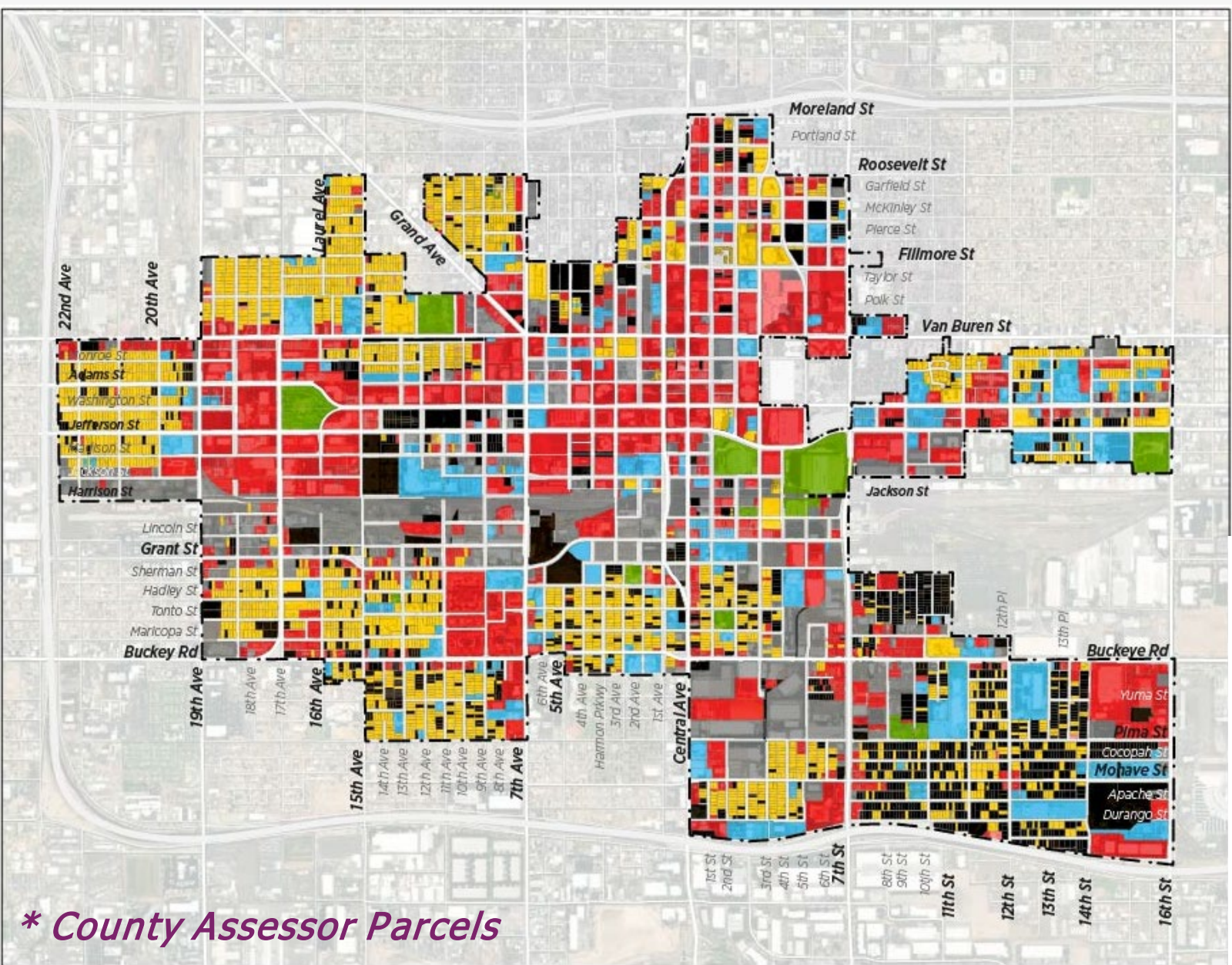


General Plan Land Use



Acres	General Plan Land Use
396.3	Residential 3.5 to 5 du / acre
154.5	Residential 10 to 15 du / acre
8.9	Residential 15+ du / acre
80.7	Parks / Open Space-Public
316.3	Commercial
319.6	Industrial
131.4	Commerce / Business Park
682.4	Mixed Use
518.1	Public / Quasi-Public
228.4	Transition 3.5-5 du/ac to Industrial

Current Land Use Map*

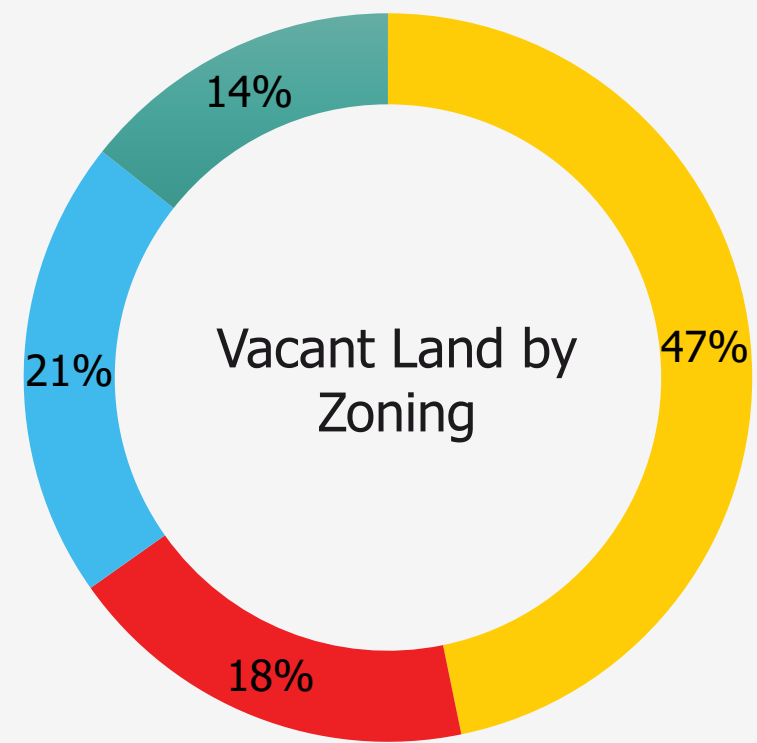
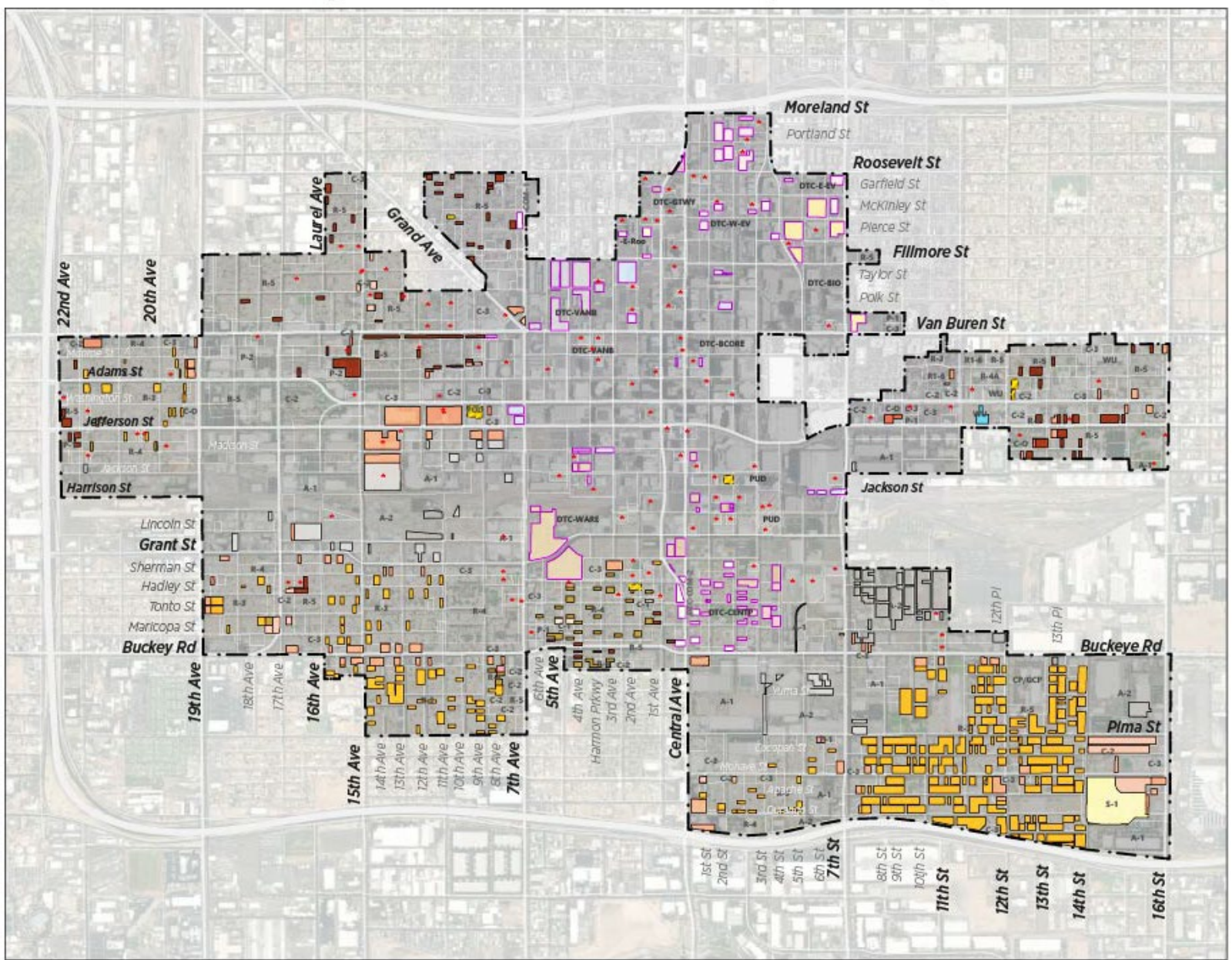


Acres General Plan Land Use

455.0	Residential
14.0	Mixed-Use
648.6	Commercial
72.2	Parks Open Space
295.6	Light Industrial
268.8	Municipal Services
139.6	Exempt/Misc.
300.2	Vacant

* County Assessor Parcels

Vacant Land Map (by Zoning)



Zone Type	Acres
Residential	143
Commercial	56
Industrial	44
Downtown Code	62

MOBILITY & CIRCULATION



Access to Destinations Key Considerations

- Quality of the pedestrian environment
 - Light rail access
 - Walk access to employment
 - Vehicle miles traveled and household costs
 - Bicycle infrastructure
-



Buckeye Road Within
Downtown RDA



McDowell Road Outside
of Study Area

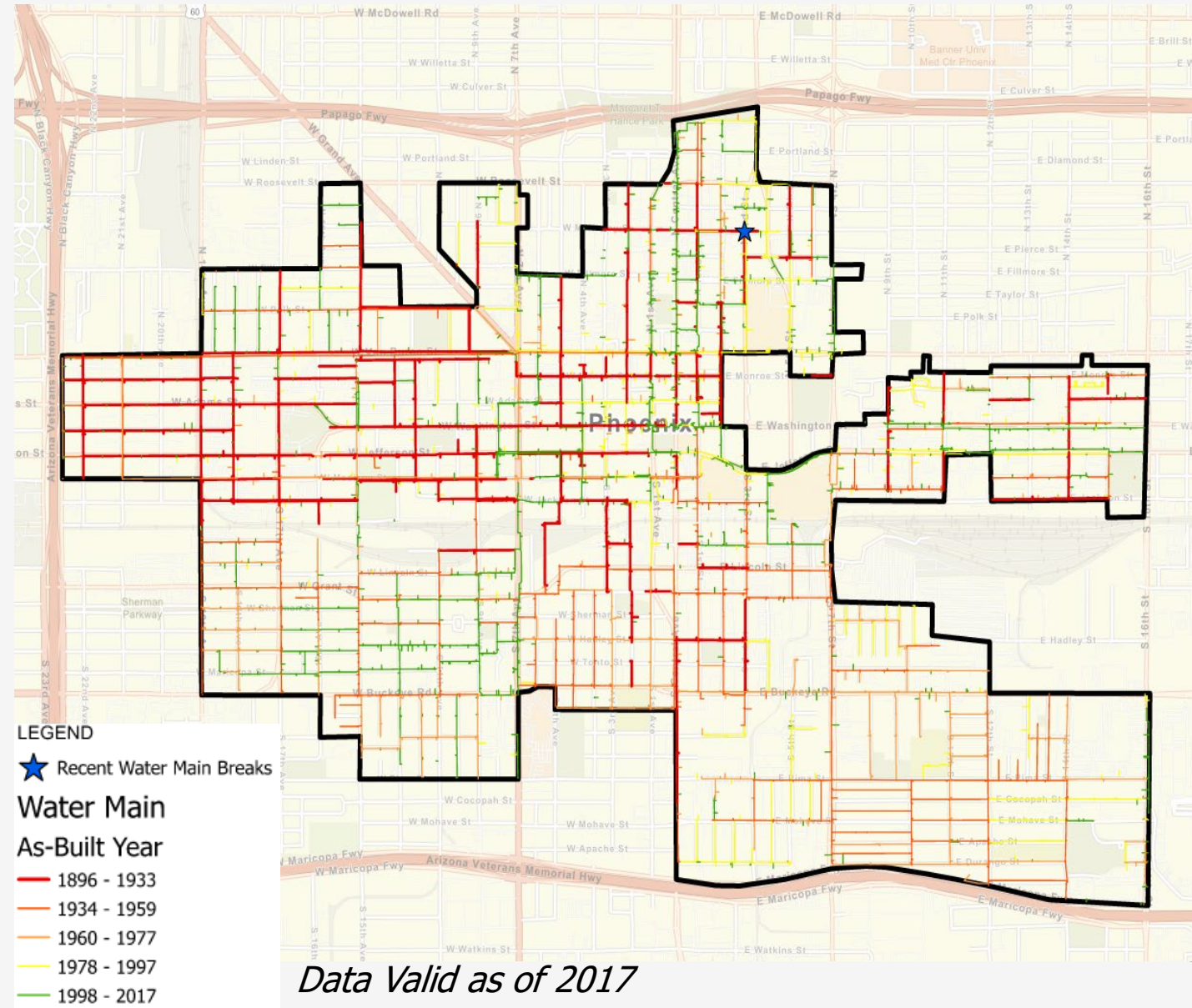
INFRASTRUCTURE



Age of Water Pipes

Aging Water Infrastructure

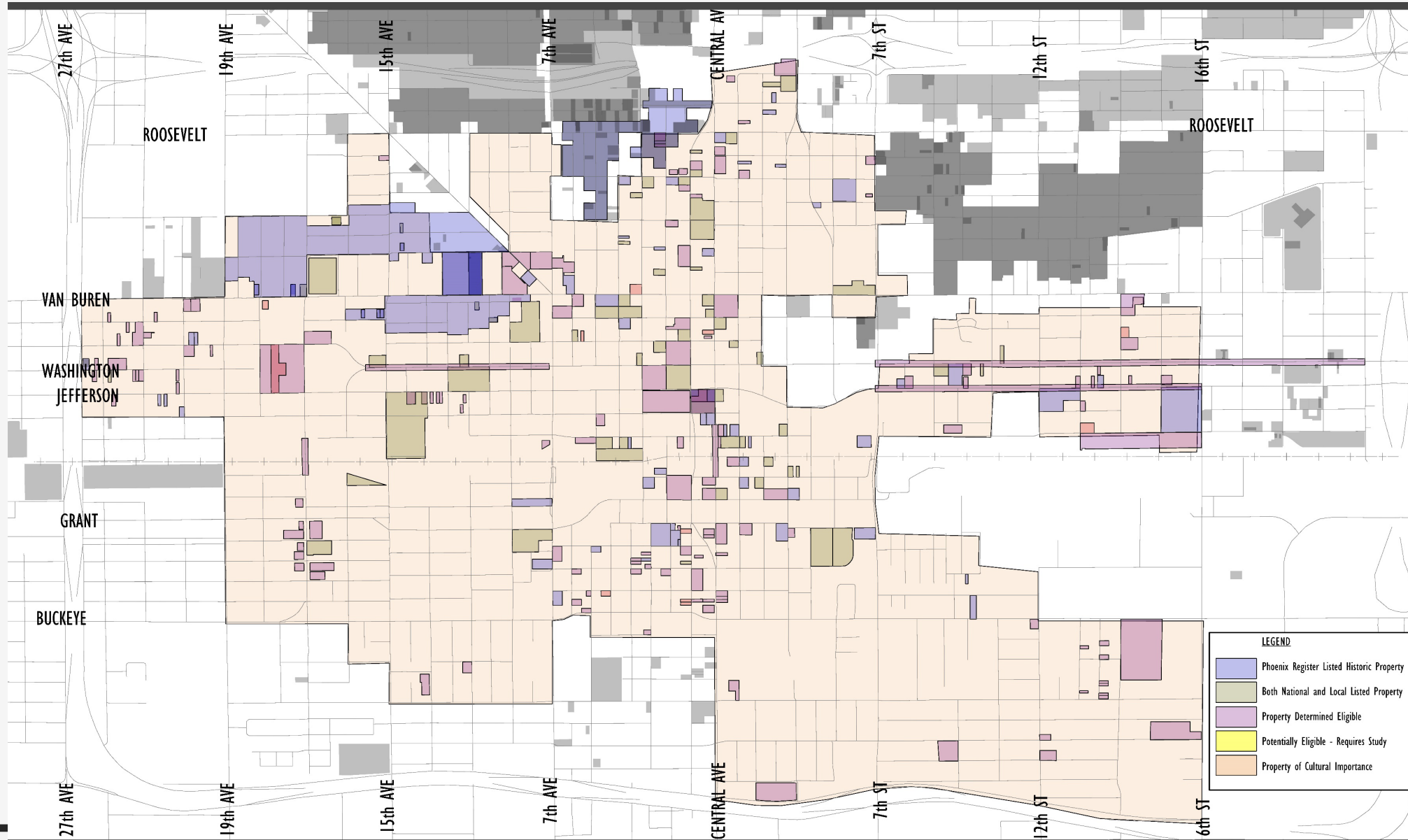
- The majority of the existing water infrastructure within has exceeded the expected lifespan and therefore subjected to failure (e.g., pipe breaks).
- Water demand in this area is projected to remain the same or decline because of high-efficiency water usage fixtures/appurtenances and decreased landscape irrigation.



HISTORIC RESOURCES



Existing Historic Resources



Phoenix Redevelopment Area - Historic Resources

Phoenix, AZ
Previously Identified Historic Resources

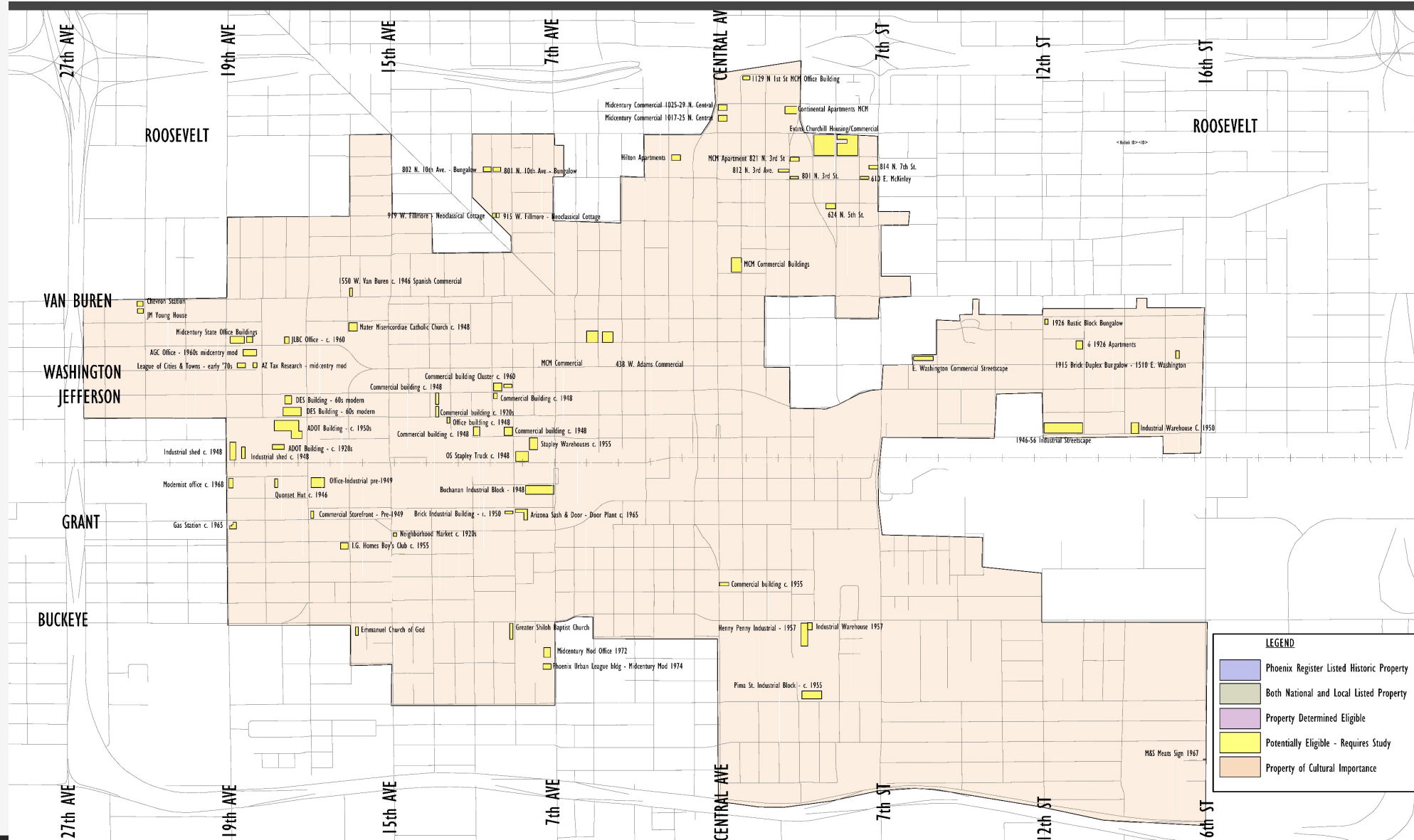
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PRINTED ON: 11/18/2022



Design Group, LLC
Architecture - Historic Preservation - Planning - Landscape Design
1114 NW Grand Avenue Phoenix AZ 85007 602.254.5599 molleydesigngroup.com

Potential Historic Resources

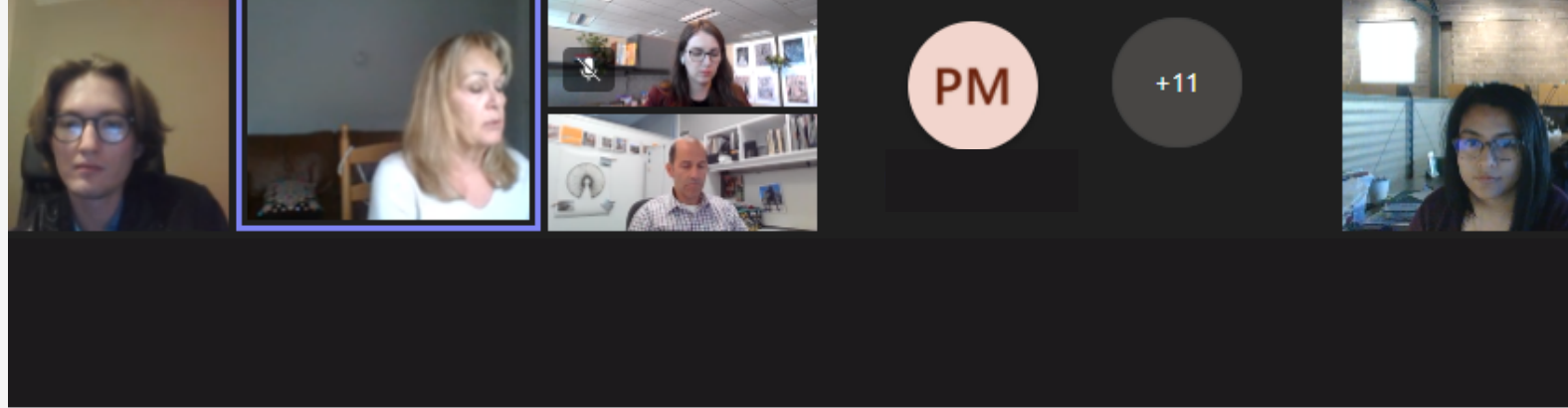


Phoenix Redevelopment Area - Historic Resources

Phoenix, AZ
Potential Historic Resources

VERSION DATE: 11/17/2022

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Purpose Of The Focused Discussions

The purpose of this focused discussion is to use a qualitative approach to gain an in-depth qualitative and factual understanding of planning topics that will be addressed in the updated Downtown Redevelopment Plan.

Different from an open meeting, a Focused Discussion Group is a purposely selected group of topical experts from whom the Planning Team hopes to conduct a guided discussion to gather information about the RDA and ideas that could be further explored through the RDA plan development process.

DISCUSSION GROUP TOPICS:

- **Economics:** *Understand market forces and opportunities for appropriate commercial development and redevelopment throughout the Downtown RDA*
- **Connectivity:** *Identify opportunities to enhance all types of access in a manner that contributes to a sustainable and resilient quality of life throughout the RDA.*
- **Design & Built Environment:** *Understand appropriate building design so new development contributes to the character and culture of each unique Downtown RDA neighborhood.*
- **Neighborhoods:** *Learn what types of Downtown RDA policies can contribute to enhancing and contributing to the unique-ness of, and quality of life within, the variety of neighborhoods within the Downtown RDA*
- **Housing:** *Learn how to encourage within the RDA a diversity of housing that is equitably available to all.*
- **Infill:** *Understand the opportunities and challenges of development within the Downtown RDA neighborhoods*

FOCUSED DISCUSSIONS

Small, non-attributed, guided group discussions with topic experts

Neighborhood Steering Committee Meetings

- NSC Meeting 1: April 20, 2022
 - NSC Meeting 1a: June 22, 2022
 - NSC Meeting 2: September 15, 2022
 - NSC Meeting 3: December 8, 2022
 - **NSC Meeting 4: TBD**
-

Past Community Meetings

- **February 13, 2023:** RDA Plan Update Presentation to the Central City Village Planning Committee - Virtual
- **March 9, 2023:** RDA Plan Update Presentation to the Phoenix Revitalization Corporation Community Action Team Meeting

Emmett McLoughlin Community Training and Education Center
1150 S. 7th Avenue
Phoenix, AZ 85007

Upcoming Community Meetings

- **May 4, 2023:** RDA Plan Update Presentation to the Central Park Neighborhood Association

RDA COMMUNITY WORKSHOP MEETINGS

Meeting 1: **Thursday, May 11th** at 1:00 pm – 5:00 pm

OR*

Meeting 2: **Saturday, May 13th** at 9:00 am – 1:00 pm

Location:

Gateway Community College Central City Campus

1245 E. Buckeye Road, Phoenix, AZ 85034

-
- *Both sessions will cover the same content, so attendance is only requested for one of the two.

For more information: <https://www.investinphoenix.com/RDA>



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RDA Plan Update

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**Winter 2023:
Expected plan
completion
and adoption**

Updating the RDA Plan

With the updated RDA boundary established, the next step is to update the Redevelopment Area Plan. The previous plan was approved on March 13, 1979 and can be found [here](#). The update to the RDA boundaries triggered the need for an updated plan that addresses the present-day conditions and needs of the Downtown area. The scope of the updated RDA Plan will include demographic, economic, and housing data, barriers to development, community assets and needs, and much more. This effort will culminate in a report that will provide a framework for future redevelopment opportunities in Downtown Phoenix.



THANK YOU



For questions or comments, please contact:

Xandon Keating, Deputy Director
City of Phoenix Community and Economic Development Department
xandon.keating@phoenix.gov or 602-495-0856
