

ULI: Transit-Oriented Development Opportunities and Challenges



Eric Johnson
 Redevelopment Program Manager
 Downtown Development Office
 October 14, 2008

Key Points for the City

- Land Use Regulations
- Building Code Amendments
- Development Assistance
- Benefits to Community, Developer, City & Transit
- Public and Private Investment

Land Use

Opportunities:

- Station Area Planning
- New zoning alternatives



Challenges:

- Proposition 207
- Amendments to Zoning Ordinance
- Education and support of dense, mixed-use development

Building Codes

Changes already made:

- Modify 2002 Building Code (accessible units)
- IEBC International Existing Building Code
- Adaptive Reuse pilot program
- Reduced retention requirements

Changes in progress:

- Adaptive Reuse formal City-wide program

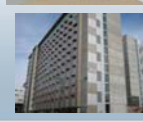
Major City Initiatives

- Arizona State University
- Phoenix Biomedical Campus
- Convention Center Expansion
- Hotel Development
- Residential Development
- Light Rail



ASU Downtown Phoenix Campus

- Academics
- Housing – Taylor Place
- Civic Space park / AE England Building
- Streetscape Improvements: Taylor Mall and First Street
- Student Union / Offices @ Historic Post Office



Destination & Tourism Attractions

Sheraton Downtown Hotel

- First new downtown hotel since 1979
- 1,000 rooms and 80,000 SF of meeting space

Phoenix Convention Center Expansion

- Expansion will be complete in early 2009
- Tripled convention area to over 900,000 SF of rentable space



Phoenix Biomedical Campus



- 28 acre urban research park
- Anchored by TGen/IGC headquarters, UA medical school and ABC 1
- Projected build out 6 M sq. ft. clinical care, research and academic development



TOD Principles in Action

- Cityscape
- Alta Phoenix
- Post Roosevelt Square
- Portland Place



Impacts of TOD

- Mix of uses and activities
- Creating unique places and destinations
- Pedestrian friendly environments
- Drawing people back to urban core
- Maximizing the community's infrastructure investment

Downtown Phoenix 2005



Downtown Phoenix 2008



Looking to the Future...

- Shifting population and jobs to the urban core
- Economic recovery & investment
- The next housing market cycle?
- Education and public awareness of TOD benefits
- Expansion of mass transit
- Opportunity corridors



For more information please contact the
Downtown Development Office at
602-534-1743 or www.phoenix.gov