

DISTRICT 4 PLANNING ANALYSIS PORTFOLIO

PROJECT DESCRIPTION

The following graphics were part of a development analysis for the City of Phoenix. More specifically, the city wanted to understand how the light rail facilitated development in the District 4 area (D4) between 2015 - 2023. During that time frame the Walkable Urban code was created to ensure that certain design principles were maintained during the new development process along the rail line. The analysis found development trends as well as opportunities for continued growth in the area. I created the following maps to articulate the city's findings.

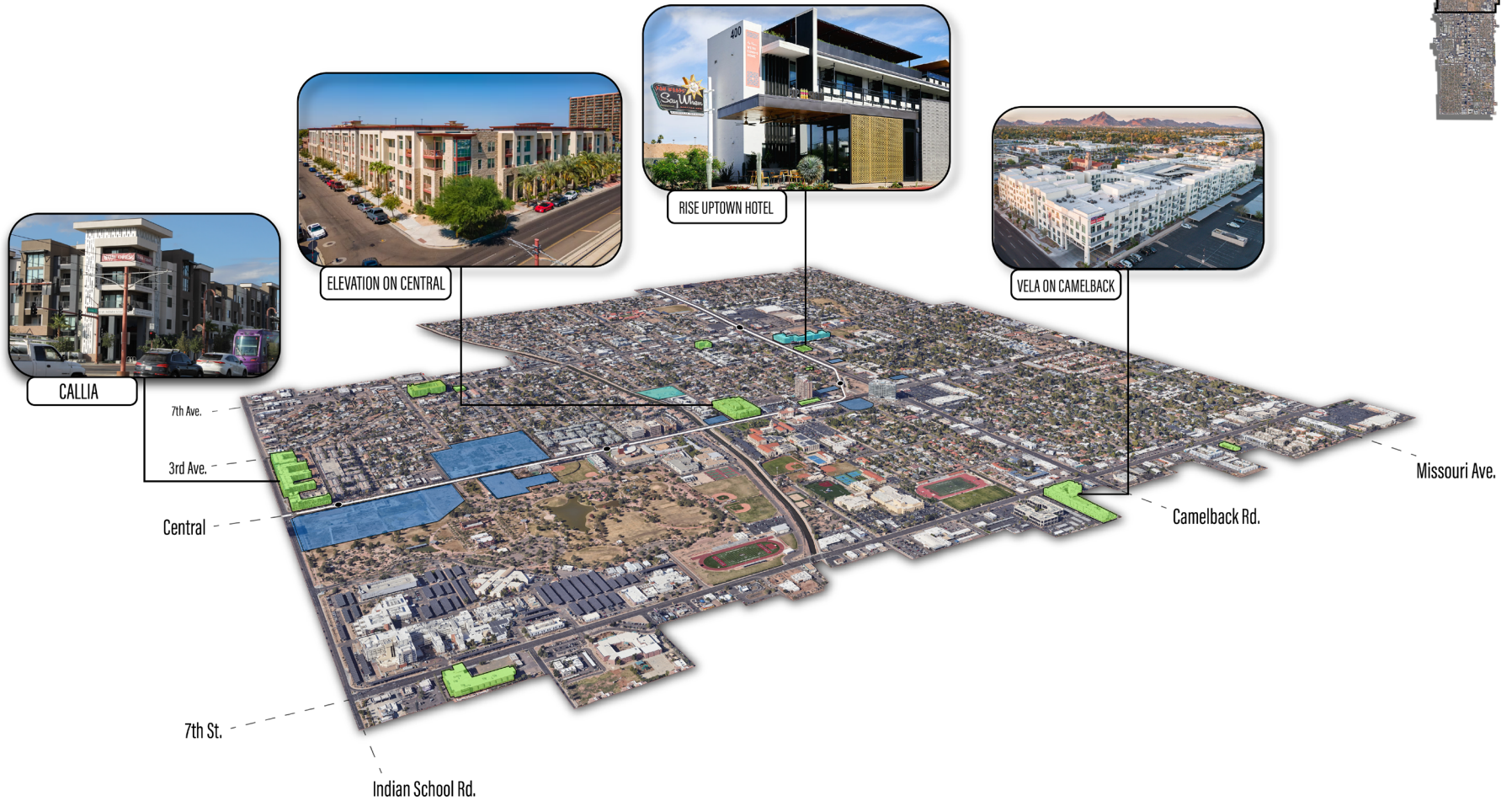
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UPTOWN MAP DESCRIPTION

Uptown represents the Northern half of the D4 area. This area is known for having the Steele Indian School Park, a recreation area that is 72 acres and has a long history. There are 4 light rail stops in this area that allow people to transit the amenities in the area. The following map depicts built, under construction and planned development for the area.

UPTOWN MAP



Legend

■ BUILT
 ■ UNDER CONSTRUCTION
 ■ PLANNED
 LIGHT RAIL
 ● LIGHT RAIL STATIONS

MIDTOWN MAP DESCRIPTION

Midtown represents the Southern portion of the D4 study area. The area is known for its historic neighborhoods and high-rise office buildings along central avenue. In recent years there has been significant development, among the notable developments has been Park Central, a large mixed-use development. The Midtown area has 3 light rail stops, with a fourth directly to its southern border. These stops are directly next to large developments, providing easy access to people using the light rail. The following map depicts built, under construction and planned development for the area.

MIDTOWN MAP



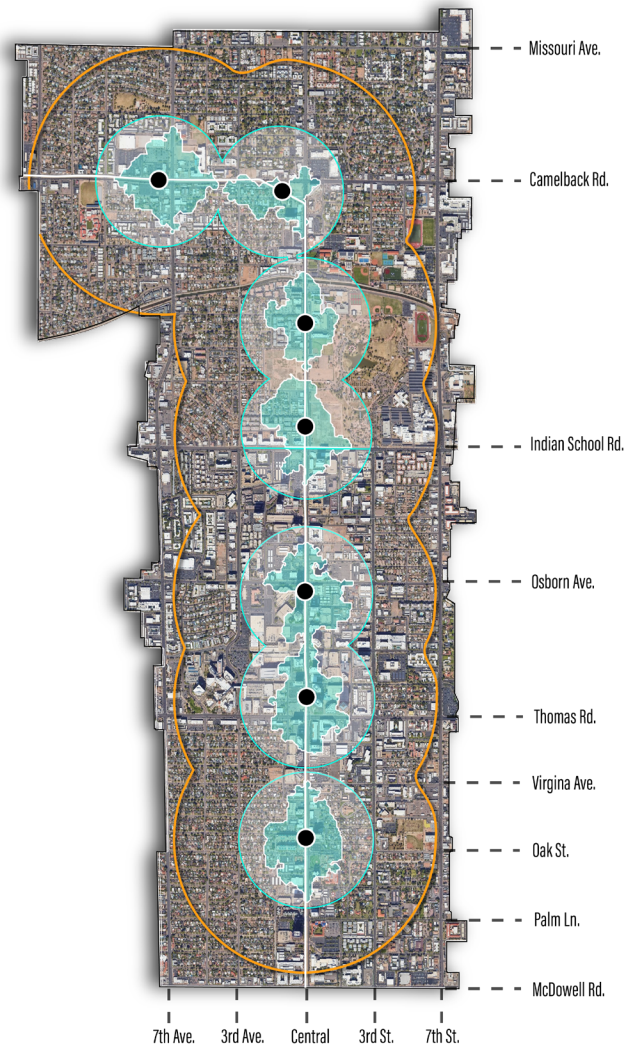
Legend

■ BUILT
 ■ UNDER CONSTRUCTION
 ■ PLANNED
 LIGHT RAIL
 ● LIGHT RAIL STATIONS

WALKSHED MAP DESCRIPTION

The following walkshed map depicts walkability around light rail stops as well as walkability in the D4 area. The walkshed area itself shows the area around the light rail stop that you could access within 5 minutes. Accompanying the 5 minute walkshed, would be the .25 and .5 mile radius spreading from the light rail stops. This map gives scale to the area and puts into perspective the accessibility of amenities in the area.

WALKSHED MAP



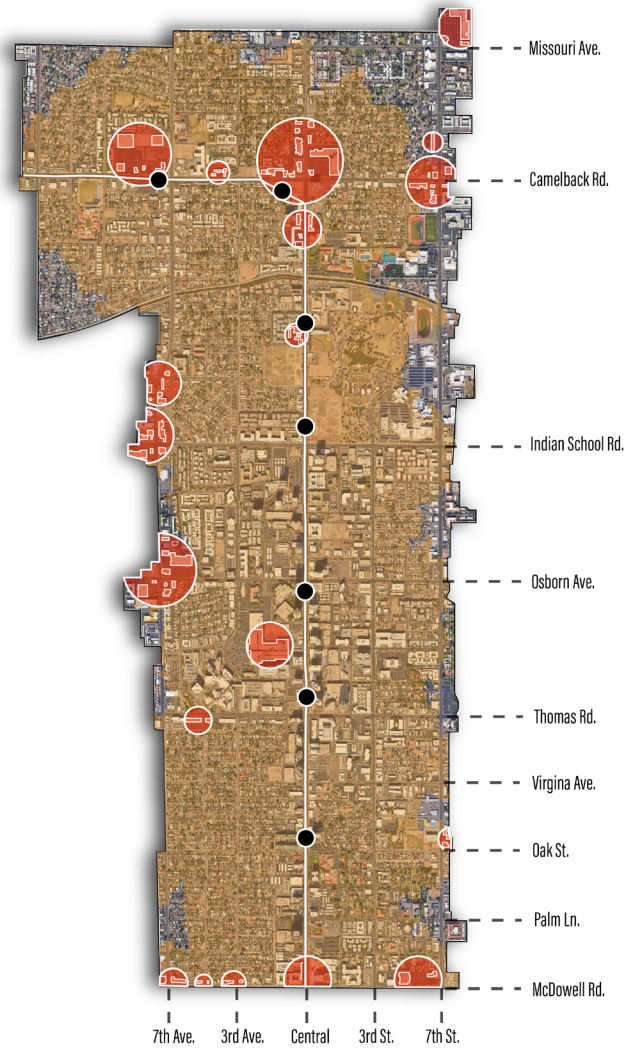
Legend

- 5 minute walkshed
- .25 mile radius
- .5 mile radius

COMMERCIAL NODES MAP DESCRIPTION

Significant residential development has taken place along the light-rail through the D4 area. However, new commercial development has not been as prominent (with the exception of Park Central and Sprouts). Pre-2015 commercial development does exist and accounts for the majority of commercial nodes. From this map, we learn that there is an opportunity for additional commercial development along the light-rail.

COMMERCIAL NODES MAP



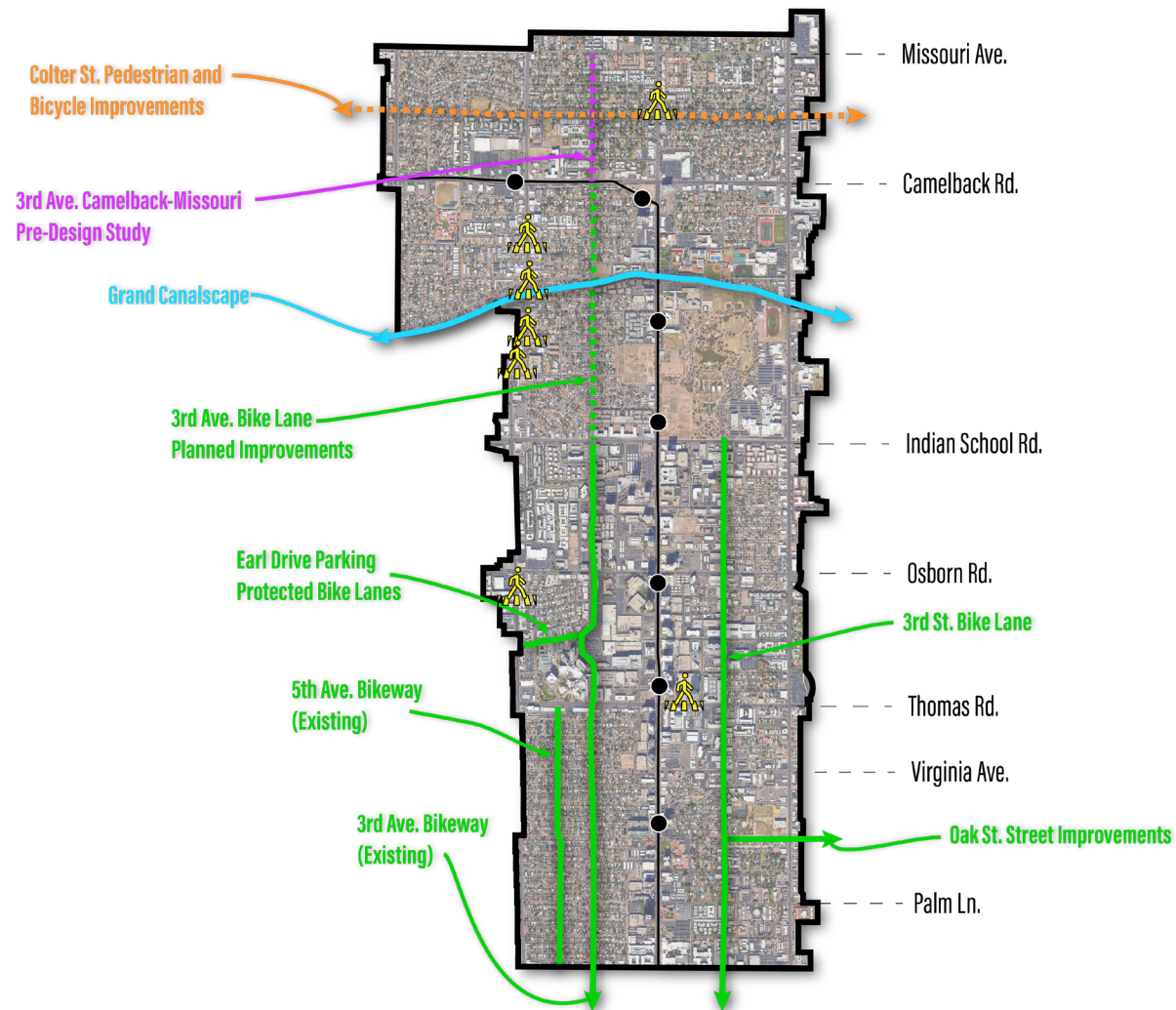
Legend

- 15 minute walkshed
- Commercial Node
- Light rail station


INFRASTRUCTURE MAP DESCRIPTION

Light-rail is a significant investment in the built infrastructure of the area, however it is not the only significant investment. Bike-ways, improvements to the canal scape, enhanced street parking, and safer pedestrian crossings, all add to improving the on-ground experience for pedestrians traversing the area. These investments help make the case for turning the D4 area into a transit-oriented community. The following map shows the locations of these infrastructure investments.

INFRASTRUCTURE MAP



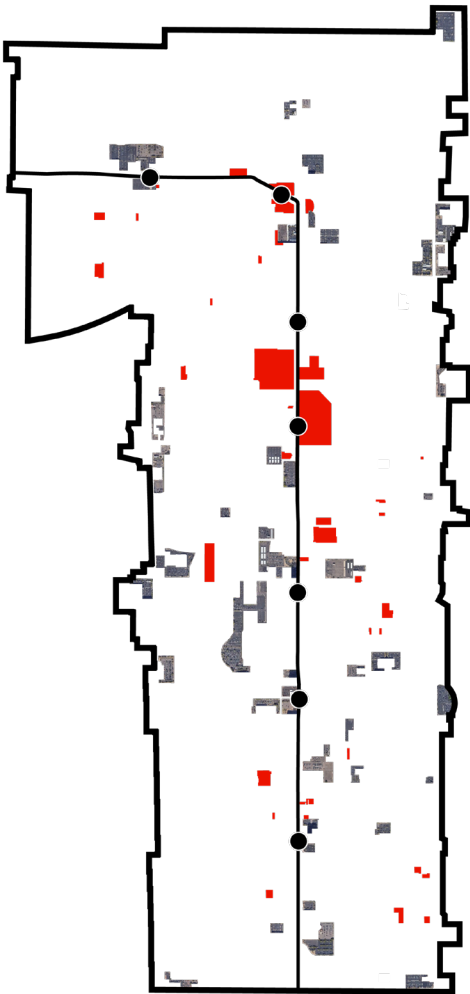
Legend

■ BIKE LANES	■ PED & BIKE LANES	■ DESIGN STUDY
■ CANAL IMPROVEMENTS	 HIGH INTENSITY ACTIVATED CROSSWALK	

VACANCY MAP DESCRIPTION

Although development has already made strides in the area, there are underutilized spaces that still exist. Some vacant lots are planned and have not been built; others are still waiting to be planned. The large red parcels on the following map are planned, but not yet built. However, the large majority of parcels shown on the map provide developers the chance to create developments that are beneficial to the area.

VACANCY MAP



Legend

- | | | | |
|---|-------------|---|----------------------|
|  | VACANT LOTS |  | SURFACE PARKING LOTS |
|---|-------------|---|----------------------|

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