Partners, Places and People: Developing Sustainable TOD Projects in Phoenix, Arizona
Greater Phoenix Area
The Valley of the Sun
2005 Population: 3.7 Million

Metropolitan Phoenix – 500 sq. mi.
Transit – current and planned*

*First 20 mile segment of light rail opened Dec. 2008
Sustainable Communities Working Group

A one-of-a-kind state, local, regional, private, and non-profit partnership seeking to make equitable Transit Oriented Development (TOD) a reality in areas of Greater Phoenix well served by mass transit.
Partners

- Arizona Departments of Housing and Transportation
- Cities of Phoenix, Tempe, and Mesa
- Metro Light Rail
- ASU Stardust Center for Affordable Homes and the Family
- Phoenix Industrial Development Authority

- Local Initiatives Support Corporation (LISC)
- Raza Development Fund (RDF)
- Urban Land Institute
- State Farm

- Downtown Phoenix Partnership
- Phoenix Community Alliance
- Arizona Community Foundation
- Discovery Triangle
- St. Luke’s Health Initiative
- East Valley Partnership
- Valley Forward
Sustainable Communities Fund

- Early investment from private capital
- Short term, competitive rates
- Flexible uses (land acquisition, pre-dev)
- Affordable housing (60\% - 120\% AMI)
- Community facilities (schools, grocery stores, child care, health care)
- Improvements for walkability, shade, etc.
Partners: competing interests

City: Form-based code vs Developer: Downtown reality

Community expectations vs Developer/owner needs
Partners: complementary interests

Public

Private

P3 = QAP preference for TOD

Making Sustainable Communities Happen campaign is gathering momentum, with many presentations made and more in the pipeline for upcoming months. Our website has additional information including:

- An eight-page resource booklet that expands upon the strategies and examples in the visual presentation
- A listing of nearly 100 Phoenix- and Arizona-focused web resources that provides easy access to learn more about specific ways to foster sustainability in the ways we live, consume, travel, conserve, plan, and design

Check out our web page:
http://stardust.asu.edu/research_resources/detail.php?id=37

The documents are listed on the right-hand side under the 'Research Details' section.
Place-making as part of TOD

- Station-area planning
  (public effort)

- PAT/equity scans
People – Civic Engagement

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Check out our web page:
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The documents are listed on the right-hand side under the ‘Research Details’ section.

Volunteer Speakers’ Bureau manages requests for presentations to neighborhood and civic groups
SCWG Partnership facilitates successful, sustainable TOD

- Engages neighborhood residents early before projects are presented by developers (MSCH)
- Engages developers to look at the whole station area when planning project (PAT)
- Provides private funding to reduce risk for lenders and assists access to public funds
- Public sector staff and electeds are key partners for policy changes
- Identify opportunities for development along transit corridors
New TOD Development

Apache ASL Trails
Opened July 2011 –
Affordable housing for deaf seniors

Devine Legacy on Central
Opening October 2011 –
LIHTC project developed by
Native American Connections
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