



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT  
STAFF ANALYSIS**

<u>Application:</u>	GPA-AL-2-14-4-5
<u>Applicant:</u>	Planning Commission
<u>Location:</u>	Area generally bounded by Kiem Road and Rose Lane on the north; 15 <sup>th</sup> Avenue on the east; Campbell Avenue on the south; 23 <sup>rd</sup> Avenue on the west.
<u>Approximate Acres:</u>	1,100+/-
<u>Requested Change:</u>	To establish the Solano District Policy Plan as part of the ReinventPHX Initiative
<u>Reason for Requested Change:</u>	To provide a District Policy Plan with policies for land use decisions and investments in the Solano Transit Oriented Development District.
<u>Steering Committee Action:</u>	Solano – October 22, 2014
<u>Village Planning Committee Action:</u>	Alhambra – March 24, 2015
<u>Staff Recommendation:</u>	Staff recommends approval of the request

**SUMMARY**

The purpose of this request is to establish the Solano Transit Oriented Development District Policy Plan for an area of approximately 1,100+/- acres. The Solano Transit Oriented Development District Policy Plan is a policy document which further supports the Transit Oriented Development Strategic Policy Framework which was adopted as part of the General Plan in 2013 (GPA-1-09). The District Policy Plan provides policies to guide land use and investment implementation decisions and to improve competitiveness for federal transit funding.

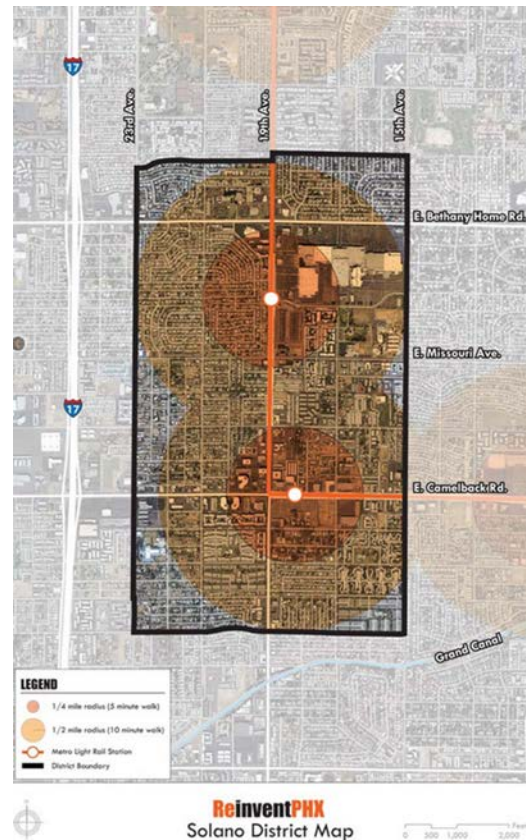
**BACKGROUND**

In 2009, the Planning Commission initiated General Plan Text Amendment GPA-1-09 to amend the General Plan Land Use Element to improve the Transit Oriented Development (TOD) Goal. Staff requested the initiation in response to a proposed change in the Federal Transit Administration (FTA) evaluation criteria for funding high capacity transit projects. In 2012, the FTA officially adopted a new rule that increased the importance of transit-supportive land use when awarding competitive transit funding.

In 2011, the U.S. Department of Housing and Urban Development (HUD) announced the availability of competitive grants to help cities and regions plan sustainable urban development. One of the factors HUD considered when selecting the award was the degree to which the funds would leverage related projects that were already underway. The proposed project plan for the grant was therefore designed to directly build on the policy framework created in the TOD General Plan Amendment. In 2012, the City was awarded a \$2.9 million grant (ReinventPHX) to plan for development along the existing light rail corridor.

This intensive focus on individual station areas allows a strategic placement of land use intensity and identification of investment priorities. The District Policy Plan has these chapters:

- Introduction (About the Plan)
- Today (Current State Assessment)
- Tomorrow (Vision for 2040)
- How We Get There (Goals, Strategies, Policies and Actions)



**How We Get There** is organized around elements and associated strategies:

- Land Use
  - S1: Adopt a Best Practice Form Based Code
  - S2: Improve Predictability and Transparency in the Development Review Process
  - S3: Create Standard Plans
  - S4: Facilitate Walkable Urban Demonstration Projects
  - S5: Develop an Innovative Infrastructure Financing Tool
  - S6: Provide Master Developer Services
- Housing
  - S7: Construct Innovative Housing Demonstration Projects
  - S8: Coordinate Affordable Housing Funding Programs with the Conceptual Master Plan
  - S9: Encourage Live-Work and Accessory Dwelling Units

- Economic Development

- S10: Revitalize Unique and Historic Commercial Buildings
- S11: Transform Public Schools into Neighborhood Opportunity Hubs
- S12: Develop a Solano Hiring and Purchasing Program
- S13: Grow the Number of Jobs in Key Solano Industries
- S14: Develop Residents' Skills in Key Solano Industries

- Health

- S15: Develop a Healthy Corner Store Program
- S16: Encourage Community Based Healthy Food Sources
- S17: Enhance Existing Recreation Facilities
- S18: Provide Community Health Resources at Neighborhood Schools
- S19: Improve Safety in Public Spaces

- Mobility

- S20: Adopt Best Practice Complete Street and Subdivision Standards
- S21: Coordinate Transportation Programs with the Conceptual Master Plan
- S22: Provide District Parking Services

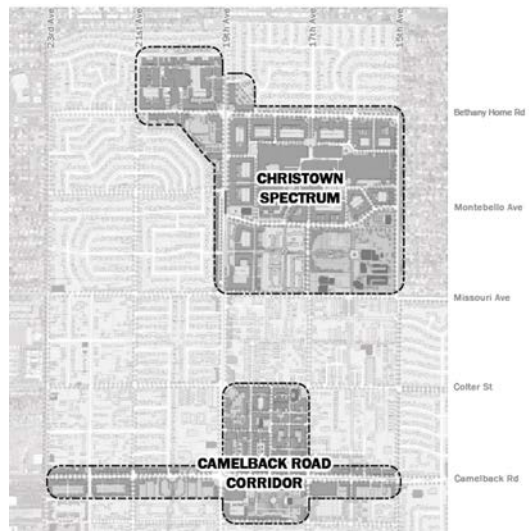
- Green Systems

- S23: Develop Best Practice Green Systems Standards
- S24: Encourage Green Infrastructure Demonstration Projects
- S25: Support the Development of District Clean Energy System
- S26: Provide District Stormwater Management Services

District Plan policies are included that support a pedestrian-oriented zoning code, mixed-income neighborhoods, historic preservation, neighborhood compatibility, protection, Complete Streets, green construction, green infrastructure and open space development. The approach for development of the District Policy Plan emphasizes robust community involvement, interdisciplinary collaboration and the use of performance measures to improve accountability and provide a focus on outcomes. Each focus area within the Solano Transit Oriented Development District has Priority Action Plans for



*Policy basis for best practice form based code implementation.*



these subareas: Christown Spectrum and Camelback Road Corridor. The priority action plans identify community priorities for 2015-2020.

### ***Public Participation***

Planning activities for the content of the District Plan occurred in 2012, 2013 and 2014, in collaboration with project partners Arizona State University, St. Luke's Health Initiatives and various other local non-profits.

*Existing Conditions Assessment* - Residents and District stakeholders participated in surveys, bilingual workshops, and field audits designed to identify and map assets, liabilities and improvement opportunities. Input was synthesized with secondary data such as demographic, land use, crime, traffic injuries, and economic conditions and analyzed using Geographic Information Systems (GIS), statistical software, and other data tools to complete the existing conditions assessment.

*Visioning* – A long term vision for the future of the District was created through a series of community participation events that progressed from broad, general themes to specific, detailed designs. Workshops were conducted in large presentation formats as well as small round-table conversations that facilitated a two-way exchange of knowledge between residents and the project team. A community design workshop lead by city staff and the consultant team assembled by Duany Plater Zyberk was held in March/April 2014.

*Strategies* – The strategy-building phase included small discussions and large capacity-building forums with urban development professionals and community stakeholders. Evidence-based best practices were identified to respond to the unique conditions in the District and help advance the current conditions towards the vision. The Solano Transit Oriented Development District Steering Committee was formed in 2014 and met regularly to work with staff to set priorities for investments and establish an action plan for the District Policy Plan. The Steering Committee voted to recommend adoption of the District Policy Plan on October 22, 2014.

## **CONCLUSION AND RECOMMENDATION**

Staff approval of General Plan Text Amendment GPA-AL-2-14-4-5 per the language in Attachment A. This District Policy Plan will guide land use and investment decisions in the Solano Transit Oriented Development District. In addition, it will enhance the competitiveness of the region to apply for future federal transit funding.

### **Author**

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(02/17/15)

### **Attachment**

Solano Transit Oriented Development District Policy Plan

## ATTACHMENT

### **Solano Transit Oriented Development District Policy Plan Document**

**Solano** 11X17:

<https://www.dropbox.com/s/opad5oo8zk6kxmi/SOLANO%20Draft%20TOD%20Plan%2011X17.pdf?dl=0>

**Solano** 8.5X11:

<https://www.dropbox.com/s/mjr1rqsybbwo1e6/SOLANO%20Draft%20TOD%20Plan%208.5X11.pdf?dl=0>

Once at the Dropbox page, click on Download. The document is large and will take a minute or so to download to your computer. Once it has finished downloading, click on the file name at the bottom left of your screen to open the document, or look for the document in your Downloads folder.

Contact Katherine Coles at [Katherine.coles@phoenix.gov](mailto:Katherine.coles@phoenix.gov) or 602-256-5648 with questions.