

Downtown Phoenix Past, Present & Future



Downtown Phoenix 60 years ago:



Downtown Phoenix 30 years ago:



Downtown Phoenix today:



Investment

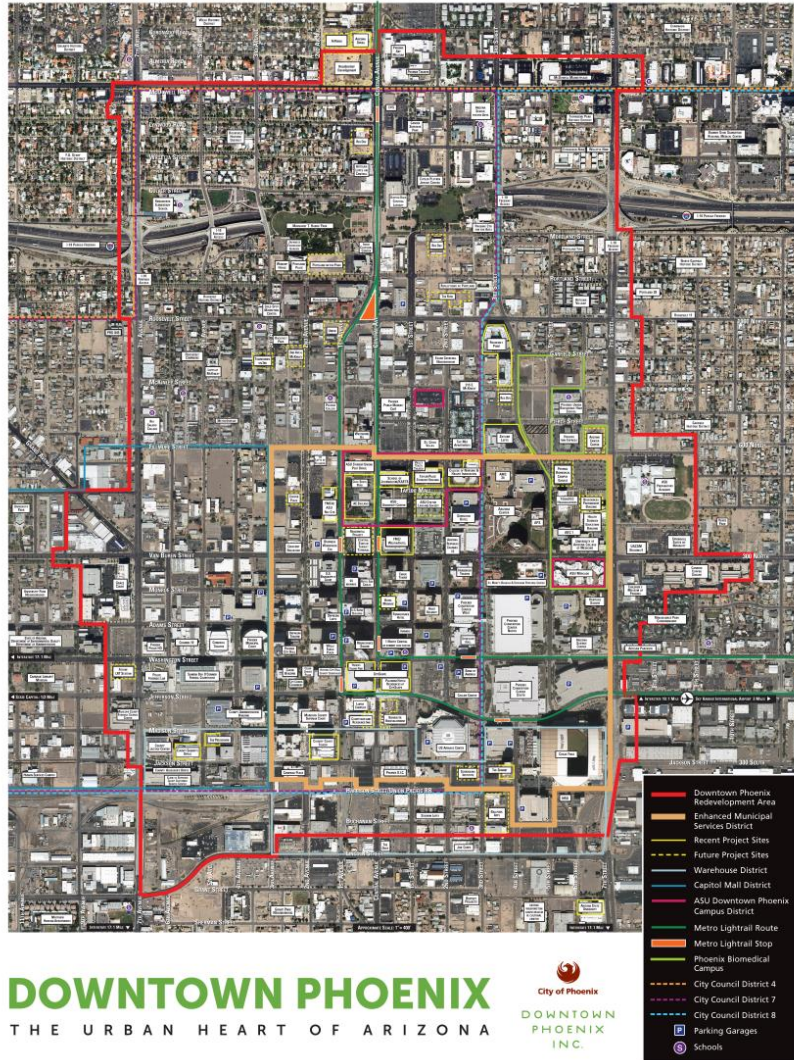
- \$4.6 billion invested between 2004-2015

So how did this transformation take place - from a once vibrant downtown in the 40's, to a virtual ghost town in the 70's, back to a thriving downtown today?

Key Factors in Downtown's Success:

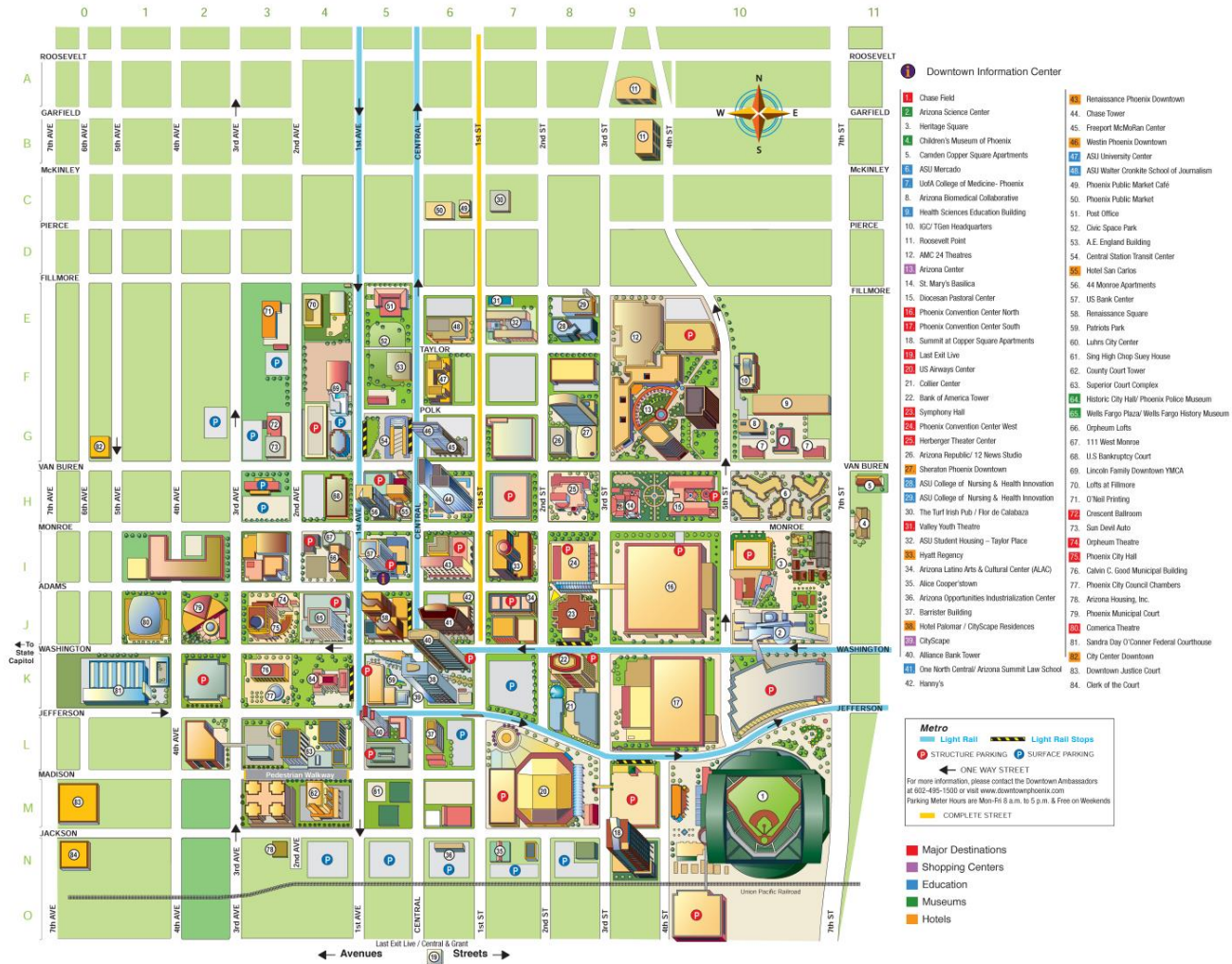
1. Creation of Downtown Redevelopment District which provided necessary tools
2. Creation of Business Improvement District, run by the Downtown Phoenix Partnership
3. Willingness to make significant public sector improvements in "anchor" projects
4. Stronger relationships with communities and leaders
5. Strong public and private sector leadership
6. METRO Light Rail
7. Strategic Vision with aggressive goals
8. Use of appropriate economic incentives and public-private partnerships with the community
9. Focus on street activation

Downtown Redevelopment District



- Established in 1979
- Approximately 1.7 sq.mi
- Policy statement acknowledging issues
- Redevelopment tools

Enhanced Municipal Services District



Downtown Phoenix Inc.

- Umbrella organization created for organizing and galvanizing Downtown Phoenix.
- Organizations under DPI include the Business Improvement District, the Phoenix Community Alliance and the Downtown Phoenix Community Development Corporation.
- The Business Improvement District provides enhanced municipal services to properties in the 90 – block business core (Fillmore to railroad tracks – 3rd St to 7th Ave.)
- Phoenix Community Alliance is a membership organization working to create a stronger Downtown for a better Phoenix.
- The Downtown Phoenix Community Development Corporation works to attract housing and community projects.

Downtown Phoenix Partnership

- Downtown Ambassadors – think of them as “downtown concierges” – provide information and assistance 365 days/year



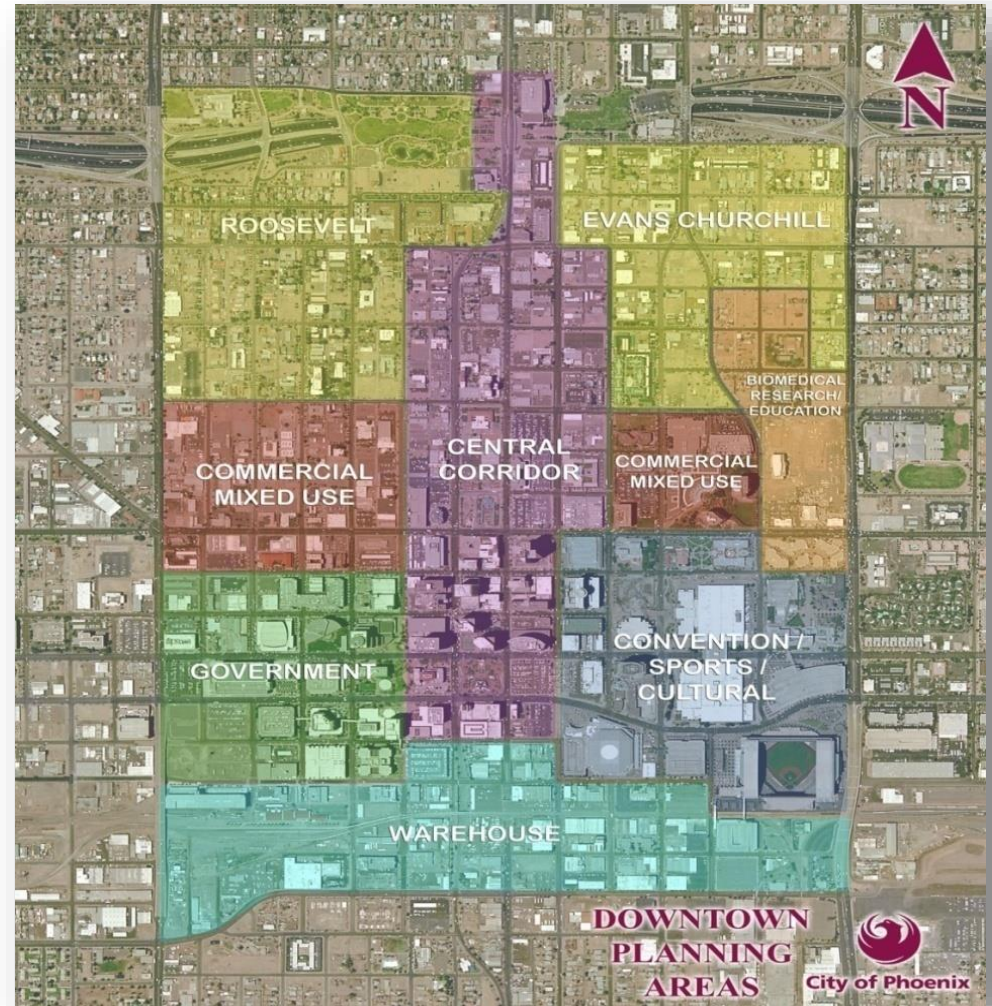
Phone: 602-495-1500;
or stop by our Visitor Information
Center at
101 N. 1st Ave. Suite 190



Downtown Strategic Vision and Blueprint

2005-2014 Points of Focus

- Increased residential development
- 600,000 sq.ft. retail and entertainment
- Urban-oriented bioscience and education campuses
- Respect built environment
- Preserve/enhance arts
- Strong transit connections and pedestrian linkages

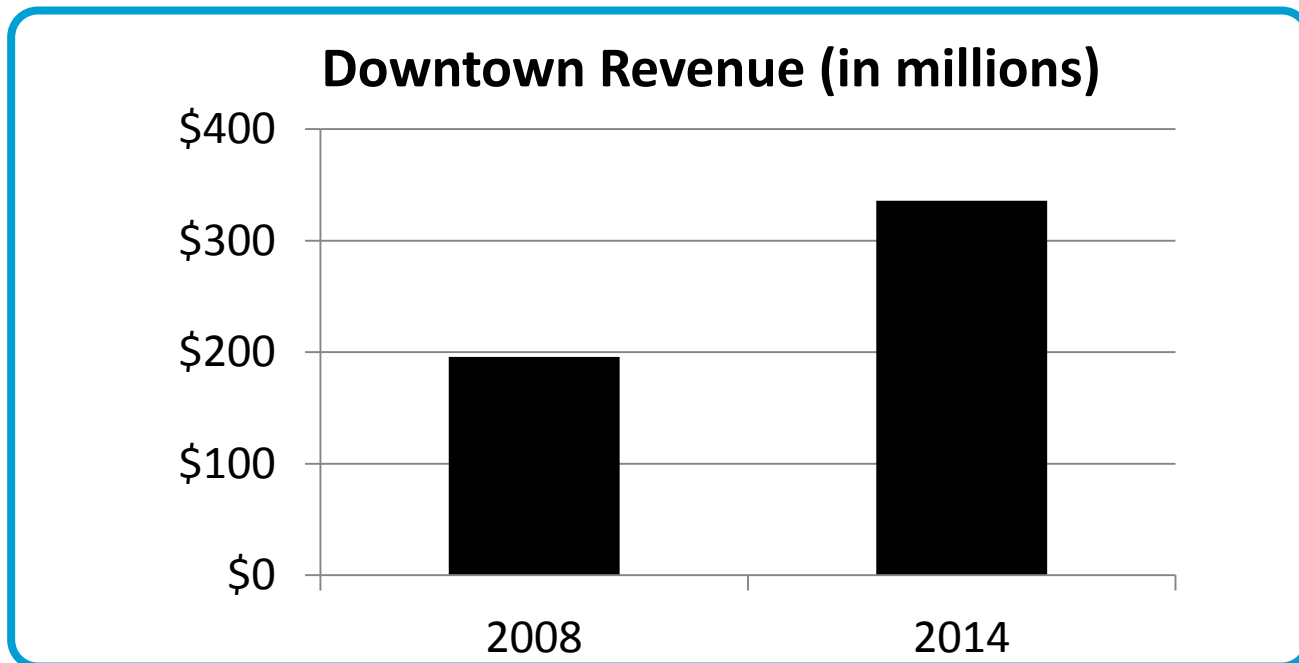


Downtown Phoenix today:

Downtown is in the midst of \$4.6 billion in new investment, with numerous key projects in the past few years:

- CONVENTION CENTER EXPANSION; 1,500 NEW HOTEL ROOMS
- ASU DOWNTOWN CAMPUS
- NEW CULTURAL AMENITIES, SUCH AS CHILDREN'S MUSEUM
- 4,371 NEW RESIDENTIAL UNITS SINCE 2000
- U OF A COLLEGE OF MEDICINE/BIOMEDICAL CAMPUS
- 60 NET NEW RESTAURANTS/BARS SINCE THE START OF 2008
- METRO LIGHT RAIL

From 2008 to 2014 Downtown revenues (retail, hotel & restaurant) increased 74%.



METRO Light Rail

- Hub of METRO Light Rail's 23 mile route
- 8 stations in Downtown area providing connections to 23 mile network
- Ridership exceeding expectations
Averaged 39,000 riders daily in 2014
- 2,673,056 total Downtown boardings in 2014

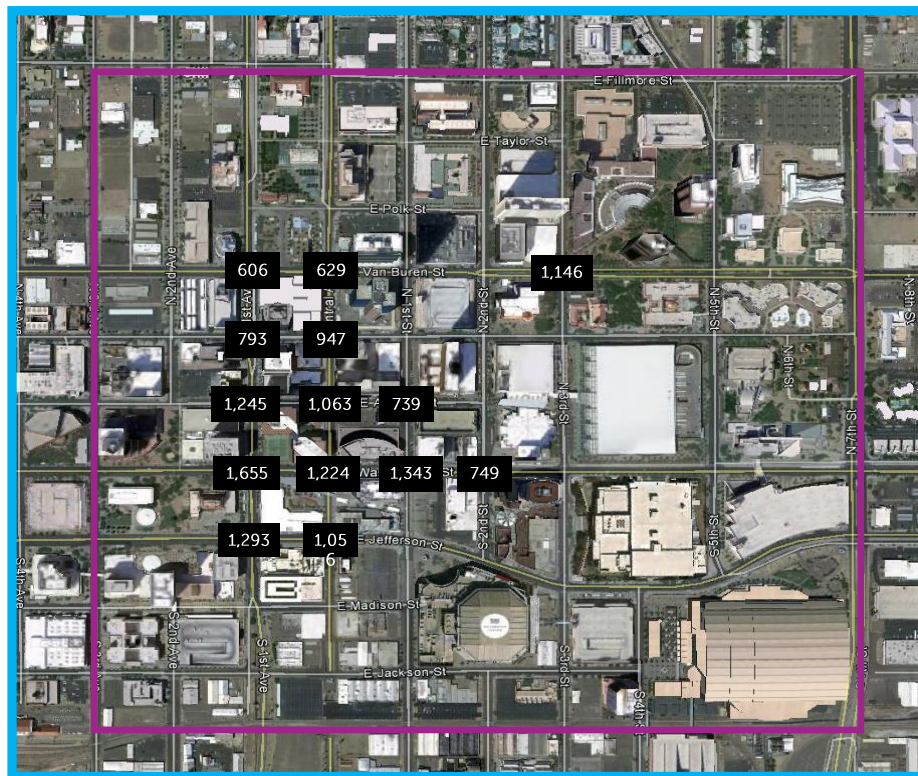


Downtown Phoenix METRO Light-Rail Commuter Activity



-	<u>Downtown Light-Rail Stop</u>	<u>2014 Boardings</u>
1	McDowell Road & Central Avenue	471,670
2	Roosevelt Road & Central Avenue	245,246
3	Central Station (Van Buren Street on First & Central Avenues)	928,685* *Total for two stops at Central Station
4	Jefferson Street & First Avenue	217,590
5	Washington Street & Central Avenue	277,081
6	Third Street & Washington Street	216,935
7	Third Street & Jefferson Street	134,177

Downtown Phoenix Pedestrian Counts



Downtown Phoenix Business Improvement District

Location	Pedestrians Per Hour
Central Avenue & Washington Street	1,224
First Avenue & Washington Street	1,655
First Avenue & Jefferson Street	1,293
Central Avenue & Adams Street	1,063
First Avenue & Van Buren Street	606
Central Avenue & Van Buren Street	629
Third Street & Van Buren Street	1,146
Central Avenue & Monroe Street	947
First Street & Washington Street	1,343
First Street & Adams Street	739
First Avenue & Adams Street	1,245
Central Avenue & Jefferson Street	1,056
Second Street & Washington	749
First Avenue & Monroe Street	793

Pedestrian Counts are done at random in half-hour intervals between the times of 11:30 and 1:30 on weekdays. Reported totals are the average of at least three half-hour counts at each location. The counts are doubled to provide an hourly total. For a complete methodology please contact the Downtown Phoenix Partnership or visit our website at downtownphoenix.com. Updated October 2014

Convention Center

- \$600 million expansion tripled convention space, so now it ranks in the top 20 centers – able to contain 84% of all potential events
- Total of 880,000 SF of rentable space



Hospitality/Tourism

- **Sheraton Downtown Phoenix**
 - Largest hotel in AZ with 1,000 rooms, opened late 2008
- **Westin Phoenix Downtown**
 - Opened February of 2011
 - 242 rooms
- **Hotel Palomar Phoenix**
 - 242 rooms at Cityscape
 - Opened June 2012
- **Renaissance Phoenix Downtown**
 - Upgrade and rebrand of Windfarm
- **Monroe Hilton Garden Inn**
 - Will open December 2015
 - 160 rooms



- **The FoundRe**
 - Will open in 2016
 - 105 rooms
- **Luhrs Marriott Courtyard and Residence Inn**
 - Will open in 2017
 - 105 rooms

Phoenix Biomedical Campus

- City-owned 30 acre existing and planned urban medical and bioscience campus
- Public uses:
 - U OF A COLLEGE OF MEDICINE
– PHX.
 - U OF A COLLEGE OF PHARMACOLOGY
 - NAU ALLIED HEALTH
 - PHOENIX UNION BIOSCIENCE HIGH SCHOOL
- Jobs
 - SINCE 2002, ARIZONA BIOSCIENCE JOBS ARE UP 56%
- Private uses:
 - T-GEN/IGC HEADQUARTERS
 - ST. JOSEPH'S HOSPITAL AND MEDICAL CENTER RESEARCH LABORATORIES
 - NATIONAL INSTITUTE OF DIABETES AND DIGESTIVE AND KIDNEY DISORDERS
 - VISIONGATE
 - BIOACCEL

Phoenix Biomedical Campus - Future

- Health Sciences Education Building
 - 268,000 SF OPENED IN SUMMER 2012
 - ALLOW UA COLLEGE OF MEDICINE TO EXPAND TO 110-120 STUDENTS PER CLASS
 - NAU-PHYSICIAN ASSISTANT/PHYSICAL THERAPY PROGRAMS GROW FROM 49 (2012) TO 104 (2015) STUDENTS PER YEAR
- THE CITY AND UA
 - OPENED IN 2015
- Current Phases
 - BIOSCIENCE PARTNERSHIP BLDG-BROKE GROUND OCT 2014-250K SF
 - GARAGE COMPLETED, 20 SPACES
- UA Cancer Center
 - 250,000 SF FACILITY, CONSTRUCTION FUNDED BY



Arizona State University- Downtown Campus



ASU Downtown Phoenix Campus

- Campus Opened in 2006
- Enrollment
 - 11,277 STUDENTS FALL 2014
 - 15,000 EXPECTED AT FULL BUILD-OUT IN 2015-20
- Walter Cronkite School of Journalism
 - OPENED AUG 2008 TO ACCOMMODATE 1,800 STUDENTS
- College of Nursing and Health Innovation
 - 2ND PHASE, 5-STORY BUILDING OPENED END OF 2009
 - LARGEST NURSING SCHOOL IN US
- Other programs include Public Programs and Criminology
- Taylor Place Student Housing
 - 2 TOWERS ACCOMMODATING 1,284 STUDENTS

Arts & Culture, Sports, Entertainment

- Chase Field – Arizona Diamondbacks
- U.S. Airways Center – Phoenix Suns, Mercury, Rattlers
- Children’s Museum of Phoenix
 - OPENED JUNE 2008, NOW ATTRACTS 300,000 ANNUAL VISITORS
 - \$22.8 MILLION RENOVATION OF HISTORIC MONROE SCHOOL
- Herberger Theater Center
 - REOPENED OCTOBER 2010 AFTER \$16 MILLION RENOVATION
- Comerica Theater, Orpheum Theater, Symphony Hall
- Arizona Science Center
- Crescent Ballroom, Last Exit Live, Valley Bar– live music venues

CityScape

- Mixed-use project by RED Development at the heart of downtown
- 600,000 SF office tower opened early 2010; retail opened late 2010; hotel opened June 2012; 224 apartments opened in January 2014
- City-owned park with interactive water feature
- Nearly 250,000 SF retail
 - CVS PHARMACY, THE CORNER, LUCKY STRIKE LANES, FIVE GUYS BURGERS, STAND UP LIVE COMEDY CLUB, JIMMY JOHN'S, JOS. A BANK, CHIPOTLE, URBAN OUTFITTERS, CHARMING CHARLIE'S, EOS FITNESS, GYPSY BAR, THE TILTED KILT PUB & EATERY, THE BREAKFAST CLUB, POTBELLY SANDWICH CO., THE ARROGANT BUTCHER

CityScape



Residential Development

Key is attracting more residents downtown

For Sale Units:

705 BUILT SINCE 2000

For Rent Units:

3,666 BUILT SINCE 2000

Units Under Construction:

1,857

Units in Pre-Development:

1,400



Downtown Today:

- Office vacancy rate is at 13.9% vs. 20,1% overall in metro Phoenix (3Q15)
- Light rail ridership is running well over projections
- Crime rate has dropped almost 70% in 10 years
- Convention attendees nearly tripled since 2008
- 60 net new bars & restaurants since 2008

Downtown: The Future

Over the past decade investments in hospitality, research and educational institutions and the public sector have insulated Downtown Phoenix from economic cycles that create uncertainty. These projects are setting the stage for continued success into the future. A sampling of these projects includes:

Maricopa County Courts Complex:



- 1st Ave. and Madison
- \$340 mil. Project
- Opened Feb 2012
- Largest building project in Maricopa County's history

Maricopa County Sheriff's Headquarters



- Sixth Avenue and Jefferson
- \$92.4 mil. project
- Opened late 2013
- 128,000 sf, 5-story building houses 300 employees

Health Sciences Education Building

- 7th St. and Van Buren
- 280,000 sq.ft. facility
- \$130 million cost
- Opened Summer 2012
- Accommodates 440 medical students



UA Cancer Center

- 7th St./Fillmore
- 220,000 sq.ft.
- \$100 million cost
- Outpatient and research facilities
- Opened in 2015
- Will accommodate up to 60,000 patient visitors per year



Biosciences Partnership Building

- 7th Street, north of Van Buren
- 245,000 sq.ft.
- \$136.1 million cost
- Will house neurological, cardiovascular, cancer, genomic and nanobioscience research facilities
- Broke ground in October 2014; to be completed in November 2016.



Historic Fillmore Post Office & Student Union

- Fillmore Post Office renovated to accommodate student lounge, activity rooms and study areas
- Opened March 2013
- Post Office services maintained



YMCA/Student Rec Center

- Lincoln Family YMCA & ASU
- 64,000 SF Student Rec Center
- Broke ground April 2012
- Completed August 2013
- large gym/weight room & rooftop leisure pool



Hotel Palomar Phoenix by Kimpton



- 242 room hotel at Central and Jefferson; opened June 2012
- 224 luxury apartments; opened in February 2014

Lofts at McKinley



- 60 units of affordable senior housing (55+)
- Developer: Gorman and Company and partners Downtown Phoenix CDC and ABIL
- Completed September 2012-LEED platinum

UL2 Apartments



- 650 N. Second Ave
- 70 units mixed income housing
- Completed in Fall 2013
- Developed by Native American Connections

Roosevelt Point Apartments



- 3rd St./Roosevelt
- 326 units; 609 beds
- \$41 million cost
- Broke ground March 2012
- Developed by Concord Eastridge
- Opened August 2013

ASU Center for Law & Society

- First Street/Taylor
- 280,000 square feet
- New home of Sandra Day O'Connor School of Law
- \$129 million project
- Broke ground July 2014
- Scheduled Completion in Summer 2016



Monroe Hilton Garden Inn



- Central & Monroe
- Former Valley Bank Building
- \$40 million renovation
- 165 guestrooms
- Completion in December 2015

Luhrs Marriott Courtyard/Residence Inn



- Dual purpose hotel developed by Hansji Hotels
- 120 room Courtyard by Marriott & 200 room Residence Inn by Marriott
- Exterior design will complement existing Luhrs Tower and Building
- Construction commenced Sept 2015

Union @ Roosevelt



- First Avenue/Roosevelt
- 80 market rate units
- Developed by MetroWest
- Ground floor restaurant & retail
- Opening 2016

Containers on Grand



- 12th Avenue & Grand Avenue
- 16 shipping containers repurposed into 8 residential units
- By architecture firm Stark James
- Construction was complete in November

Portland on the Park



- Portland & Central-Third Avenues
- 149 luxury condominiums from 745 to 2,300 square feet
- Developed by Habitat Metro
- Delivery is expected in mid-2016

Alta Fillmore



- SE corner of 7th Ave & Fillmore St
- 224 unit apartment complex by Wood Partners
- Construction began this summer and will be complete in late 2016

ArtHaus



- First Avenue near Central & McDowell
- 25-unit project designed to take advantage of the artistic amenities in the neighborhood
- To be complete in May 2016

Coronado Commons



- SE corner of Coronado & Third Streets
- By SRM Arizona Development
- 20 luxury single-family homes
- Construction is expected to be complete in 2016

Broadstone Arts District



- McDowell & Alvarado Streets
- 280-apartment building by Alliance Residential that will feature a 12,000 sf courtyard and 2,000 sf indoor exhibition space
- Construction has begun

En Hance Park



- 2nd Street & Moreland, south of Hance Park
- Sencorp began construction in September and is expected to be complete in 2016
- 49 condominiums

Proxy 333



- Fourth Street & McKinley
- By Tilton Development in partnership with Goodman Real Estate
- 118-mid-rise-apartment complex featuring 10 ground floor live-work units

11 & 12 Capital Place



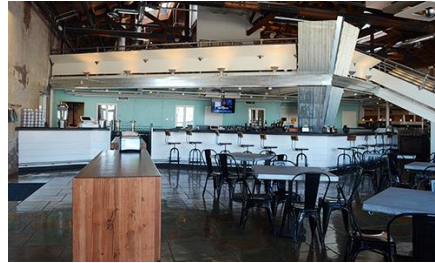
- 11th & 12th & Washington Streets
- 292 apartments
- Two five-story structures
- Developed by Epoch Properties
- Construction began Sept 2014

Muse Apartments



- Central Ave & McDowell St
- 367 market rate units
- \$50 million project
- Developed by Lennar Multifamily Communities
- Broke ground November 2015

Adaptive Reuses



Desoto Market

- Central Ave & Roosevelt
- 17,000-square-foot indoor market housing restaurants, a bar, coffee shop and artisan spaces
- Preserves the original charm of the 1928's C.P. Stephens DeSoto Six Motorcars dealership building



R & R partners

- Second & Buchanan Streets
- R&R Partners, a nationally recognized advertising agency, moved into this 1926's 2,500 sf grocery warehouse

Adaptive Reuses



Scheduling Institute

- Former Jackson & 3rd Streets restaurant
- West Coast HQs for the Scheduling Institute, the World's largest dental training company
- The 20,000 sf building retains the original brick



AcmePrints

- 7th Ave & Roosevelt
- AcmePrints, a premier custom and green screen printer, moved to this newly remodeled, eco-friendly vintage industrial building

Adaptive Reuses



Welnick Arcade Marketplace

- Van Buren St & Third Ave
- The 1927 Spanish Colonial style Welnick Marketplace is being redeveloped
- 11,000+ sf of restaurant and retail space
- The new building will expose garage-style doorways and the boarded up windows and skylights will see the light again



Downtown: Our Focus for Future

- More people – especially residents
- Creating a true, walkable, livable downtown – attract more services and retail, street level ambiance and experience, more shade, etc. – create a true community feel
- Continued expansion of light rail – downtown as the hub – plus long-term potential for commuter rail
- Continue to get the word out about the positive changes in downtown

THANK YOU FOR YOUR TIME! FOR MORE INFO PLEASE VISIT:

www.dtphx.com

