



Place Type: [Major Urban Center](#)

TRANSIT ORIENTED DEVELOPMENT PROFILE SHEET | 2024

44th St & Washington St Station

Station Area Destinations and Development Opportunities

Vision Themes found in TOD Policy Plan

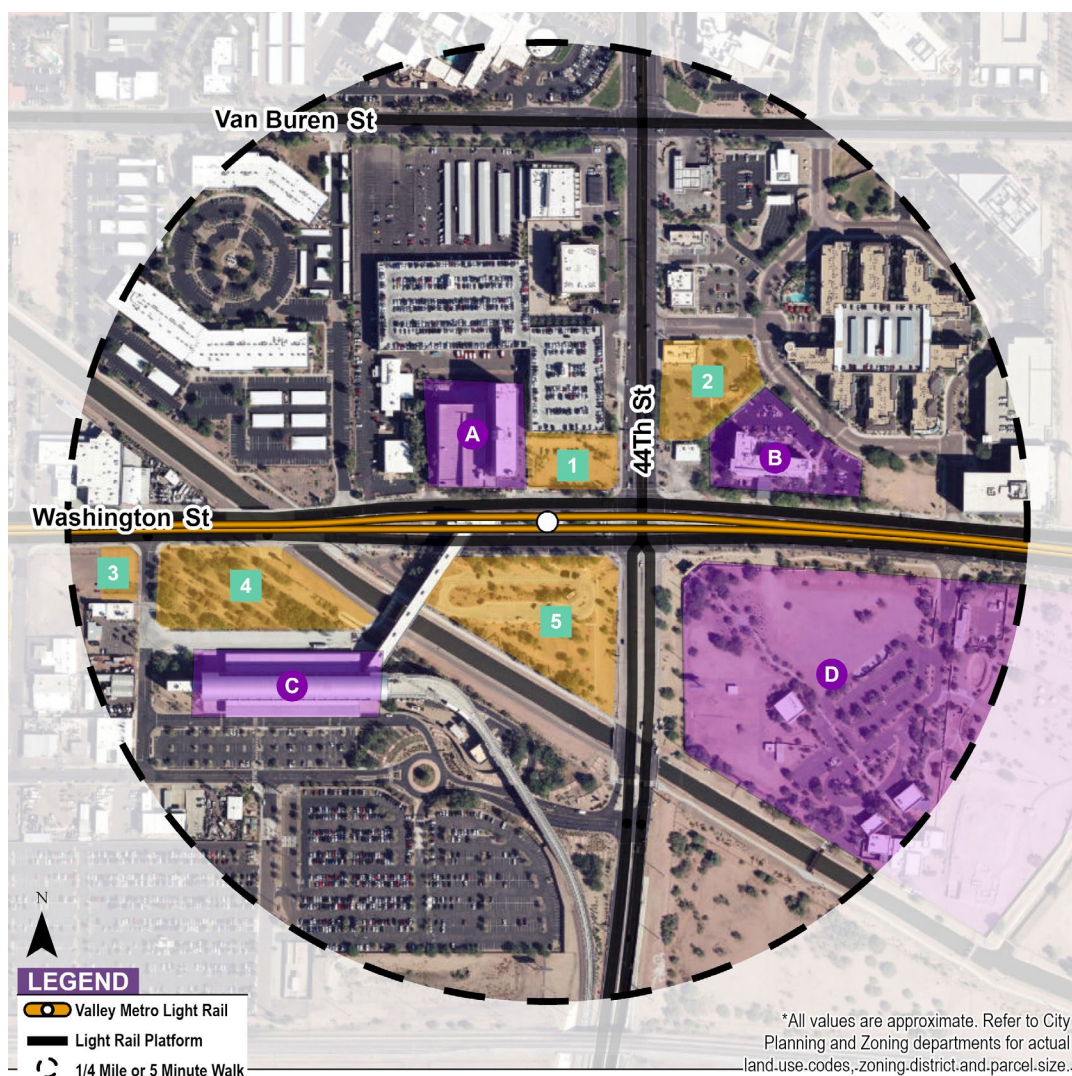
- Strong Local Economy
- Housing Affordability for all Residents
- Walkable Neighborhoods

Development Opportunities*

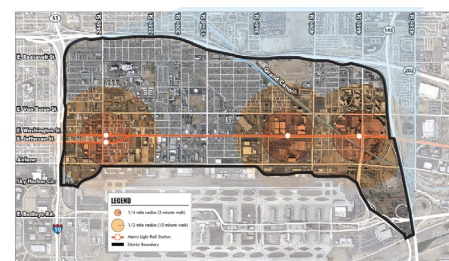
- 1 Vacant Land | 0.9 acres | C-2 | WU T6:15
- 2 1-story Commercial Building | 1.4 acres | C-2 | WU T6:15
- 3 4117 E Washington St
- 4 Vacant Land | 2.5 acres | A-1 | WU T5:5
- 5 Surface Parking | 3.3 acres | A-1 | WU T5:5

Destinations

- A Crown Plaza Hotel
- B Aloft Hotel
- C 44th St. Sky Train Station
- D S'edav Va'aki Museum



*All values are approximate. Refer to City Planning and Zoning departments for actual land-use.codes, zoning.district.and.parcel.size.



Gateway District

Light Rail Route

- PHOENIX
- Metro Parkway
- Mountain View/25th Ave
- 25th Ave/Dunlap
- 19th Ave/Dunlap
- Northern/19th Ave
- Glendale/19th Ave
- 19th Ave/Montebello
- 19th Ave/Camelback
- 7th Ave/Camelback
- Central Ave/Camelback
- Campbell/Central Ave
- Indian School/Central Ave
- Osborn/Central Ave
- Thomas/Central Ave
- Encanto/Central Ave
- McDowell/Central Ave
- Roosevelt/Central Ave
- Van Buren/Central Ave
- Van Buren/1st Ave
- Washington/Central Ave
- Jefferson/1st Ave
- 3rd St/Washington
- 3rd St/Jefferson
- 12th St/Washington
- 24th St/Washington
- 24th St/Jefferson
- 38th St/Washington
- 44th St/Washington
- 50th St/Washington
- TEMPE
- Priest Dr/Washington
- Center Pkwy/Washington
- Mill Ave/Third St
- Veterans Way/College Ave
- University Dr/Rural
- Dorsey Ln/Apache Blvd
- McClintock Dr/Apache Blvd
- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- MESA
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa/Main St
- Stapley Dr/Main St
- Gilbert Rd/Main St

- LEGEND**
- Featured Station
 - Station
 - Park-and-Ride
 - Transit Center

Transit Station Attributes

- » 1 East/1 West
- » 32
- » 44 North/44 South

Major Employers

- » Phoenix Sky Harbor International Airport
- » DPR Construction
- » Mobile Mini
- » Emcor Services Arizona
- » Arizona Financial Credit Union
- » Dinan Company
- » KB Home
- » TWS Acquisition
- » Carollo Engineers
- » American Family Insurance

Existing Retail/Services

- » Aloft Hotel
- » Markets West Office Furniture
- » Crowne Plaza Hotel

Existing Dining / Entertainment

- » Walter Station Brewery
- » Panera Bread
- » Burger King
- » WXYZ Bar

Demographics

Population	343 people
Station's Population Density Ratio	0.31 times more dense than rest of the City
Jobs within 1/3 sq mi.	3,711
Station's Job Density Ratio	7.49 times more dense than rest of the City
Median HH Income	\$63,036
Median Age	25

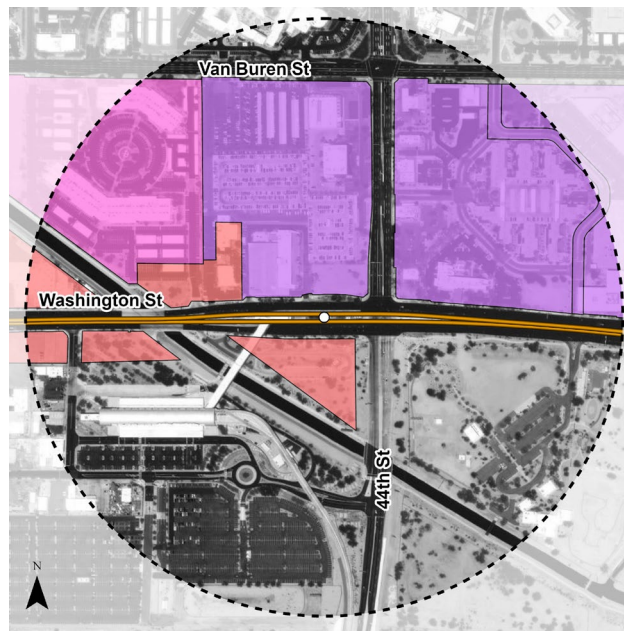
Development Opportunities

- » 1. Mixed-Use Residential
- » 2. Mixed-Use Office
- » 3. Commercial Retail
- » 4. Food and Beverage
- » 5. Aviation and Off-Airport Services
- » *Learn more via the Gateway

[TOD Policy Plan](#)



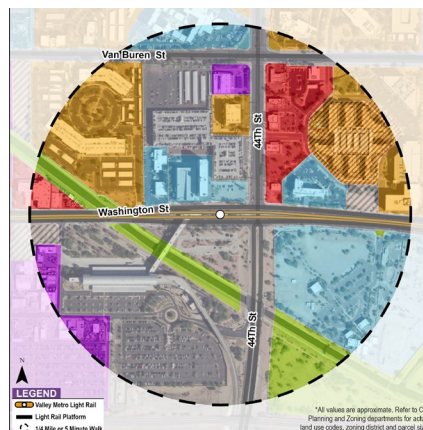
Transect (1/4 mile)



LEGEND

- Valley Metro Rail
- T4:3
- T5:3
- T5:35
- T5:7
- T6:15
- T6:22

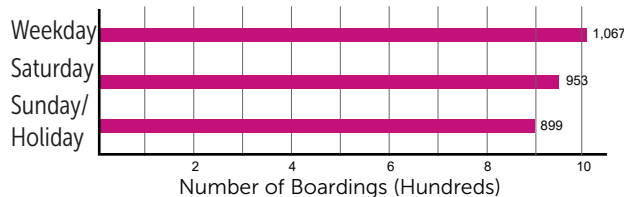
Land Use (1/4 mile)



GENERAL PLAN LAND USE LEGEND

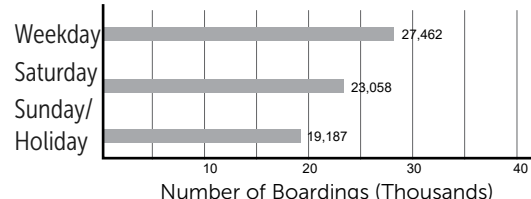
- Parks/Open Space
- Industrial
- Commercial
- Public/Quasi-public
- Mixed Use
- Residential 1 to 2 du/acre
- Residential 3.5 to 5 du/acre
- Residential 5 to 10 du/acre
- Residential 10 to 15 du/acre
- Residential 15+ du/acre

Station Boardings Daily Average



LEGEND

- Featured Station



LEGEND

- Full System