



# McDowell/Central Ave Station

## Station Area Destinations and Development Opportunities

### Vision Themes found in TOD Policy Plan

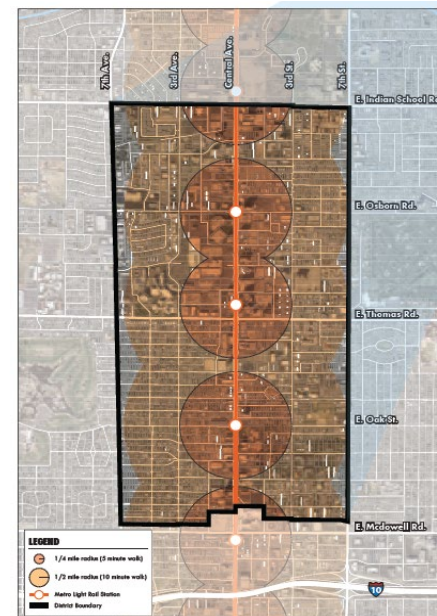
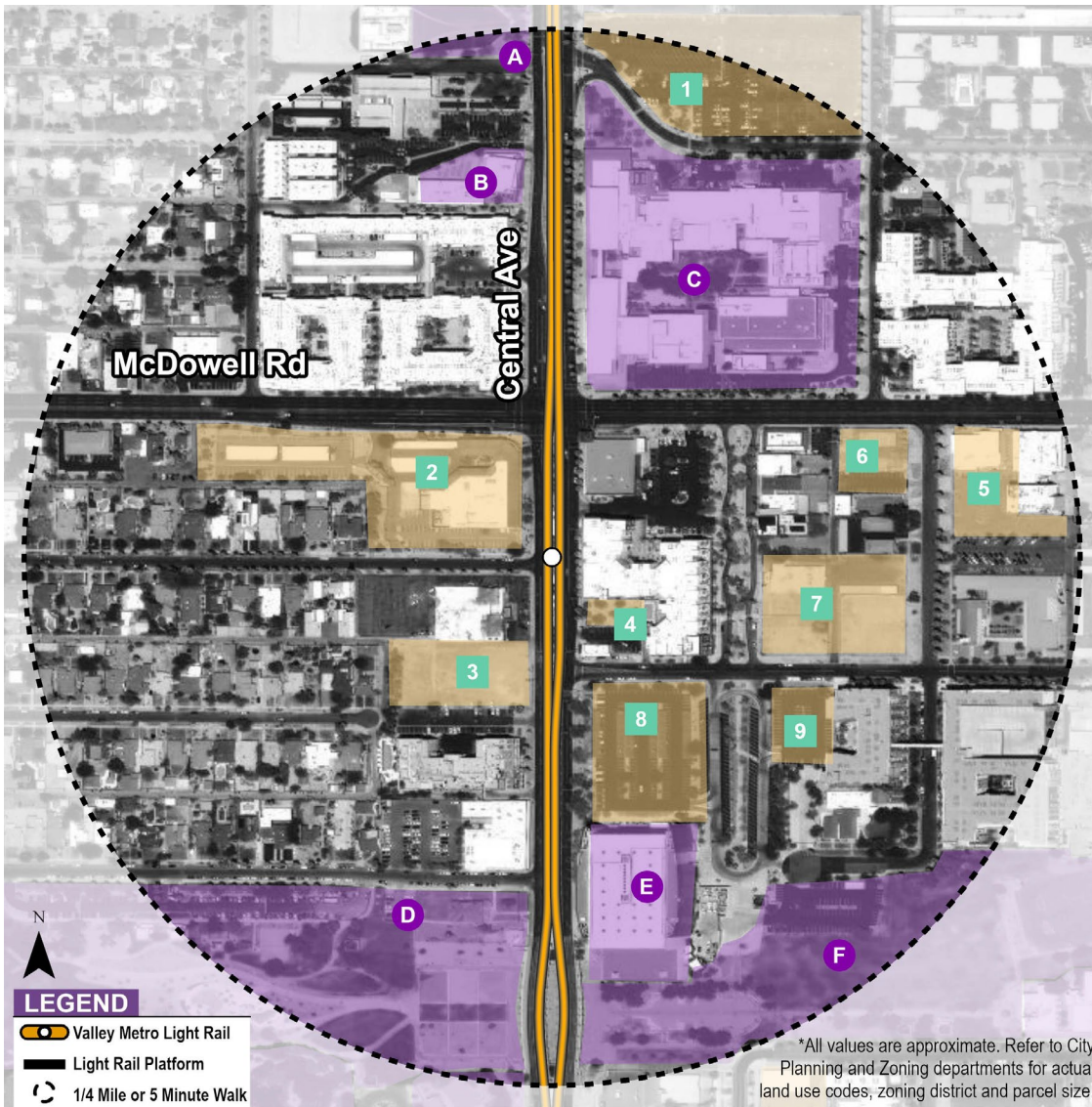
- Innovative Local Businesses
- Cooler Temperatures
- A Walkable and Bikeable Place

### Destinations

- A BMO Office Tower
- B Arizona Opera
- C Phoenix Art Museum & Phoenix Theater
- D Hance Park
- E Burton Barr Library
- F Creighton Medical School
- Hance Park

### Development Opportunities\*

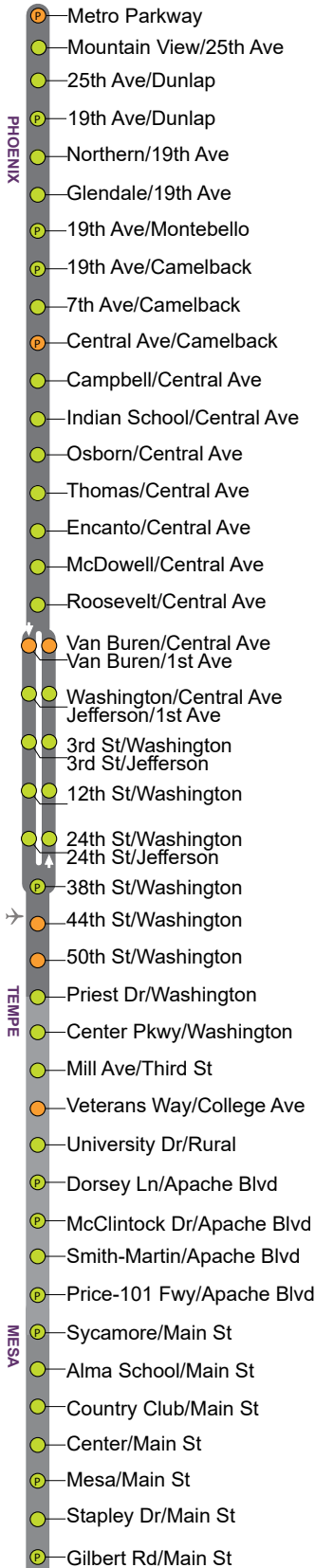
- 1 Surface Parking | 3.4 acres | C-2 HRI & R-3 | WU T6:22
- 2 Vacant Land | 3.2 acres | DTC - Downtown Gateway - Max HT 250'
- 3 Vacant Land | 1.1 acres | DTC - Downtown Gateway - Max HT 75'
- 4 1505 N Central Ave
- 5 Vacant Commercial | 1 acres | DTC - Townsend Park - Max HT 90'
- 6 Vacant Land | 0.5 acres | DTC - Townsend Park - Max HT 90'
- 7 Vacant Land & 1-story Commercial | 1.7 acres | DTC - Townsend Park - Max HT 90'
- 8 Surface Parking | 1.7 acres | DTC - Townsend Park - Max HT 90'
- 9 Surface Parking | 1.9 acres | DTC - Downtown Gateway - Max HT 250'



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

Midtown District [TOD Policy](#)

### Light Rail Route



### Transit Station Attributes

- » 17 East/17 West
- » 0 North/0 South

### Major Employers

- » BMO Harris
- » Viad Corp
- » Pricewaterhouse-Coopers
- » State of Arizona - Attorney General's Office
- » Finn Foundation
- » Arizona School for the Arts

### Existing Retail/Services

- » CVS Pharmacy
- » Salon D'Shayn
- » Community Florist
- » SunWest Federal Credit Union
- » Burton Barr Central Library

### Existing Dining / Entertainment

- » Forno 301
- » Throne Brewing & Pizza Kitchen
- » Mifan
- » Giant Coffee
- » In Perfectto Gelateria
- » Basillic Vietnamese Kitchen
- » Spaghetti Factory
- » Taco Bell
- » Jack in the Box
- » Blue Fin
- » Phoenix Art Museum
- » Phoenix Theater
- » Arizona Opera

### Demographics

<b>Population</b>	758 people
<b>Station's Population Density Ratio</b>	0.68 times more dense than rest of the City
<b>Jobs within 1/3 sq mi.</b>	3,502
<b>Station's Job Density Ratio</b>	7.07 times more dense than rest of the City
<b>Median HH Income</b>	\$54,167
<b>Median Age</b>	36

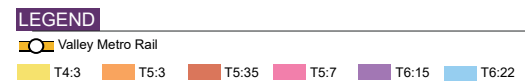
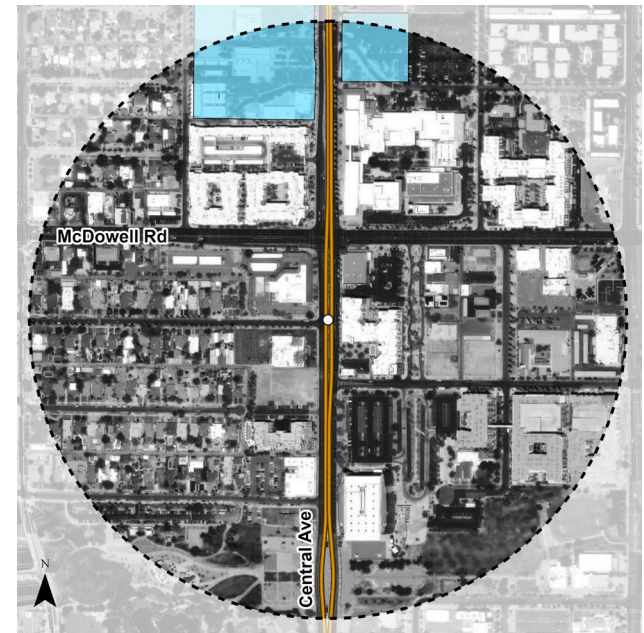
### Development Opportunities

- » 1. Mixed-Use Residential
- » 2. Commercial Retail
- » 3. Hotel

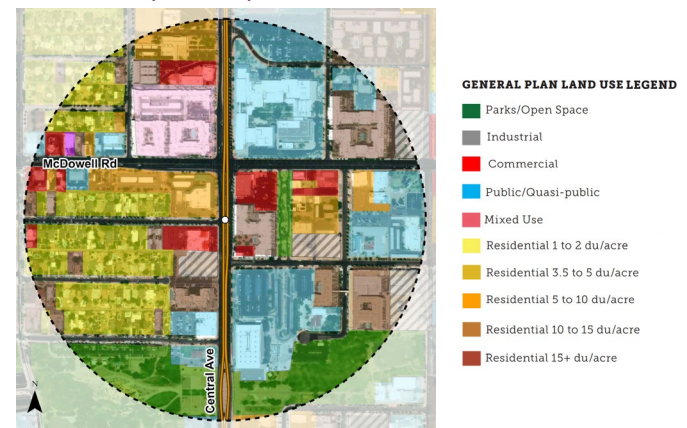
### Recent New Development

- » (2019) Circa on Central - 223 unit multi-family
- » (2019/2021) Portrait at Hance Park - 448 unit multi-family
- » (2020) Hance Park Revitalization - Phase 1A

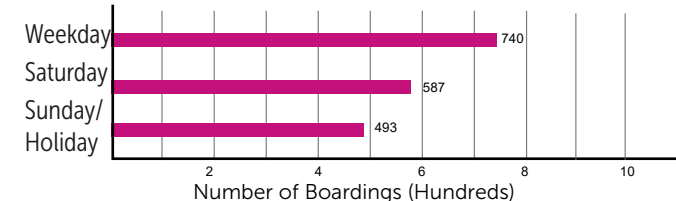
### Transect (1/4 mile)



### Land Use (1/4 mile)



### Station Boardings Daily Average



### Planned Nearby Development

- » Roses by the Stairs Brewery (under construction)
- » Phoenix Theater Black Box Theater Addition
- » 1500 N Central Tower - 337 unit multi-family with retail
- » 207 E McDowell - 134 unit multi-family
- » 102 E Willetta Apartments - 108 unit multi-family