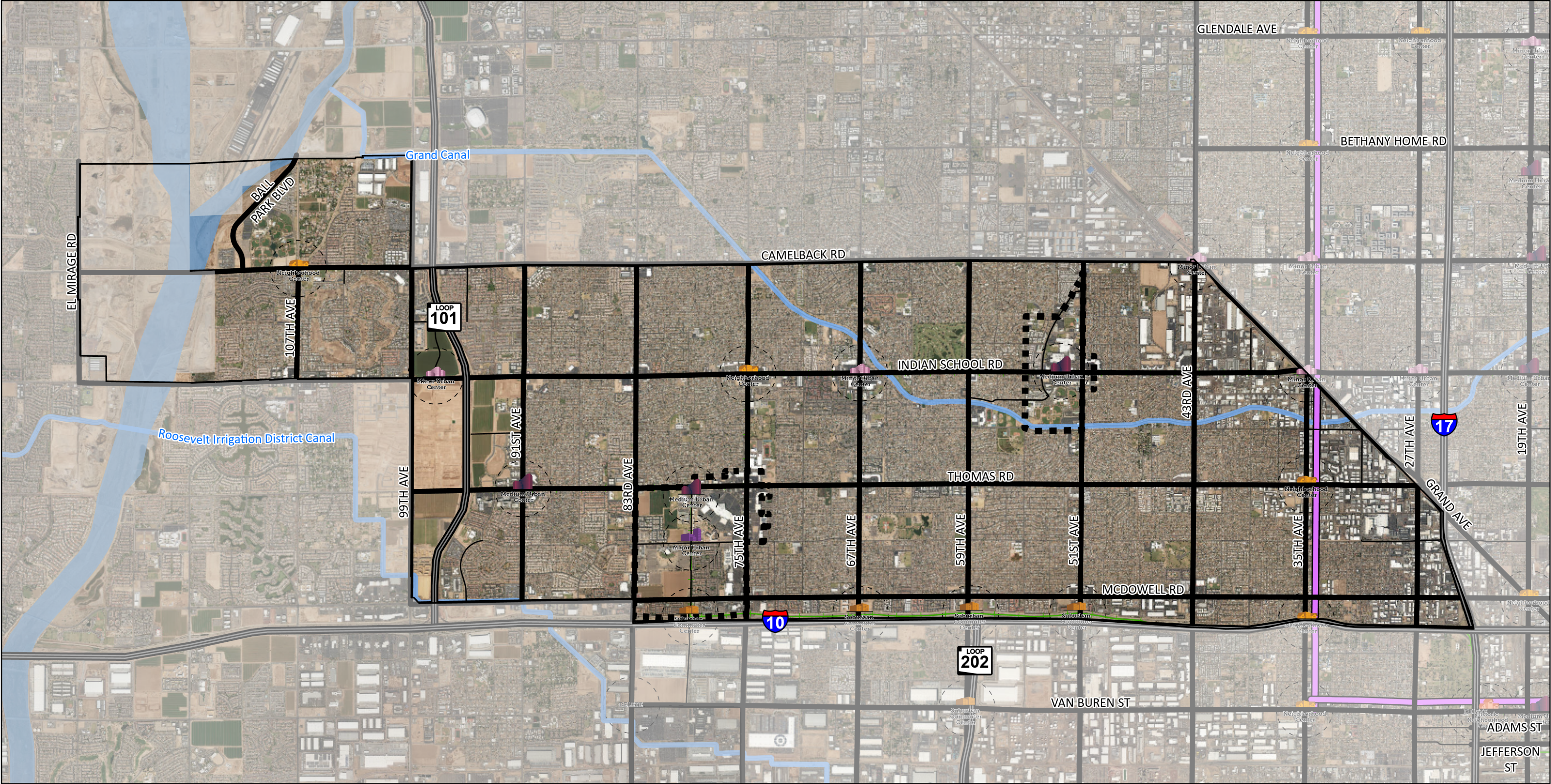
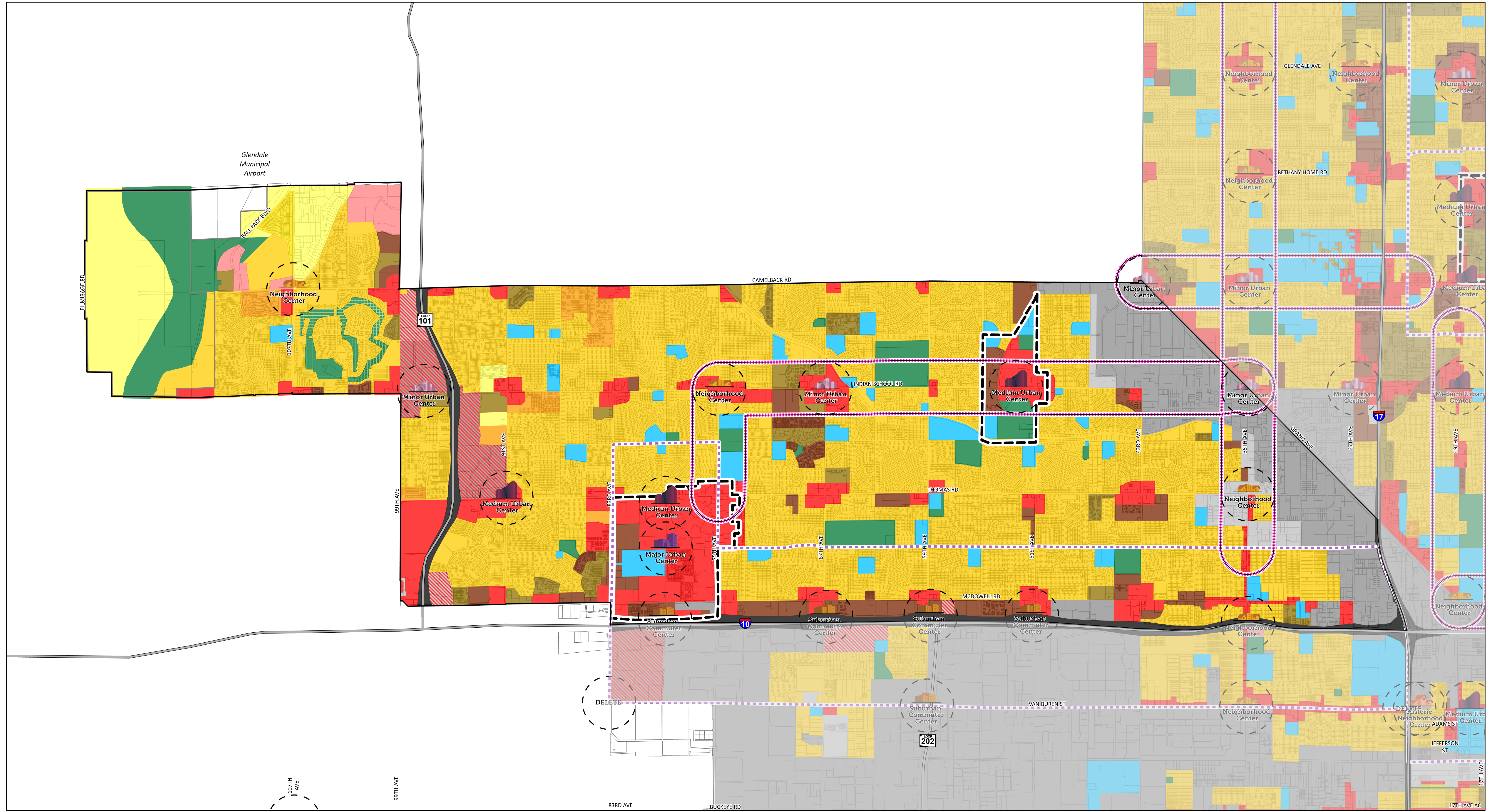


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Maryvale Village

N



- Village
- Village Cores
- Centers (Quarter Mile Buffer)
- Adopted TOC Corridors
- Proposed Growth Corridor

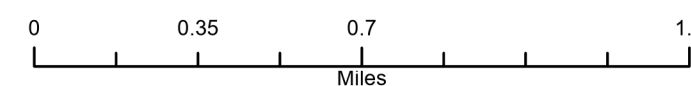
Existing General Plan Land Use Map Designations

- | | |
|----------------------------|----------------------------|
| Residential 1 to 2 du/ac | Residential 10 to 15 du/ac |
| Residential 2 to 3.5 du/ac | Residential 15+ du/ac |
| Residential 3.5 to 5 du/ac | Commercial |
| Residential 5 to 10 du/ac | Industrial |

- | |
|--------------------------|
| Commerce / Business Park |
| Public/Quasi-Public |
| Transportation |

- | |
|------------------------------------|
| Parks/Open Space - Publicly Owned |
| Parks/Open Space - Privately Owned |

- | |
|---------------------------------------|
| Commercial / Industrial |
| Commercial / Commerce / Business Park |
| Mixed Use |





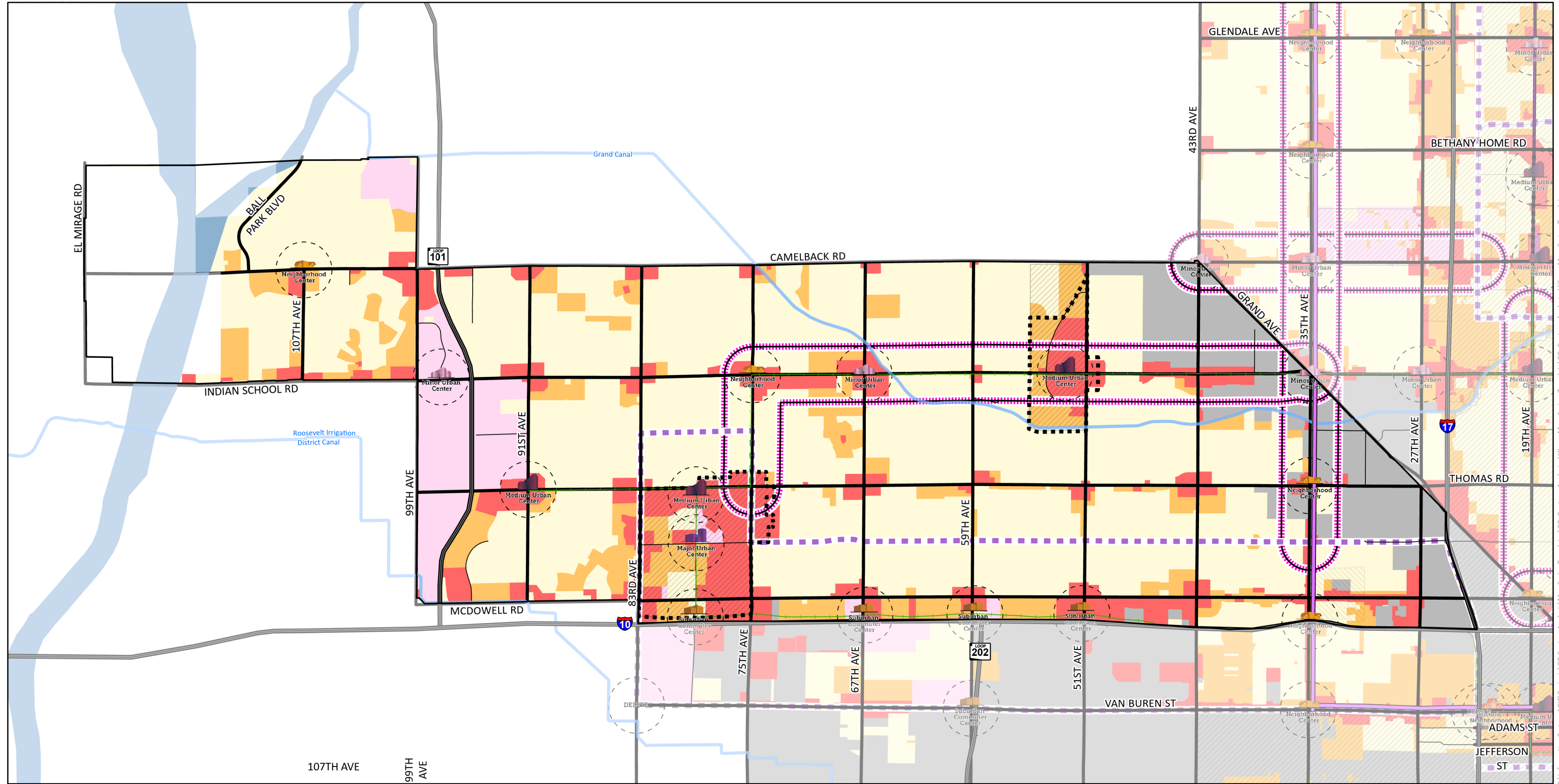
Create a Network
of Vibrant Cores,
Centers, and Corridors

Maryvale Village General Plan Centers Analysis

DRAFT



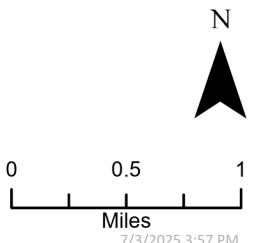
PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**



- Village
- Village Cores
- Centers (1/4 Mile Buffer)
- Adopted TOC Corridors
- Proposed Growth Corridors
- Light Rail
- Proposed Light Rail
- Approved BRT Corridor

- Redevelopment Area
- Infill and/or Special Plan or Area Plan that promotes increase of scale and intensity

- Generalized Zoning
 - SF Residential
 - MF Residential
 - PUD
- WU Code
 - Downtown Code
 - Commercial
 - Industrial



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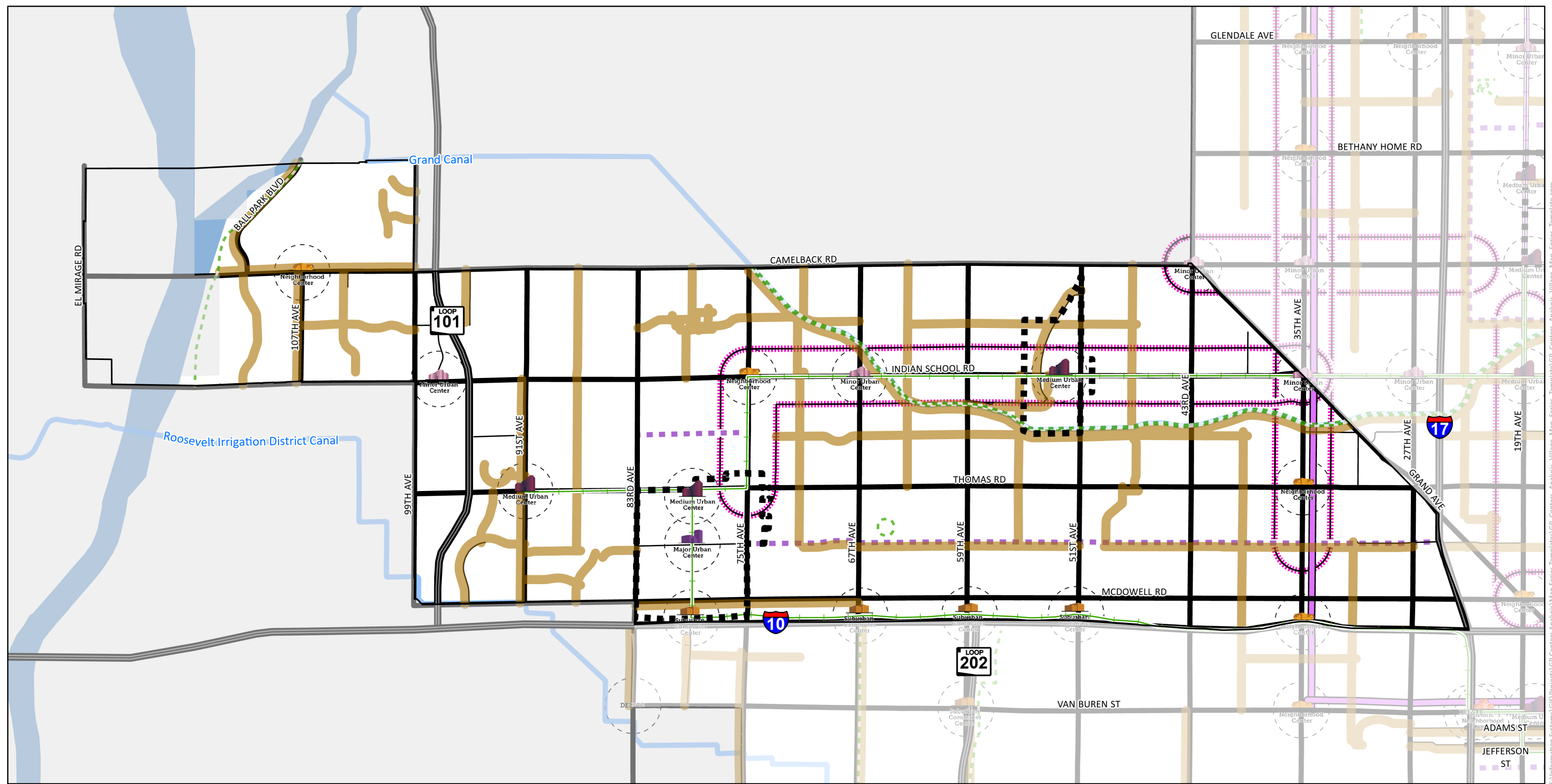
Connect People
& Places

Maryvale Village General Plan Centers Analysis

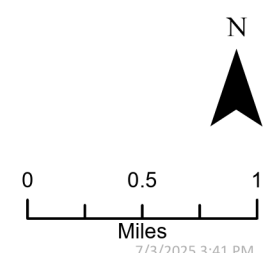
DRAFT



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**



- | | | |
|---------------------------|---------------------------|-----------------------|
| Village | Proposed Growth Corridors | Approved BRT Corridor |
| Village Cores | Arterial Street | Canal |
| Centers (1/4 Mile Buffer) | Collector Street | Bikeways |
| Adopted TOC Corridors | Light Rail | Trails |
| | Proposed Light Rail | |



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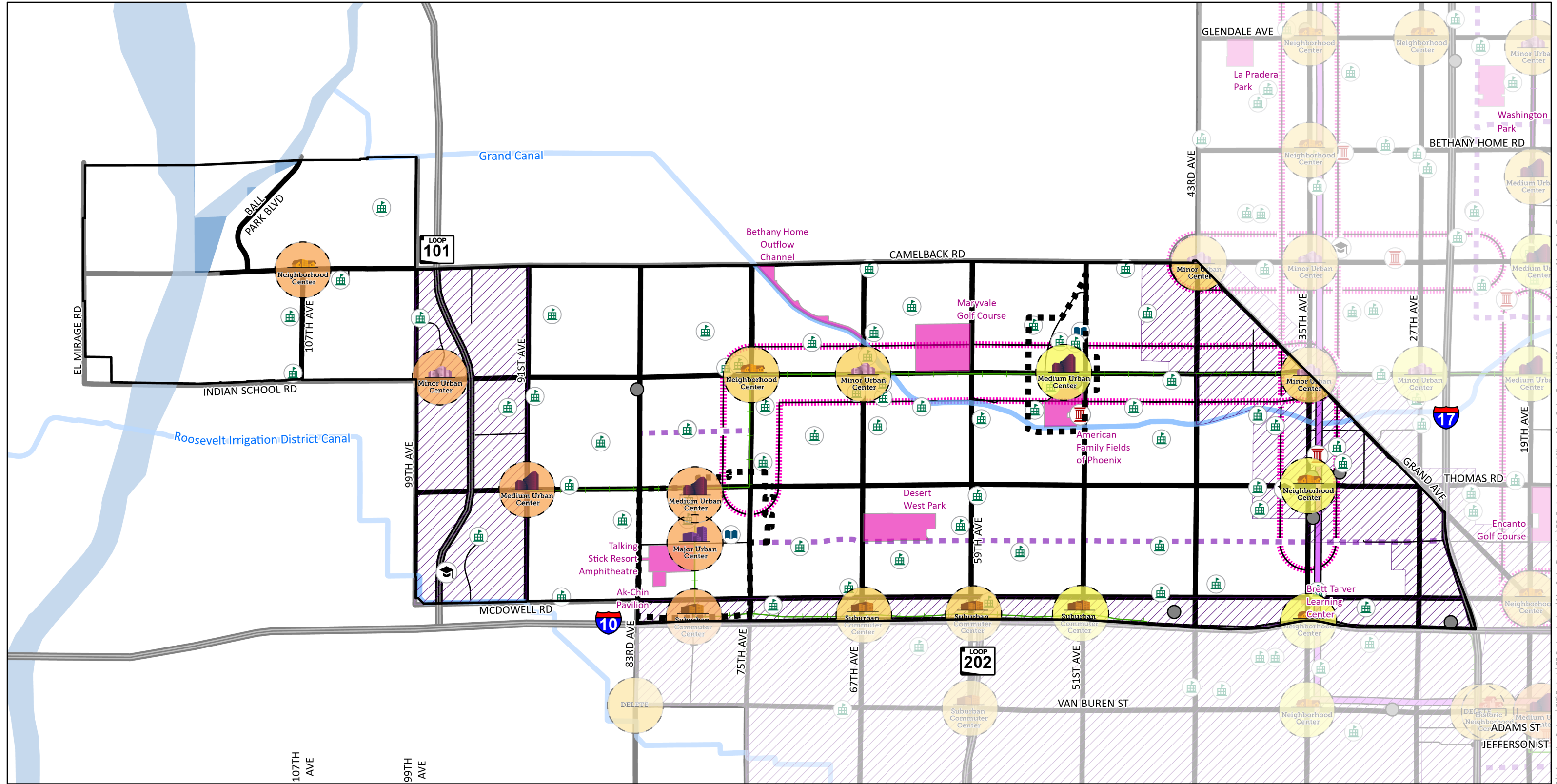
Strengthen Our
Local Economy

Maryvale Village General Plan Centers Analysis

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PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**



- Village
- Village Cores
- Centers (1/4 Mile Buffer)
- Adopted TOC Corridors
- Proposed Growth Corridors

- Light Rail
- Proposed Light Rail
- Approved BRT Corridor
- Points of Pride
- Employment Center

- Trade Schools
 - Cultural Facilities
 - Library
 - College/University
Pre-School, Elementary, Middle, High
Schools
 - Airport Noise - 65 DNL*
- *Subject to change in 2025

Employers % Change (2020-2050)

- 0 - 23.19
- 23.20 - 42.98
- 42.99 - 90.37
- 90.38 - 438.94
- 438.95 - 1,051.08

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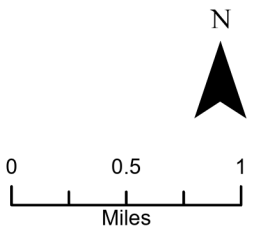
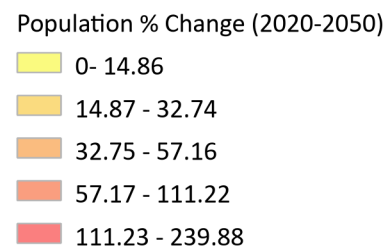
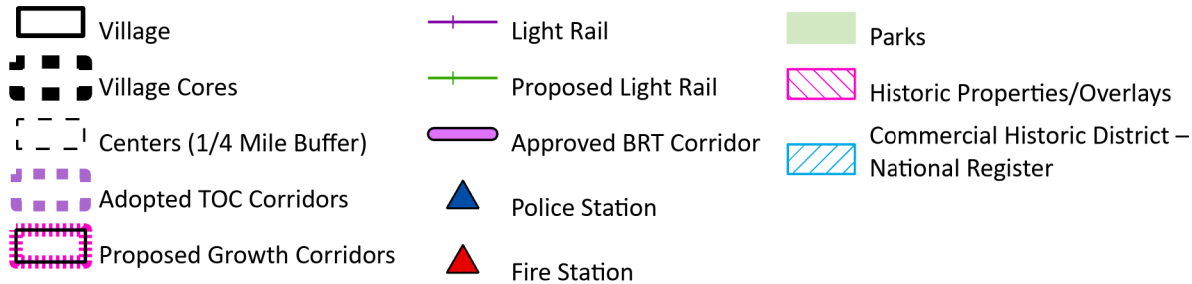
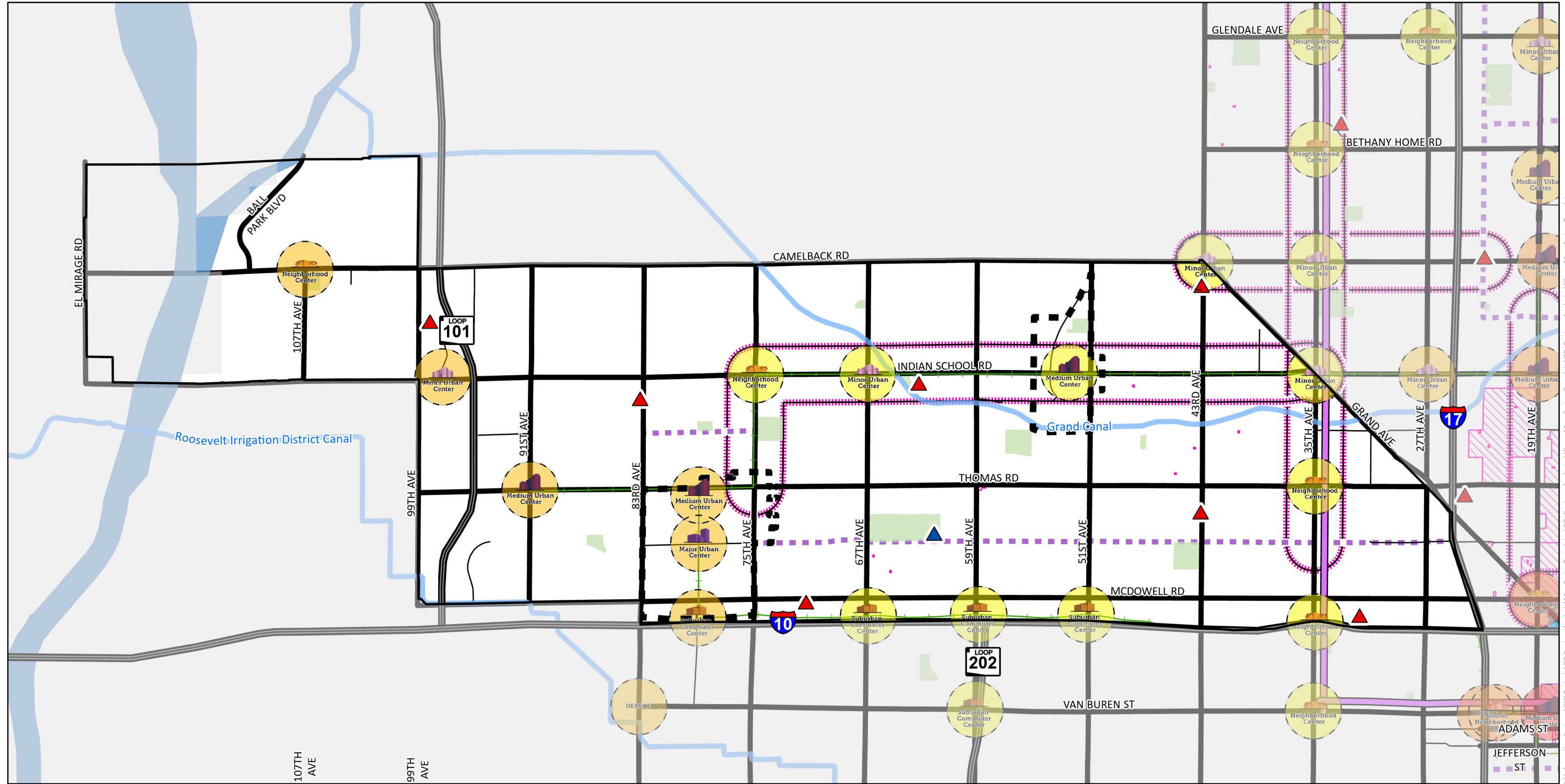
Celebrate Our Diverse
Communities &
Neighborhoods

Maryvale Village General Plan Centers Analysis

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PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**



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