



# Ahwatukee Foothills

VILLAGE CHARACTER PLAN

[phoenix.gov](http://phoenix.gov)



# > Narrative

The Ahwatukee Foothills Village's northern border is contoured along the foothills of the massive South Mountain Park. The Village extends south to Pecos Road and from the I-10 freeway to approximately 35th Avenue. Ahwatukee offers professional offices, shops, and a major commercial center in the Village Core, along with easy access to downtown Phoenix. South Mountain Park provides a quiet respite from the urgency and noisy tumult of the City.

The Village supports family-oriented outdoor lifestyles filled with hiking, biking, walking, and playing amongst the rugged open spaces of South Mountain and the manicured parks, playgrounds and golf courses found throughout the Village. Scenic desert views are protected and maintained by the predominantly low-rise environment, defined by the prevalence of quiet, master planned, single-family neighborhoods. The Village provides easy access to Phoenix and other major cities in the East Valley via the I-10 freeway and major commercial thoroughfares.

The Ahwatukee Foothills Village supports development that respects and maintains the quiet atmosphere of its neighborhoods and the spacious, open, and exurban feel of its unique communities.

# Ahwatukee Foothills Village

## BY THE NUMBERS



### Population

Existing: 81,060 (2015)  
Projected: 89,690 (2030)



# 42%

Residential  
0-5 du/acre



# 14.11

Square Miles of  
South Mountain Park



# 1.2%

Percentage of  
Parks/Open Space



# 146 Miles

of trails and bikeways



# 32,790

Households (2015)

# 1.7%

State Trust Land  
(approx. 0.61 square miles)

# <1%

County Jurisdiction  
(approx. 0.05 square miles)

# Ahwatukee Foothills Village

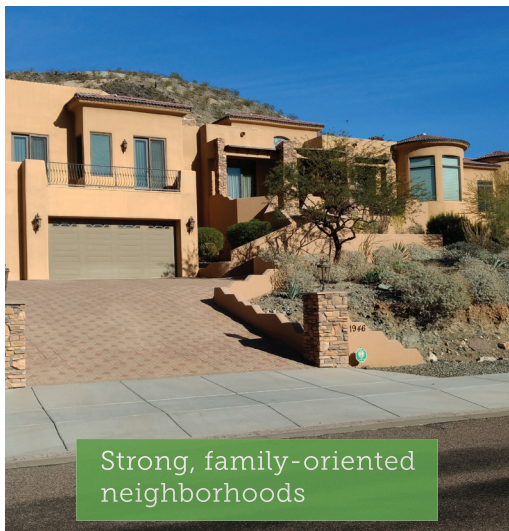
## CHARACTER



Golf Courses



Diverse open spaces



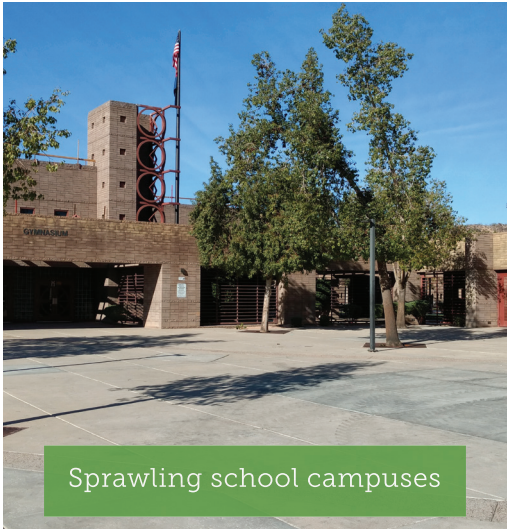
Strong, family-oriented neighborhoods



Quality public parks and playgrounds



Excellent outdoor recreational opportunities



Sprawling school campuses



Scenic Mountain Views & Sweeping Desert Vistas

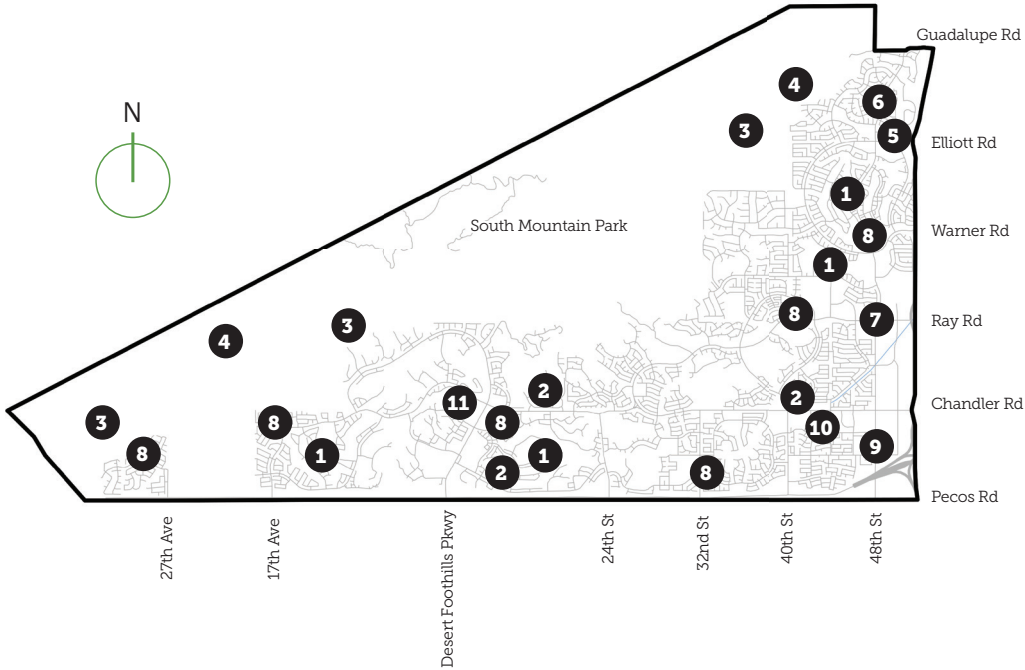


Low-density residential developments

# Ahwatukee Foothills Village

## ASSETS

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1. Renowned golf courses including the Ahwatukee Country Club, Ahwatukee Lakes, Foothills, and Club West golf clubs
2. High-quality public, private, and charter schools and school campuses
3. Multi-use trails in South Mountain Park including the Desert Classic, Pyramid, and Pima trails
4. South Mountain Park's unique features and landmarks, including archaeological heritage sites, ancient petroglyphs, and Marcos de Niza Rock
5. Highly educated workforce
6. Employment center with a diverse group of businesses at the Phoenix Tech Center
7. Dining, entertainment, and shopping options catering to both Ahwatukee Foothills and the surrounding region, including those at Ahwatukee Foothills Towne Center
8. HOA governed master-planned communities including the Ahwatukee Board of Management, Mountain Park Ranch, Lakewood, The Foothills, Foothills Club West, Foothills Reserve, and other communities
9. Pecos Community Center
10. Ironwood Library
11. Desert Foothills Park



1 Club West Golf Club



3 South Mountain Park Trails



6 Foothills Club West



7 Pecos Community Center



8 Ironwood Library



9 Desert Foothills Park

Welcome to  
**DESERT FOOTHILLS PARK**  
 Established 1992



**Park Rules**

- No camping
- No shopping carts
- Dogs must be on a leash
- No parking other closure
- Swimming: public permit required
- Swimming: private permit required
- Swimming: lifeguard not provided
- Fires allowed in designated areas only
- Alcoholic beverages prohibited except by permit
- Unauthorized vehicles restricted to designated parking areas and several roads are not allowed by ADA.
- Pet owners and custodians are required to clean up animal waste
- Removal and destruction of vegetation is prohibited
- Removal and destruction of vegetation is prohibited

Violation of these and other City of Phoenix codes may result in up to a \$2,500 fine, 30 days in jail, 1 year probation and an order to leave.

# SOUTH MOUNTAIN PARK

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Lifestyles in Ahwatukee are shaped by the sprawling desert landscape of South Mountain, with its myriad hiking and biking trails traversing steep mountain slopes, deep desert washes, and undulating desert plains. The park's trails and bike paths provide connectivity via canals and bridges that open the Village to the vast expanse of the East Valley and the drainage of the Salt River.

# PLANNED COMMUNITIES

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A large portion of the Ahwatukee Foothills Village is composed of Planned Community Districts. These districts are intended to encourage the unified planning of large areas in order to achieve a harmonious mixture and variety of land uses. These districts often contain large areas designed to function as community open space, parks, golf courses, preserve land, and other features. These master planned communities and their high-quality amenities contribute greatly to character and quality of life in Ahwatukee Foothills.

For more information on Ahwatukee Foothills Village Plans & Codes, please visit

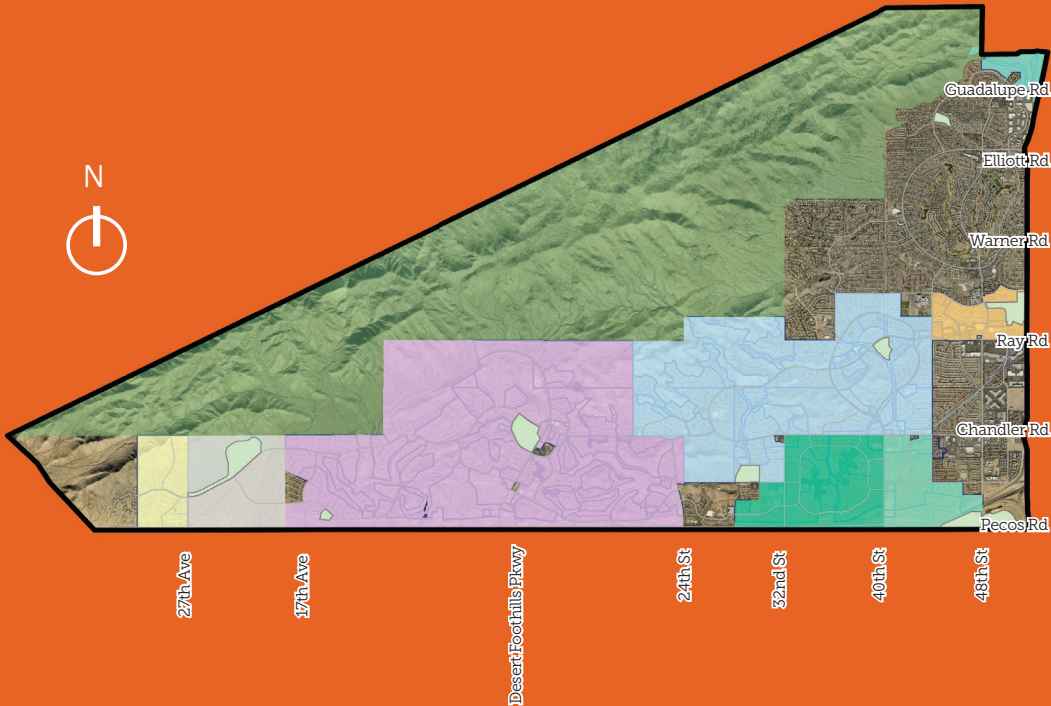
[phoenix.gov/villages/Ahwatukee-Foothills](https://phoenix.gov/villages/Ahwatukee-Foothills)













# Ahwatukee Foothills Village

## Open Space & Planned Communities

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	Ahwatukee 620		Silver Creek
	Lakewood		South Mountain 320
	Mountain Park Ranch		Foothills at South Mountain
	Pecos Road		Pointe at South Mountain
	Parks/Open Space		South Mountain Park

# LAND USE

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The Ahwatukee Foothills Village Planning Committee helped to identify specific land use principles from the approved 2015 General Plan and representative examples to better equip all stakeholders with the ability to preserve and protect the Village Character while encouraging growth and investment.

## Land Use Principles

- **Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.**

*Ahwatukee Foothills Village Core, primarily commercial development between 46th Place and the I-10, along Ray Road*

- **Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.**

*Ahwatukee Chamber of Commerce, 45th Street and Chandler Boulevard, Phoenix Tech Center, and Ahwatukee Foothills Towne Center*

- **Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.**

*MAG Designated 'Ahwatukee' Major Employment Center*

# AHWATUKEE FOOTHILLS VILLAGE



## General Plan Categories

<ul style="list-style-type: none"> <li> 0 to 1 du/acre - Large Lot</li> <li> 1 to 2 du/acre - Large Lot</li> <li> 2 to 3.5 du/acre - Traditional Lot</li> <li> 3.5 to 5 du/acre</li> <li> 5 to 10 du/acre</li> <li> 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments</li> <li> 15+ du/acre - Higher density attached townhouses, condos, or apartments</li> <li> Parks/Open Space - Publicly Owned</li> <li> Parks/Open Space - Privately Owned</li> <li> Mixed Use (MU) Striped</li> </ul> <p>Two color stripes indicate that either land use in any quantity is appropriate. Can be any combination i.e., commercial/industrial, or residential/ residential, or industrial/ residential specific density, etc.</p>	<ul style="list-style-type: none"> <li> Commercial</li> <li> Commerce/Business Park</li> <li> Public/Quasi-Public</li> <li> Transportation</li> <li> Future Freeway</li> <li> Primary Core</li> <li> Park</li> <li> School</li> </ul>	<ul style="list-style-type: none"> <li> Arterial Streets</li> <li> Collector Streets</li> <li> Future Transportation</li> </ul>
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## Land Use Principles

- New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

*Southeast corner of 40th Street and Frye Road*

- Residential Conversion Policy: Encourage properties and neighborhoods planned for residential use to continue as residential uses rather than being assembled for nonresidential development.

*Residentially zoned properties throughout the Ahwatukee Foothills Planned Community District, with golf courses and preserve land dotted throughout*



## Land Use Principles

- Locate police, fire and paramedic facilities to provide efficient emergency service to neighborhood residents.

*Phoenix Fire Department Station 43, east of 40th Street on Chandler Boulevard*

- Promote land uses that preserve Phoenix's natural open spaces.

*Development abutting the foothills of South Mountain Park, along the Village's northern border*

# DESIGN

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The Ahwatukee Foothills Village Planning Committee helped to identify specific design principles from the approved 2015 General Plan and representative examples to better equip all stakeholders with the ability to preserve and protect the Village Character while encouraging growth and investment.

## Design Principles

- Remove from newly constructed or reconstructed streets and sidewalks all physical barriers and hazards to bicycling, that are safety concerns.

*Along Warner Road and Ray Road between 44th Street and the I-10*

- Adopt design guidelines for new public spaces and improvements to existing facilities to strengthen environmental benefits and provide visitor amenities.

*Public parks throughout the Village, including Desert Foothills Park at Desert Foothills Parkway and Chandler Boulevard*



- Provide multi-use trail connections where appropriate.

*Development abutting the foothills of South Mountain Park, along the Village's northern border*



- Protect the neighborhood's views of open space, mountains, and man-made or natural landmarks.

*Commercial development in the Foothills Park Plaza at Desert Foothills Parkway and Chandler Boulevard*

- Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

*Crystal Canyon, residential subdivision near Ray Road and Rock Wren Road*

- Design and locate new neighborhoods to promote access (both physical and visual) to parks and open space. New developments should also provide convenient pedestrian and bicycle access to transit stops, schools and other neighborhood amenities

*Residential development north of Pecos Road, between 32nd and 40th Street*

Ahwatukee Foothills Village

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# **OPPORTUNITIES FOR GROWTH & INVESTMENT**

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Using the community's feedback from General Plan Update activities and outreach, as well as working with the Ahwatukee Village Planning Committee, the following opportunities for growth and investment have been identified and are to be addressed by urban planning.



# Opportunities for Growth & Investment

## Loop 202 South Mountain Freeway - Construction

Construction of the South Mountain Loop 202 Freeway may have serious disruptive impacts on residents' lifestyles and commercial activities as well as obstructing view corridors to open space and natural landmarks.

## Loop 202 South Mountain Freeway - Impacts

The massive scale and above-grade design of the South Mountain Loop 202 Freeway runs the risk of creating negative environmental and physical impacts on the Village.

## Preserve Golf Courses

The continued operation of many existing golf courses throughout the City has been threatened by redevelopment proposals that would eliminate the benefits of the open space and unique character they provide to their communities.

## Protect Open Spaces

Open space is one of the most important contributors to Ahwatukee's quality of life and unique character. The community must promote the preservation of existing and planned open spaces.

## Enhance Community Amenities

The Village must continue to promote enhancements to its parks and recreational infrastructure. Public streetscapes throughout the Village lack amenities that would make streets more appealing and promote walkability.

## Improve Pedestrian and Cyclist Safety

Many major arterials such as 48th Street, Warner Road, Ray Road, Chandler Road, and streets within the Village Core lack safe infrastructure for pedestrians and bicyclists.

## Connectivity and Transit Modes

Lack of high capacity transit options, including the Valley's light rail network, reduces accessibility to downtown Phoenix and other destinations. Expanding transit options to and from Ahwatukee may assist in supplanting some I-10 corridor traffic.

## Hospital Care

The growth of the community is increasingly placing demands on health care. Only a single Urgent Care and a single Emergency Center serve the area, with full service hospitals a 25 to 30-minute drive from the community.

# NEXT STEPS GOALS

Goals set a strategic path to growth, preservation and investment all with the desire to sustain the established village character and assets while advancing village identified opportunities for growth and investment. This Village has identified the following top Goals:

**Work with the community, City staff, and partner agencies in the Loop 202 design process to reduce potential negative impacts of the freeway.**



**Celebrate Our Diverse Communities & Neighborhood**



**Connect People & Places**

**Support the continued operation of existing golf courses.**



**Celebrate Our Diverse Communities & Neighborhood**



**Build the Sustainable Desert City**

**Engage stakeholders to cooperate in creating actionable plans to minimize disruptions caused by Loop 202 freeway construction.**



**Strengthen Our Local Economy**



**Connect People & Places**



Strengthen Our Local Economy

Attract a full-service hospital to serve the 80,000 residents of the Village.

Improve streetscapes to promote walkability with crosswalks, bike lanes, and shade structures.



Celebrate Our Diverse Communities & Neighborhood

Support preservation of existing open spaces and ensure that planned open spaces remain undeveloped.



Connect People & Places

Improve walkability and cyclist safety along major arterials and within the Village Core.



Build the Sustainable Desert City

Support development of new public recreational amenities that promote active lifestyles such as multi-use trails, bike paths, and public parks.



Celebrate Our Diverse Communities & Neighborhood



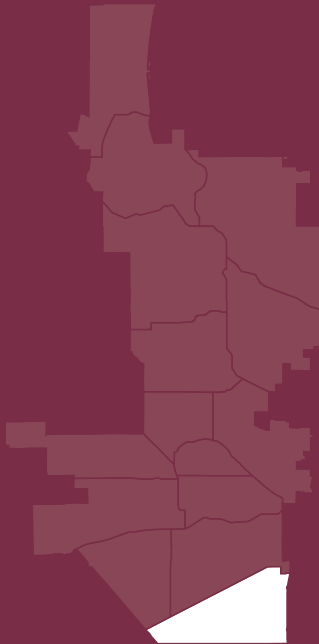
Build the Sustainable Desert City



## Ahwatukee Foothills Village

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For more information, or to view the electronic version of the document please visit [phoenix.gov/villages](http://phoenix.gov/villages). This publication can be made available in alternative format upon request. Contact the Planning and Development Department at 602-262-7131. TTY: Use 7-1-1



**PDD**