Regional Benefits
- Increases regional mobility
- Provides travel options
- Keeps region competitive
- Encourages development and redevelopment
- Helps create more walkable, sustainable communities
- Enhances quality of life

Rail System Features
- 26 miles, 35 stations
- Operates 7 days a week, 20+ hours a day
- 12-minute peak frequency

Future Light Rail/High-Capacity Transit Corridors
The Maricopa Association of Governments’ Regional Transportation Plan calls for 40 additional miles of light rail/high-capacity transit corridors, in addition to the current 26-mile line. The 66 miles of transit improvements will be built using local, regional and federal funds.

Total Development Along Light Rail (Phoenix, Mesa, Tempe)
Recently Completed and Under Construction Projects (2005–Present)*

<table>
<thead>
<tr>
<th>Number of Projects</th>
<th>344</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Investment – Private</td>
<td>$8.1 billion</td>
</tr>
<tr>
<td>Capital Investment – Public</td>
<td>$2.9 billion</td>
</tr>
<tr>
<td>Total Investment</td>
<td>$11 billion</td>
</tr>
<tr>
<td>Square Feet Commercial</td>
<td>18.2 million</td>
</tr>
<tr>
<td>Square Feet Public</td>
<td>1 million</td>
</tr>
<tr>
<td>Square Feet Education</td>
<td>5.5 million</td>
</tr>
<tr>
<td>Square Feet Residential</td>
<td>25.6 million</td>
</tr>
<tr>
<td># Residential Units</td>
<td>25,457</td>
</tr>
<tr>
<td># Affordable Units</td>
<td>2,229</td>
</tr>
<tr>
<td># Hotel Rooms</td>
<td>4,017</td>
</tr>
</tbody>
</table>

*Figures shown above are for the current 26 miles of Valley Metro Rail, the Gilbert Road Light Rail Extension and Tempe Streetcar.

Valley Metro Rail
SUPPORTS ECONOMIC VITALITY
FALL 2018

Christine Mackay
Community and Economic Development Director
City of Phoenix

“Everything follows transportation.”

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Valley Metro Rail Attracts Economic Development

Valley Metro Rail has helped transform the landscape across the metropolitan areas of Phoenix, Tempe and Mesa.

Since construction of the starter line began in 2005, many new and adaptive re-use projects have been completed and others are in various stages of development.

**Station Areas**

Economic growth near rail is exceeding original investment.

**College Avenue Commons**
- 660 S. College Ave
- Mixed-use/education
- 137,000 sq. ft.
- Opened 2014

**CityScape**
- 1 E. Washington St
- Mixed-use
- 240 hotel rooms
- 224 residential units
- Opened 2008

**Marina Heights**
- 496 E. Rio Salado Pkwy
- Mixed-use/multi-family residential
- 1.9 million sq. ft. of office space
- Opened 2017

**Devine Legacy on Central**
- 4670 N. Central Ave
- Mixed-use/multi-family residential
- 65 residential units
- Opened 2011

**Residences at Center Street Station**
- 25 E. First Ave
- Senior housing
- 83 residential units
- Opened 2013

**Walter Cronkite School of Journalism & Mass Communication**
- 555 N. Central Ave
- Mixed-use/education
- ASU Downtown Phoenix campus
- Opened 2008

Valley Metro Rail helps attract economic development and transforms the landscape across Phoenix, Tempe, and Mesa. Since the construction of the starter line began in 2005, many new and adaptive re-use projects have been completed and others are in various stages of development. The Station Areas offer economic growth near rail exceeding original investment. Projects such as College Avenue Commons, CityScape, and Marina Heights exemplify the transformation and growth facilitated by Valley Metro Rail.