

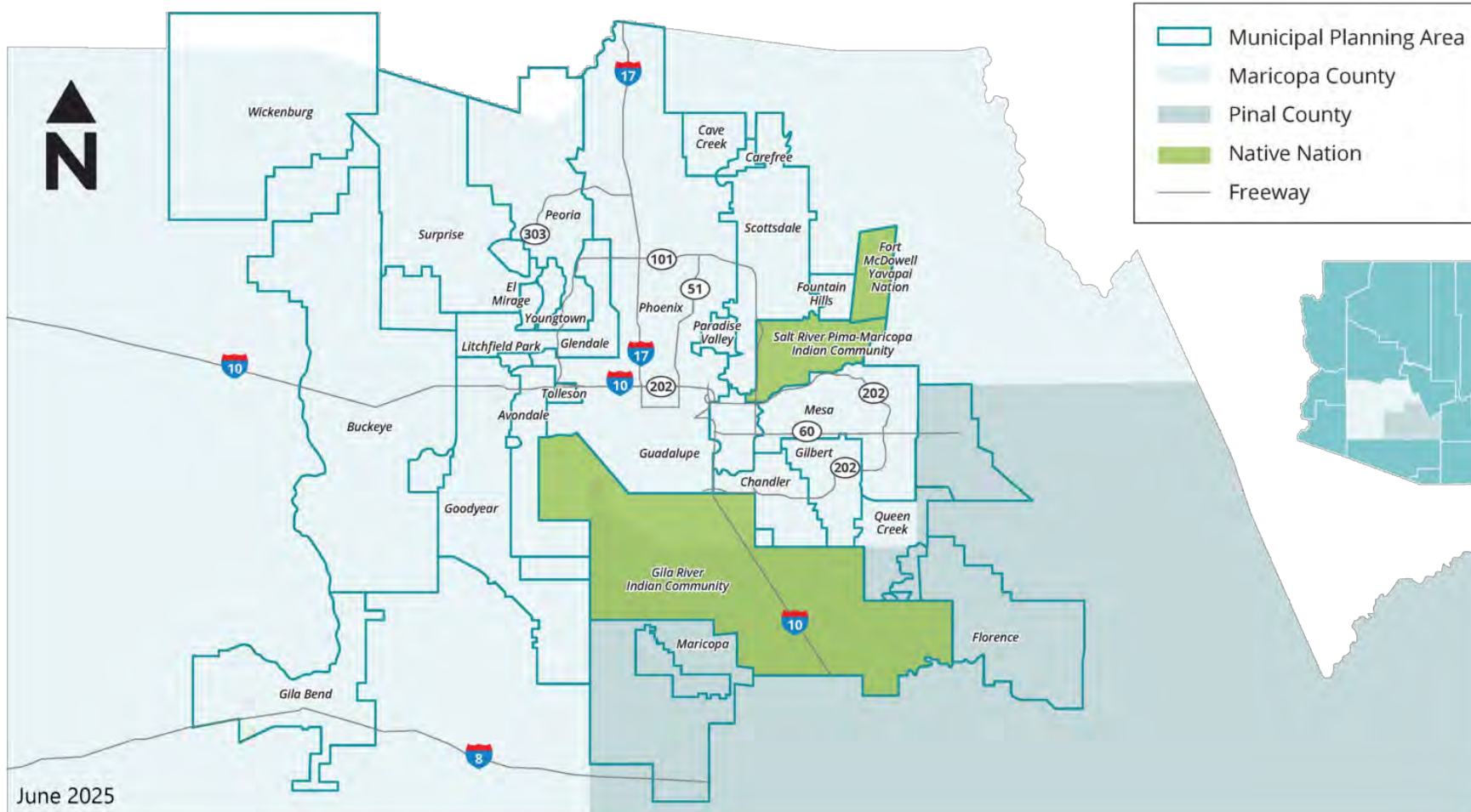
REGIONAL TRANSPORTATION INVESTMENTS & PROP 479

Appraisal Fall Forum on Real Estate Trends

November 13, 2025



MAG REGION



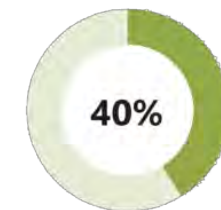
MAG region by the numbers:



Currently about
5,045,098
residents

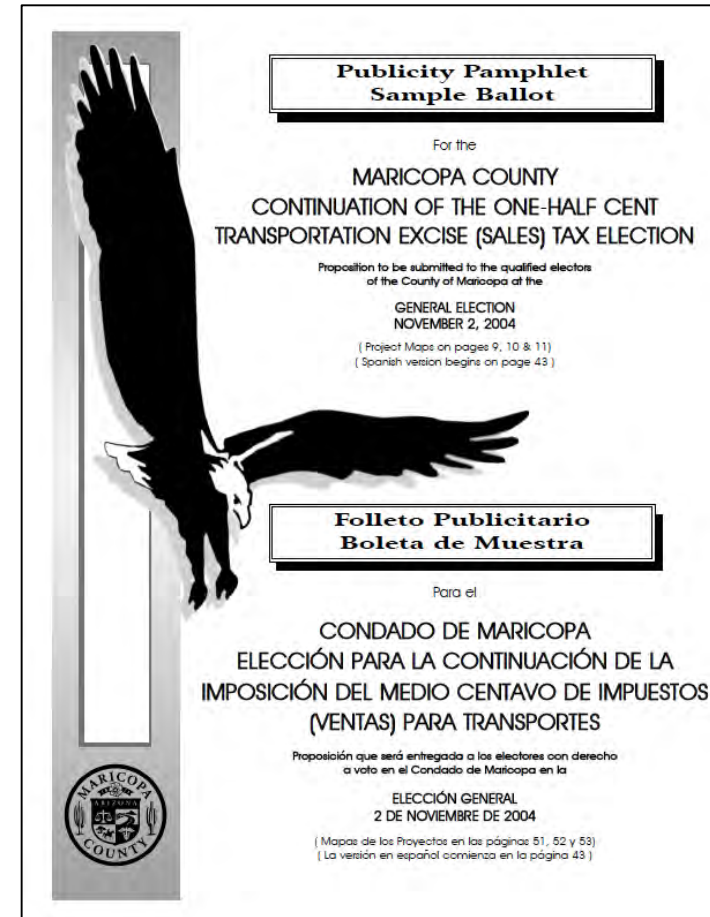
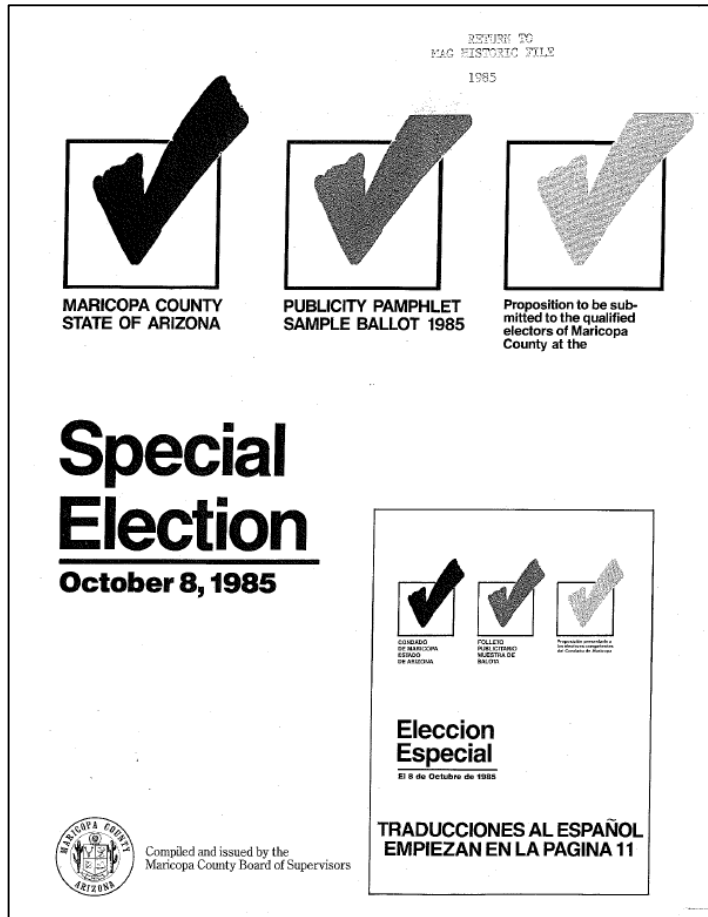


By **2060**, about
7,759,700
residents

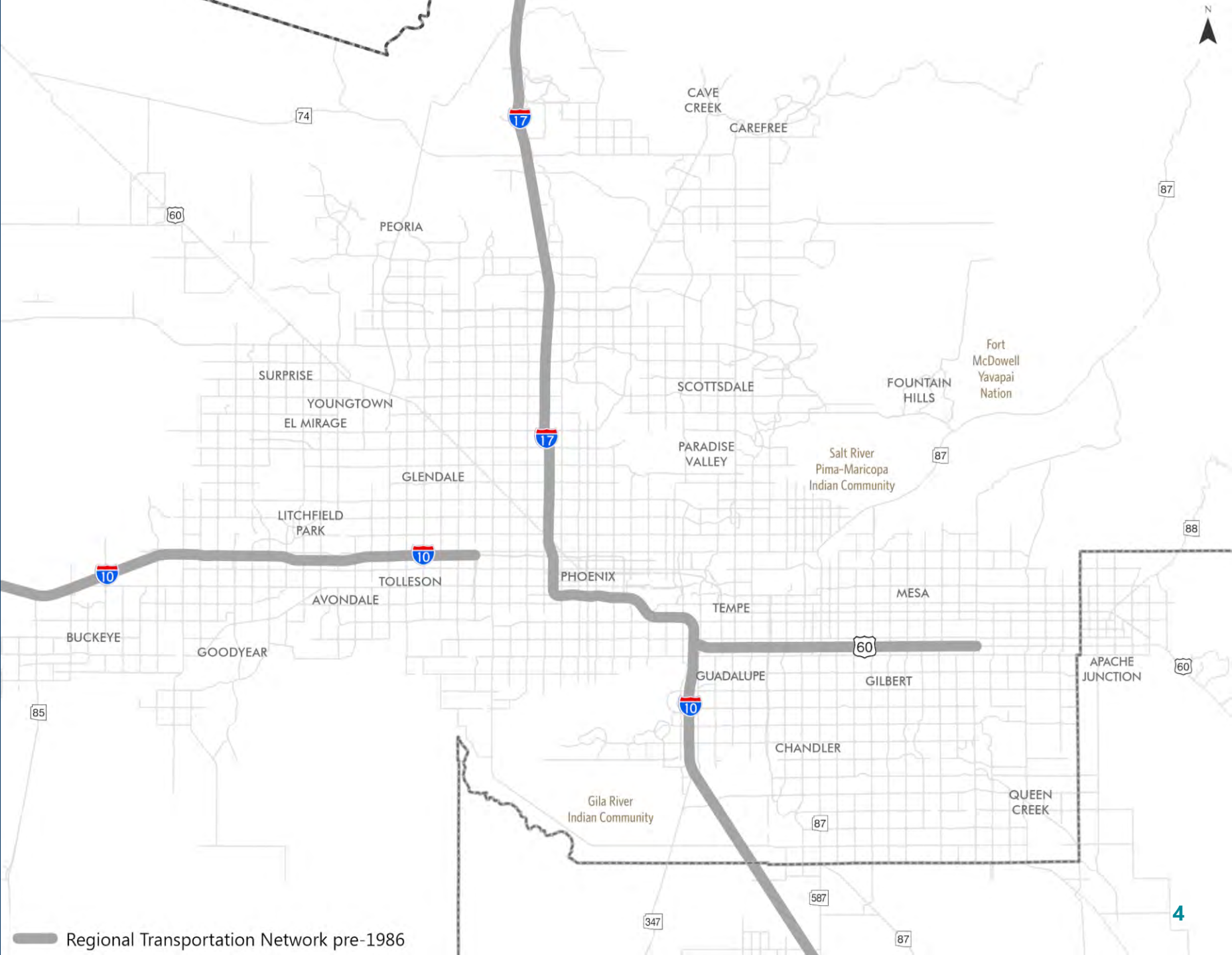


are under
the age of
30

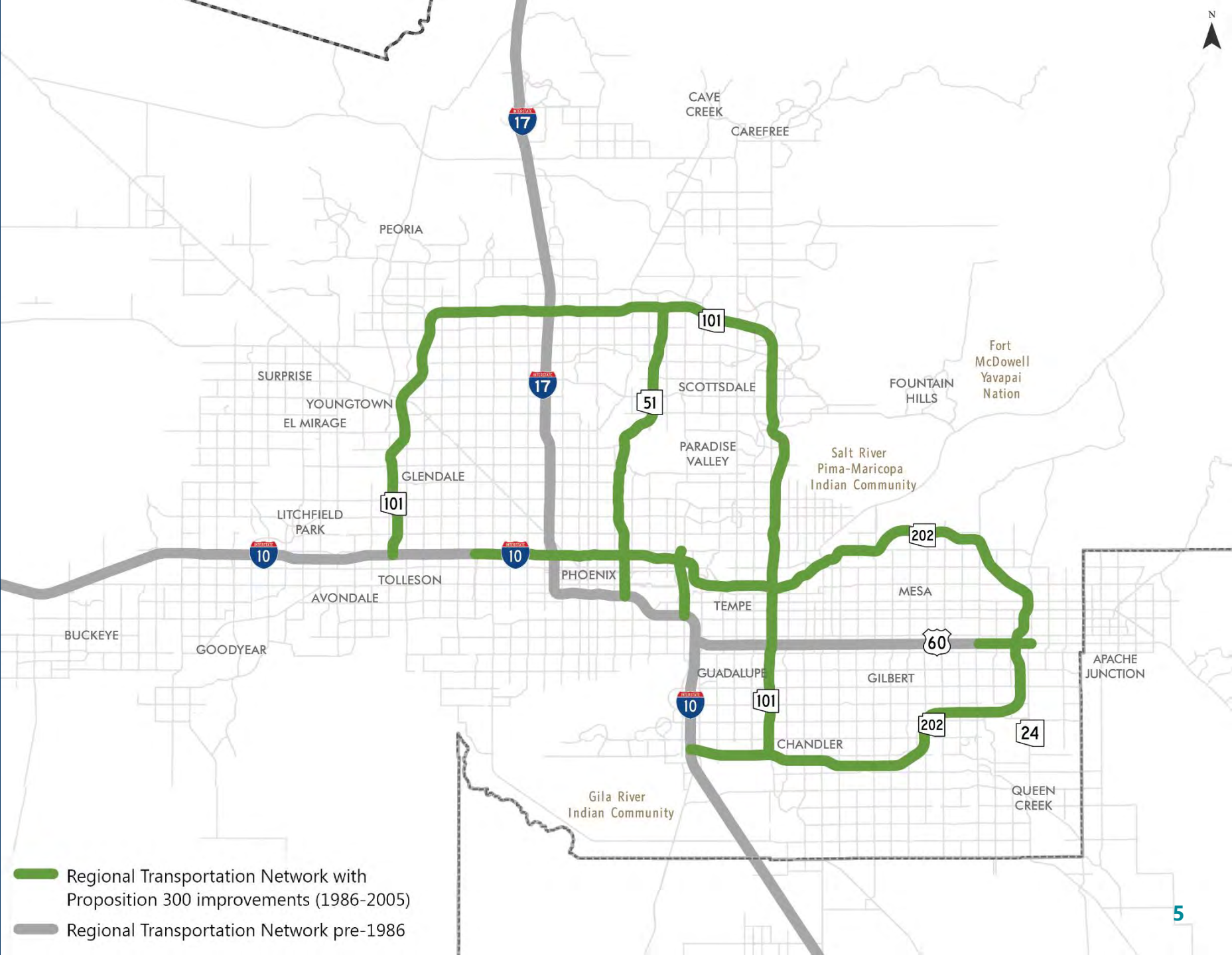
40-YEAR LEGACY OF REGIONAL TRANSPORTATION INVESTMENTS



REGIONAL TRANSPORTATION NETWORK: *PRE-1986*



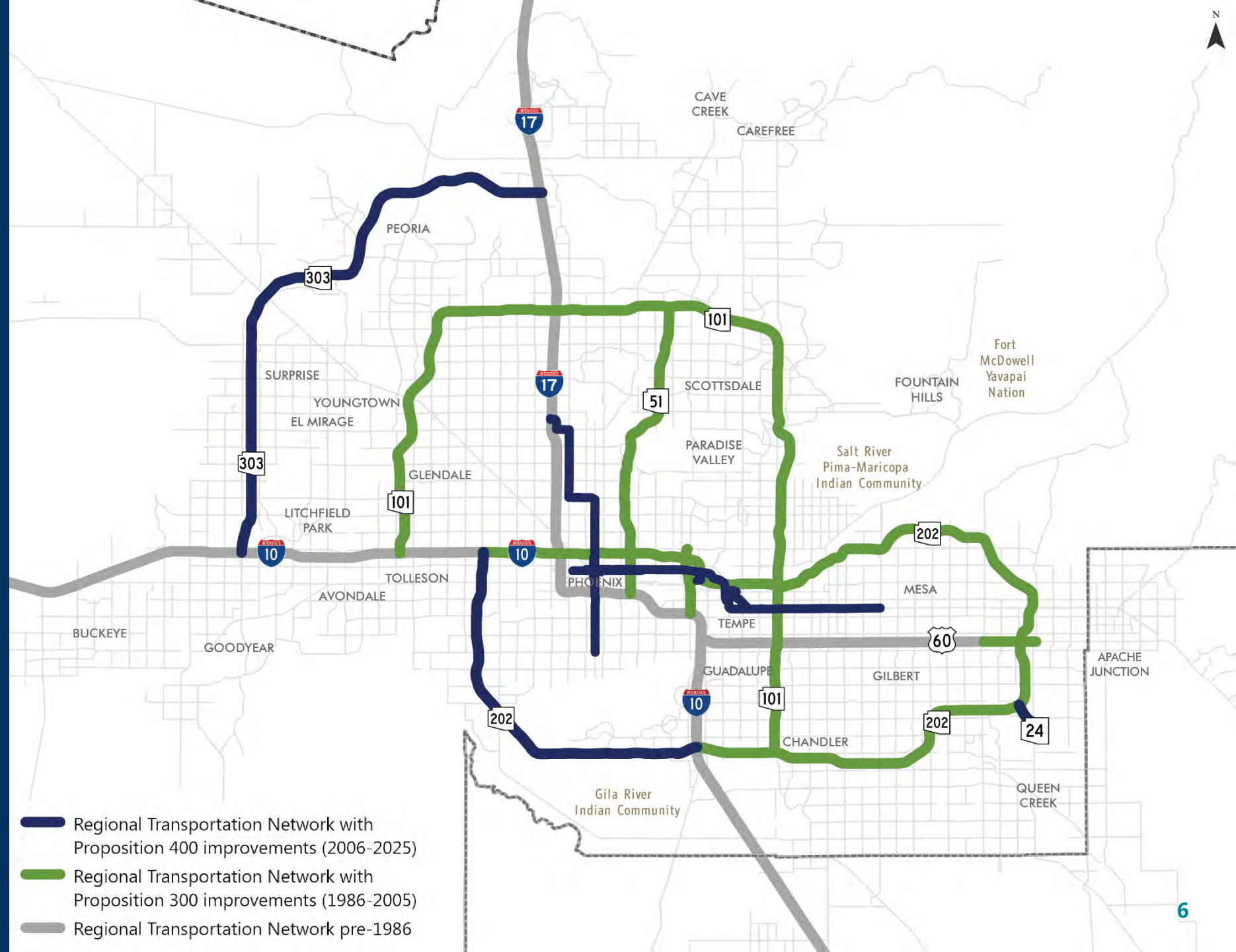
REGIONAL TRANSPORTATION NETWORK: *PROPOSITION 300* (1986 – 2005)



REGIONAL TRANSPORTATION NETWORK: *PROPOSITION 400* (2006 – 2025)

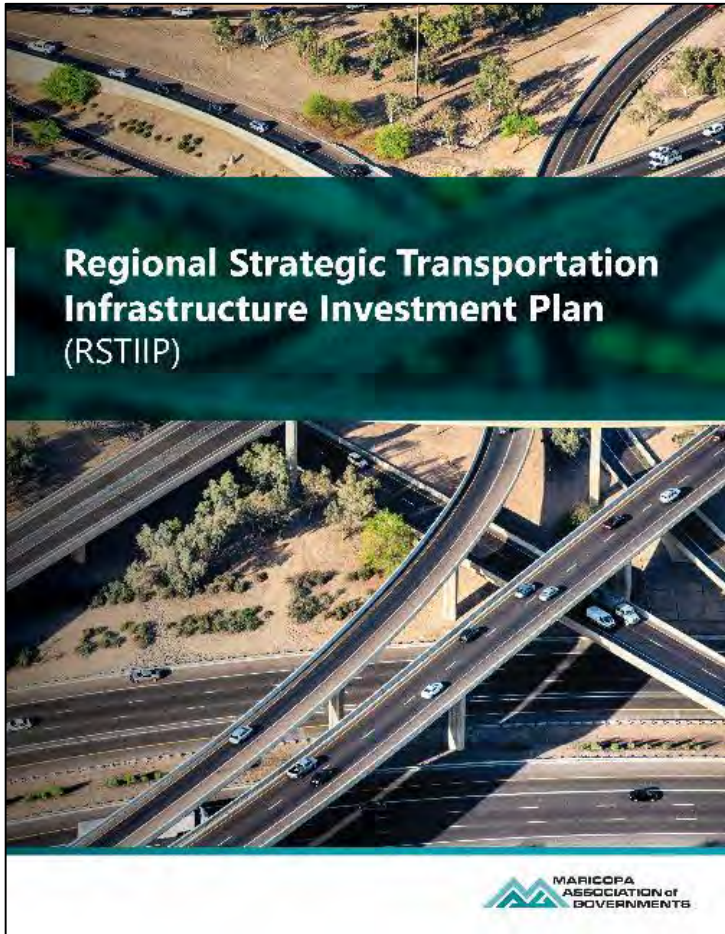
ADDITIONAL INVESTMENTS:

-  7.6 million bus transit revenue miles in FY 2022
-  Funding for ADA Paratransit
- 252 miles of new/improved roads
- Widened/improved freeways
- Improvements in active transportation (bicycle/pedestrian), signal technology, and air quality improvements



INVESTMENT PLAN OVERVIEW

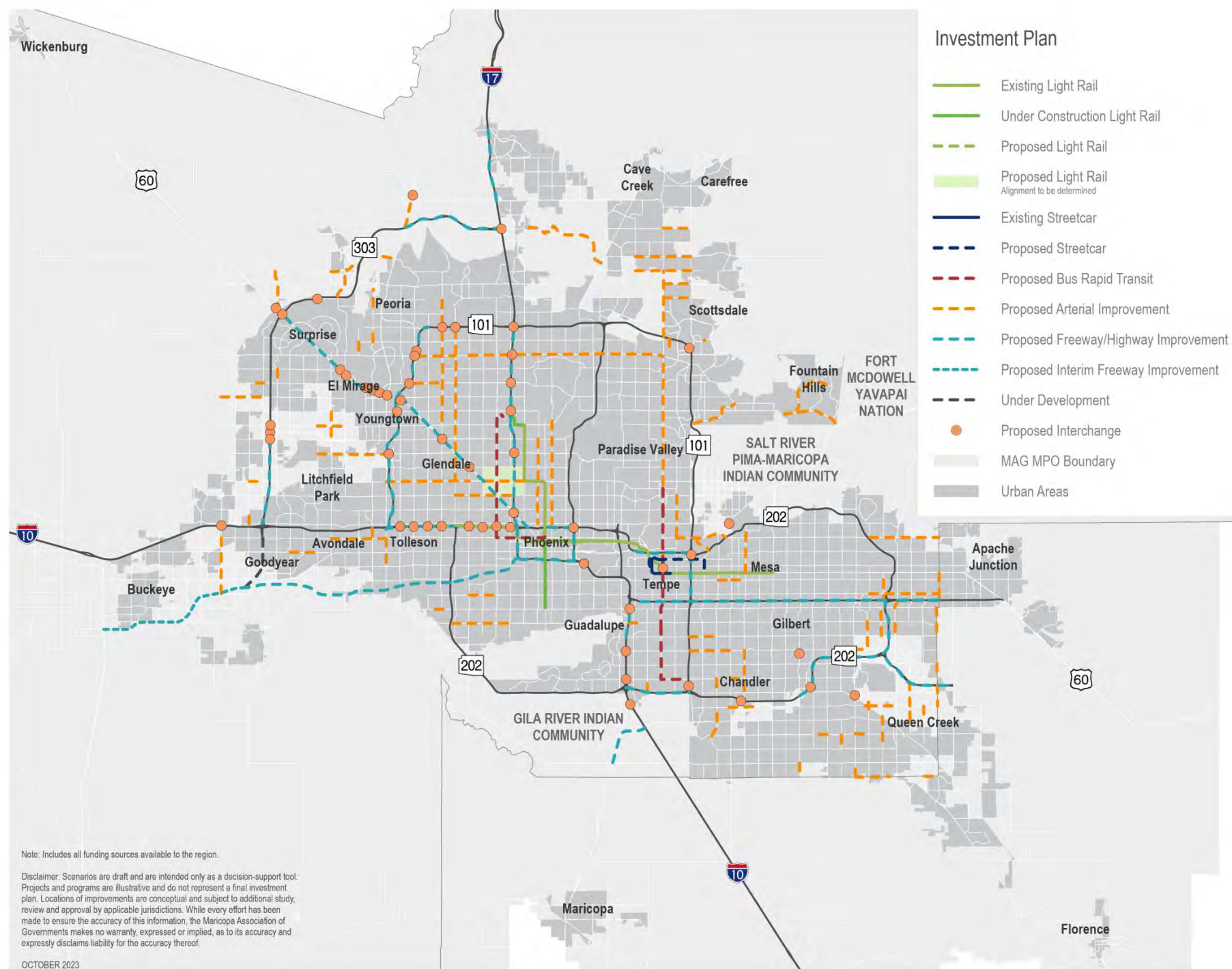
REGIONAL STRATEGIC TRANSPORTATION INFRASTRUCTURE INVESTMENT PLAN



- ▶ On June 23, 2021, the MAG Regional Council unanimously approved the Regional Strategic Transportation Infrastructure Investment Plan (RSTIIP).
- ▶ Guides transportation investments through 2045.
- ▶ Served as the basis for the extension of Maricopa County's dedicated half-cent sales tax for transportation.

INVESTMENT PLAN OVERVIEW

- Completing critical freeway linkages, including **SR 30**, reconstruction of **I-17**, and completion of **Loop 303** and **SR 24**, and widening of **SR 347**.
- Nearly **doubling funding to expand bus transit**.
- Expanding high-capacity transit.
- Funding ADA paratransit.
- Investing in **1,000+ miles** of new or improved arterial roads.
- Supporting investments in safety, emerging technologies, ITS, and bike and pedestrian infrastructure.



Investment Plan: By the Numbers

 **331** new freeway/
highway lane miles

 **134** new HOV
lane miles

 **1,000** new or improved
arterial lane miles

 **43** new or improved
traffic interchanges

 **19** new DHOV or system
interchange DHOV ramps

 **3** new or improved
system interchanges

HELPS SUPPORT

 **11.9** miles of new
light rail

 **28.3** miles of BRT
(bus rapid transit)

 **4.4** miles of new
streetcar

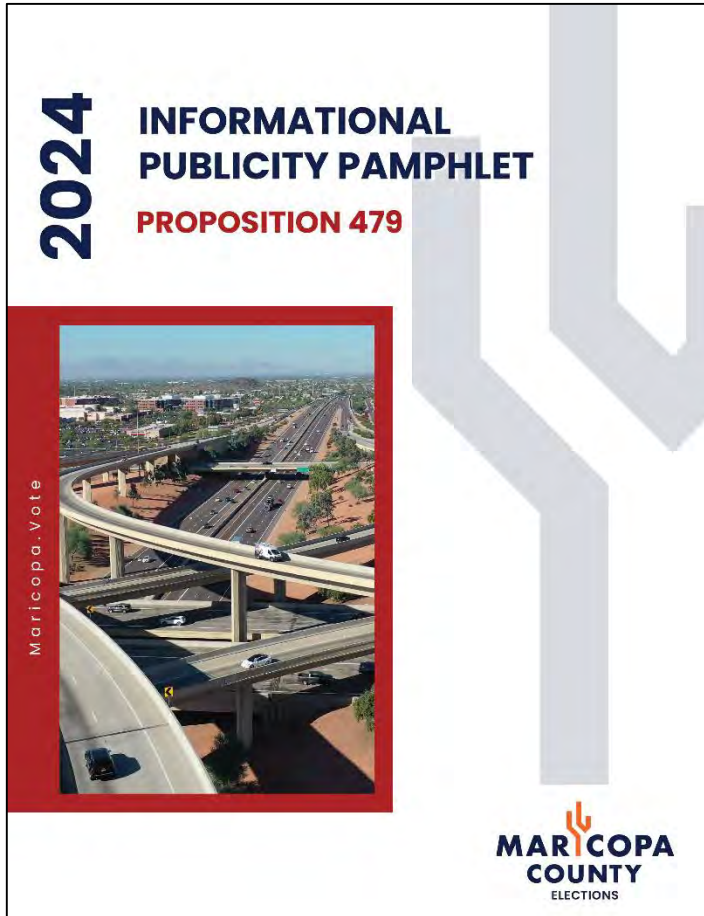
Program Investments

Nonmotorized Transportation	\$800,000,000
Air Quality	\$160,000,000
Arterial Intersection	\$400,000,000
Arterial Rehabilitation	\$500,000,000
Arterial Widening	\$300,000,000
Emerging Tech	\$250,000,000
ITS	\$600,000,000
Safety	\$200,000,000
TDM Expansion	\$250,000,000



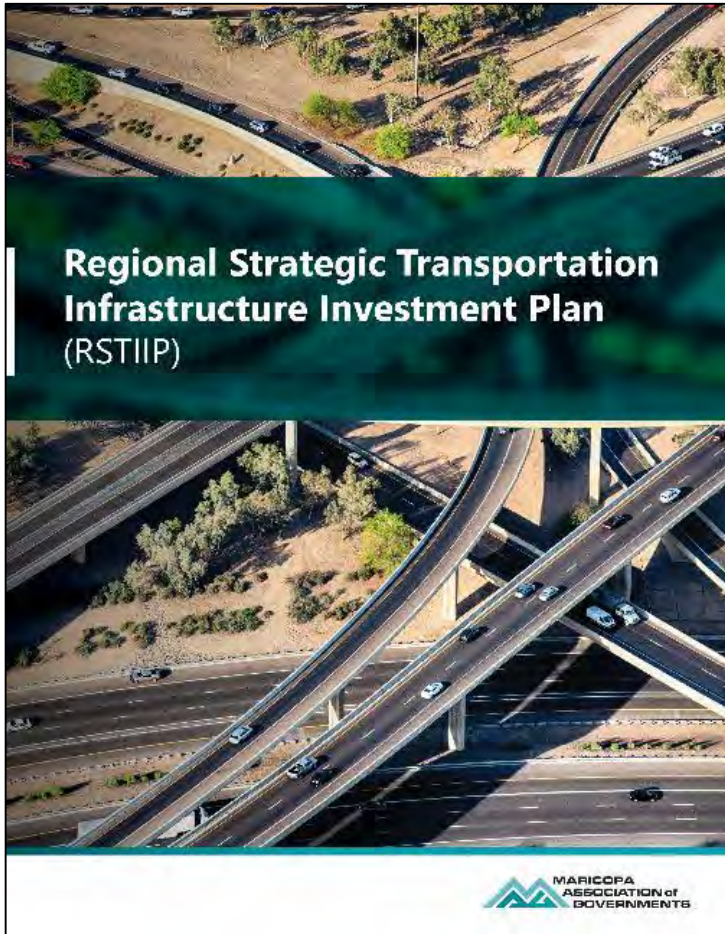
Funding Source	20 years
Sales Tax (1/2 Cent)	\$14.9 b
ADOT HURF	\$2.0 b
MAG FHWA Formula Funds	\$2.9 b
MAG FTA Formula Funds	\$2.3 b
ADOT FHWA Formula Funds	\$6.0 b
Total	\$28.2 b

PROPOSITION 479



- ▶ Proposition 479 was approved by Maricopa County voters on November 5, 2024.
- ▶ Extends Maricopa County's dedicated half-cent sales tax for transportation through 2045.
- ▶ Provides a critical funding stream to implement the projects and programs identified in the Regional Strategic Transportation Infrastructure Investment Plan.

HOW ARE PROJECTS IMPLEMENTED?



Freeway Life Cycle Program (FLCP)

Managed by MAG; implemented by ADOT

Arterial Life Cycle Program (ALCP)

Managed by MAG; implemented by local agencies

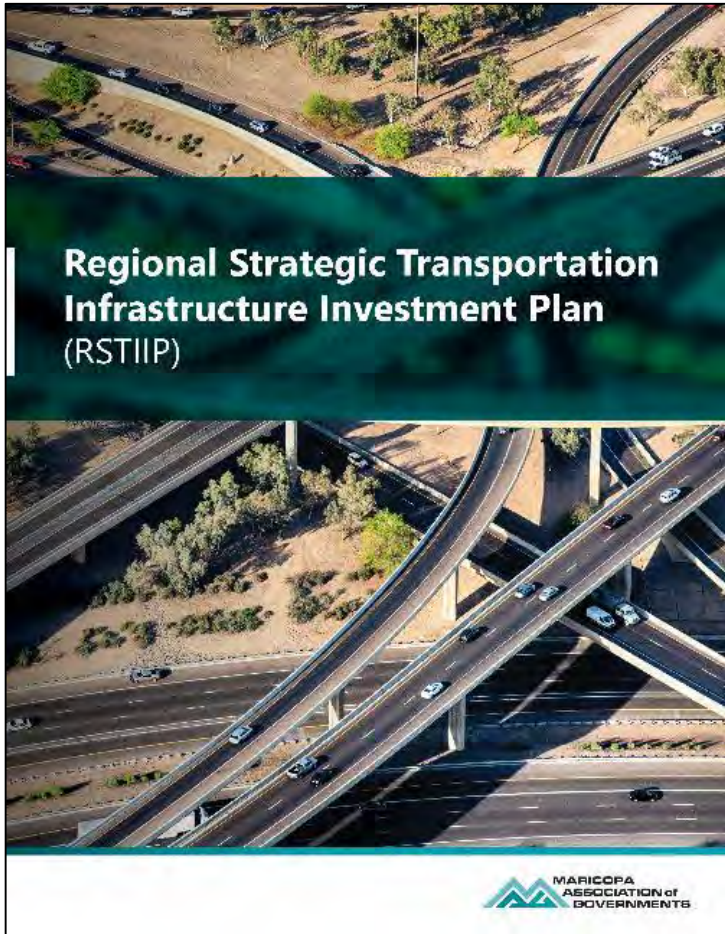
Transit Life Cycle Program (TLCP)

Managed by MAG; implemented by Valley Metro and local agencies

Competitive Programs

Managed by MAG; implemented by local agencies

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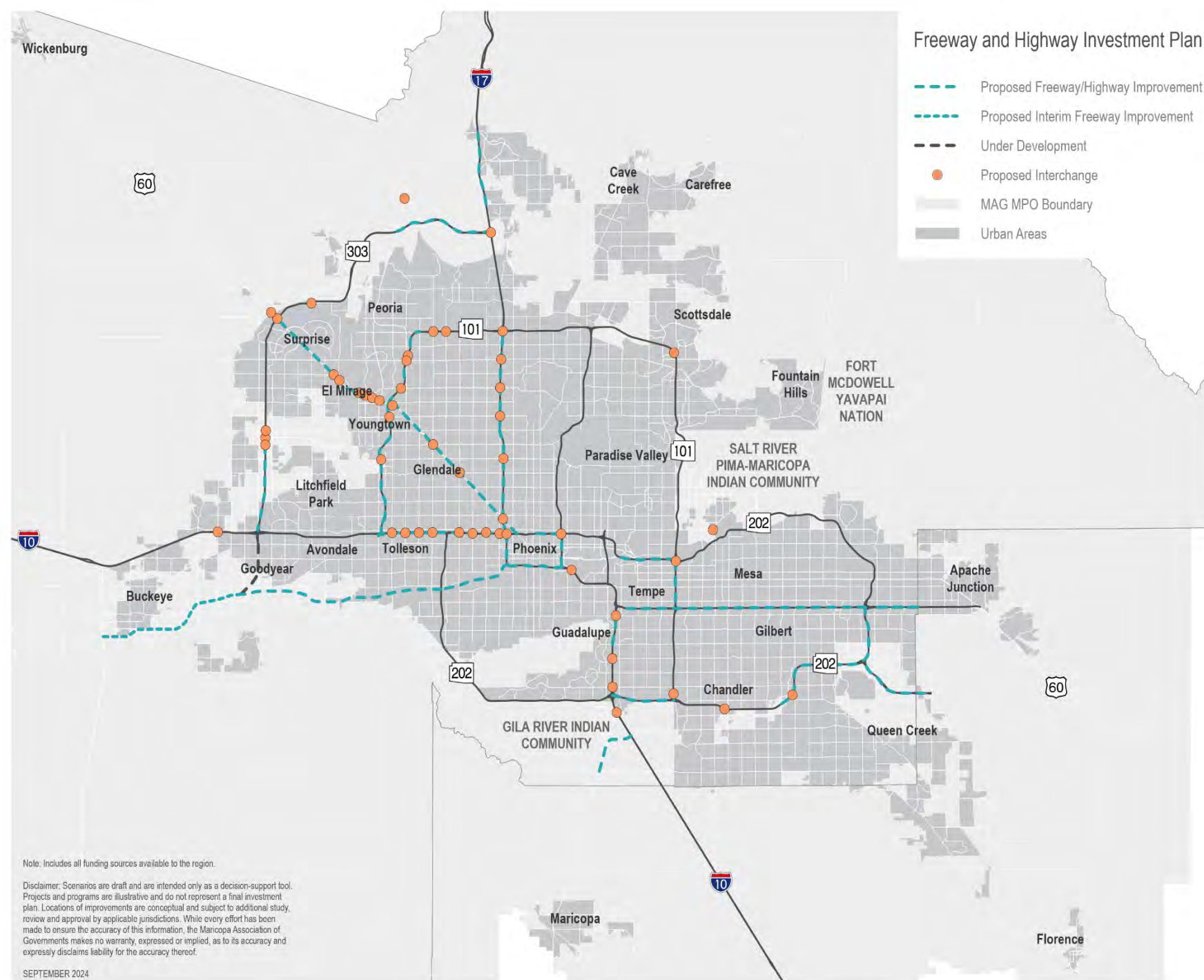
Managed by MAG; implemented by Valley Metro and local agencies

Competitive Programs

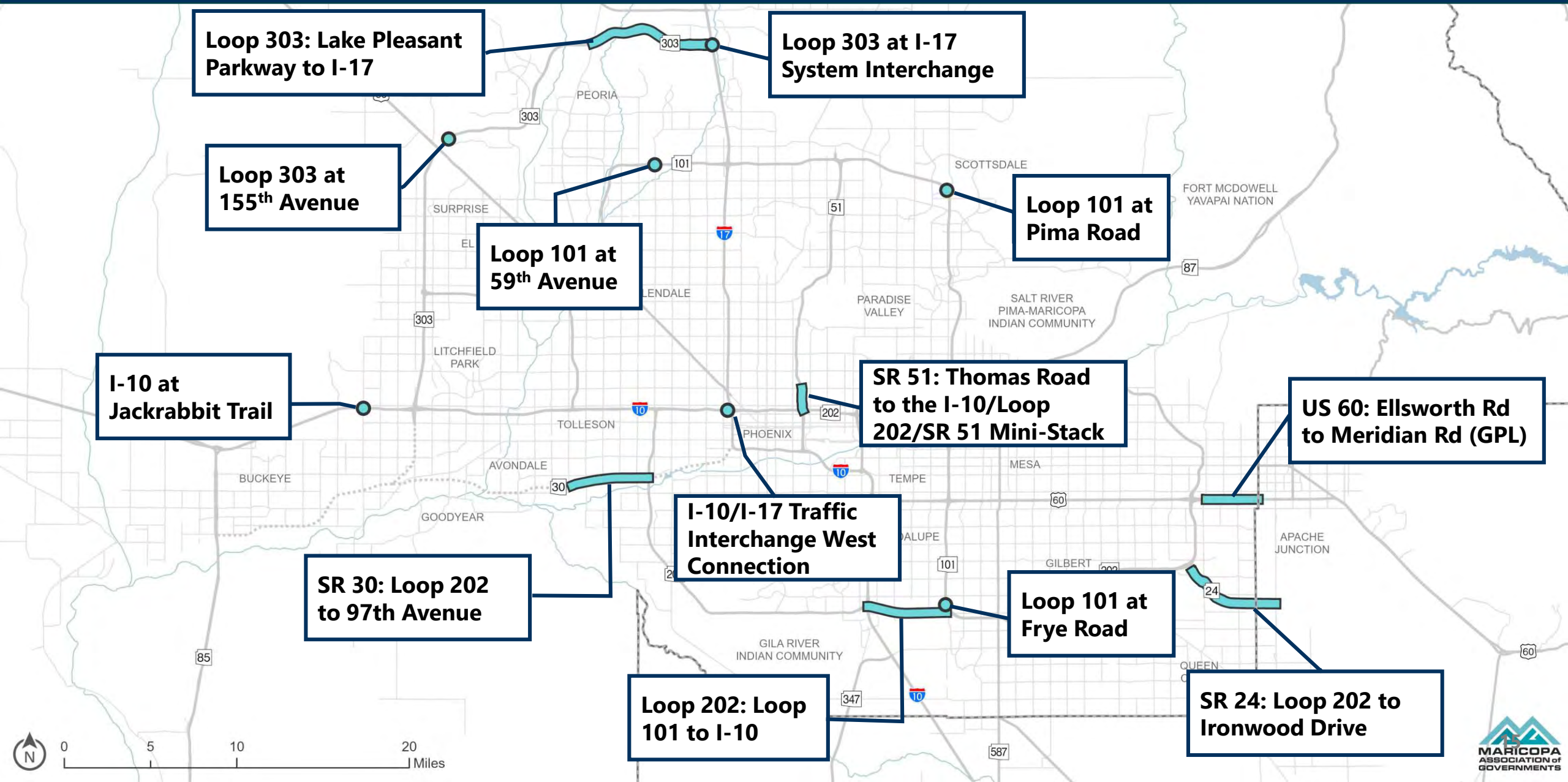
Managed by MAG; implemented by local agencies

FREEWAY OVERVIEW

- Completion of Loop 303 between Lake Pleasant Parkway and I-17
- Construction of SR 30
- Completion of SR 24
- Reconstruction of I-17
- Completion of Loop 101 and Loop 202
- Improvements to interchanges across the region



PROP 479 FLCP: PHASE I PROJECTS



LOOP 303 (ESTRELLA): I-17 SYSTEM INTERCHANGE



Type:
System
Interchange



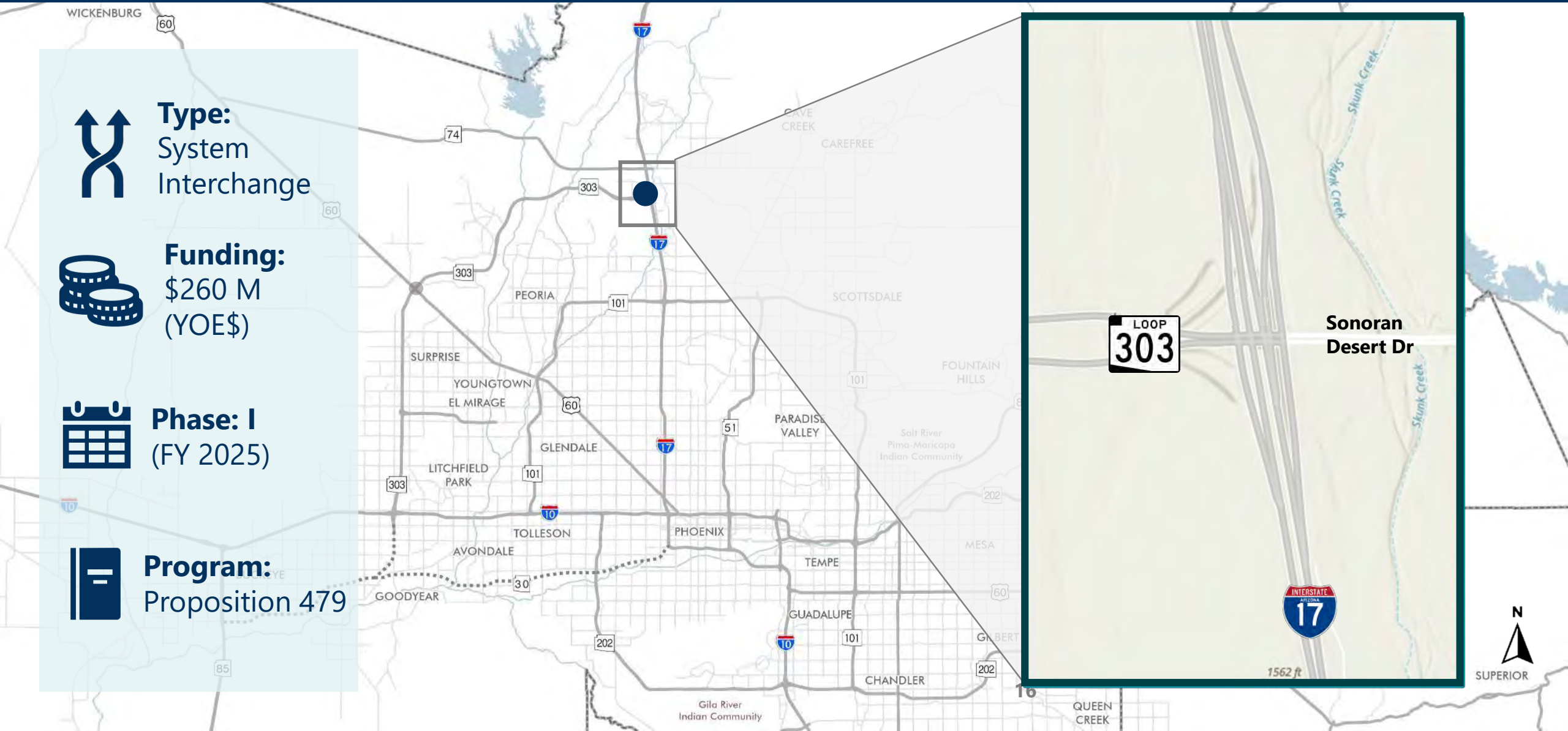
Funding:
\$260 M
(YOES)



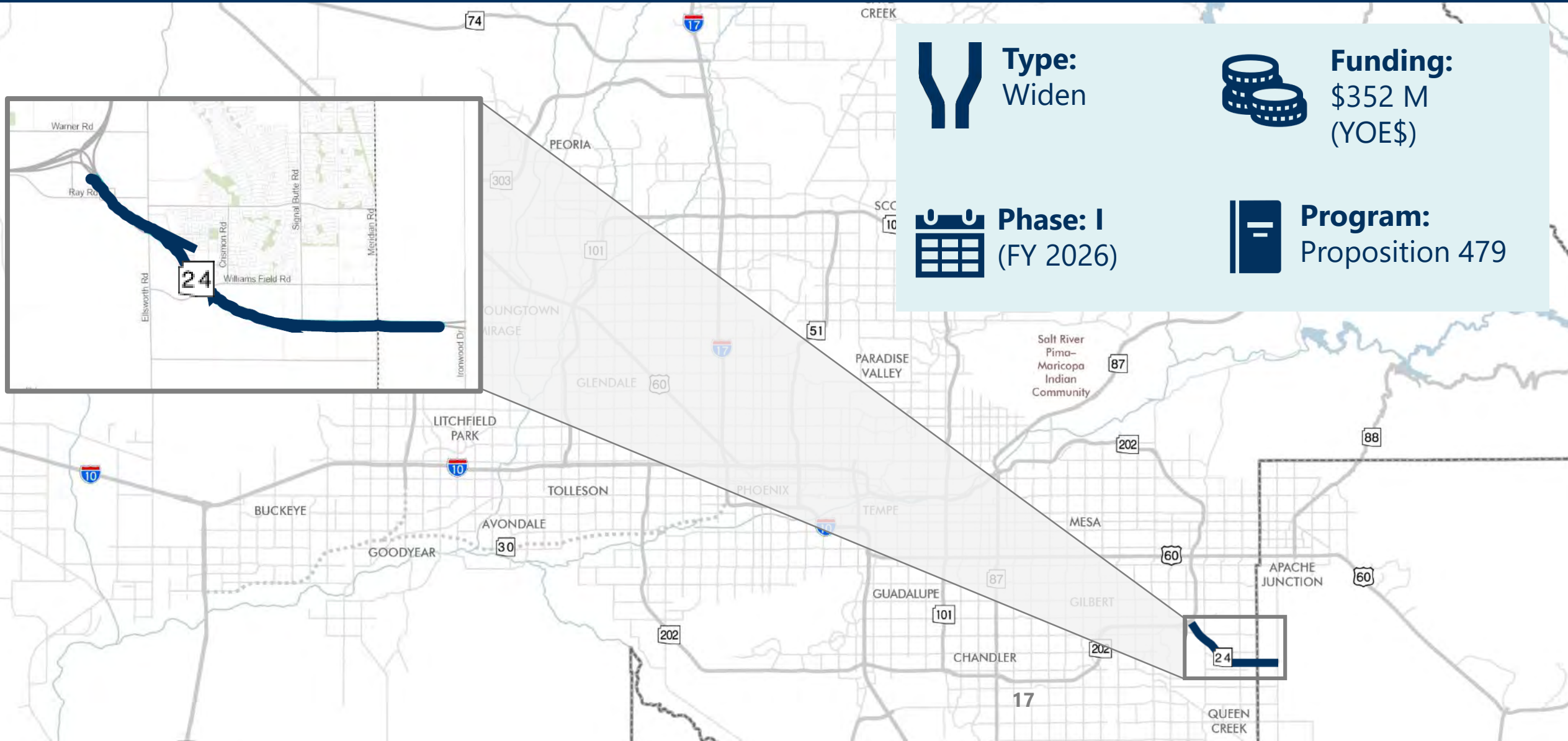
Phase: I
(FY 2025)



Program:
Proposition 479



SR 24: LOOP 202 TO IRONWOOD DRIVE



I-10 (PAPAGO) AT JACKRABBIT TRAIL



Type:
Traffic
Interchange



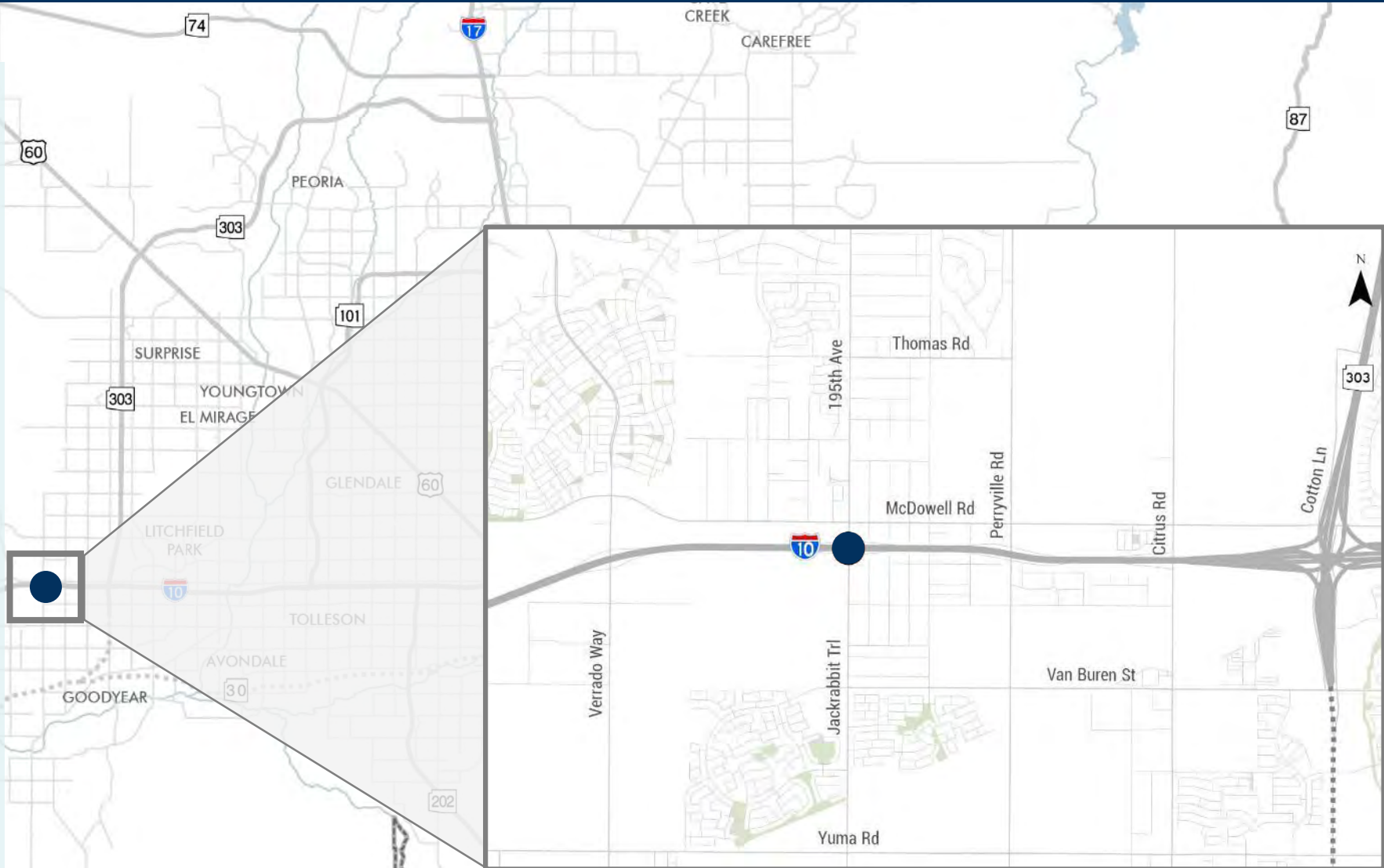
Funding:
\$141 M
(YOES)



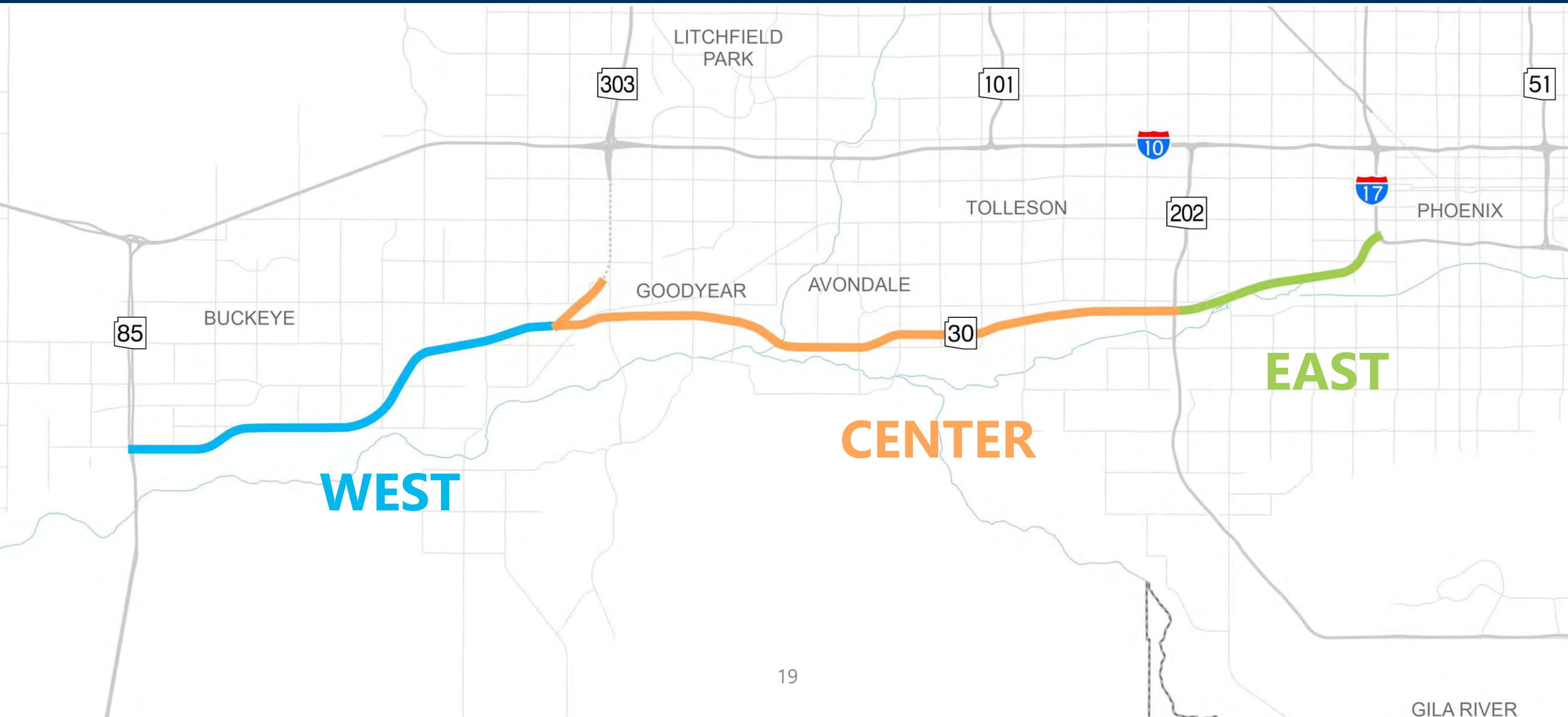
Phase: I
(FY 2026)



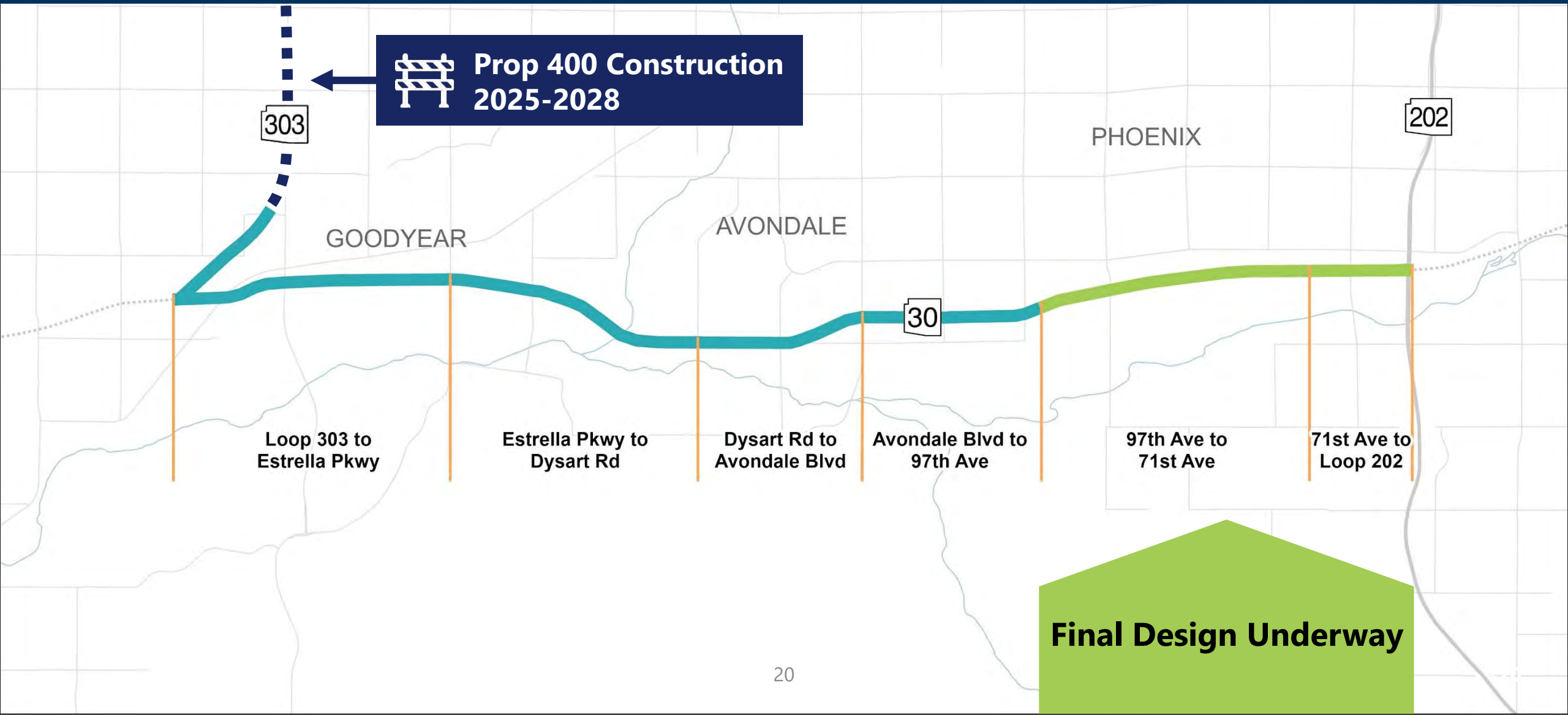
Program:
Proposition 479



SR 30 CORRIDOR



FINAL DESIGN: 97TH AVENUE TO LOOP 202

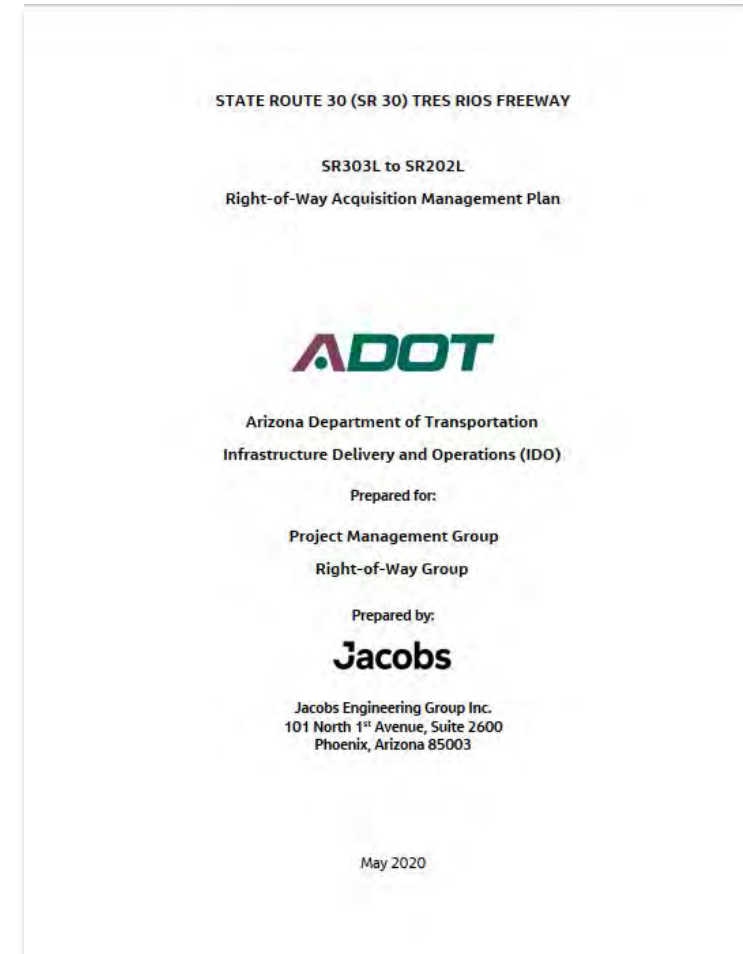


RIGHT OF WAY MANAGEMENT PLAN



Right of Way

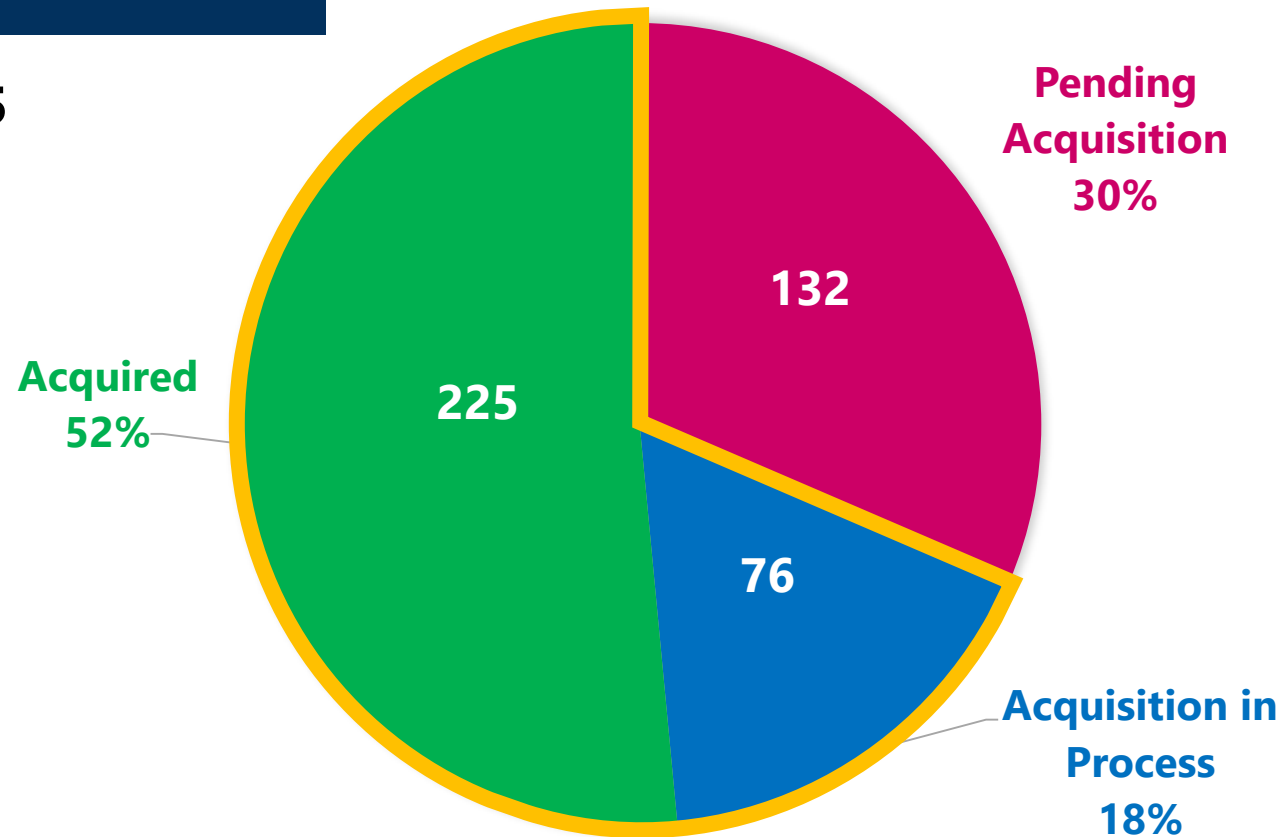
- ▶ **New innovative approach**
- ▶ Comprehensive Plan
- ▶ Coordinated with Avondale, Goodyear, and Phoenix
- ▶ Categorized/prioritized parcels



RIGHT OF WAY ACQUISITION STATUS

Parcel Acquisition

March 2025



70% have been acquired or are in process

APS WATERLINE PROTECTION

Waterline Crossing Construction

2025

1 \$18 million

2026

2 \$23 million
3 \$7 million

2027

4 \$22 million



Anticipate 5 years for construction
based on 2 limited construction
windows each year



SR 30 IMPLEMENTATION



- ▶ Construct from east to west
- ▶ Combine two projects into one
 - Avondale Boulevard to 97th Avenue
 - Dysart Road to Avondale Boulevard
- ▶ Continue right of way acquisition
- ▶ Continue utility relocation
 - Transmission Lines
 - APS Palo Verde Waterline

Recommendation: Initiate final design for remaining projects

SR 30 CENTER SEGMENT CONSTRUCTION SCHEDULE

97th Ave – Loop 202 (South Mountain)

Start FY 2027 (Summer 2027 – Summer 2030)



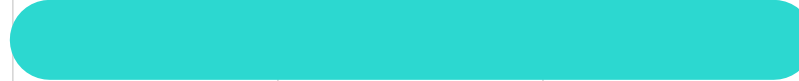
Dysart Rd – 97th Ave

Start FY 2029 (2029 – 2031)



Estrella Pkwy – Dysart Rd

Start FY 2031 (2031 – 2033)



Loop 303 – Estrella Pkwy

Start FY 2033 (2033 – 2035)



Initiation of final design will fast track the center segment



\$106 million has been programmed in **FY 2026** to initiate final design on the remaining three segments



MAG will work with ADOT to identify opportunities to further accelerate construction

2027

2028

2029

2030

2031

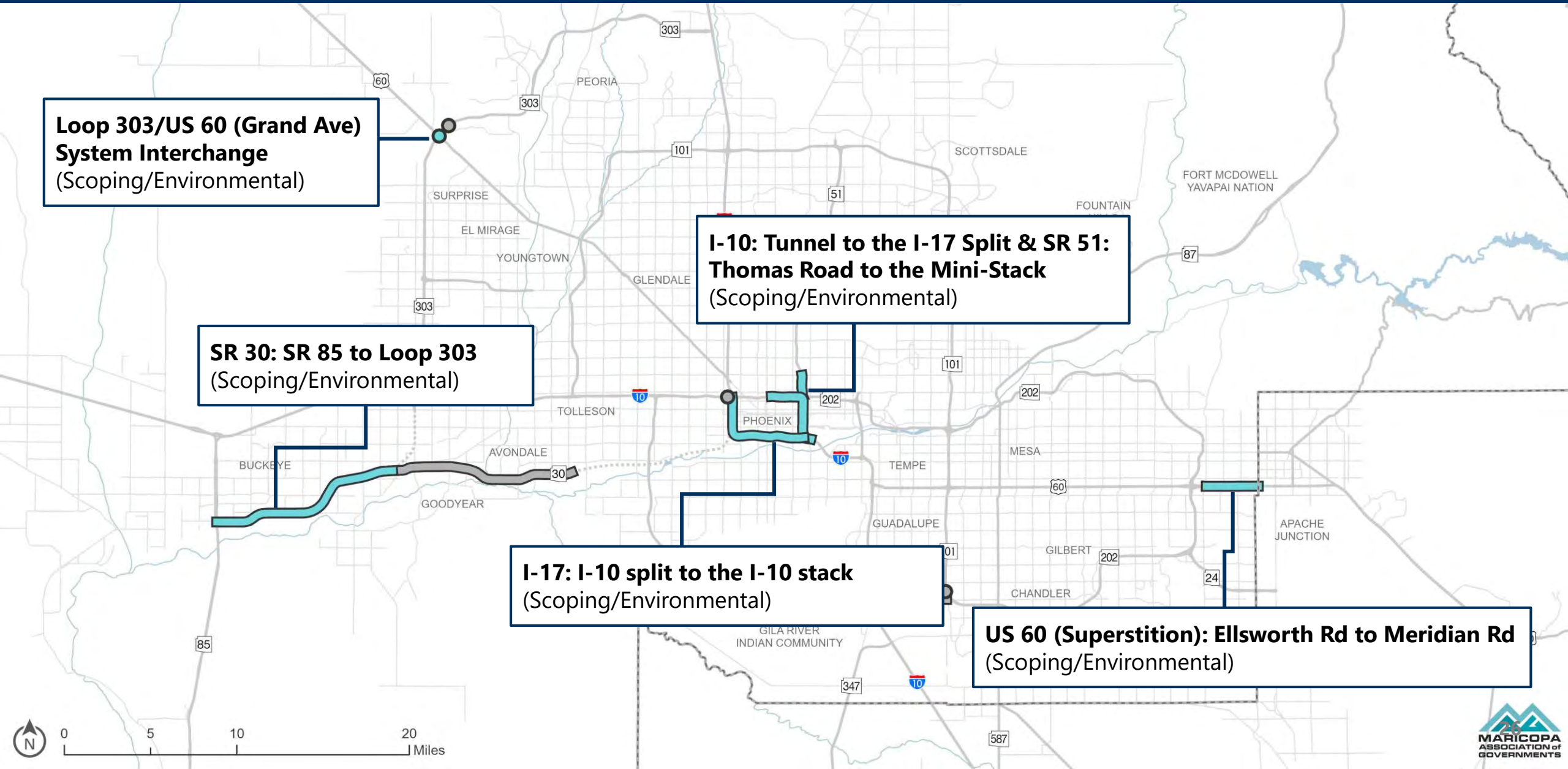
2032

2033

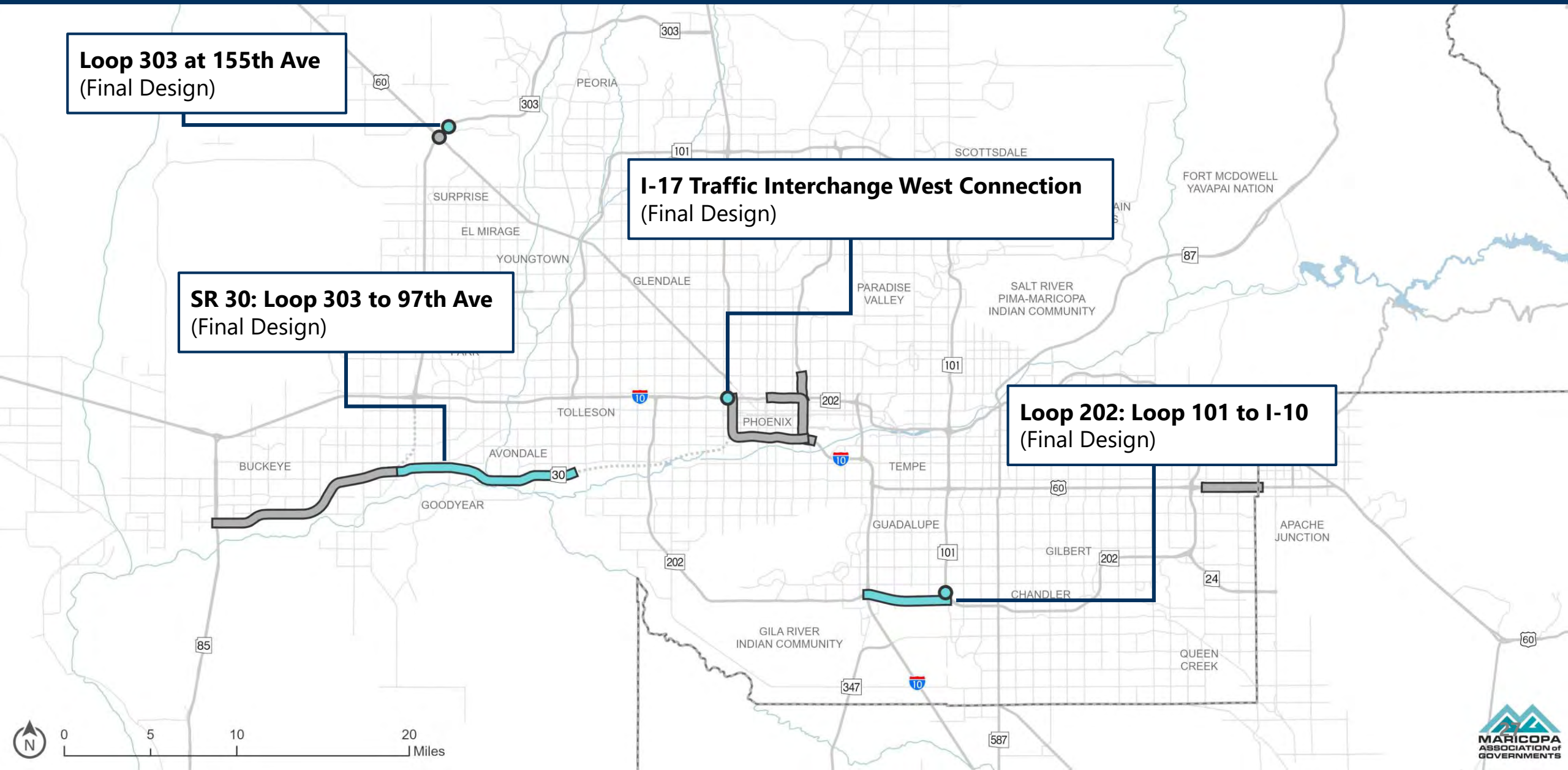
2034

2035

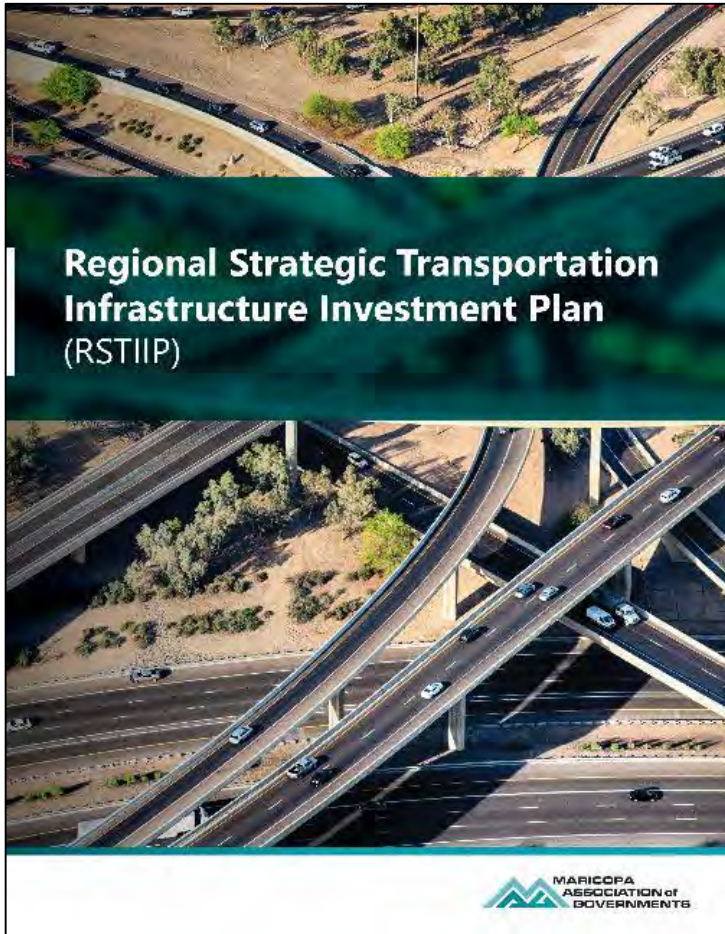
PROP 479 FLCP: NOTABLE DEVELOPMENT ACTIVITIES



PROP 479 FLCP: NOTABLE DEVELOPMENT ACTIVITIES



HOW ARE PROJECTS IMPLEMENTED?



Freeway Life Cycle Program (FLCP)

Managed by MAG; implemented by ADOT

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Managed by MAG; implemented by local agencies

Transit Life Cycle Program (TLCP)

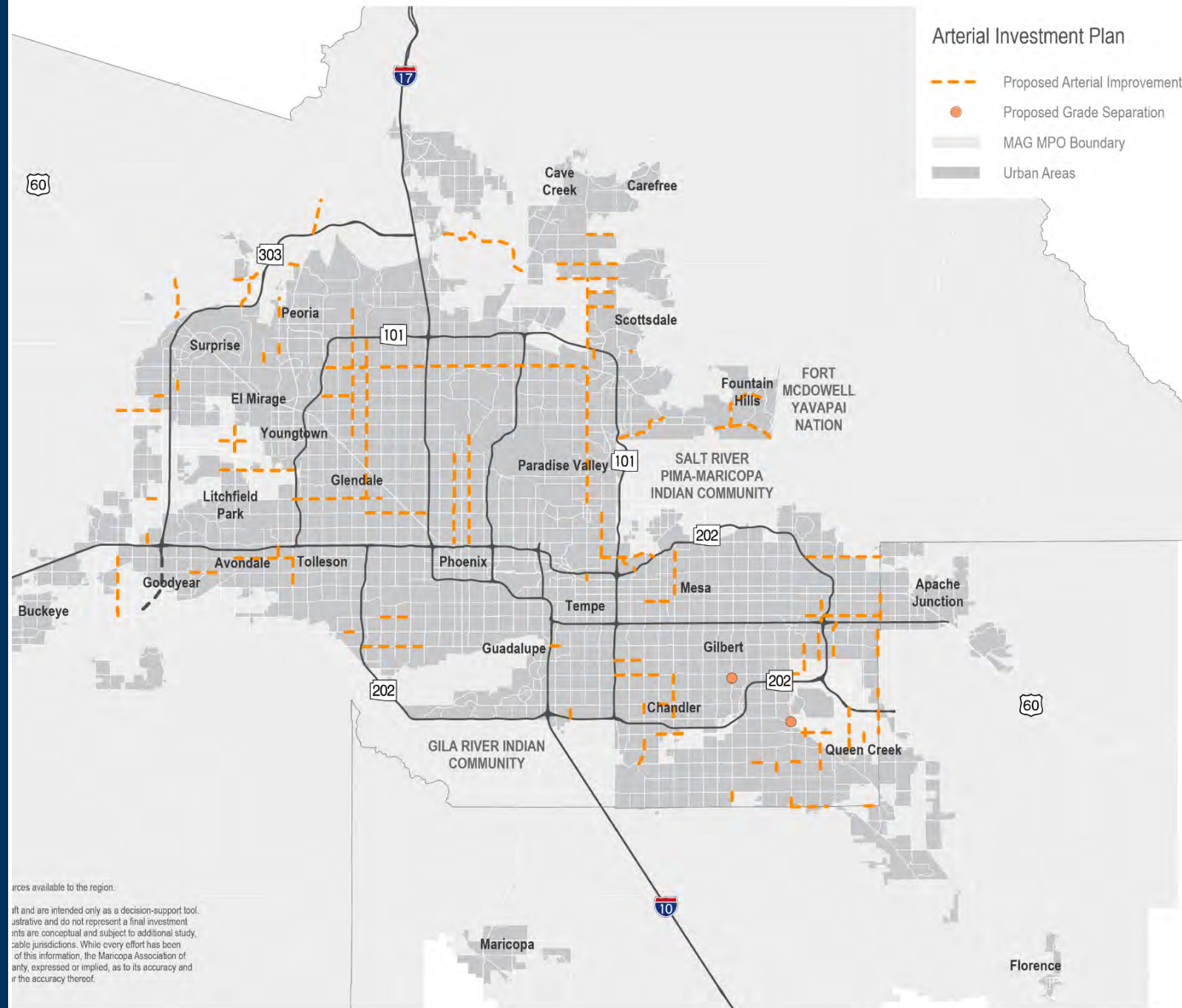
Managed by MAG; implemented by Valley Metro and local agencies

Competitive Programs

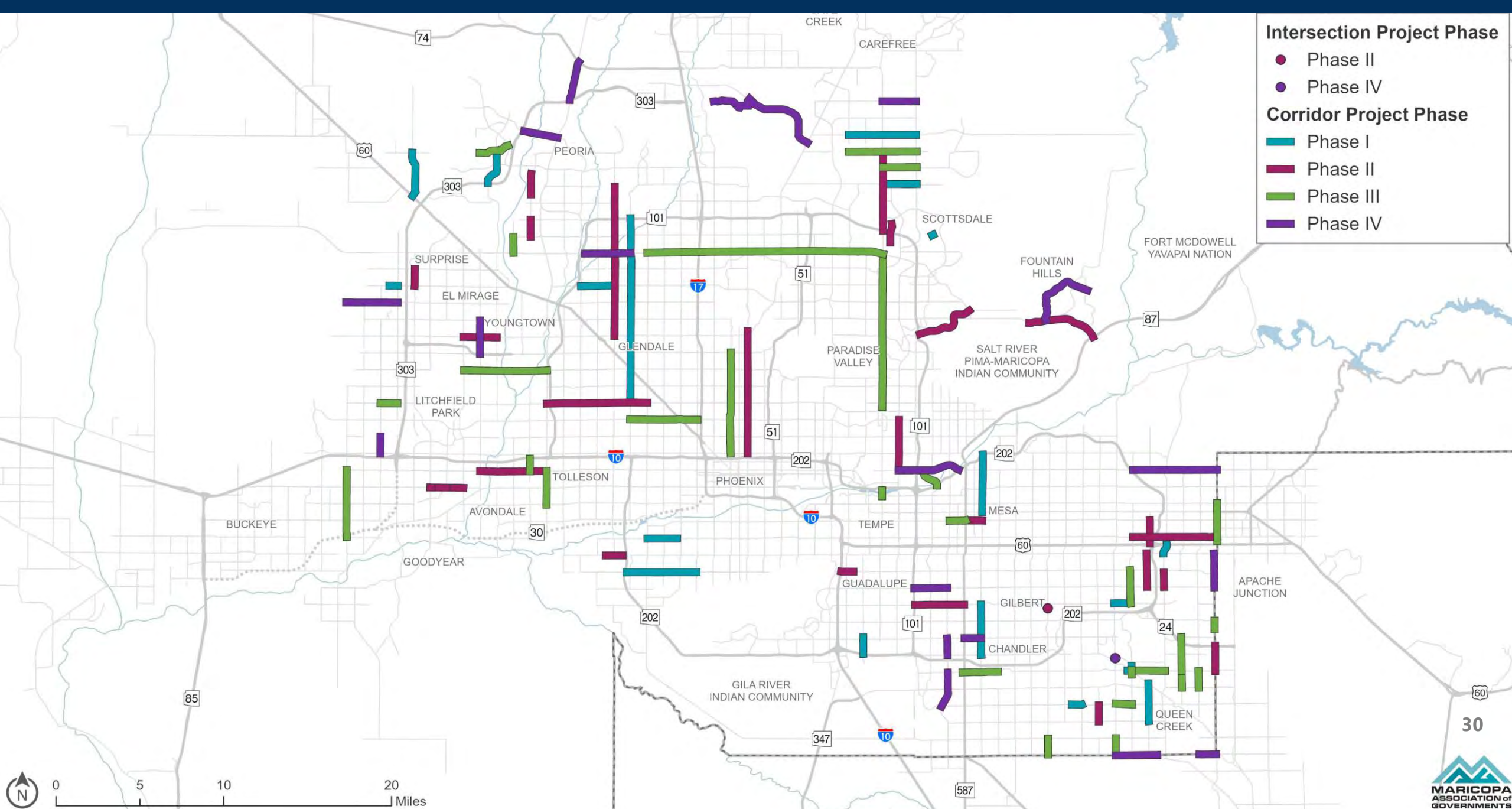
Managed by MAG; implemented by local agencies

PROP 479 ARTERIAL OVERVIEW

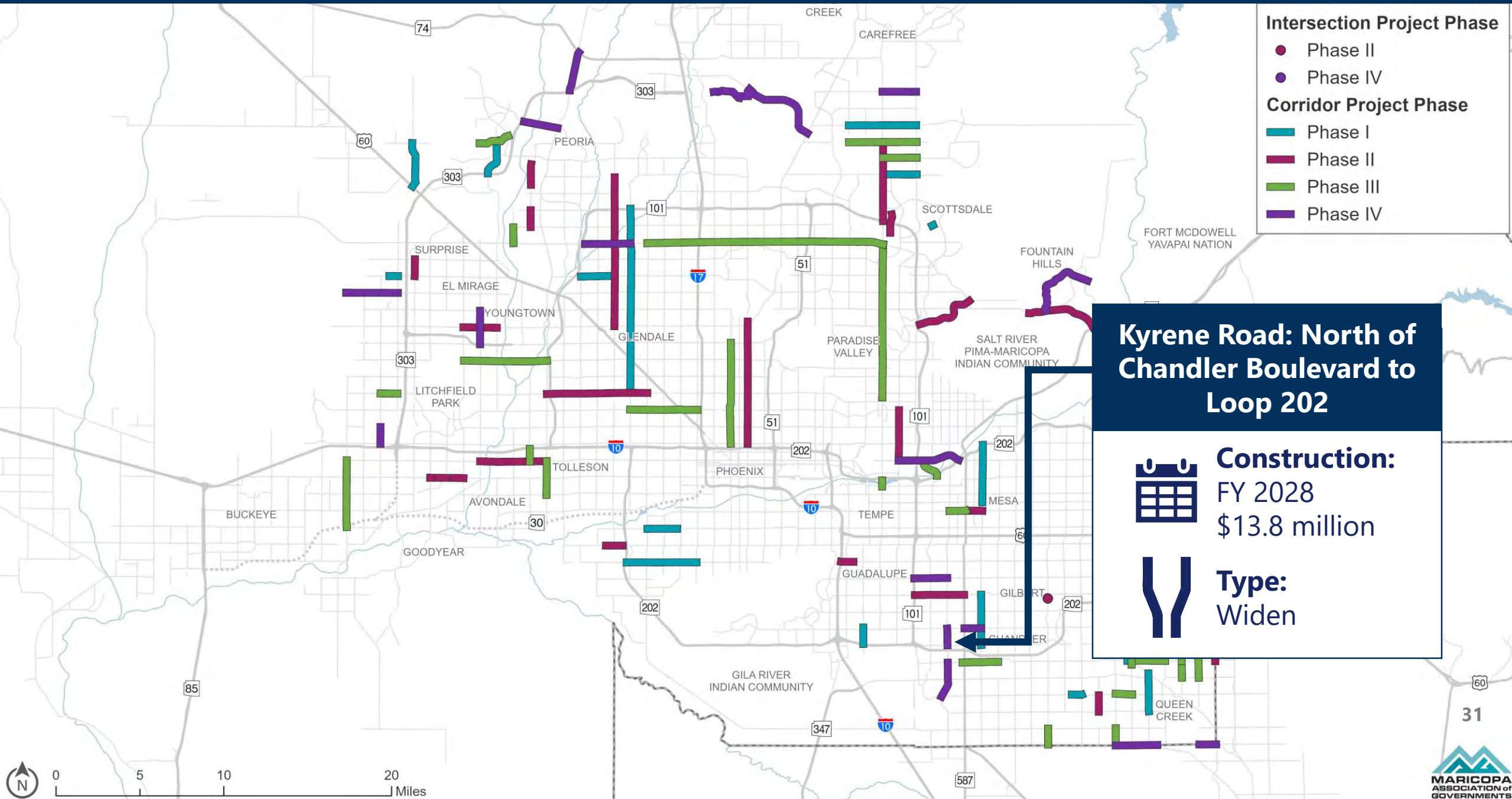
- 91 Defined projects, including:
- Improvements to Camelback Road between 99th Avenue and 51st Avenue
- Construction of Lone Mountain Road between Loop 303 and Lake Pleasant Parkway
- Improvements to Indian School Road between 59th Avenue and 27th Avenue
- Widening of Dynamite Boulevard between 56th Street and Pima Road
- Construction of Ocotillo Road between Greenfield Road and Higley Road



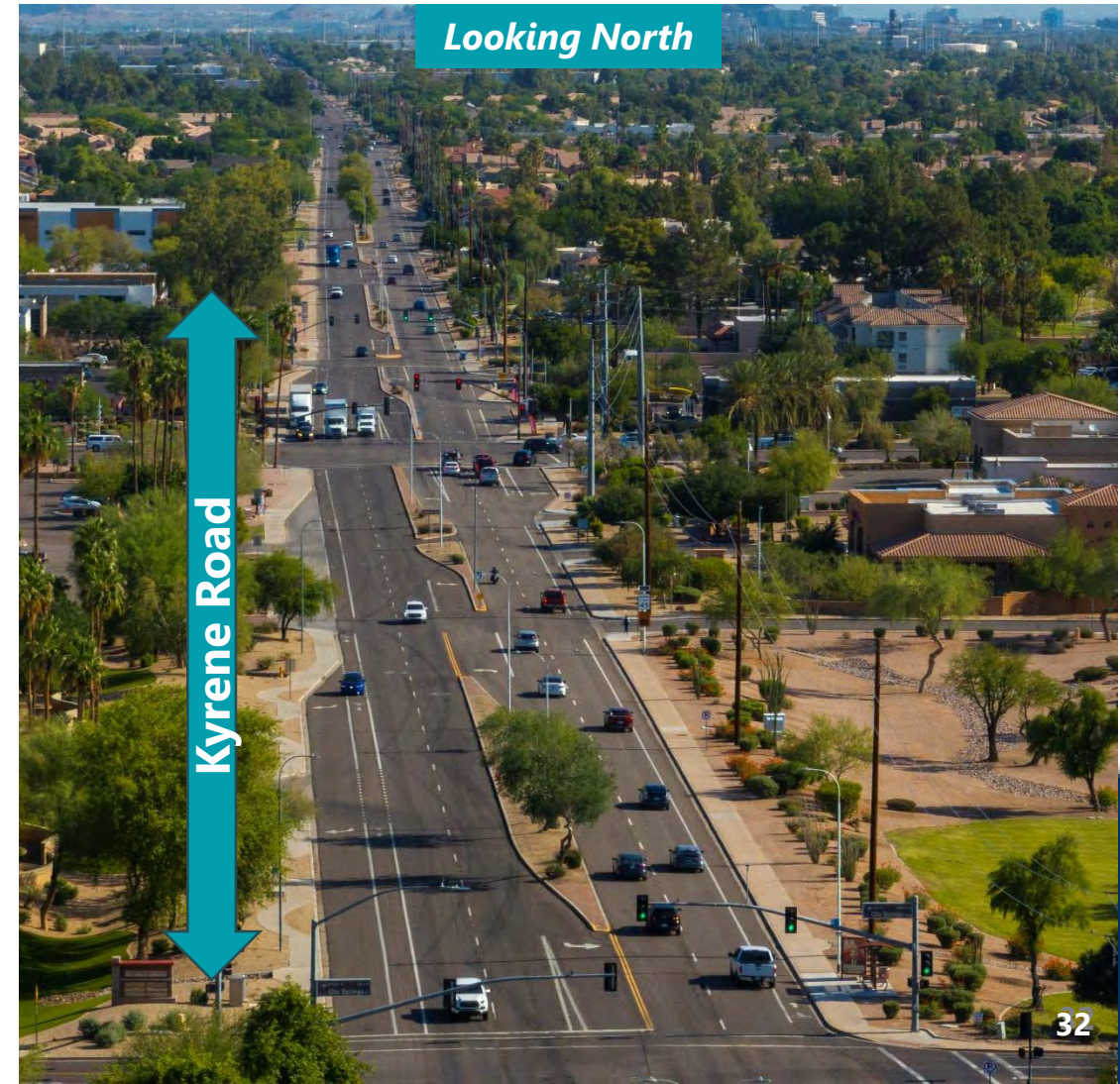
PROPOSITION 479 ARTERIAL LIFE CYCLE PROGRAM PROJECTS



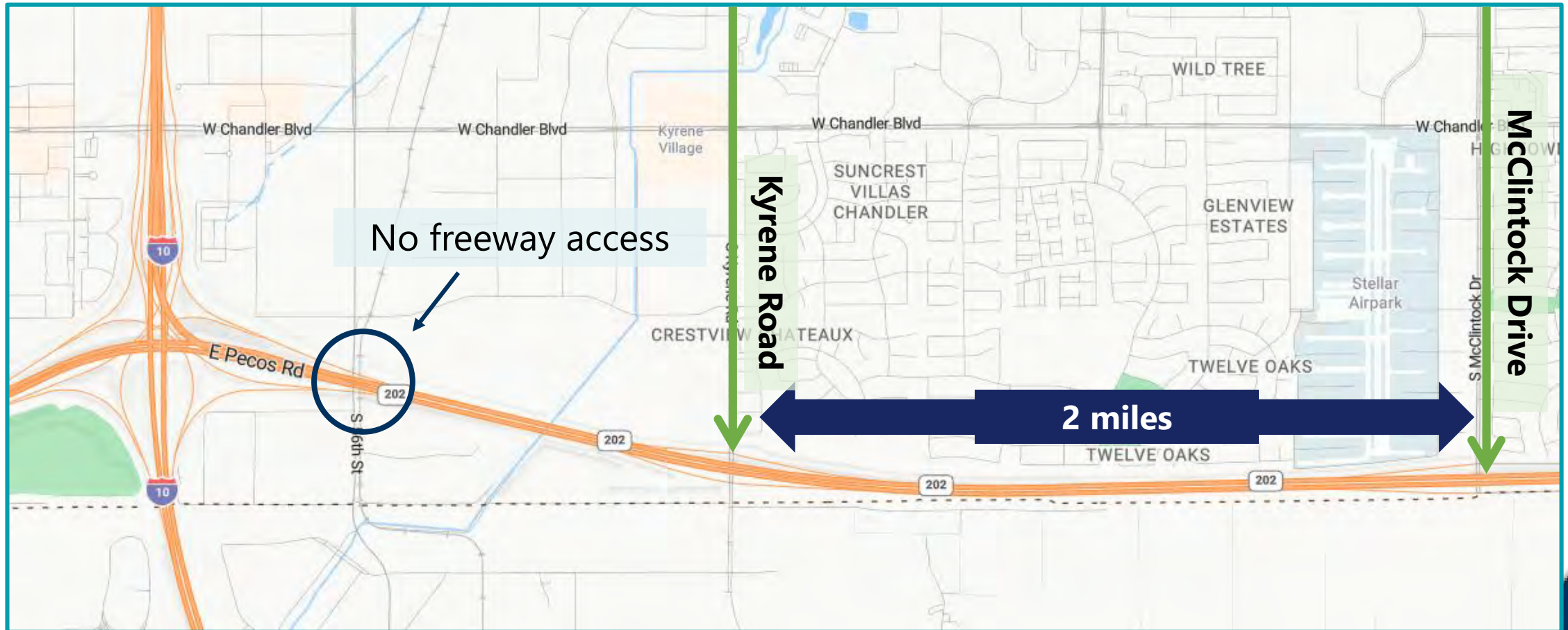
PROPOSITION 479 ARTERIAL LIFE CYCLE PROGRAM PROJECTS



Kyrene Road: North of Chandler Boulevard to Loop 202 Santan



Kyrene Road: North of Chandler Boulevard to Loop 202 Santan

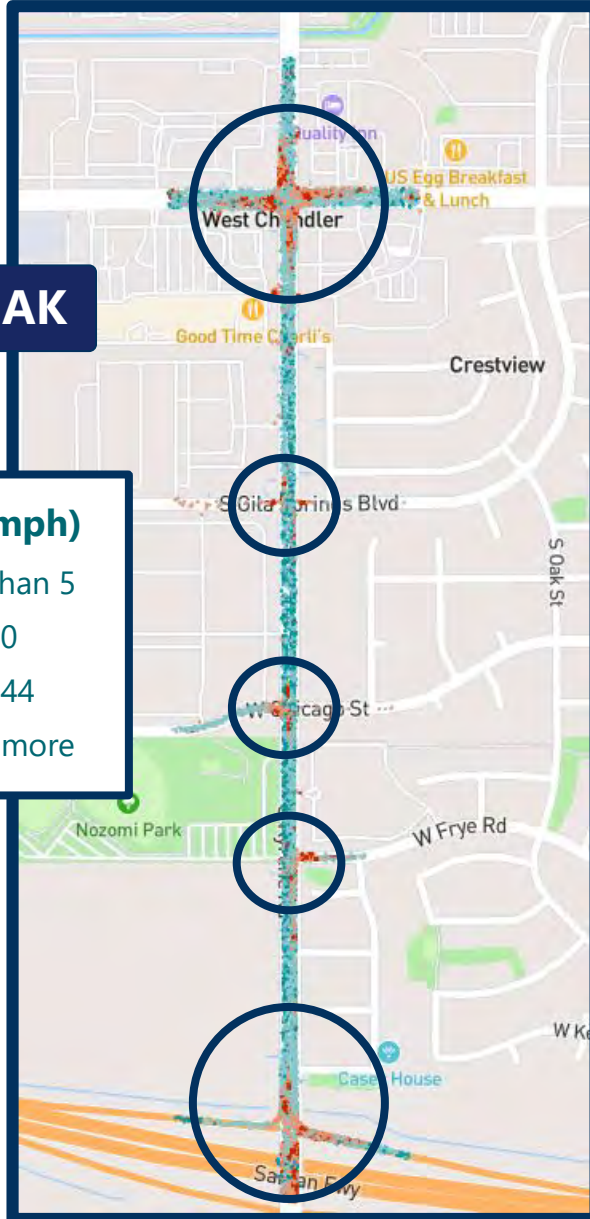


QUEUE ANALYSIS BY TIME PERIOD

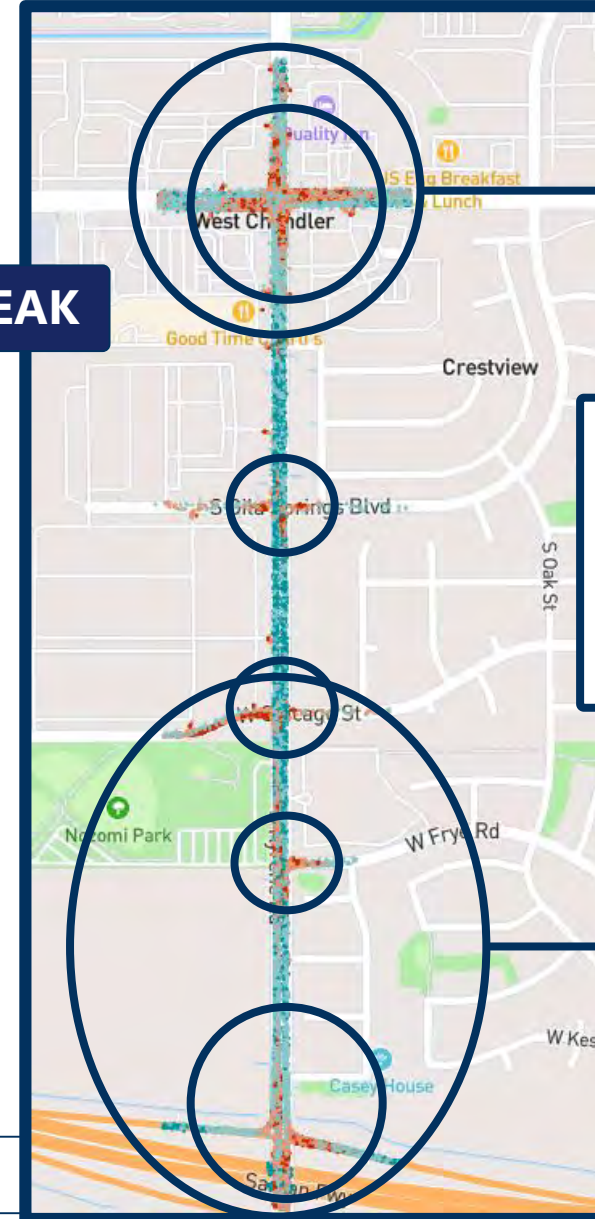
AM PEAK

Speed (mph)

- Less than 5
- 5 to 20
- 20 to 44
- 44 or more



PM PEAK

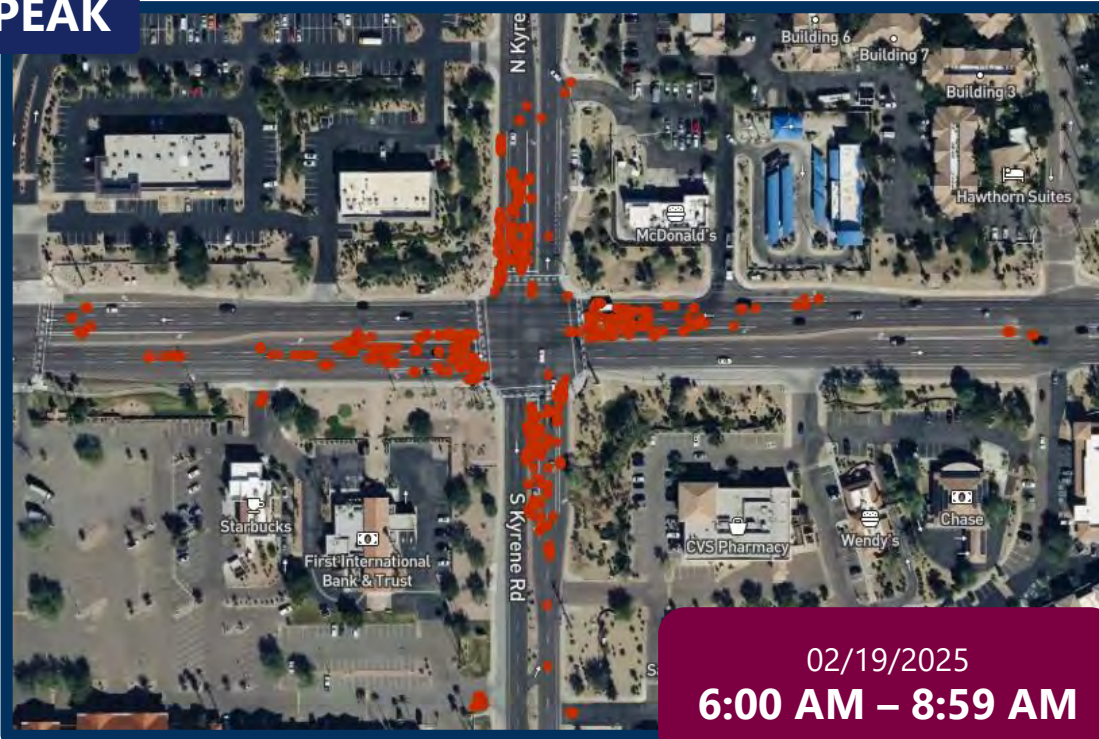


Kyrene Rd from Chandler Blvd to Loop 202 Santan
Congestion is more severe during the PM peak.

QUEUE AT KYRENE RD & CHANDLER BLVD

(WITH SPEED LOWER THAN 5MPH)

AM PEAK



02/19/2025
6:00 AM – 8:59 AM

PM PEAK



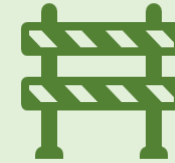
Kyrene Rd & Chandler Blvd
Congestion pressure worsens during the PM peak.

02/20/2025
1:59 PM – 5:59 PM

Kyrene Road: North of Chandler Boulevard to Loop 202 Santan

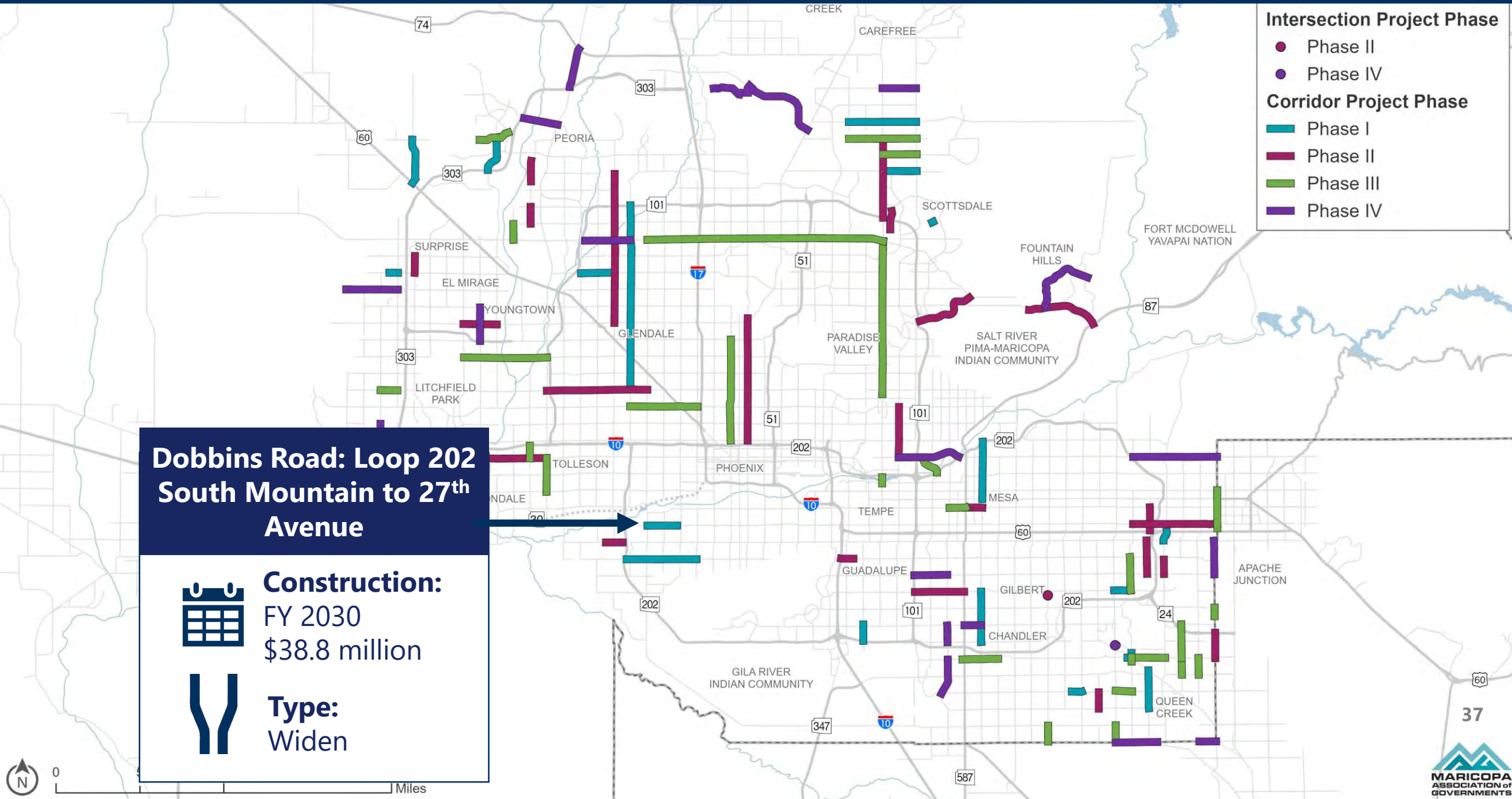


Proximity to I-10 and Loop 202 (Santan freeway), combined with the lack of access to exits nearby, results in high volumes of freeway traffic exiting on Kyrene Road.



Widen Kyrene Road from 4 to 6 lanes to **provide relief** for the congestion on Loop 202 exit ramp and at the Chandler Boulevard intersection

PROPOSITION 479 ARTERIAL LIFE CYCLE PROGRAM PROJECTS





City of Phoenix

Dobbins Road: Loop 202 South Mountain to 27th Avenue

Looking West

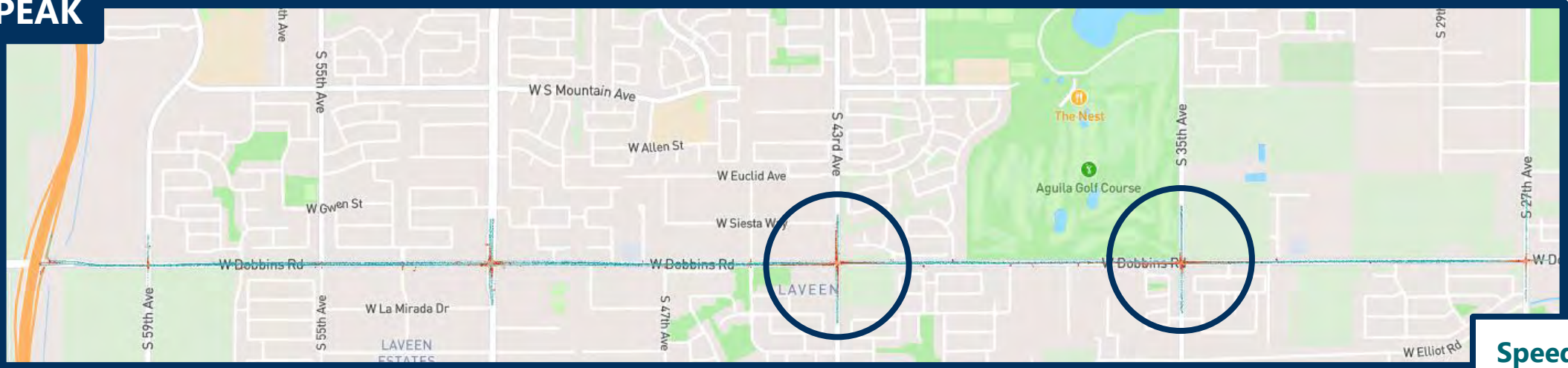


Looking East

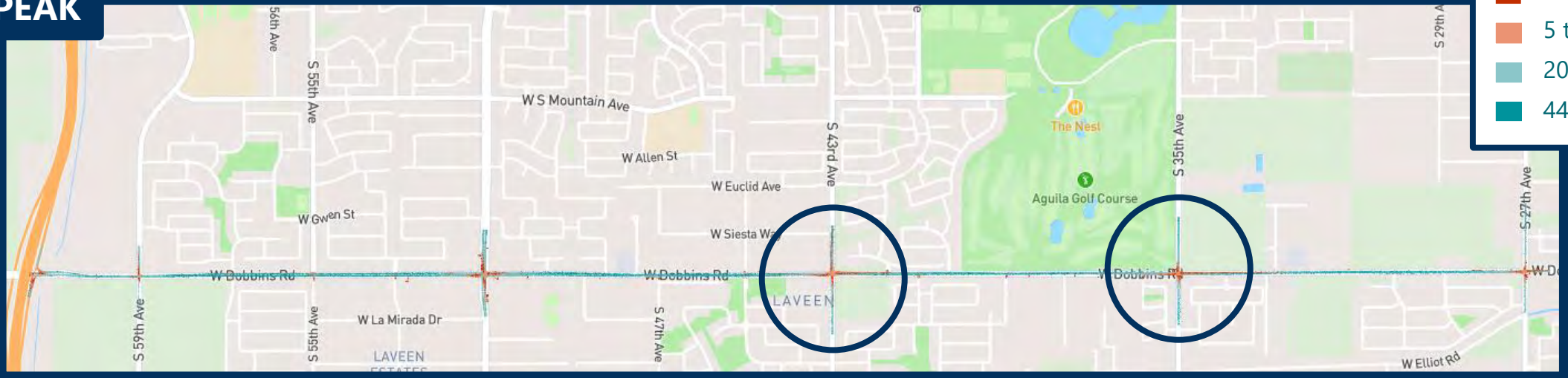


QUEUE ANALYSIS BY TIME PERIOD

AM PEAK



PM PEAK



Speed (mph)

- Less than 5
- 5 to 20
- 20 to 44
- 44 or more

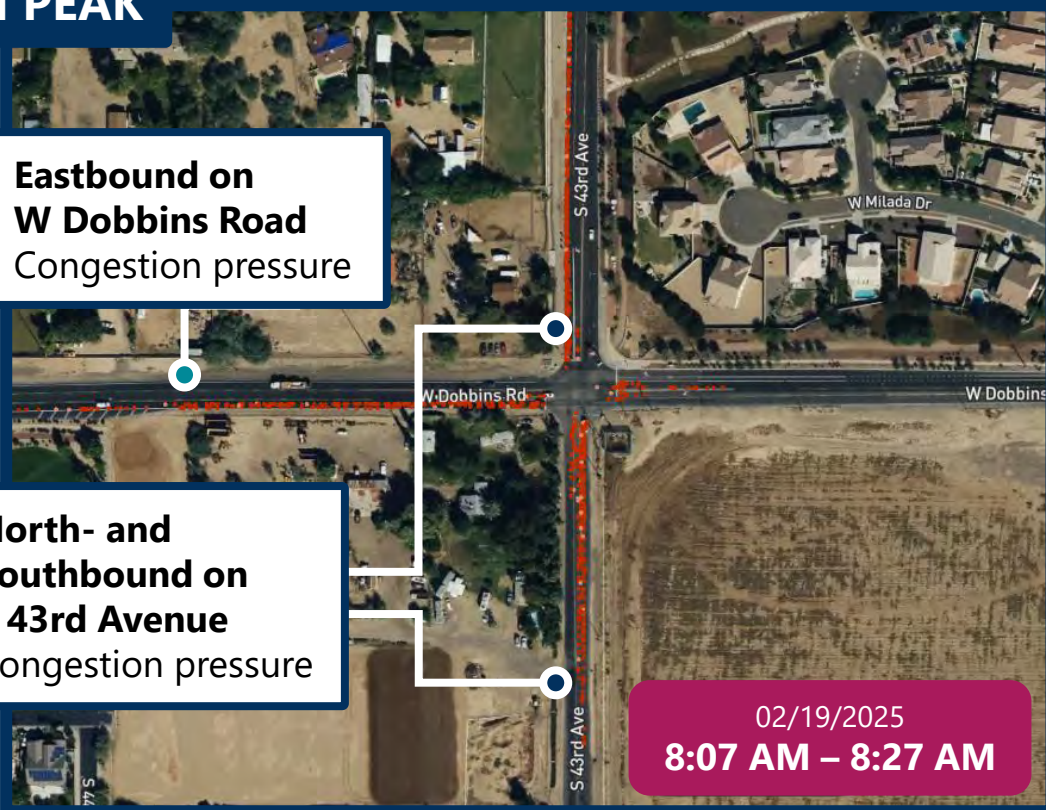


City of Phoenix

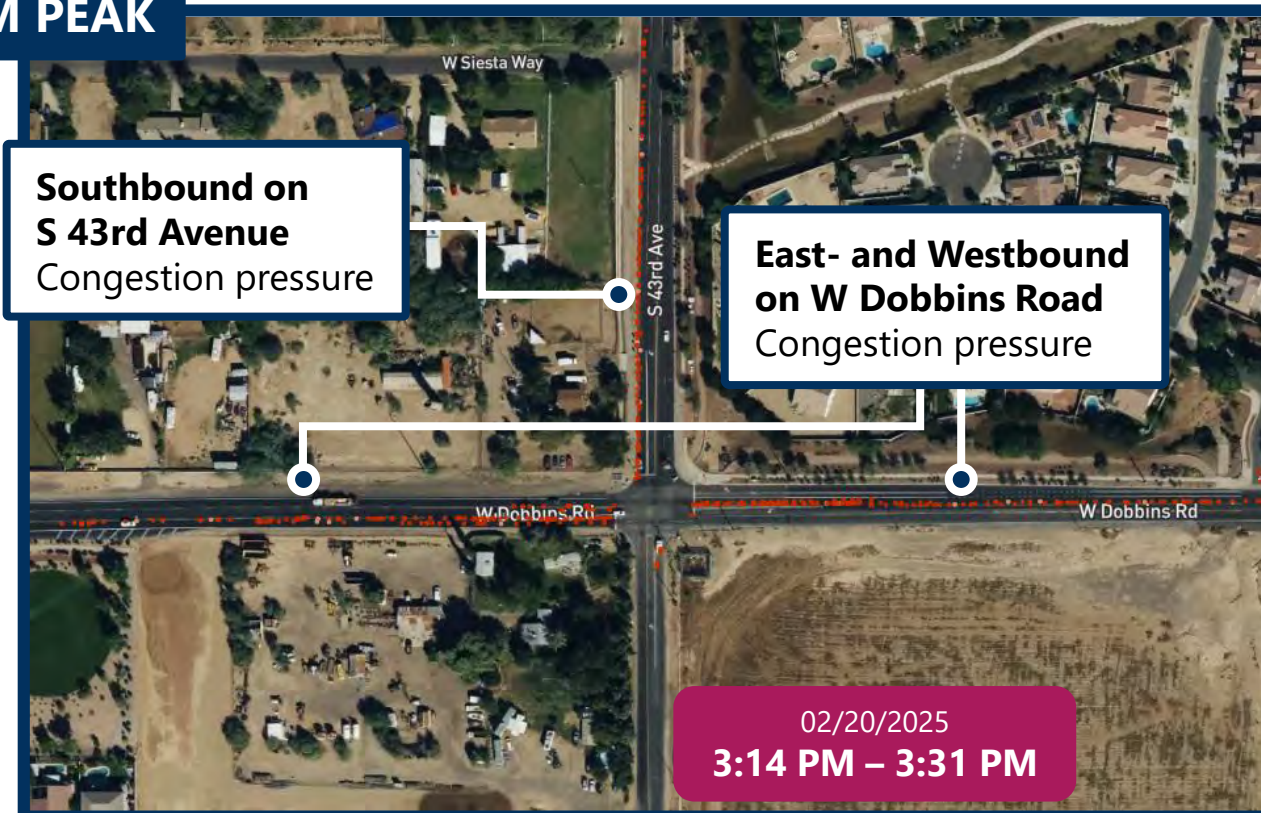
Queue At Dobbins Rd and 43rd Ave

(WAYPOINTS WITH SPEED LOWER THAN 5MPH)

AM PEAK



PM PEAK



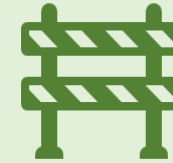


City of Phoenix

Dobbins Road: Loop 202 South Mountain to 27th Avenue



High volumes of freeway traffic travelling to and from Loop 202 causing buildups at intersections along Dobbins Road.



Widen Dobbins Road to 4 lanes, add streetlights, landscaping, and utility improvements

PROPOSITION 479 ARTERIAL LIFE CYCLE PROGRAM PROJECTS

El Mirage Road: Jomax Road to Loop 303



Construction:
FY 2026
\$21 million



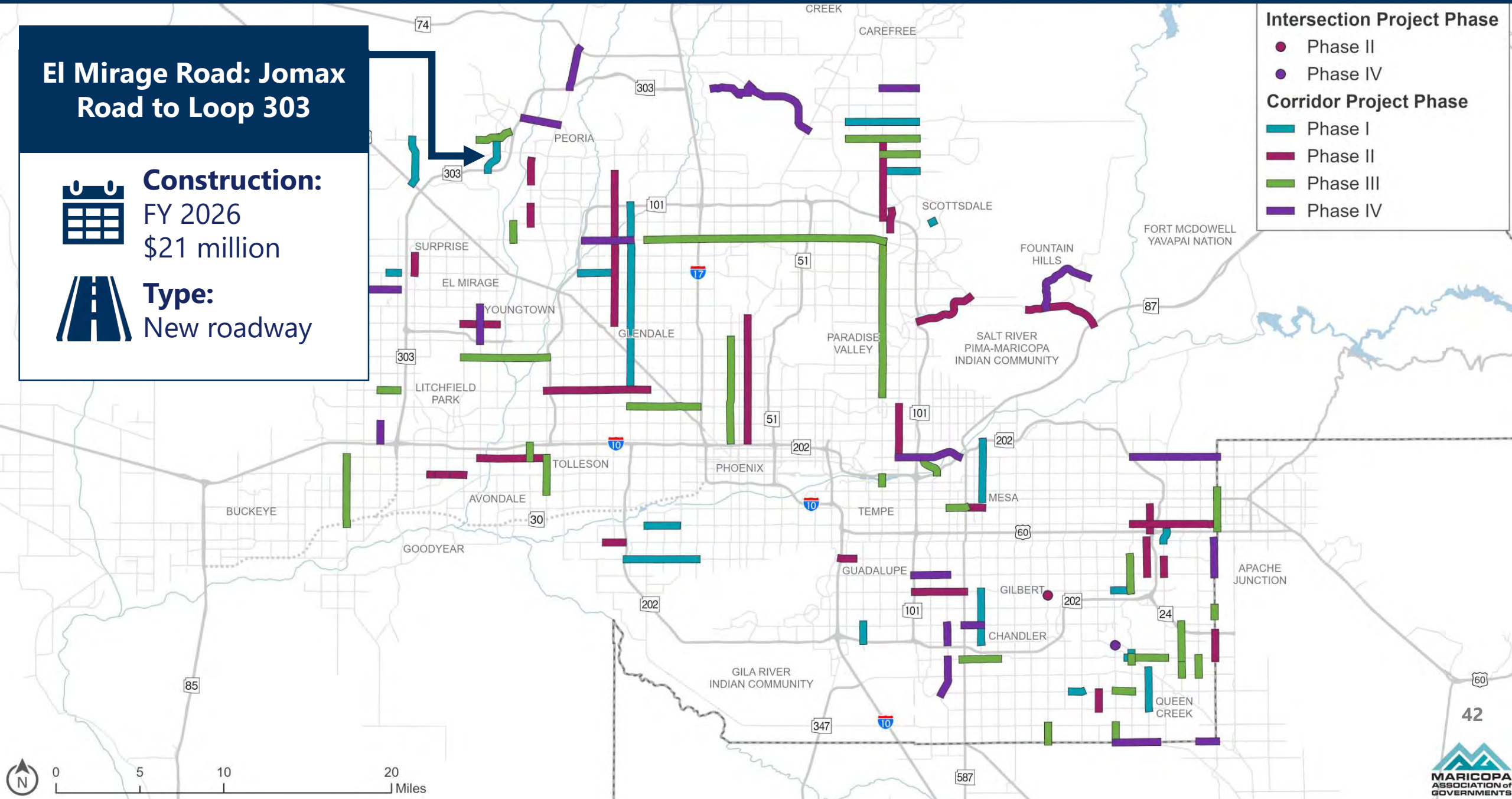
Type:
New roadway

Intersection Project Phase

- Phase II
- Phase IV

Corridor Project Phase

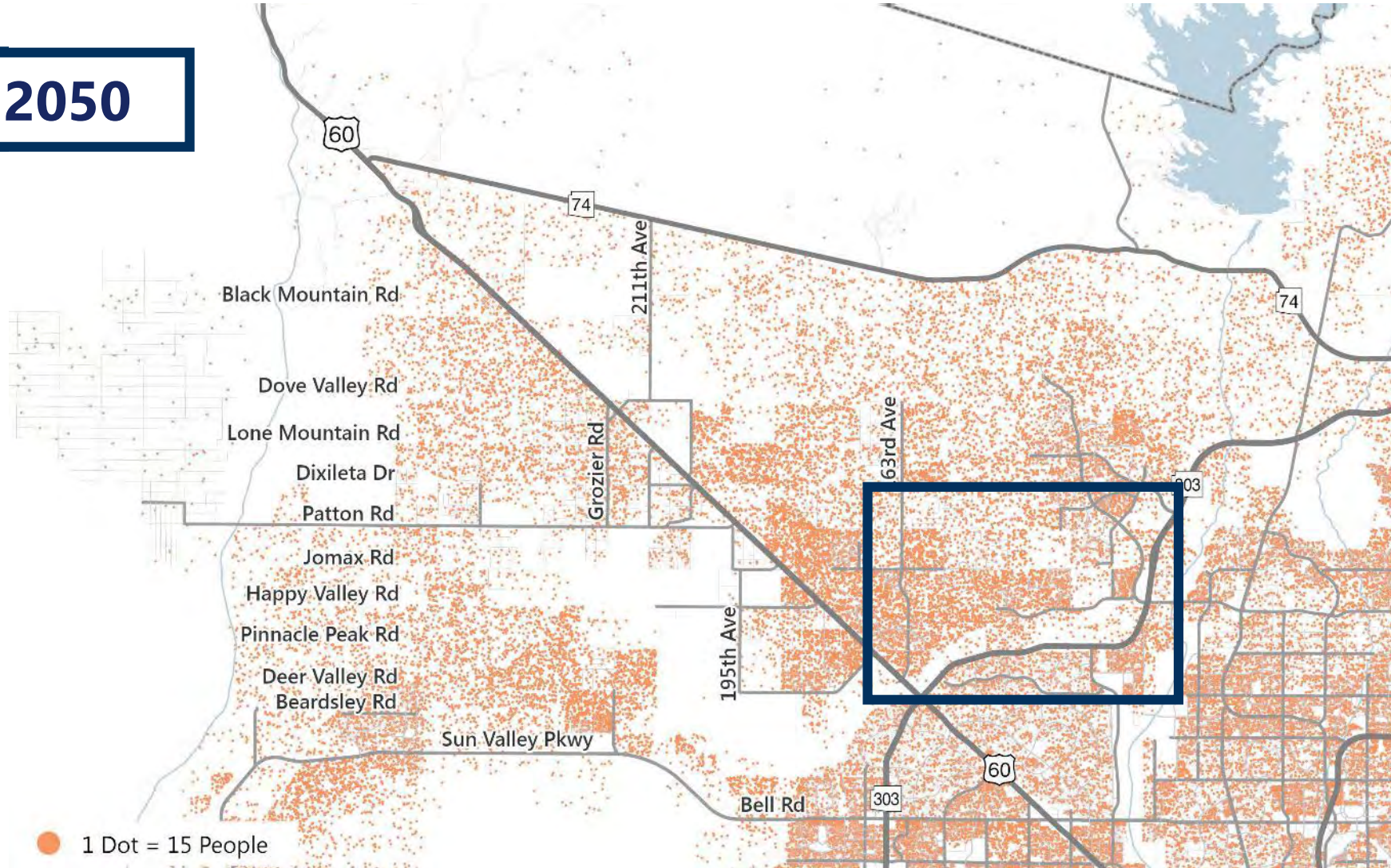
- Phase I
- Phase II
- Phase III
- Phase IV





Northwest Valley – Population Growth

2050





El Mirage Road: Loop 303 to Jomax Road





El Mirage Road: Loop 303 to Jomax Road

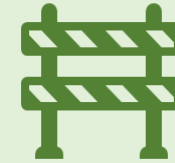




El Mirage Road: Loop 303 to Jomax Road



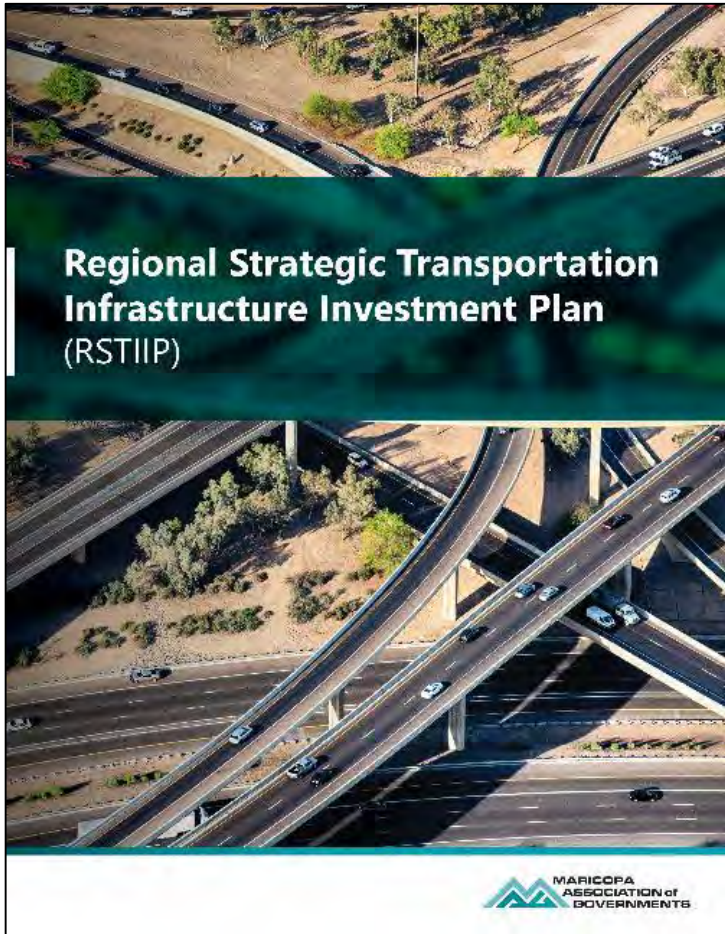
The lack of access to Loop 303 from the northwest region is causing congestion on surrounding interchanges and arterials.



Construction of 2 lanes in each direction to provide a continuous connection between Loop 303 and Jomax Road.

Provide better access and congestion relief.

HOW ARE PROJECTS IMPLEMENTED?



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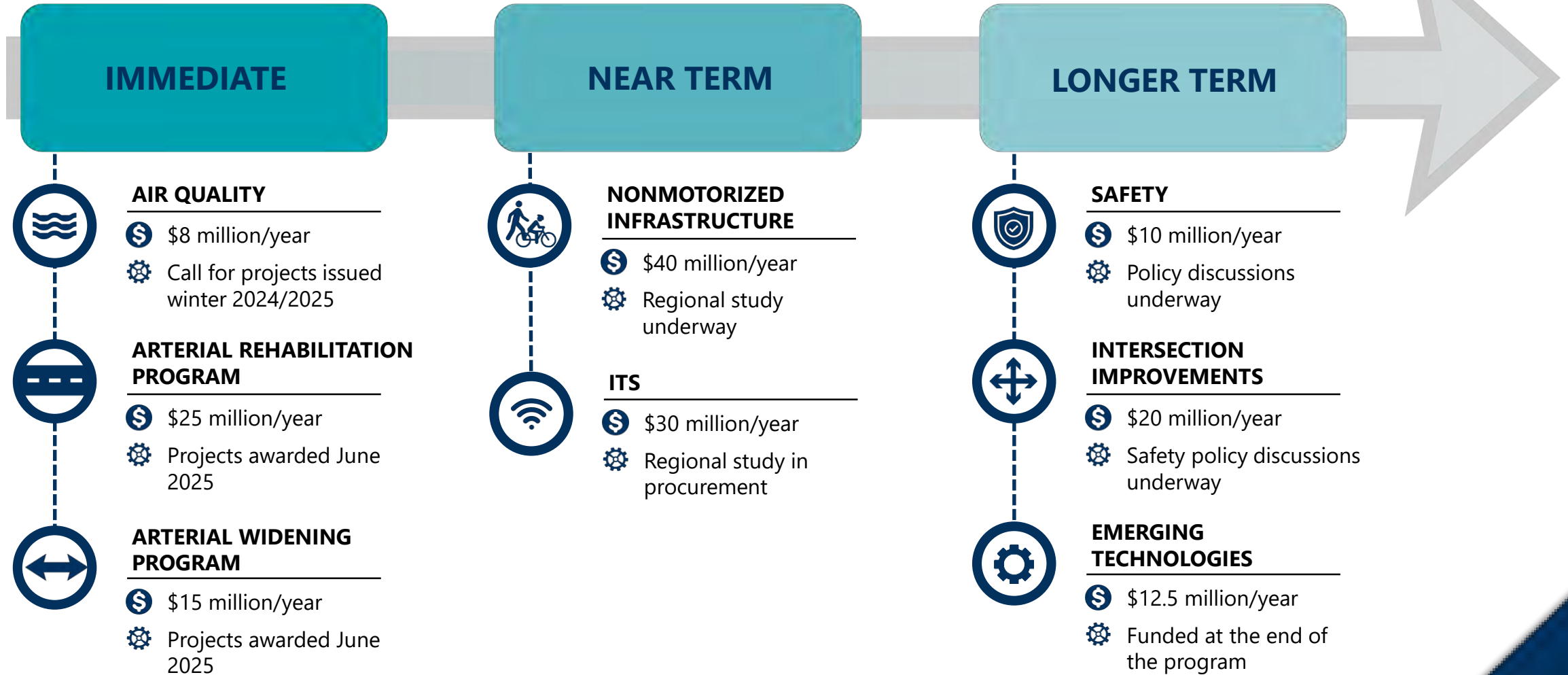
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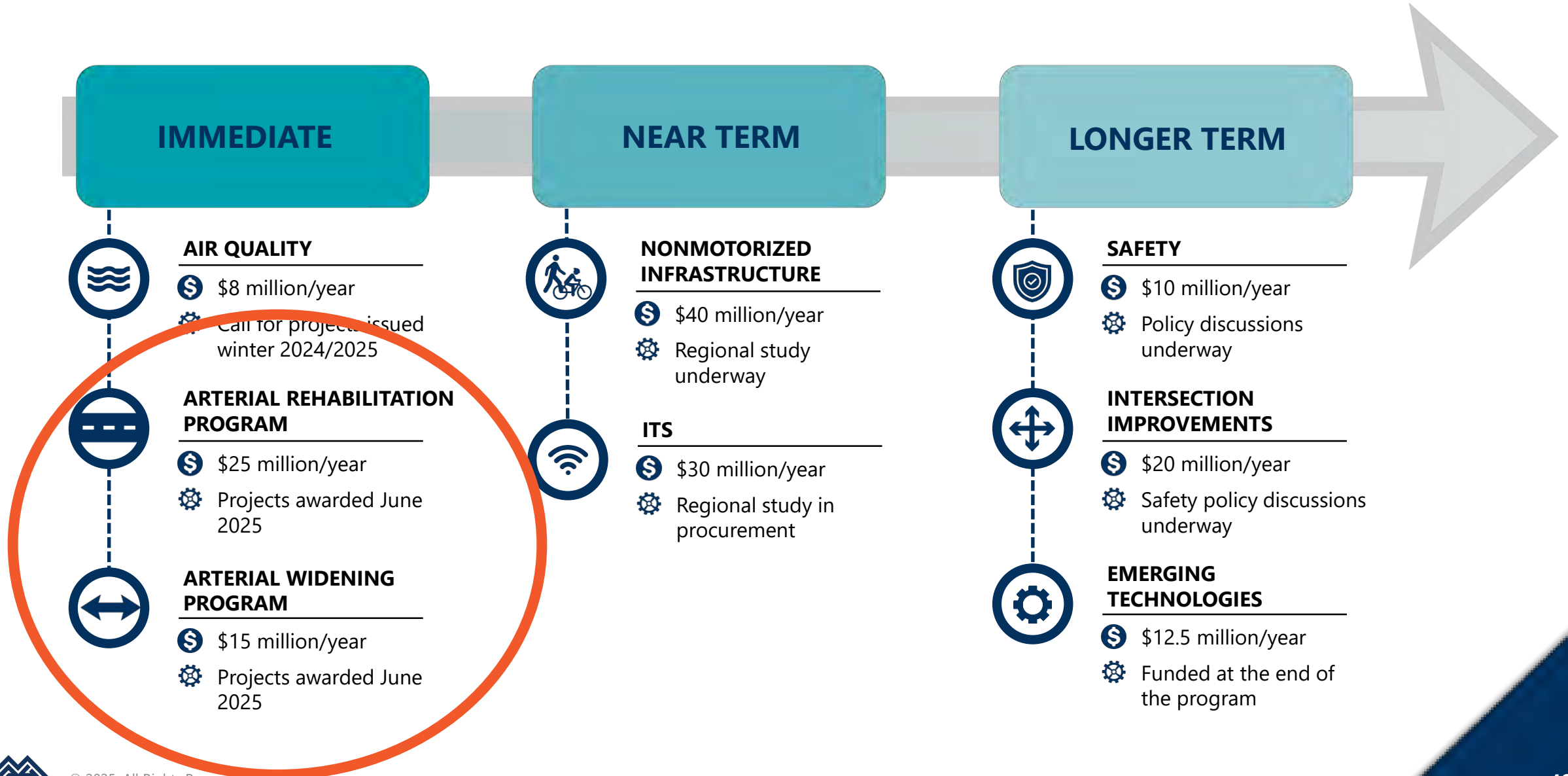
Competitive Programs

Managed by MAG; implemented by local agencies

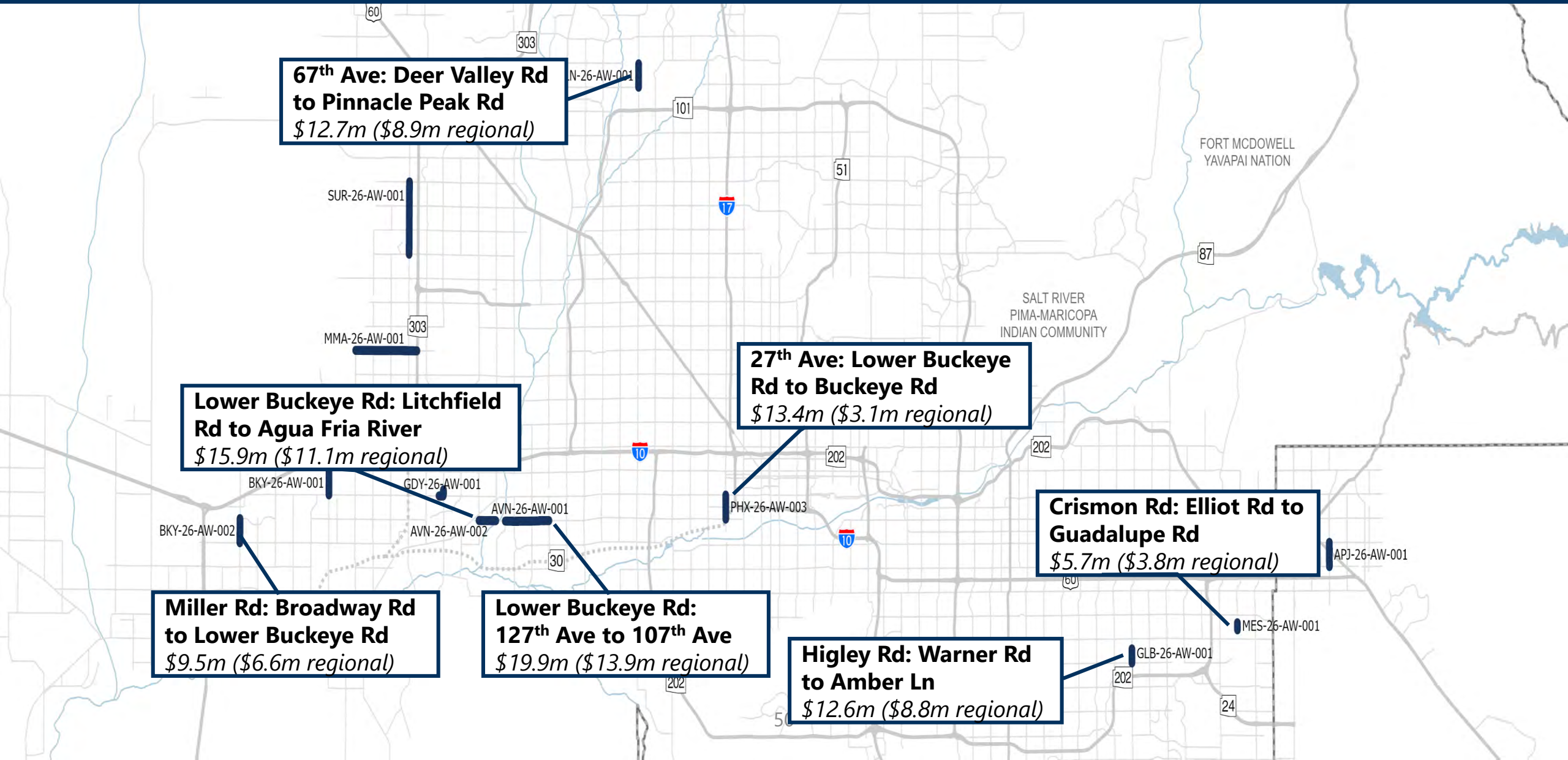
COMPETITIVE PROGRAMS OVERVIEW



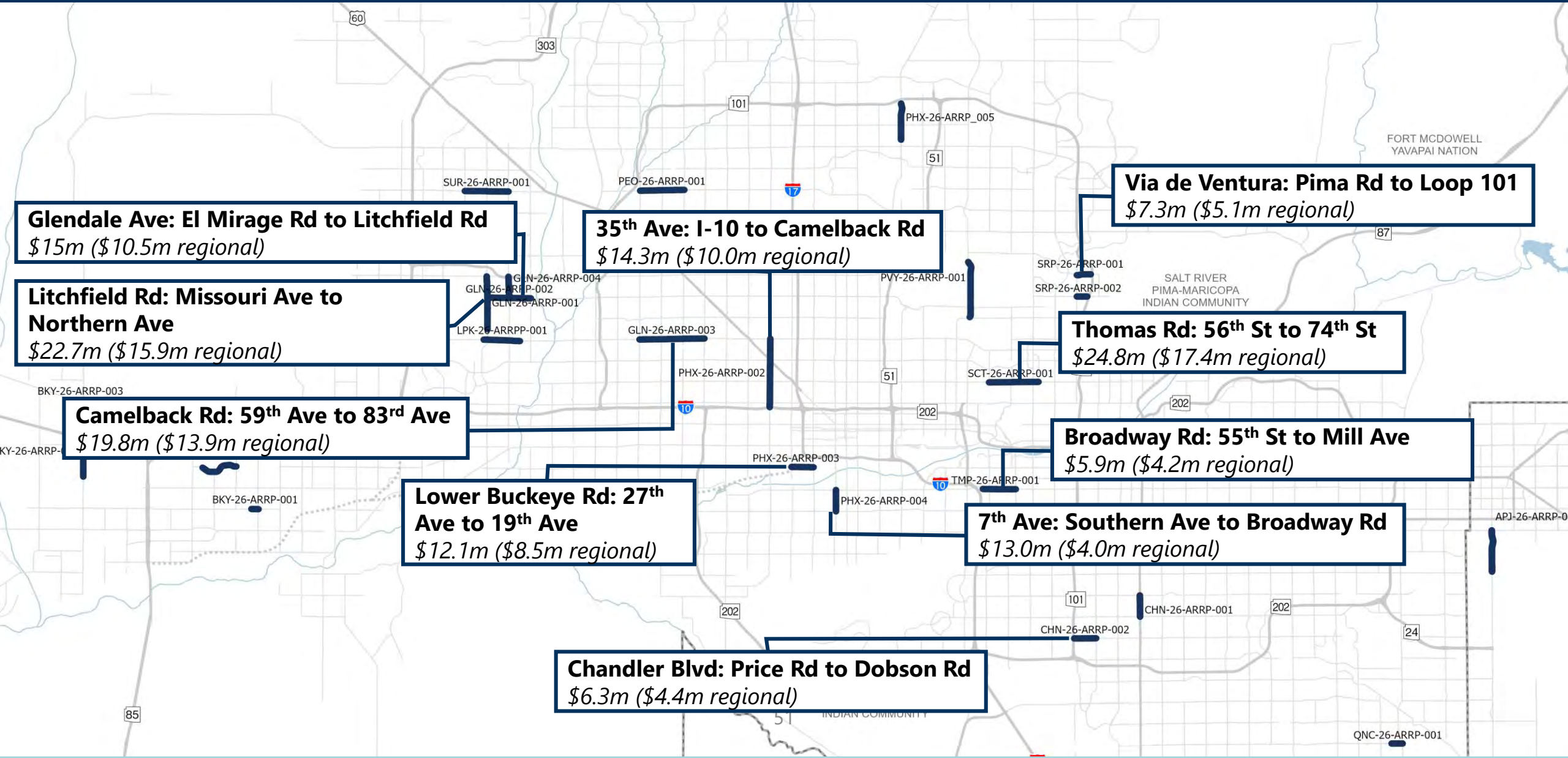
COMPETITIVE PROGRAMS OVERVIEW



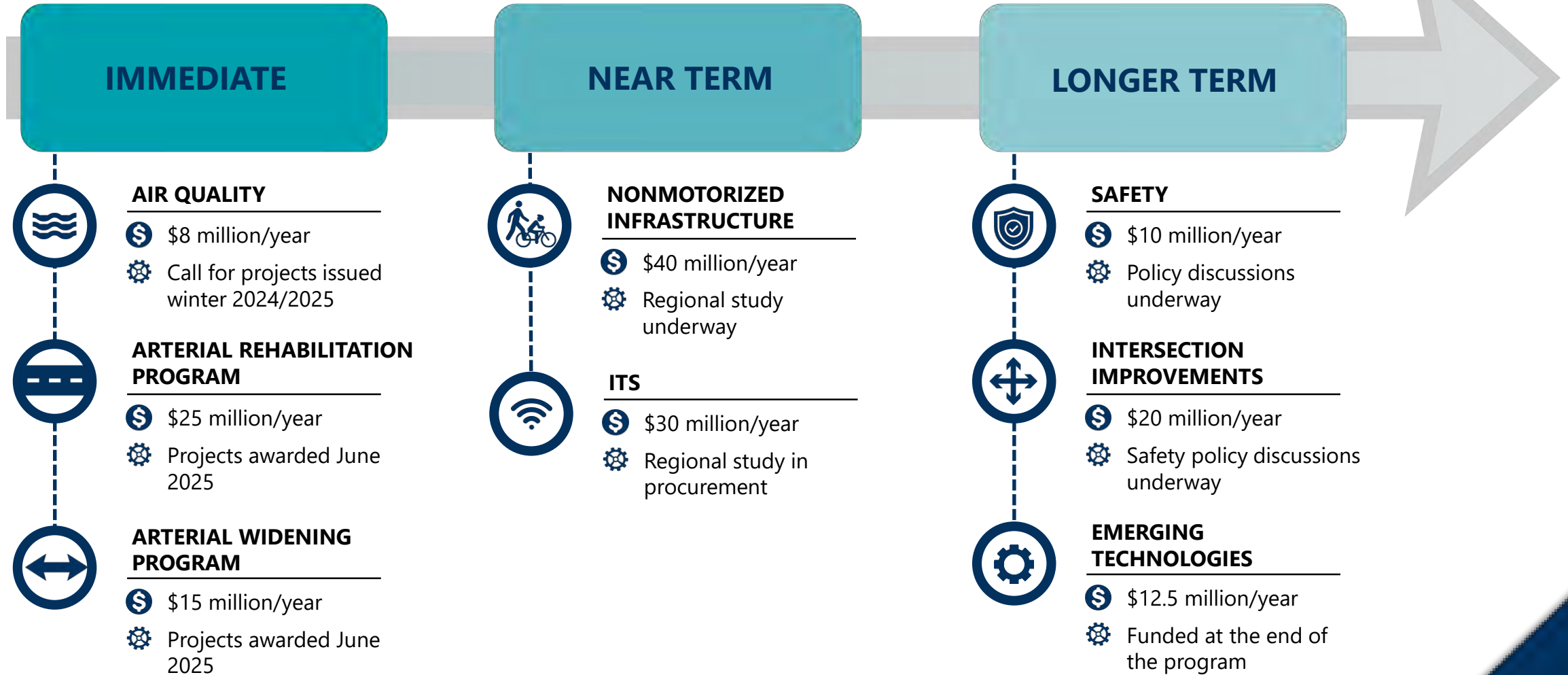
FY 2026 – 2028: ARTERIAL WIDENING PROJECTS



FY 2026 – 2028: ARTERIAL RECONSTRUCTION PROJECTS



COMPETITIVE PROGRAMS OVERVIEW





THANK YOU

John Bullen
Interim Executive Director
jbullen@azmag.gov