

Development & Engineering



PUBLIC-PRIVATE PARTNERSHIP FUNDING PINNACLE PEAK ROAD IMPROVEMENTS

The City of Peoria has partnered with Maricopa County and homebuilders Maracay Homes and Toll Brothers to improve Pinnacle Peak Road between 91st Avenue and 99th Avenue.

The existing two-lane road is owned and maintained by Maricopa County, which is contributing \$3 million toward construction of the north half street. The roadway will be expanded to four lanes and will include a raised landscaped median as well as bike lanes and sidewalks to promote multi-modal opportunities. The developers are responsible for funding the south half-street improvements as part of their zoning requirements.

The construction sequencing has not yet been finalized, but will likely occur in two phases. The first phase will include the south half-street improvements. During this first phase, traffic will be maintained in both directions using the existing two-lane roadway. Once the south half-street improvements are complete, traffic will be shifted to the new lanes while the north half-street improvements are under construction as part of the second phase.

Construction is expected to begin this fall and be complete by the end of 2019. Once construction is complete, the city will annex the roadway and assume maintenance responsibility.

As part of the project, the city will bury the overhead power lines on the north side of Pinnacle Peak Road.

STATISTICAL INDICATORS

Capital Improvement Program

Active Design Projects: 4
 Active Design Costs: \$1,380,733
 Active Construction Projects: 9
 Active Construction Costs: \$22,150,704

Site Development

Civil Reviews Completed

| Aug 17 | Aug 18 |
|--------|--------|
| 144 | 194 |

Average Turnaround Time

| Aug 17 | Aug 18 |
|--------|--------|
| 14.34 | 17.33 |

Active Design Projects

| Aug 17 | Aug 18 |
|--------|--------|
| 180 | 95 |

Active Construction Projects

| Aug 17 | Aug 18 |
|--------|--------|
| 175 | 103 |

Building Development

New Commercial Permits

| Aug 17 | Aug 18 |
|--------|--------|
| 3 | 0 |

Tenant Improvement Permits

| Aug 17 | Aug 18 |
|--------|--------|
| 11 | 13 |

Total Commercial Permits

| Aug 17 | Aug 18 |
|--------|--------|
| 43 | 59 |

New Single Family Permits

| Aug 17 | Aug 18 |
|--------|--------|
| 141 | 93 |

Total Residential Permits

| Aug 17 | Aug 18 |
|--------|--------|
| 702 | 461 |

Commercial Plan Reviews

| Aug 17 | Aug 18 |
|--------|--------|
| 77 | 124 |

Residential Plan Reviews

| Aug 17 | Aug 18 |
|--------|--------|
| 736 | 715 |

Rollover Inspections

| Aug 17 | Aug 18 |
|--------|--------|
| 76 | 67 |