

Development & Engineering

PUBLIC-PRIVATE PARTNERSHIP FUNDING PINNACLE PEAK ROAD IMPROVEMENTS

PHASE 2

Improvements to Pinnacle Peak Road from 91st Avenue to 99th Avenue are being constructed in two phases; Phase 1, 91st Avenue to 95th Avenue, and Phase 2, 95th Avenue to 99th Avenue. Phase 1 is now complete with only a few minor items to be addressed and Phase 2 construction is currently underway.



Phase 1 (Complete)
91st Ave to 95th Ave

The City of Peoria has partnered with Maricopa County and homebuilder, Toll Brothers, for Phase 2 improvements to Pinnacle Peak Road between 95th Avenue and 99th Avenue.

Pinnacle Peak Road from 95th Avenue to 99th Avenue is a two-lane arterial road previously owned and maintained by Maricopa County. Unincorporated Maricopa County borders Pinnacle Peak Road to the north and the City of Peoria borders Pinnacle Peak Road to the south.

This project will expand the roadway to a modern four-lane arterial with raised landscaped medians. Upon completion, the roadway will have bike lanes and sidewalks to promote multi-modal opportunities, streetlights, and will include drainage improvements that will reduce potential flooding along this segment of Pinnacle Peak Road. These improvements will also beautify the corridor.

As part of their zoning requirements, the developer is responsible for funding the south half-street improvements. Maricopa County is contributing \$3 million towards the construction of the north half-street improvements from 91st Avenue to 99th Avenue (Phase 1 and 2).



Phase 2 (Underway)
95th Ave to 99th Ave

Phase 2 construction is expected to be complete by summer 2020.

STATISTICAL INDICATORS

Capital Improvement Program

Active Design Projects: 9
Active Design Costs: \$2,861,005
Active Construction Projects: 9
Active Construction Costs: \$82,615,188

Site Development

Civil Reviews Completed

Jan 19	Jan 20
155	51

Average Turnaround Time

Jan 19	Jan 20
13.32	20.65

Active Design Projects

Jan 19	Jan 20
94	60

Active Construction Projects

Jan 19	Jan 20
207	99

Building Development

New Commercial Permits

Jan 19	Jan 20
1	5

Tenant Improvement Permits

Jan 19	Jan 20
14	11

Total Commercial Permits

Jan 19	Jan 20
52	48

New Single Family Permits

Jan 19	Jan 20
114	136

Total Residential Permits

Jan 19	Jan 20
475	470

Commercial Plan Reviews

Jan 19	Jan 20
99	65

Residential Plan Reviews

Jan 19	Jan 20
586	643

Rollover Inspections

Jan 19	Jan 20
159	122