

COMMUNITY BUILDING

PEORIA LEADERSHIP INSTITUTE

Community Building

- **Department Introductions**
- **Planning & Community Development**
 - Understanding the Development Process
 - Total Planning
- **Economic Development Services**
 - P83 Entertainment District
 - BioInspire Medical Device Incubator
- **Engineering**
 - Capital Improvement Program
 - Traffic Management Center

Planning and Community Development

Department Structure

Planning Director
Chris M. Jacques

**Community &
Strategic Planning**
Shawn Kreuzwiesner

**Neighborhood
Revitalization**
Carin Imig

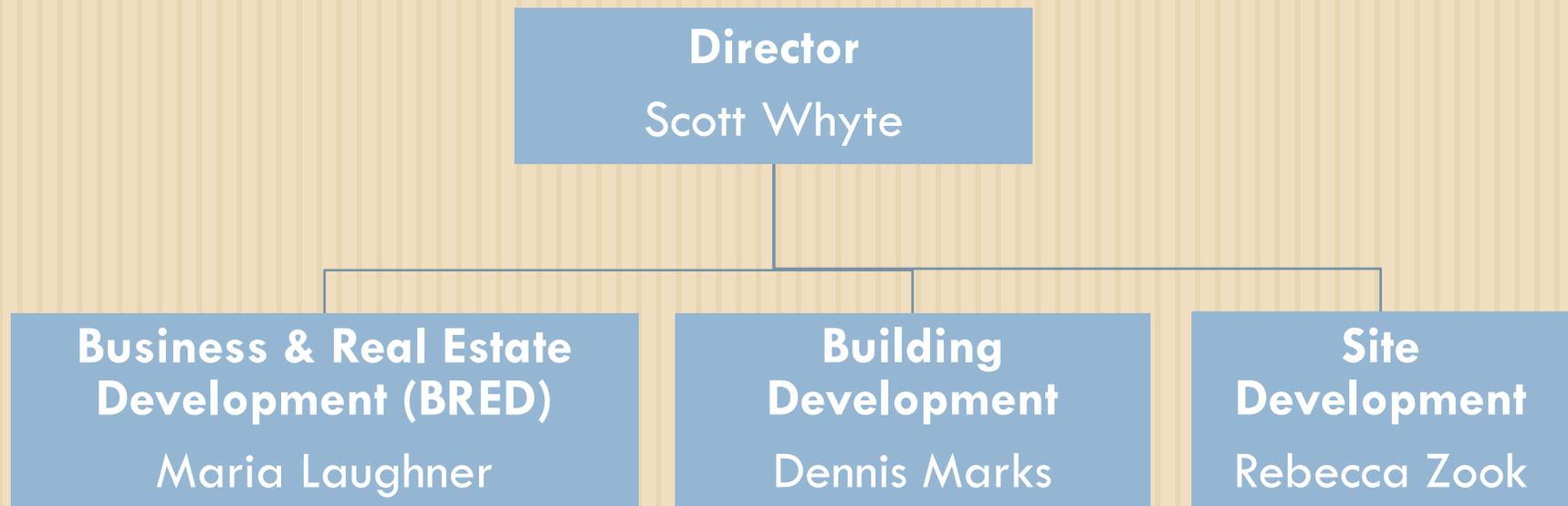
Planning and Community Development

Department Functions

- **Community and Strategic Planning**
 - Master Planning/General Plan
 - Development Review/Design Review
 - Historic Preservation/Annexations
- **Neighborhood Revitalization**
 - Federal Grant Administration (CDBG/HOME)
 - Neighborhood Pride/Grants Program
 - HOA Academy/Livability

Economic Development Services

Department Structure



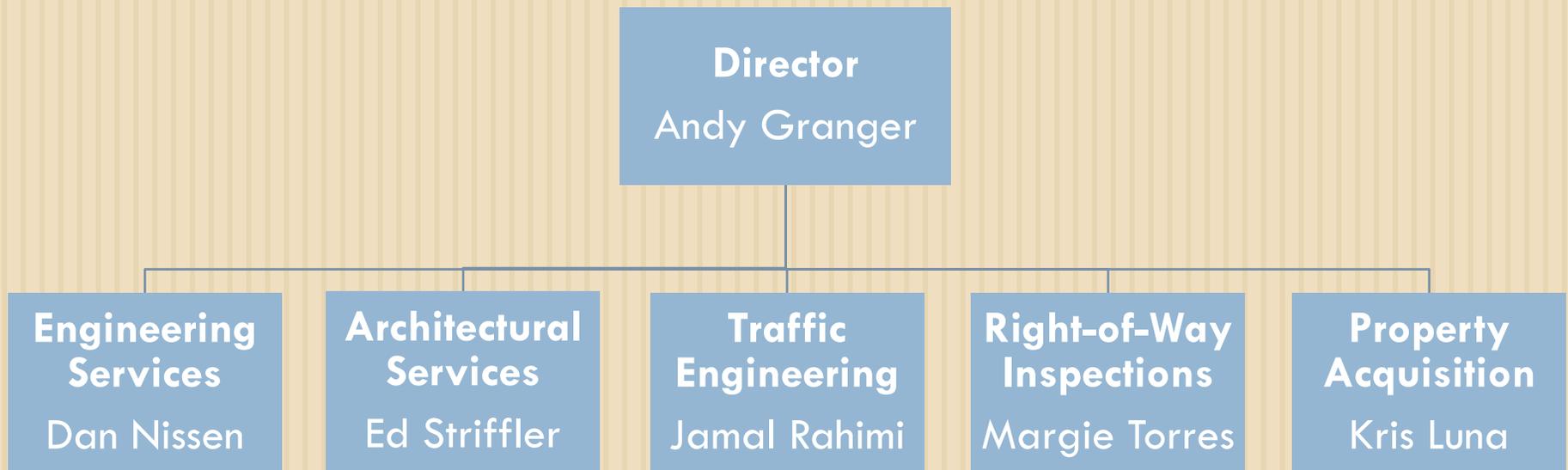
Economic Development Services

Department Functions

- **Business and Real Estate Development (BRED)**
 - ▣ Business Attraction
 - ▣ Business Retention
 - ▣ Redevelopment
 - ▣ Workforce Development
 - ▣ Small Business Development
- **Building Development**
 - ▣ Oversee regulation and permitting of building activities
- **Site Development**
 - ▣ Provide engineering review services
 - Private sector
 - City CIP projects
 - Plan and sign code services

Engineering

Department Structure



Engineering

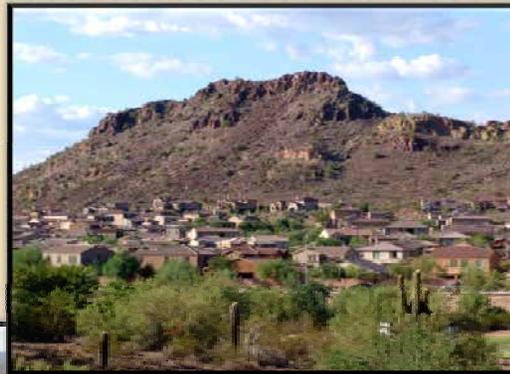
Department Functions



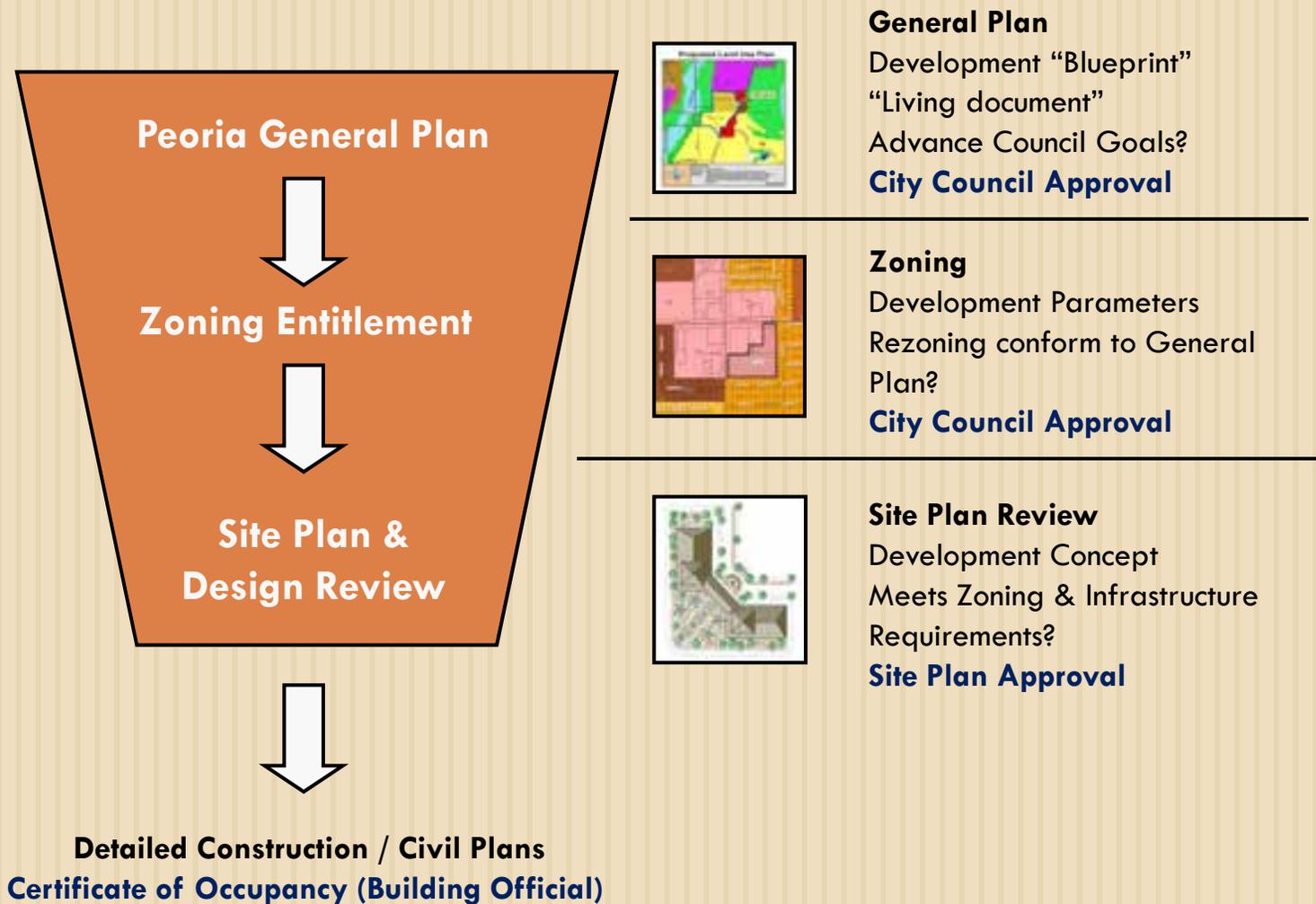
Traffic Management Center

- **Engineering Services**
 - CIP Projects – infrastructure (streets, traffic control, drainage, water and wastewater)
- **Architectural Services**
 - CIP Projects – facilities (parks, libraries, municipal)
- **Traffic Engineering**
 - Traffic Studies, Traffic Management Center, Safe Routes to School and Neighborhood Traffic Programs
- **Right-of-Way Inspections**
 - Inspections of private and publicly funded right-of-way projects
- **Property Acquisition**
 - Acquire rights-of-way and easements for CIP projects and other City interests

Planning and Community Development

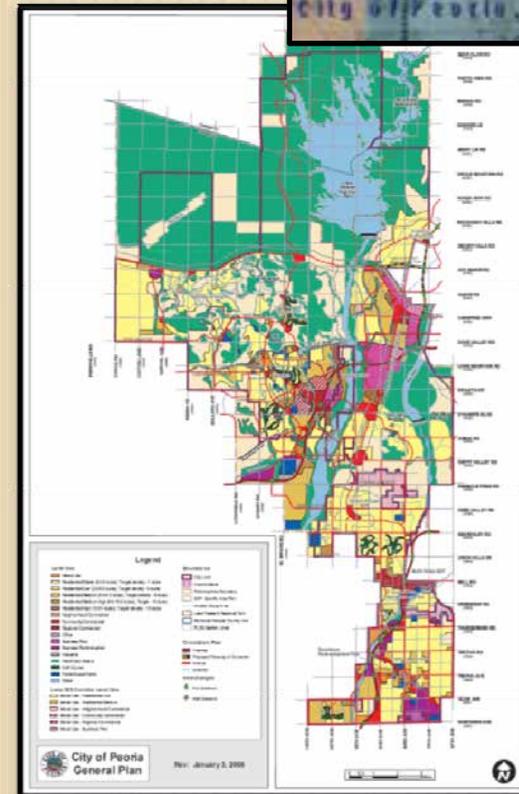
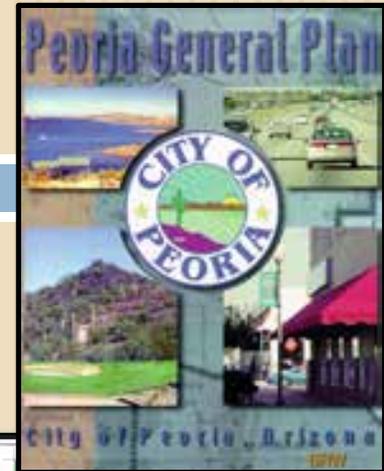


The Development Process



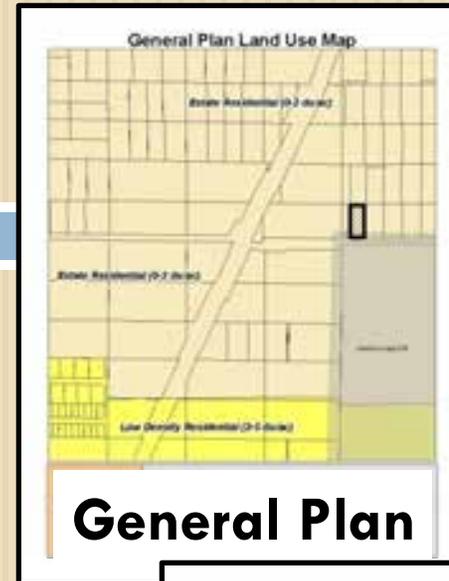
General Plan Amendments

- Growing Smarter Legislation
- Requires Voter Ratification
- Major vs Minor Amendment
- Neighborhood Meetings
- Decision Criteria
- City Council Action



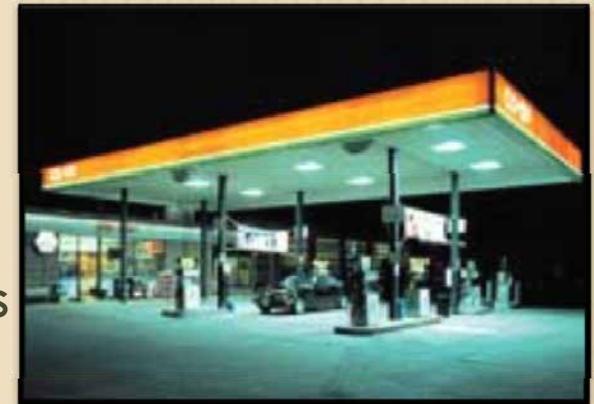
Rezoning

- **Must Conform to General Plan**
- **Review for:**
 - Density/Intensity
 - Character/Compatibility
 - Infrastructure Capacity
 - Opens Space/Connectivity
- **Neighborhood Meeting**
- **Zoning Stipulations**
 - “essential nexus” and “roughly proportionate”



Conditional Use Permits

- **Certain Uses Scrutinized due to:**
 - Physical/Operational Impacts
 - Incompatible with surrounding uses
- **Mitigate Impacts / Ensure Compatibility**
 - EXAMPLE: Limited Operating hours
 - EXAMPLE: Expanded Landscape Buffers
 - Neighborhood contact essential
- **Planning & Zoning Commission Action**
 - Can be appealed to the City Council



Site Plan Review

- **Adequate Notice**

- **Review for:**

- Zoning Standards (e.g. lighting, setbacks)

- Design Review (Site/Architecture)

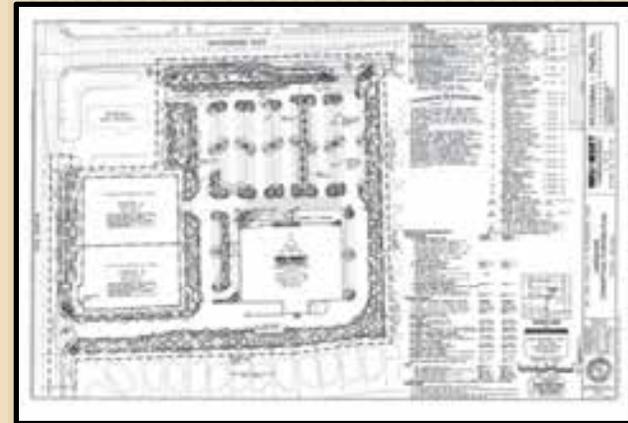
- Infrastructure Standards

- Grading & Drainage

- Adherence to Zoning Stipulations

- **Administrative Review (staff)**

- Can be appealed to Planning and Zoning Commission



Public Notice

Where to access information

City Hall:

Website:

(www.peoriaaz.gov/planning)

Phone: (623) 773-7200

Types of Notice

Notice of Application

Notice of Hearing

Notice of Decision

NOTICE OF APPLICATION



Dear Property Owner:
This is to inform you that the City has received General Plan and Rezoning applications to allow approximately 26 acres to be rezoned from SR-43 (Suburban Ranch) to PAD (Planned Area Development) for a mixed use development.
Please call the staff or applicant contact if you would like to learn more or provide input about this request.

Site Location:
S&W of SWC 67th Ave.
& Happy Valley Rd.

Case Name:
Terrazza

Case Number:
GPA11-0001
Z11-0001

Staff contact: **Melissa Sigmund, 623-773-7603**
Applicant contact: Clare Abel, 602-234-9920

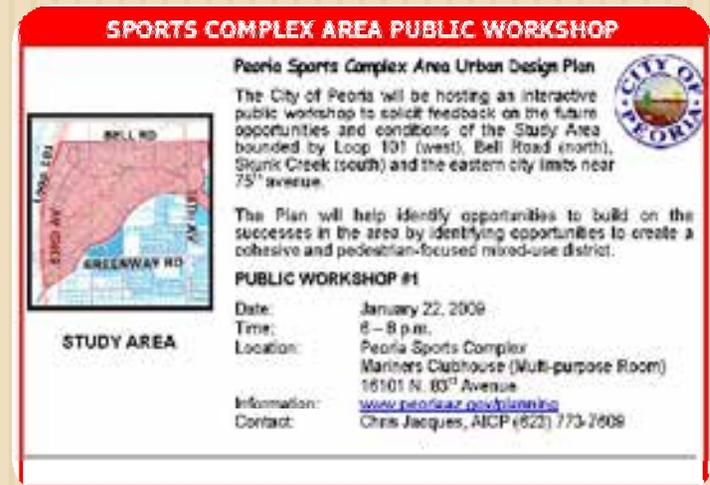
For information on the status of this case, or to view application materials, **call 623-773-7601.**

The case file may be viewed in Planning, 9875 N. 85th Ave., Peoria, AZ



Procedural Due Process

- Adequate Notice
- Advance and Full Disclosure
 - Public access to information
- Opportunity to be Heard
- Findings of Fact
 - Decisions not “arbitrary and capricious”¹¹
 - Based on relevant Policies, Ordinances
- Avoid Appearance of Impropriety



SPORTS COMPLEX AREA PUBLIC WORKSHOP

Peoria Sports Complex Area Urban Design Plan

The City of Peoria will be hosting an interactive public workshop to solicit feedback on the future opportunities and conditions of the Study Area bounded by Loop 101 (west), Bell Road (north), Skunk Creek (south) and the eastern city limits near 75th Avenue.

The Plan will help identify opportunities to build on the successes in the area by identifying opportunities to create a cohesive and pedestrian-focused mixed-use district.

PUBLIC WORKSHOP #1

Date: January 22, 2009
Time: 6 – 8 p.m.
Location: Peoria Sports Complex
Mariners Clubhouse (Multi-purpose Room)
16101 N. 80th Avenue
Information: www.peoriaaz.gov/planning
Contact: Chris Jacques, AICP (622) 773-7609

STUDY AREA

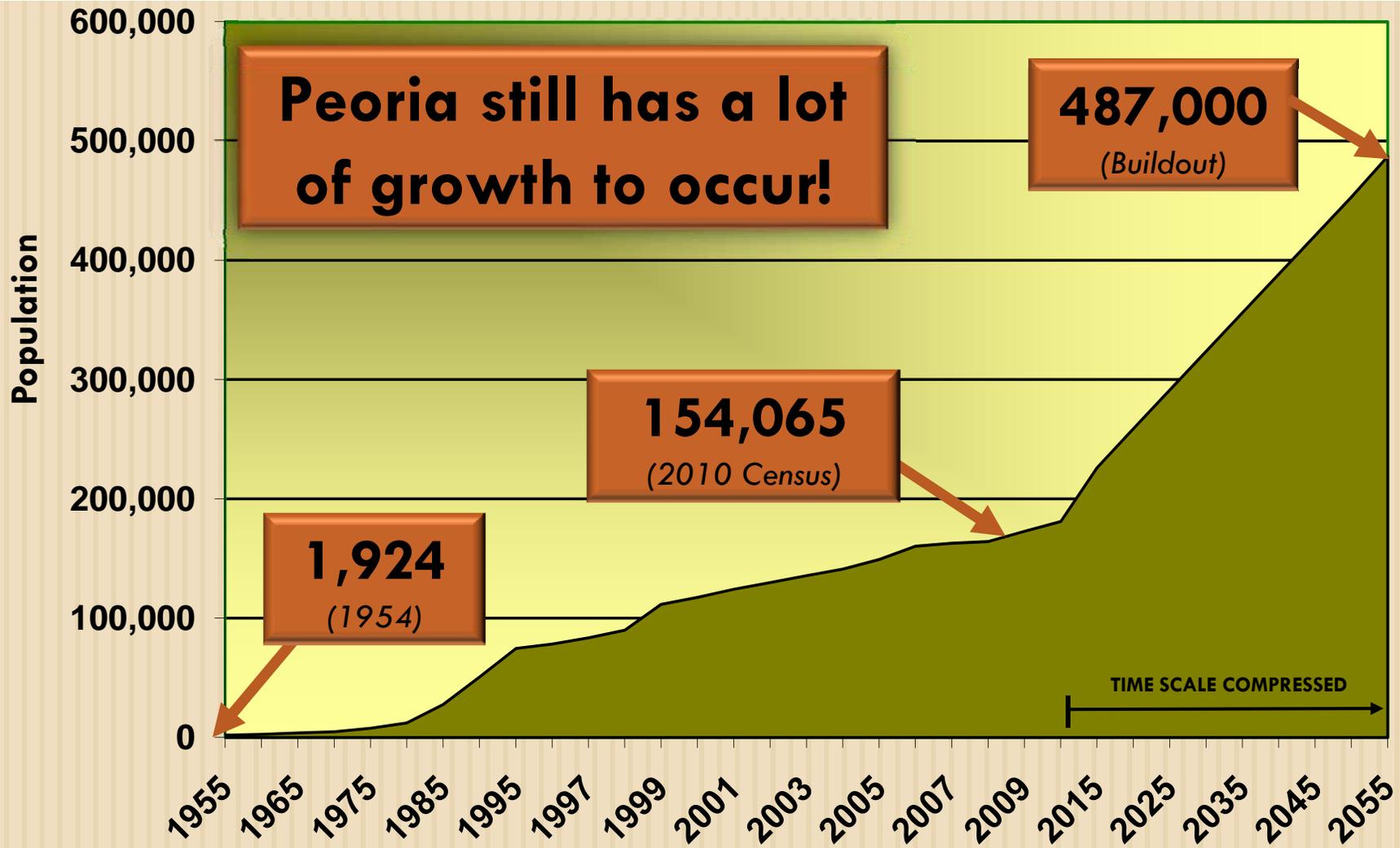
The flyer includes a map of the study area, which is a shaded region bounded by Loop 101 to the west, Bell Road to the north, Skunk Creek to the south, and 75th Avenue to the east. The map also shows Greenway Road and 75th Avenue. The City of Peoria logo is in the top right corner.

Total Planning

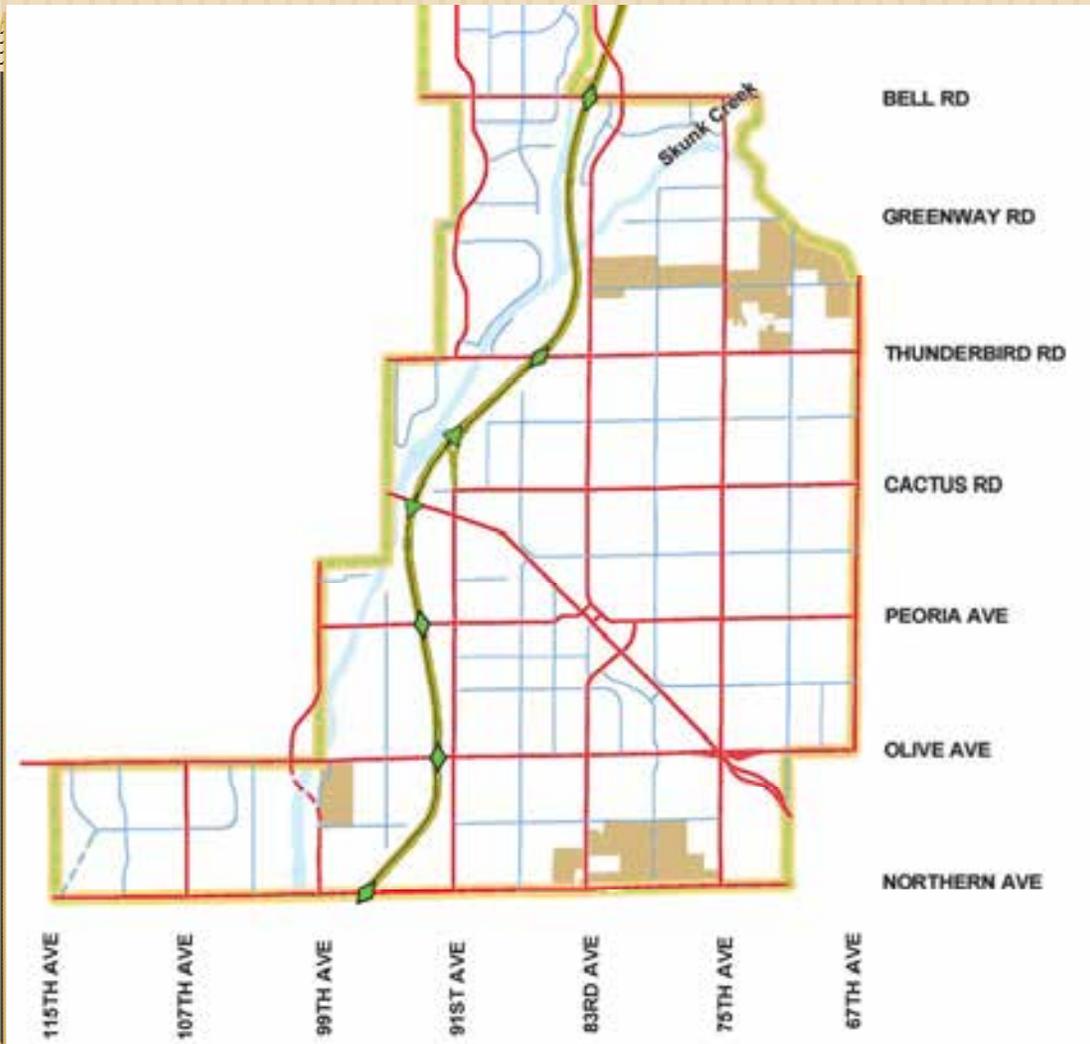
Total Planning looks to ensure that all of the City's "Systems" are coordinated .

- Land Use Planning**
- Transportation Planning**
- Utility Planning**
- Open Space Planning**

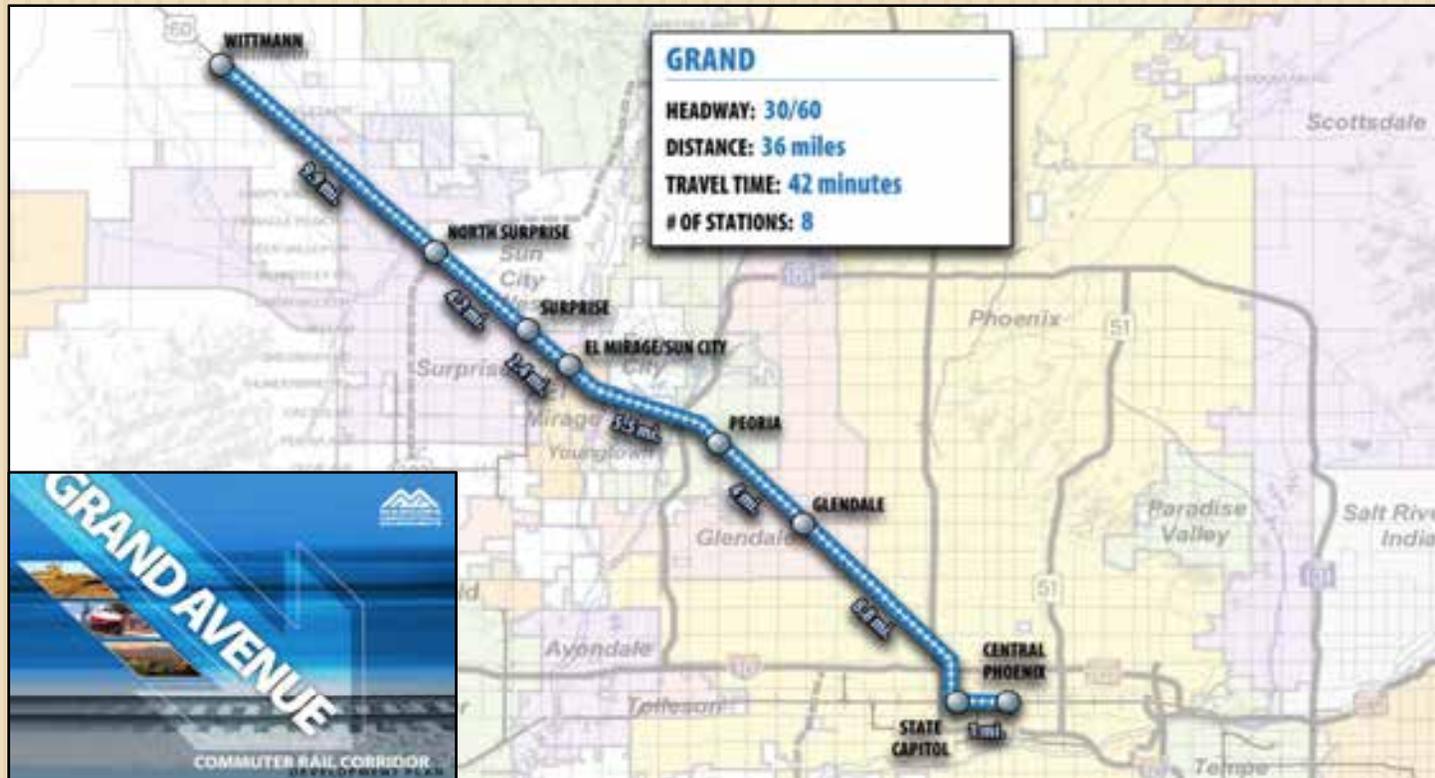
How is Peoria Expected to Grow?



Transportation Planning



Grand Ave Commuter Rail



Old Town Transit Center – Phase 1



**83rd Ave
Closed to
Car Traffic**

**Covered
Parking**

**Transit
Center
Building**

Old Town Transit Center – Phase 2



Transit Center Building

New Parking Structure

Grand Avenue Depressed

Utility Planning

The Key to providing a safe reliable water supply system is to provide **REDUNDANCY** in the system

- Water provided by multiple water sources
- System storage and boosters to address peak flows
- Looped water lines to address breaks or outages

The Wastewater system is developed to provide for **SAFE and RELIABLE** wastewater collection and treatment

- Treatment plants designed with redundant systems
- Treated effluent put to the **highest and best use** for Peoria – Recharged or Reused

Open Space Preservation Program



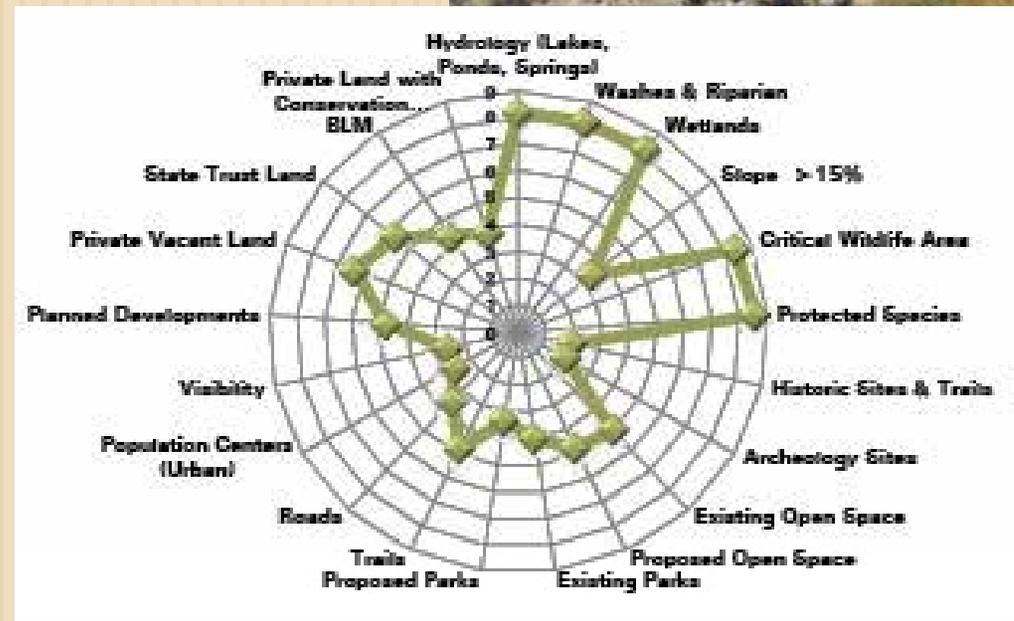
Open Space Program Vision

- ❑ **Identify ecologically and culturally significant land**
- ❑ **Provide abundant, high quality recreational opportunities**
- ❑ **Create an extensive open space network for future generations to enjoy**
- ❑ **Prioritize desirable open space properties for acquisition or conservation**

Open Space Types



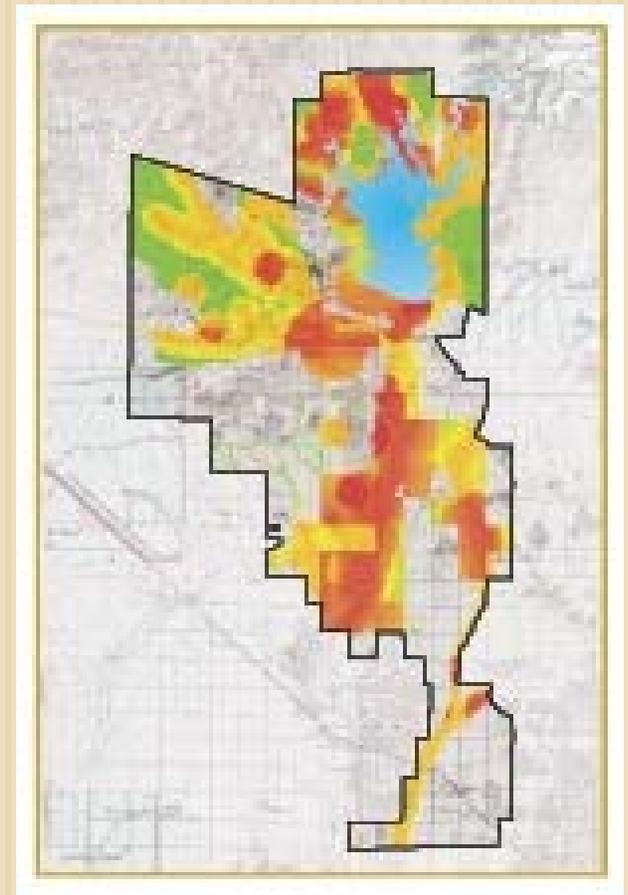
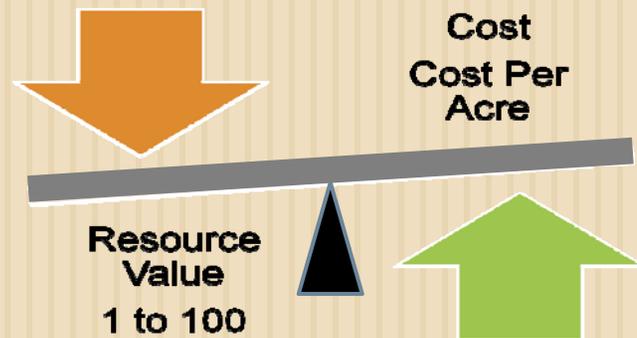
- **Natural/Sensitive**
- **Heritage/Cultural**
- **Passive**
- **Separation Buffer**



Open Space Filters

Computer Model to assess Open Space land protection through multiple filters to provide a holistic analysis

- Resource Protection
- Low/Minimum Public Cost
- Best Value
- Complete Open Space Program



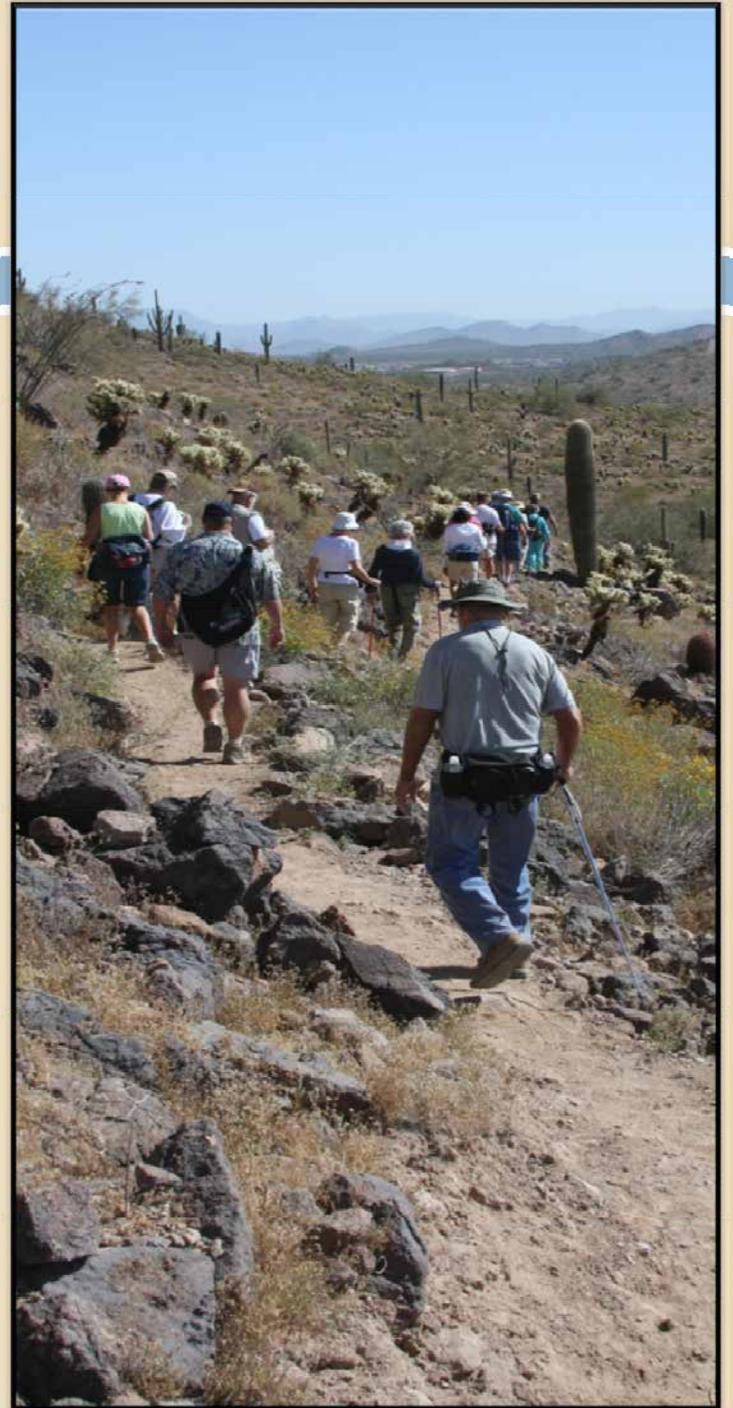
A Unique Model

- Focus on protecting multiple resources
- Identified area of connectivity between resources
- Preserves as mosaic of habitats



Next Steps

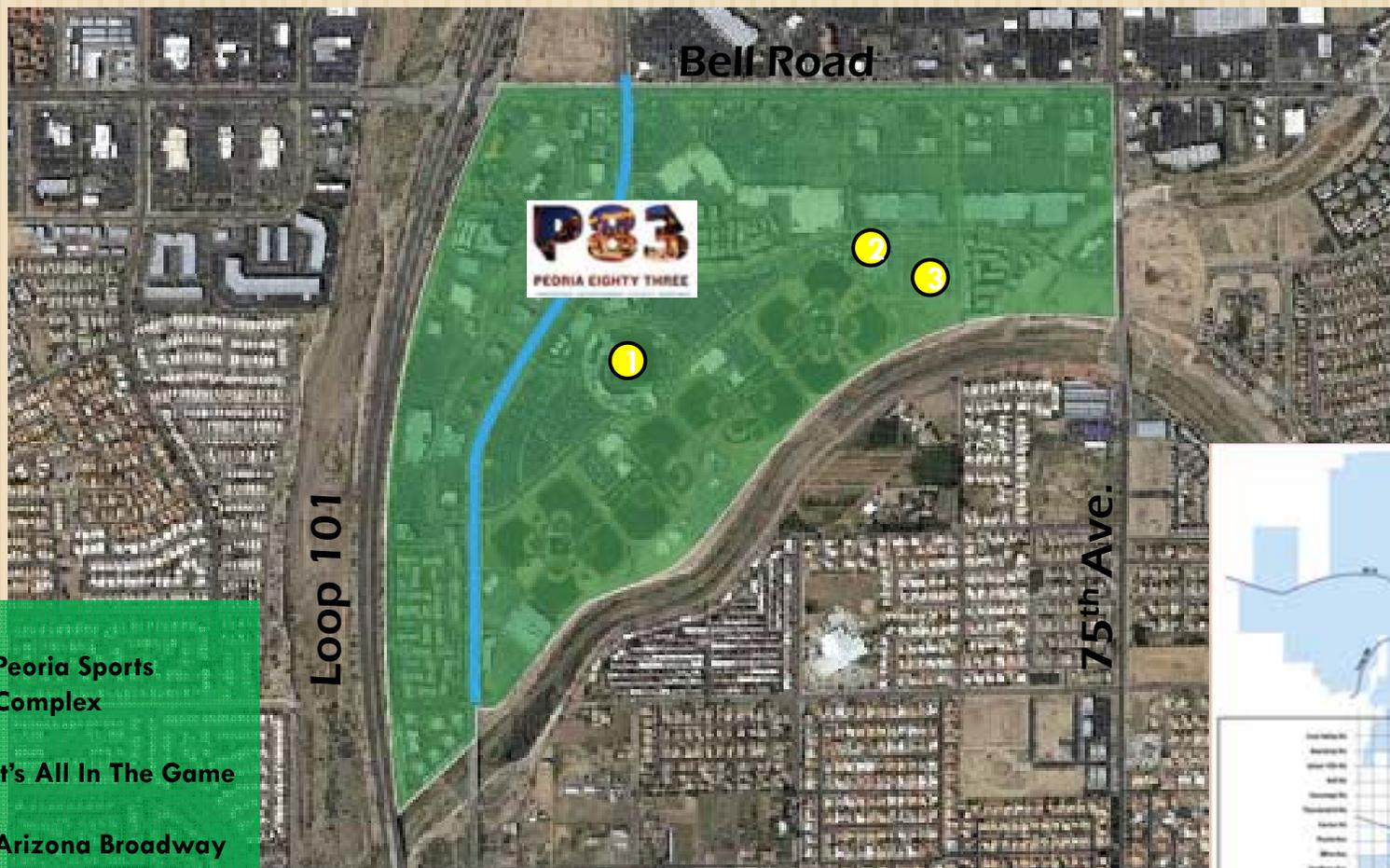
- ❑ **Public Engagement Process**
- ❑ **Agency Coordination and Partnership Process**
- ❑ **Council Study Session**



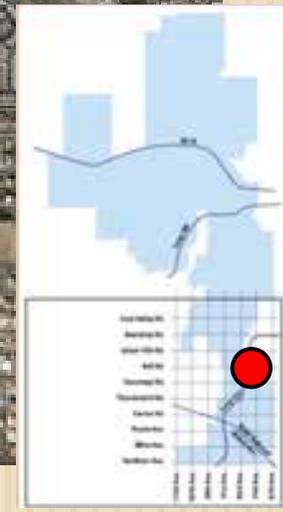
Moving Peoria Forward

- Maxwell Technologies
- BioScience Incubator
- Vistancia Mega Site
- Osage West ENA
(P83 mixed-use development)
- Vanguard Health Systems ENA
- IGA with Maricopa County for future Lake Pleasant development
- Old Town Commercial Rehab Program Underway

P83 Entertainment District



- 1** Peoria Sports Complex
- 2** It's All In The Game
- 3** Arizona Broadway Theatre



P83 Entertainment District

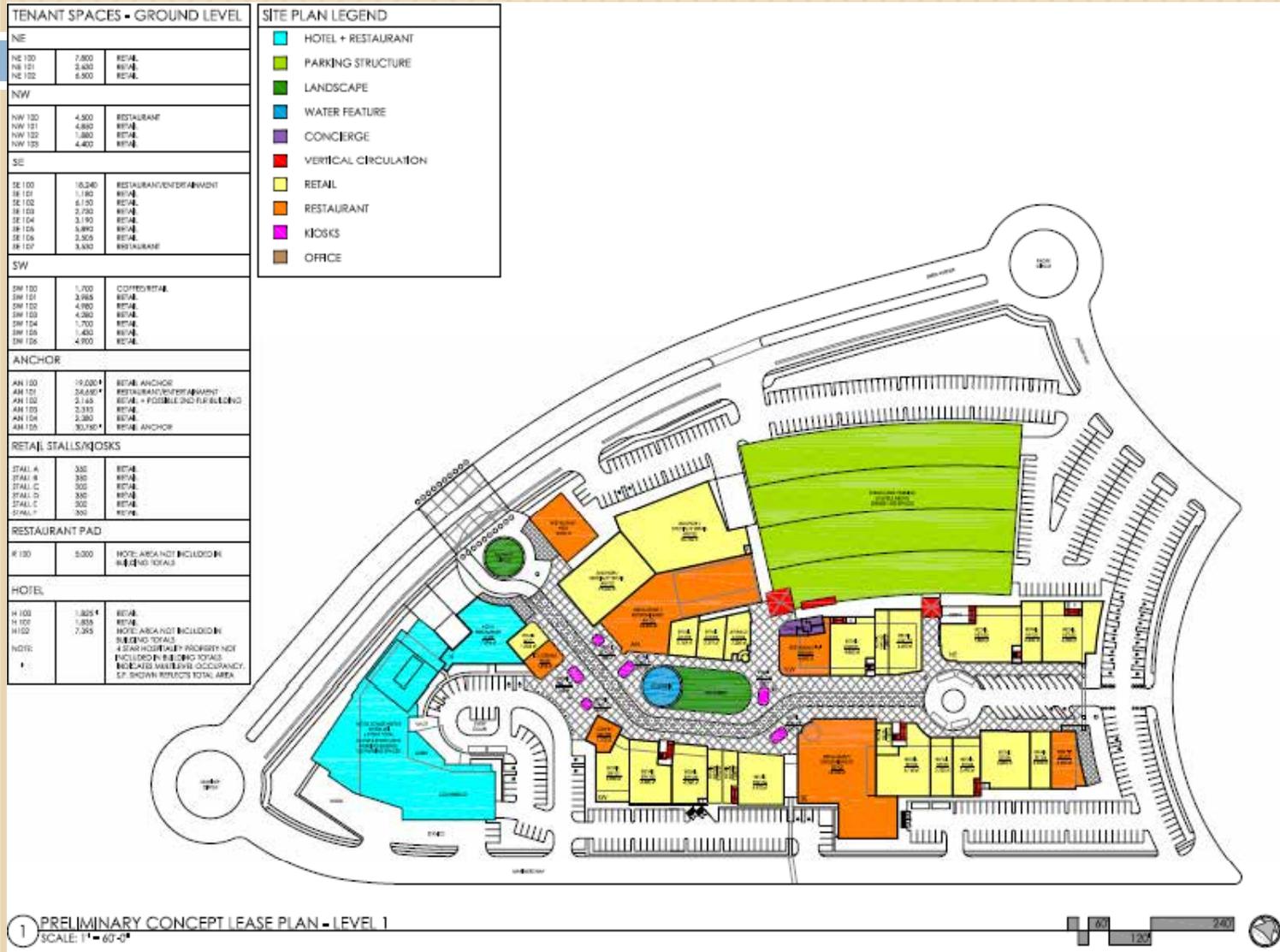
1. 2010 – Adopted Urban Design Master Plan targeting infill development
2. Osage West, LLC is current partner for mixed-use redevelopment project at Sports Complex
 - ▣ Destination development
 - ▣ 400,000 SF mixed-use development
 - ▣ Parking garages

P83 Entertainment District

3. New identity – Peoria Eighty Three (P83)
 - ▣ District improvements (pedestrian connectivity, wayfinding, placemaking) to begin in 2012
4. *It's All in the Game* player development facility

2009 Avg. HH Income	\$81,455
2009 HH Incomes > \$100k	29%
Population in 10-minute radius	260,000
Avg. Daily Traffic Loop 101	127,000
Avg. Daily Traffic Bell Rd.	69,000

Redevelopment Project Concept



BiInspire – Medical Device Incubator

- November 2011 – City contracted with BioAccel to operate and manage a medical device incubator
- March 2012 – Tenant improvement work began on 7,000 SF facility in Plaza del Rio
- June 2012 – Facility will be opened



BREAK



Engineering

Department Functions



Traffic Management Center

- **Engineering Services**
 - CIP Projects – infrastructure (streets, traffic control, drainage, water and wastewater)
- **Architectural Services**
 - CIP Projects – facilities (parks, libraries, municipal)
- **Traffic Engineering**
 - Traffic Studies, Traffic Management Center, Safe Routes to School and Neighborhood Traffic Programs
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Traffic Engineering

Division Functions:

- Transportation Planning
- Neighborhood Traffic Management
- School Traffic Program
- Bicycle and Pedestrian Program
- Intelligent Transportation Systems

Intelligent Transportation Systems (ITS)

- Traffic Signals
- Traffic Signal Interconnect Project
- Traffic Signal System
- Traffic Management Center (TMC)
- ITS Devices

Intelligent Transportation Systems (ITS)

- Traffic Signals
- Traffic Signal Interconnect
- Traffic Signal System
- Traffic Management Center (TMC)
- ITS Devices

Traffic Signals

➤ 109 Traffic Signals

- 105 City of Peoria (communicating to the Computerized Signal System)
- 3 ADOT
- 1 Bicycle Crossing

Traffic Signals



89th Avenue and Union Hill Drive

Traffic Signals



Intelligent Transportation Systems (ITS)

- Traffic Signals
- **Traffic Signal Interconnect**
- Traffic Signal System
- Traffic Management Center (TMC)
- ITS Devices

Traffic Signal Interconnect

30 miles of Fiber Optic Cable

69 Traffic signals connected directly to the fiber

36 Traffic signals connected to fiber thru a wireless connection

Traffic Signal Interconnect



Intelligent Transportation Systems (ITS)

- Traffic Signals
- Traffic Signal Interconnect Project
- Traffic Signal System
- Traffic Management Center (TMC)
- ITS Devices

Traffic Signal System



Siemens i2 Computerized Traffic Signal System Software

- Monitor traffic signal operation
- Upload / download traffic signal timing

Intelligent Transportation Systems (ITS)

- Traffic Signals
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Traffic Management Center

Original TMC at City Hall



1 LCD Screen Video Wall
1 Workstation Console

Traffic Management Center



20 LCD Screen Video Wall
3 Workstation Console
Video Conferencing
TMC Computer Room

Alternate ADOT
Traffic Operations
Center



Traffic Management Center



6 Servers

11 Network Switches

13 Workstations

Intelligent Transportation Systems (ITS)

- Traffic Signals
- Traffic Signal Interconnect Project
- Traffic Signal System
- Traffic Management Center
- ITS Devices

ITS Devices

- Closed Circuit Television (CCTV) Cameras
32 ea
- Dynamic Message Signs (DMS)
2 ea
- Traffic Count Stations (TCS)
13 ea
- Wireless Communication
36 ea

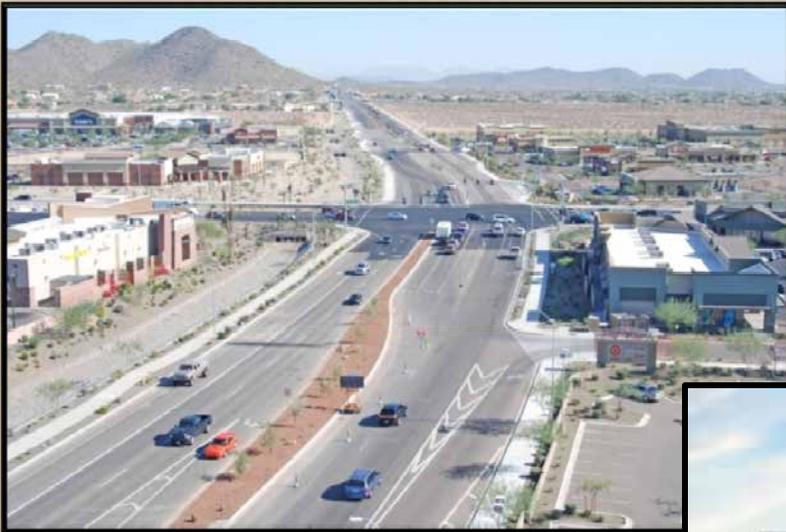


ITS Devices

- Emergency Pre-emption (Opticom)
- Video Detection (Autoscope)
(ALDIS)
- LED Traffic Signal Indications



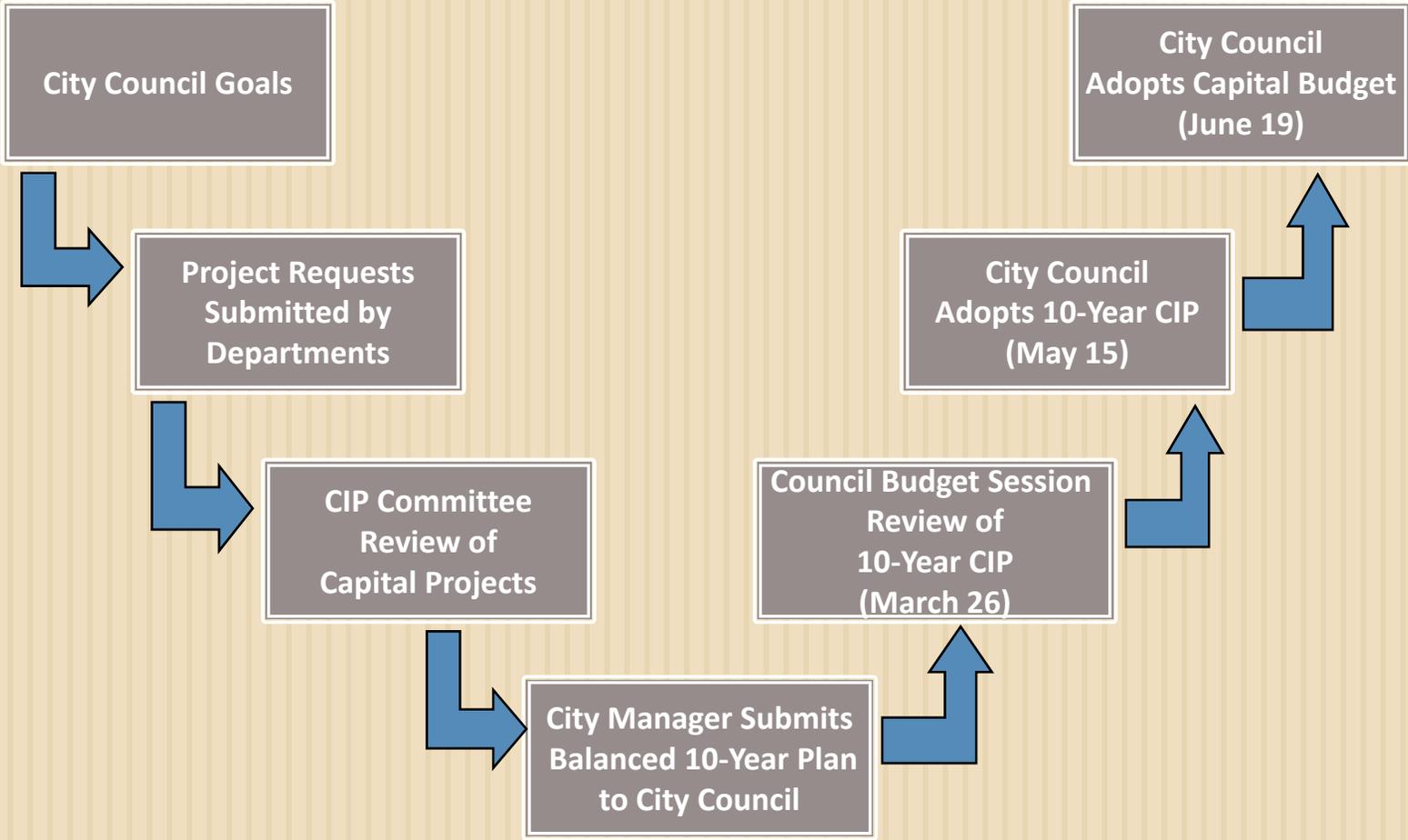
Engineering



Developing the Capital Plan

- **Address Council Policy Goals:**
 - Economic development
 - Strengthen neighborhoods – Community Works Program
 - Provide superior quality parks and recreation programs
 - Land banking for parks and open space
 - Plan and develop city infrastructure
- **Maintain existing assets**
- **Deliver “complete” projects**
- **Fund Community Works Program**
- **Carefully consider delivery methods**
- **Get projects out the door**
- **Leverage outside resources**

Capital Budget Process

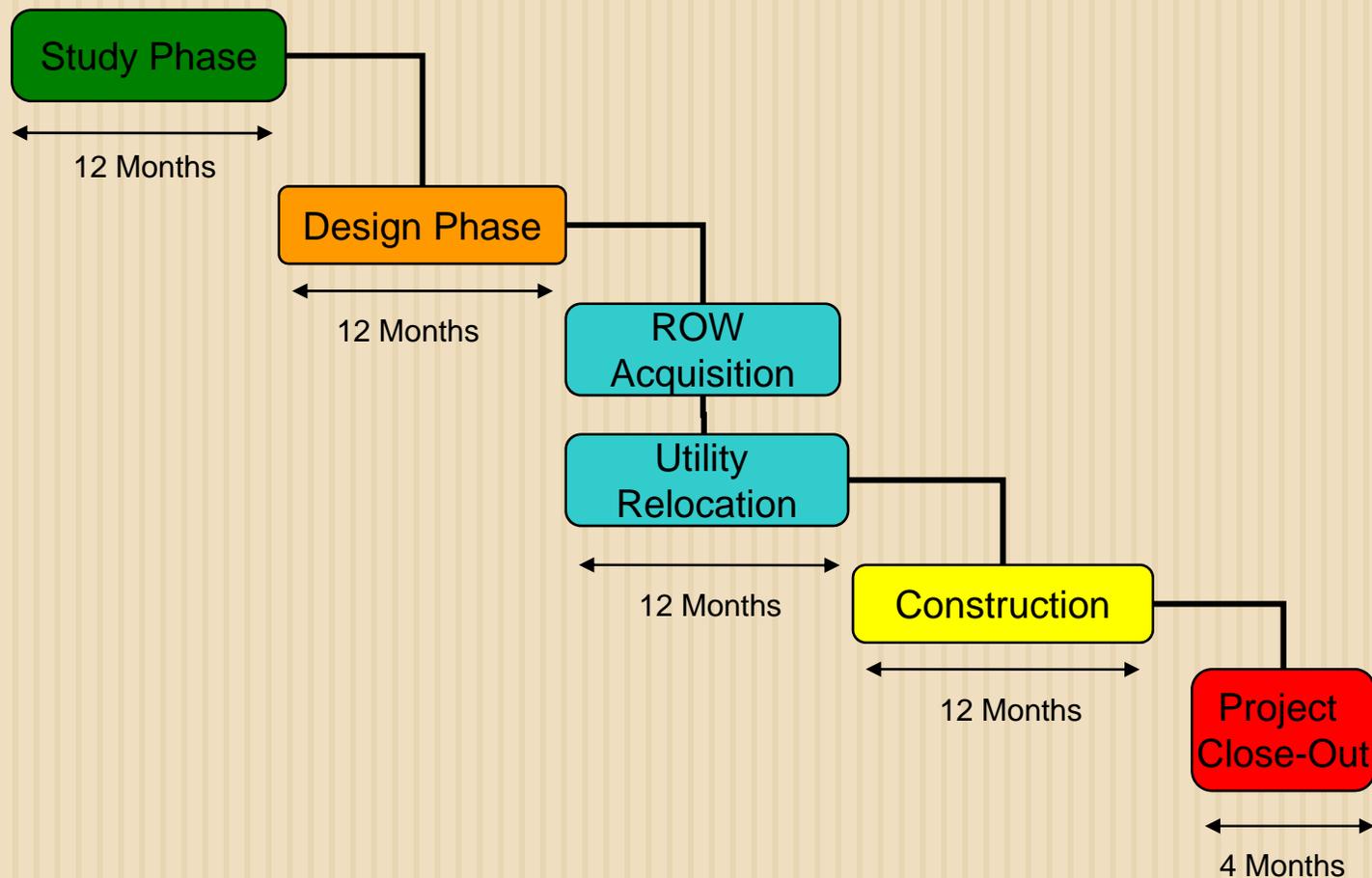


Transportation Funding: Outside Dollars

\$208M Total
\$88M Outside Sources

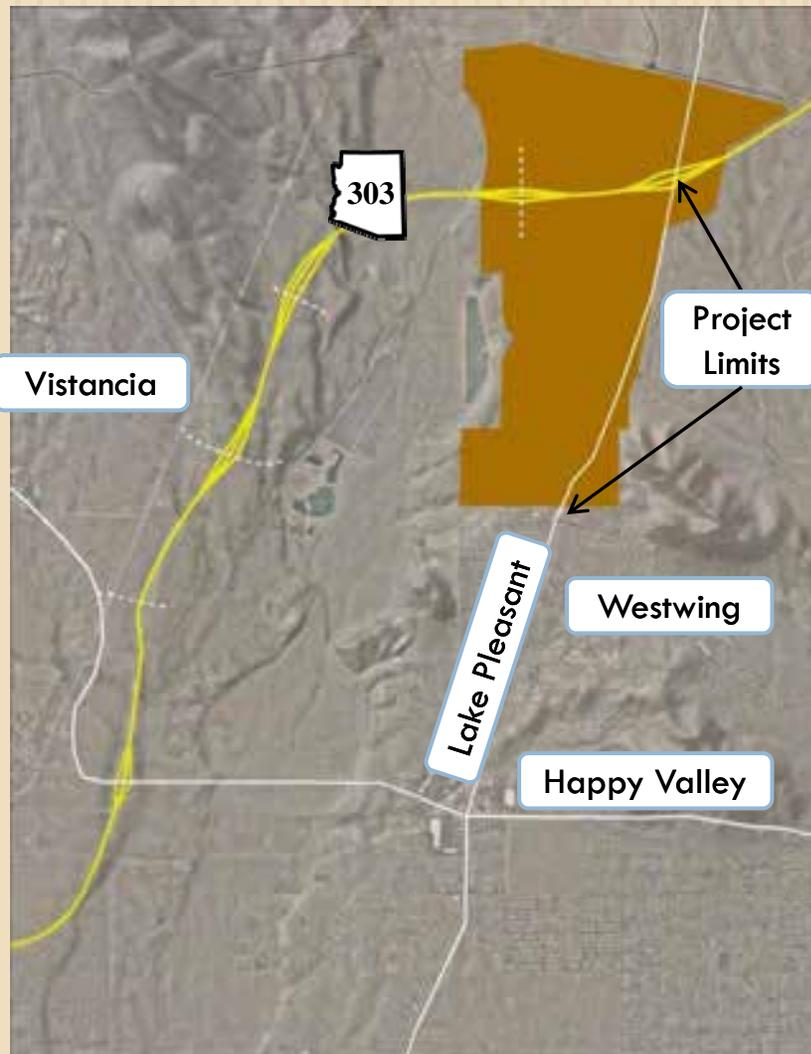
- **County Transportation Sales Tax (Prop. 400) - \$47.3 million**
 - Community Park #2, Beardsley Connector, L303 Interchanges, Cotton Crossing, Northern Pkwy, Lake Pleasant Pkwy
- **Federal Surface Transportation Program (STP) - \$32.5 million**
 - Beardsley Connector, Lake Pleasant Pkwy, 83rd Ave Roadway Improvements, 75th Ave & Thunderbird Ave Intersection Improvements
- **Federal Stimulus (ARRA) - \$3.98 million**
 - Beardsley Connector, Pavement Preservation, Olive & L101 TI, 83rd Avenue
- **MAG Closeout - \$4 million**
 - 84th Ave Streetscape, 91st Ave & Olive Ave Intersection Improvements

CIP Project Implementation Process



52 Months *Time varies based upon project generally these are minimums

Lake Pleasant Parkway Improvements



Westwing to Loop 303

- **Project Background**
 - Original Design Concept Report 2001 Williams Rd to SR 74
- **Project Need**
 - Existing conditions changed:
 - Rural Roadway north of Westwing
 - Lake Pleasant Parkway
 - Williams Road to Westwing Pkwy
 - Loop 303
 - Spring 2012.
 - Evaluate Alternative alignments
 - Provide for improved circulation and access for anticipated development
 - Design the project to meet federal requirements (NEPA process)

Lake Pleasant Parkway: Costs and Timing



Looking South from Loop 303

Why Lake Pleasant?

No Paved Shoulder

No Right of Way

Rural Road Connecting Freeway



Failing
Pavement

2 Lane Regional Roadway



Prop 400 Regional Road
70% Paid for by Federal and Regional Money
30% Paid for by City

Non-Conforming Curves and Geometry

Not Just a City Project

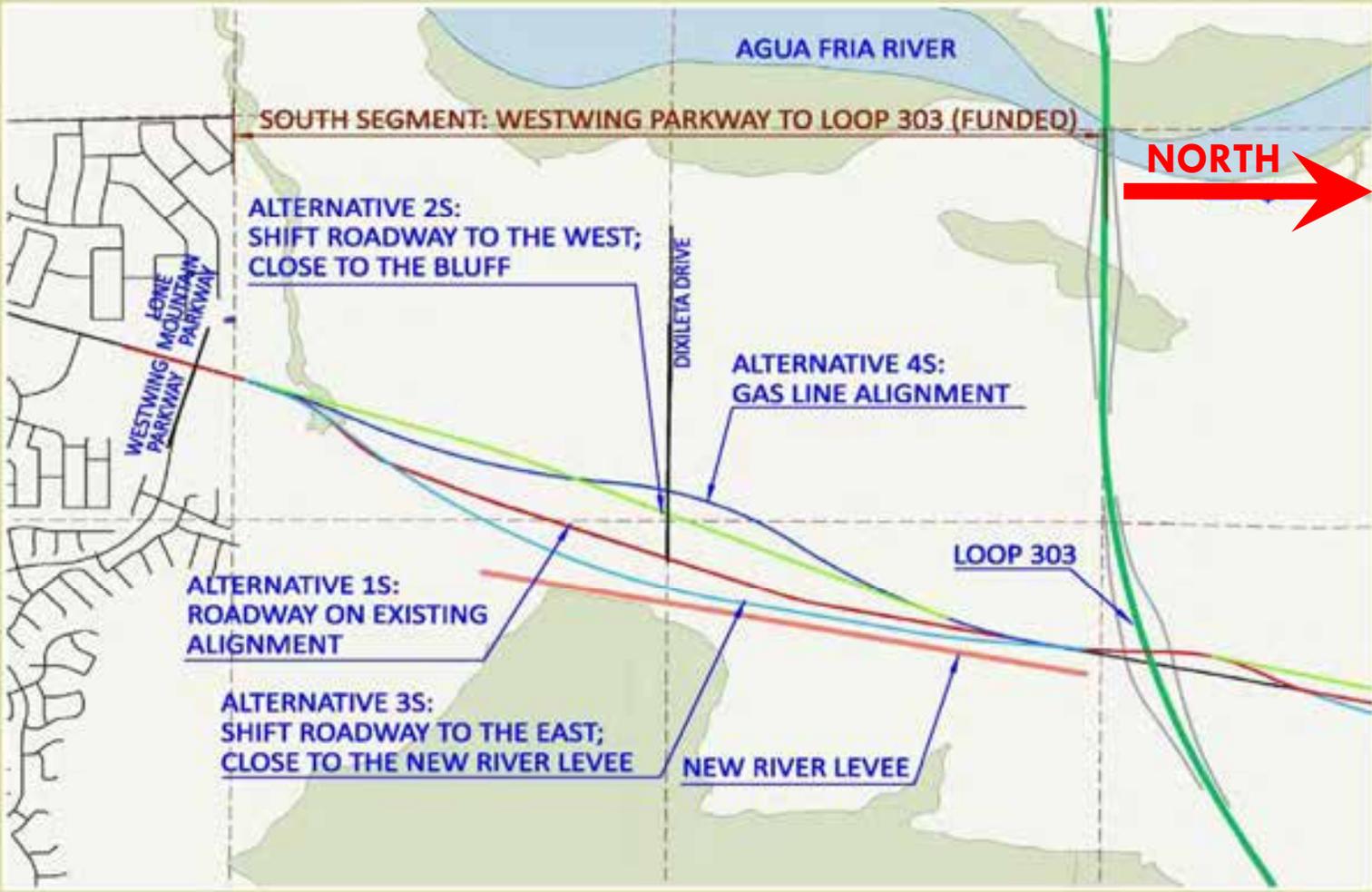
□ **Right of Way Owners**

- State Land
- Arizona Department of Transportation
- Flood Control District of Maricopa County
- Bureau of Land Management
- Private Owners

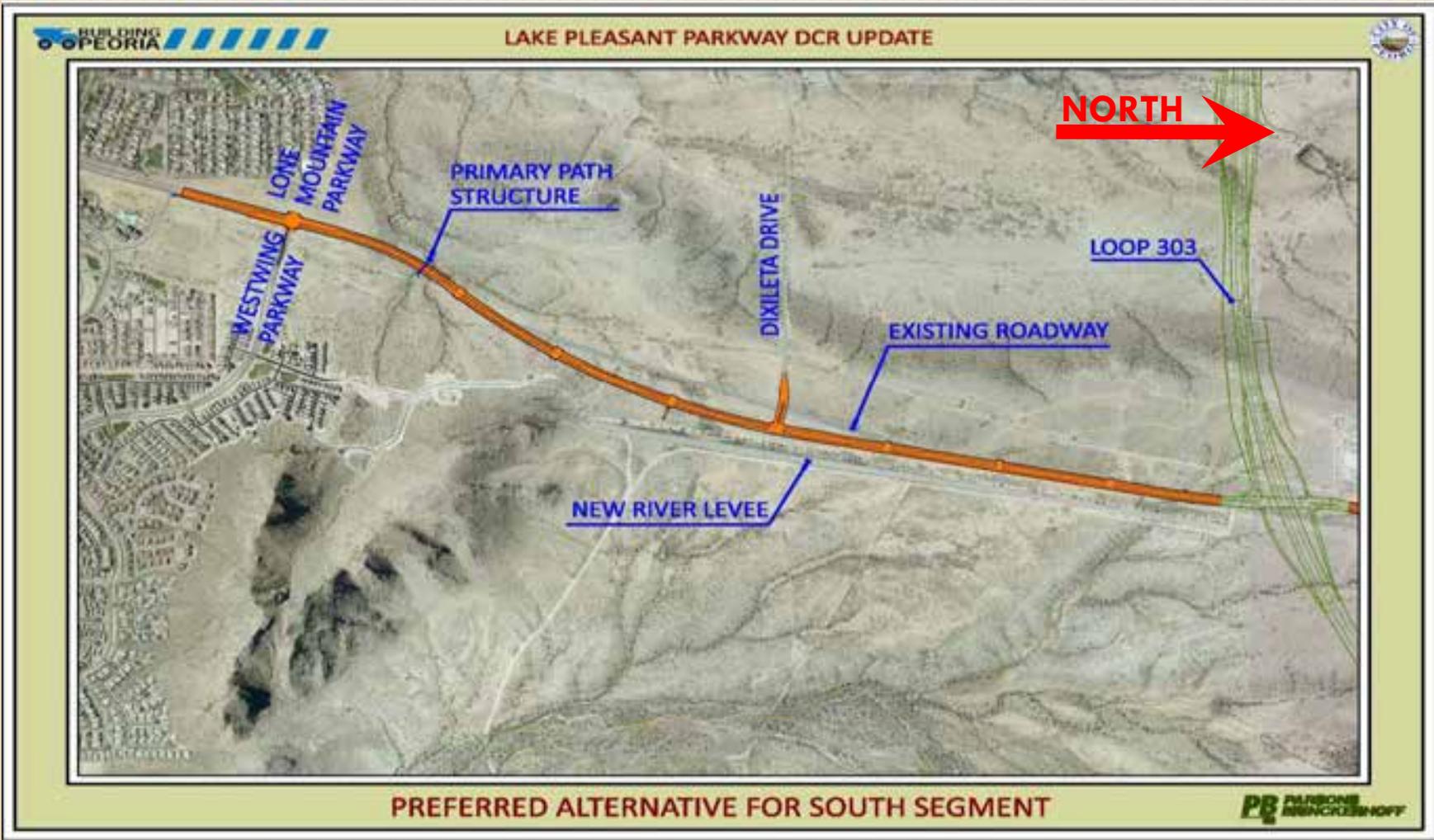
□ **Stakeholders**

- Federal (FHWA, BLM), State (Lands, ADOT) County (MCDOT, FCDMC) MAG
- Utilities: APS, El Paso Natural Gas, Qwest, Cox, Southwest Gas
- Public (Property Owners, Regional Users, Local Users)

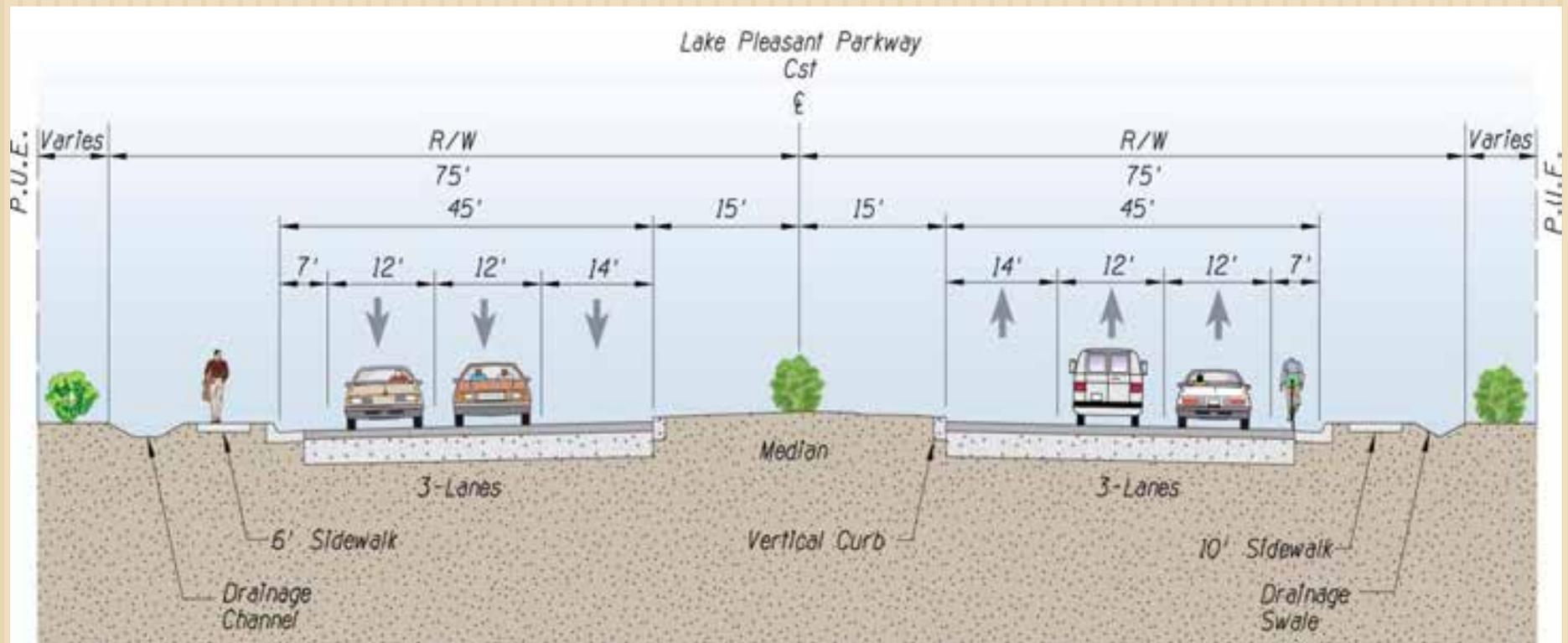
Considering Multiple Alignments



The Selected Alignment



Determine Typical Roadway Section



CITY OF PEORIA
PARKWAY

Existing vs. Proposed



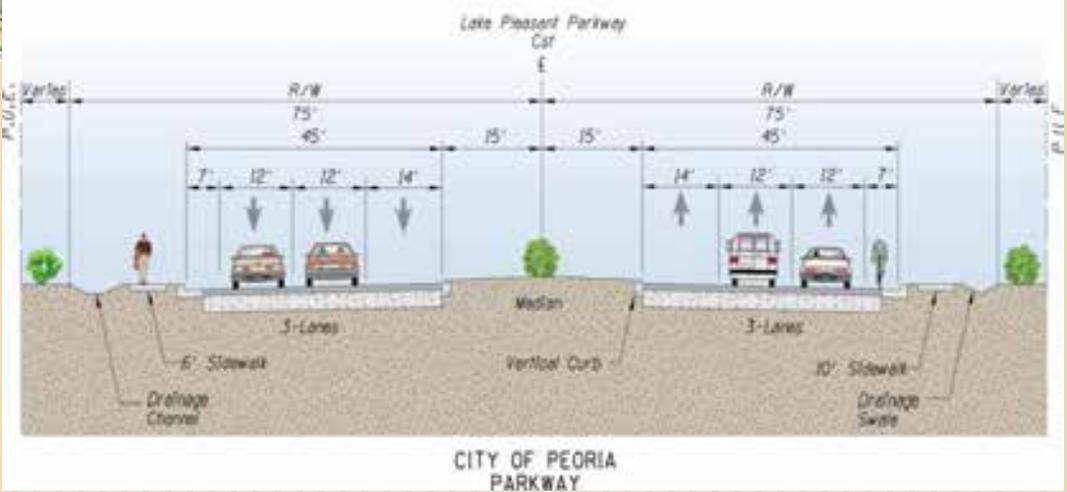
Existing vs. Proposed

Existing

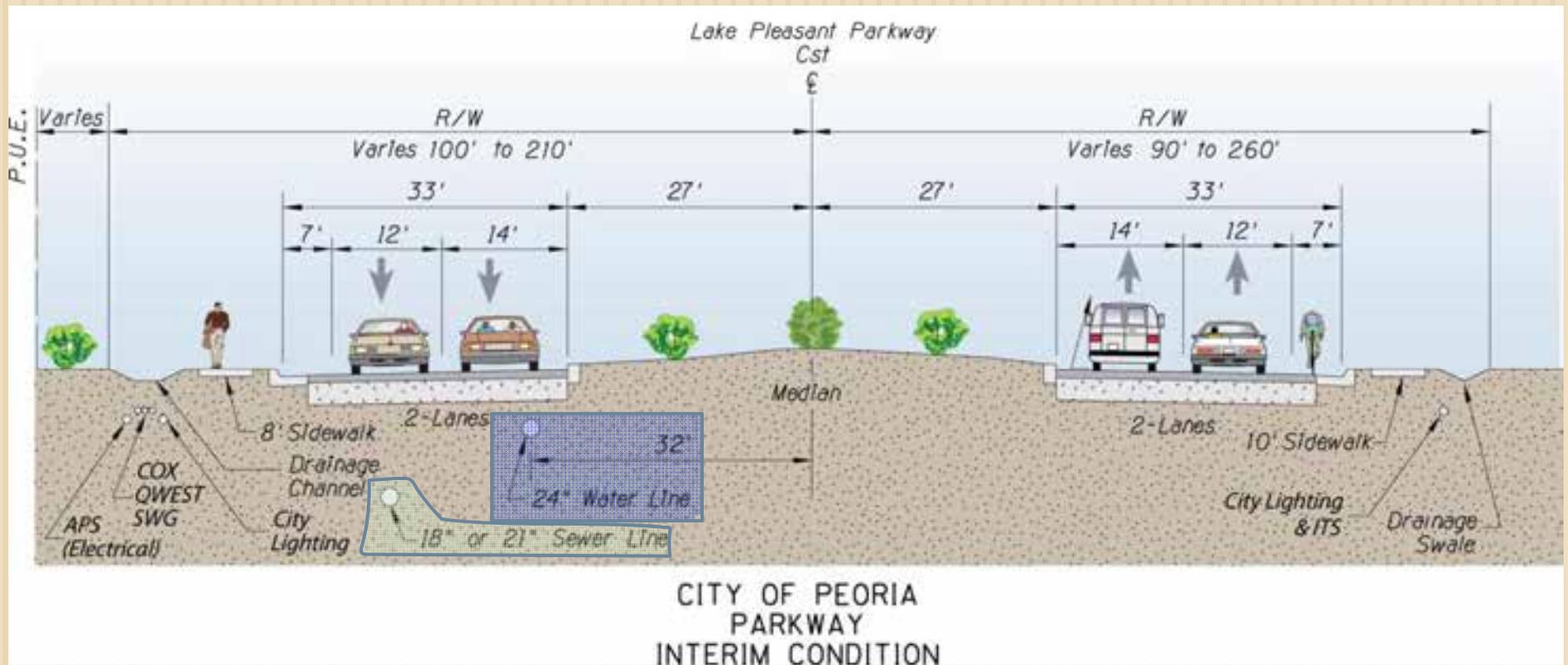


Proposed

Start Building



Start Building



Street (\$37.2 M)

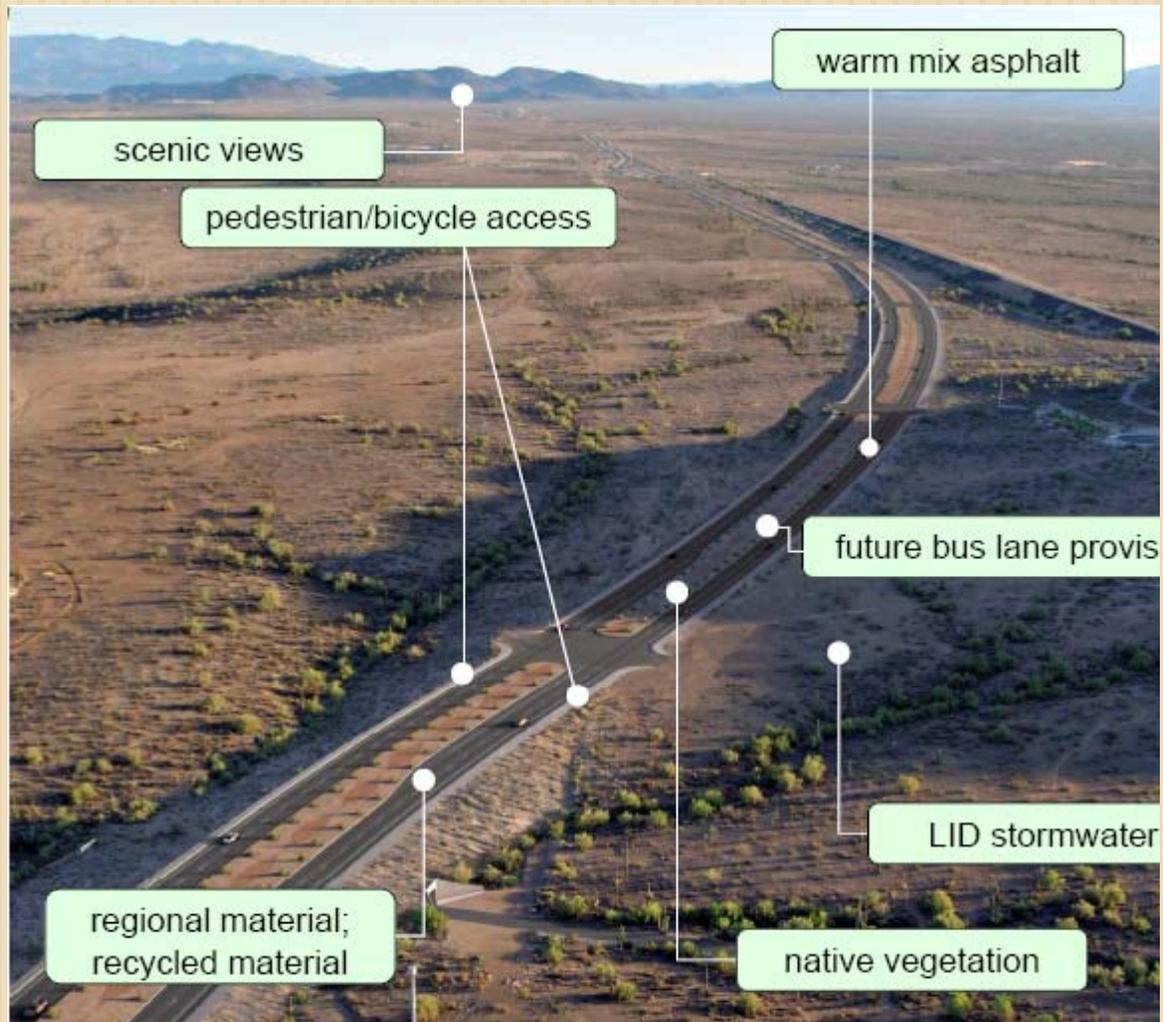
Water Line (\$8.3 M)

Sewer Line (\$4.4M)

Project Schedule

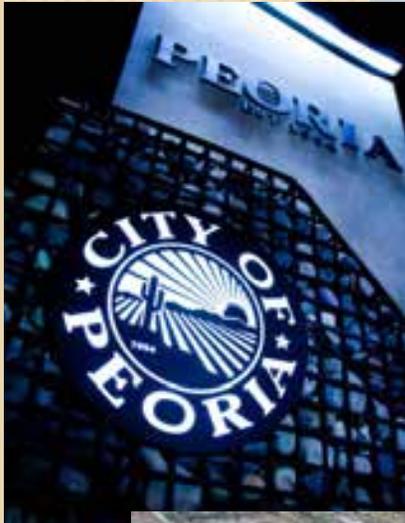
- Begin DCR Update: February 2009
- Public Meeting No. 1: October 28, 2009
- Federal Funding by MAG: February 24, 2010
- Public Meeting No. 2: February 25, 2010
- Final DCR Update: May 2010
- Design Kickoff: June 2010
- Right of Way Acquisition Begins: June 2010
- NEPA Environmental Clearance: Fall 2010
- 60% Design Completed Spring 2011
- City Selecting Design Build Contractor May 1, 2012
- Right of Way Acquisition Complete: July 2012
- Final Design Begins July 2012
- Construction: Funded in FY13
- Construction Begin Winter 2012
- Estimated Completion Summer 2014

Sustainable Roads



Beardsley Connector

**ACEC Arizona
Grand Award for
Engineering
Excellence**



Complete Project

- 6 Lanes, Bike Lanes Sidewalk
- Waterlines Sewer Lines

On Schedule

- Nov 2009

Under Budget

- \$3.5M



The background features a large, faint, golden seal of the City of Phoenix. The seal is circular and contains the text "CITY OF PHOENIX" around the top and "1954" at the bottom. In the center of the seal is a sunburst design with a central figure, likely representing the Phoenix bird.

QUESTIONS



**Tour of Traffic
Management Center**