



# COMMUNITY BUILDING

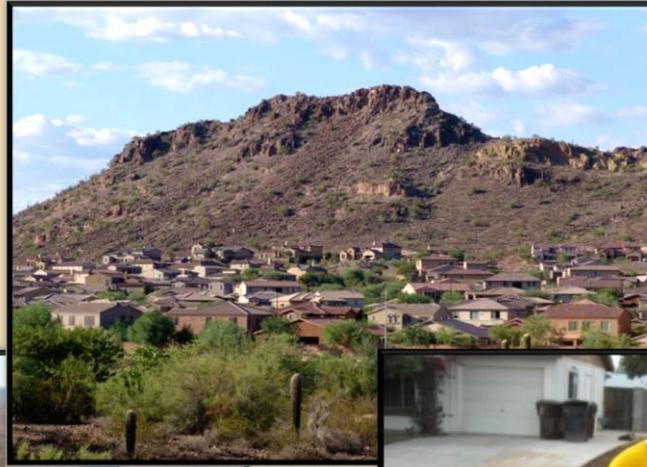
PEORIA LEADERSHIP INSTITUTE

# Community Building

## Tonight's Agenda

- ❑ **Planning & Community Development**
- ❑ **Economic Development Services**
- ❑ **Break**
- ❑ **Engineering**
- ❑ **Traffic Management Center (TMC) Tour**

# Planning and Community Development



# Planning and Community Development

## Department Structure

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**Planning Director**

Chris M. Jacques

**Community & Strategic  
Planning**

*7 FTE's*

**Neighborhood  
Revitalization**

*4 FTE's*

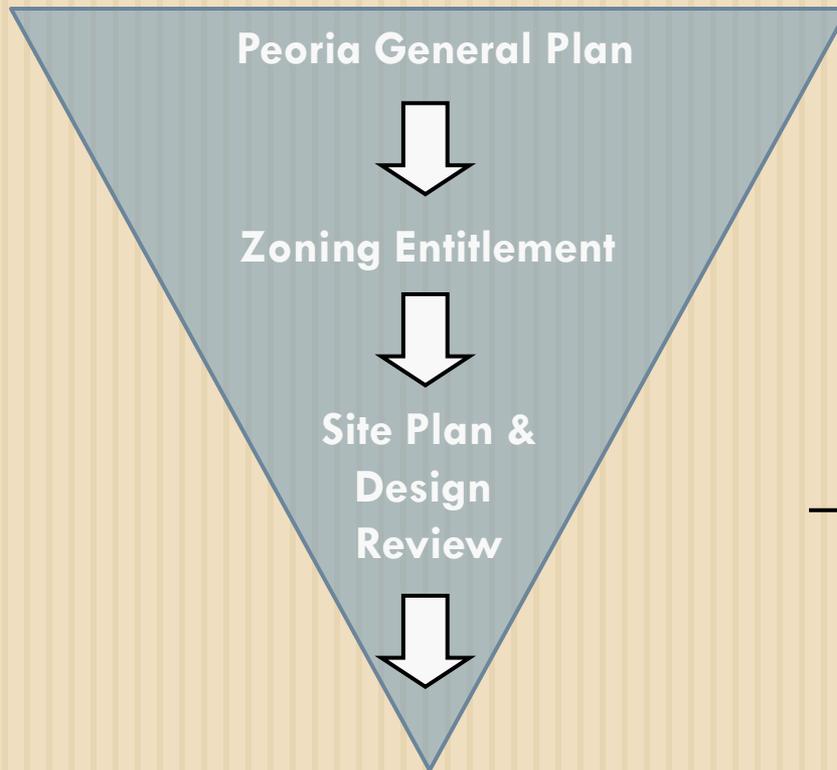
# Planning and Community Development

## Division Overview

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# The Development Process



**Detailed Construction / Civil Plans**  
**Certificate of Occupancy (Building Official)**



## General Plan

Development “Blueprint”  
“Living document”  
Advance Council Goals  
**City Council Approval**

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## Zoning

Development Parameters  
Rezoning conform to General Plan?  
**City Council Approval**

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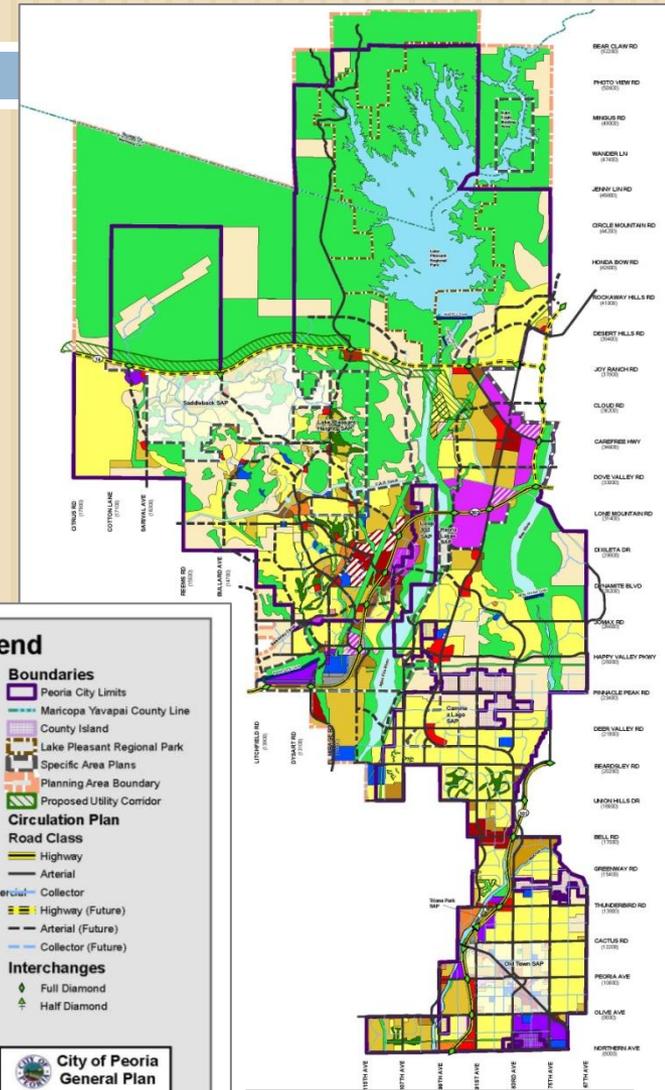


## Site Plan Review

Development Concept  
Meets Zoning & Infrastructure Requirements?  
**Site Plan Approval**

# General Plan Amendments

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



**Legend**

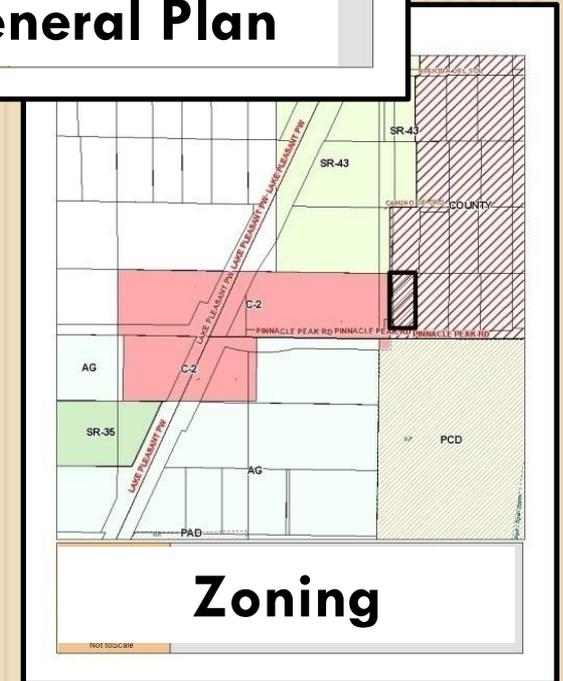
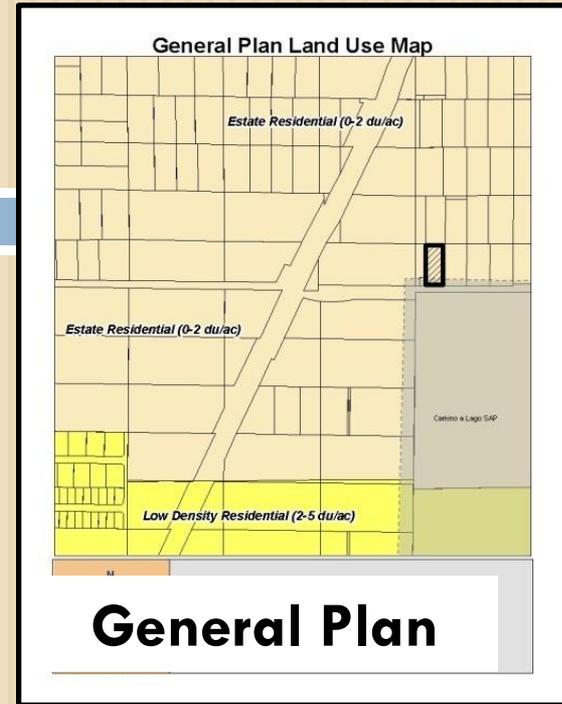
<b>Land Use</b>	<b>Boundaries</b>
Business Park	Peoria City Limits
Business Park/Industrial	Maricopa Yavapai County Line
Community Commercial	County Island
Golf Course	Lake Pleasant Regional Park
Industrial	Specific Area Plans
Mixed Use	Planning Area Boundary
Mixed Use - Business Park	Proposed Utility Corridor
Mixed Use - Neighborhood	<b>Circulation Plan</b>
Mixed Use - Regional Comm	<b>Road Class</b>
Mixed Use - Residential Low	Highway
Mixed Use - Residential Med	Arterial
Mixed Use-Community Commercial	Collector
Mixed Use - Sports Complex	Highway (Future)
Neighborhood Commercial	Arterial (Future)
Office	Collector (Future)
Water	<b>Interchanges</b>
Public/Quasi-Public	Full Diamond
Regional Commercial	Half Diamond
Residential/Estate	
Residential/High	
Residential/Low	
Residential/Medium	
Residential/Medium High	
Park/Open Space	

**City of Peoria**  
General Plan  
December 6, 2011

**Land Use**

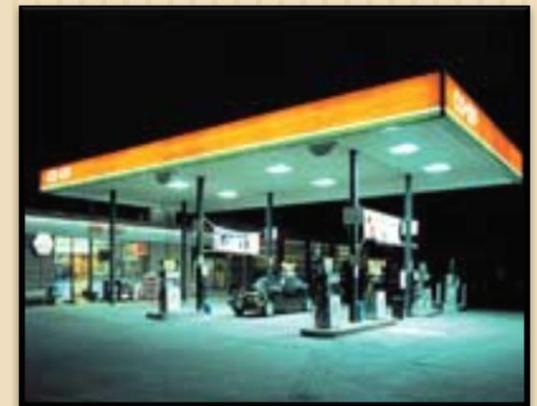
# Rezoning

- **Must Conform to General Plan**
- **Surrounding Property Owner Notification**
- **Review for:**
  - Density/Intensity
  - Character/Compatibility
  - Infrastructure Capacity
  - Opens Space/Connectivity
- **Required Neighborhood Meeting**
- **Zoning Stipulations**
- **Planning and Zoning Commission / City Council**



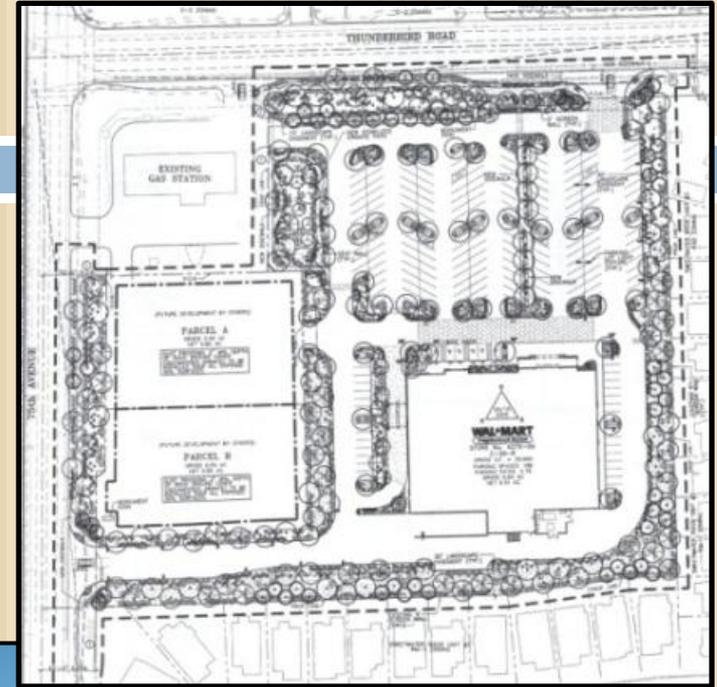
# Conditional Use Permits

- **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](http://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 67<sup>th</sup> 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. 85<sup>th</sup> Ave., Peoria, AZ



# Procedural Due Process

- Adequate Notice
- Advance and Full Disclosure
  - Public access to information
- Opportunity to be Heard
- Findings of Fact
  - Based on relevant Policies, Ordinances

**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 75<sup>th</sup> 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. 83<sup>rd</sup> Avenue  
Information: [www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning)  
Contact: Chris Jacques, AICP (623) 773-7609



**STUDY AREA**



Contact: Chris Jacques, AICP (623) 773-7609  
Information: [www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning)

# Planning and Community Development

## Division Overview

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# Strategic or “Total” Planning

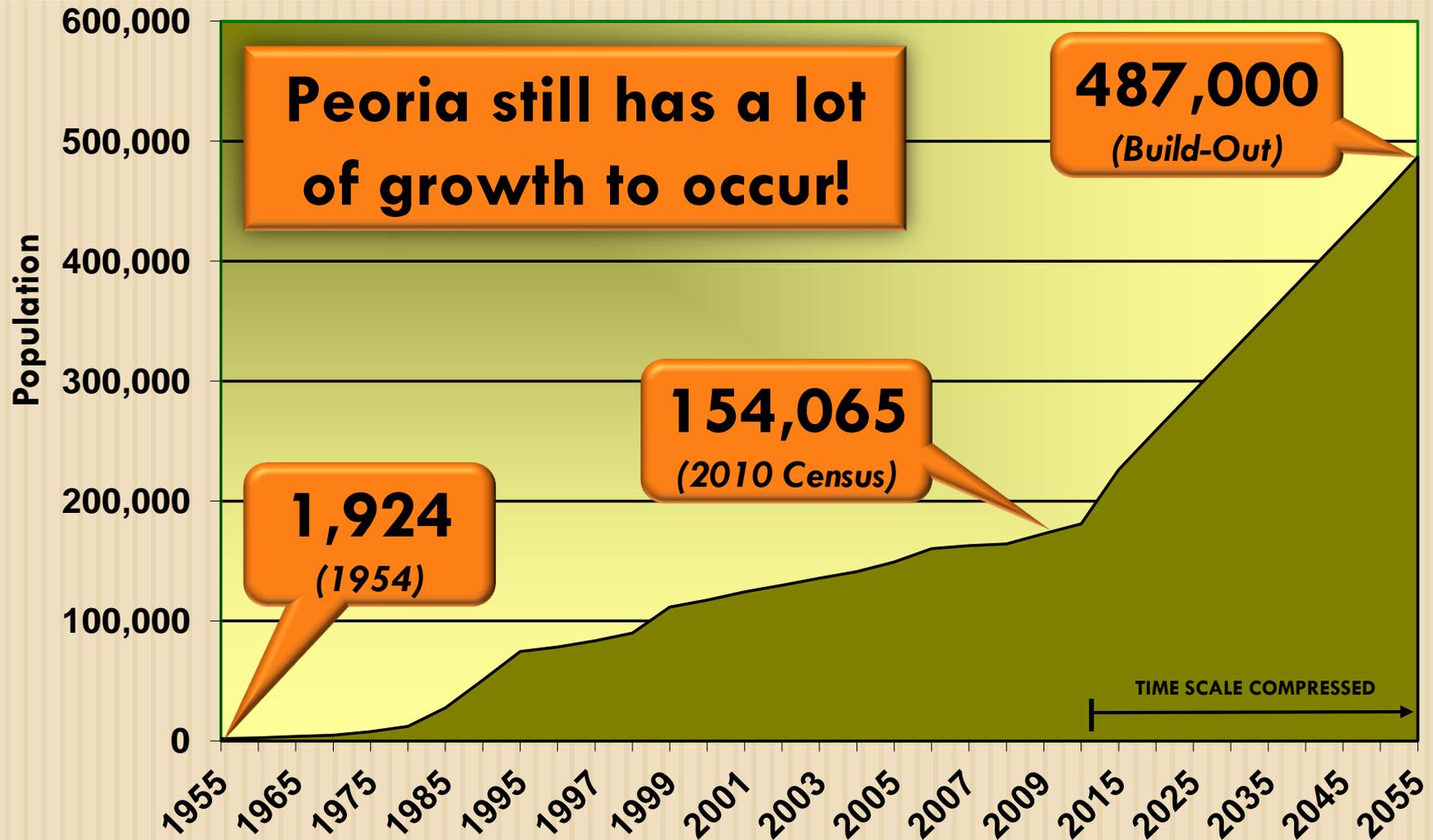
**Total Planning** looks to ensure that all of the City’s “Systems” are coordinated.

- **Land Uses**
- **Transportation**
- **Utilities** (Water and Wastewater)
- **Open Spaces**

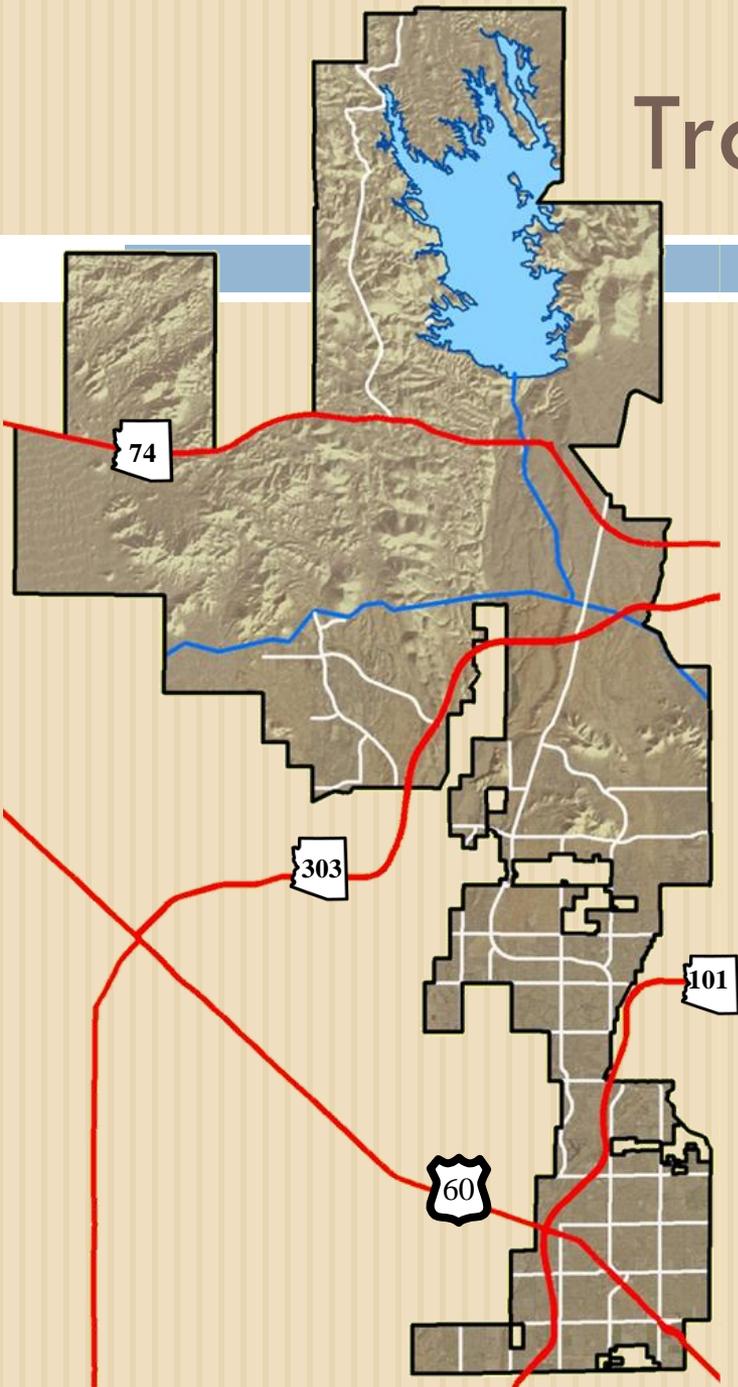
# How has Peoria Grown?



# How is Peoria Expected to Grow?



# Transportation Planning



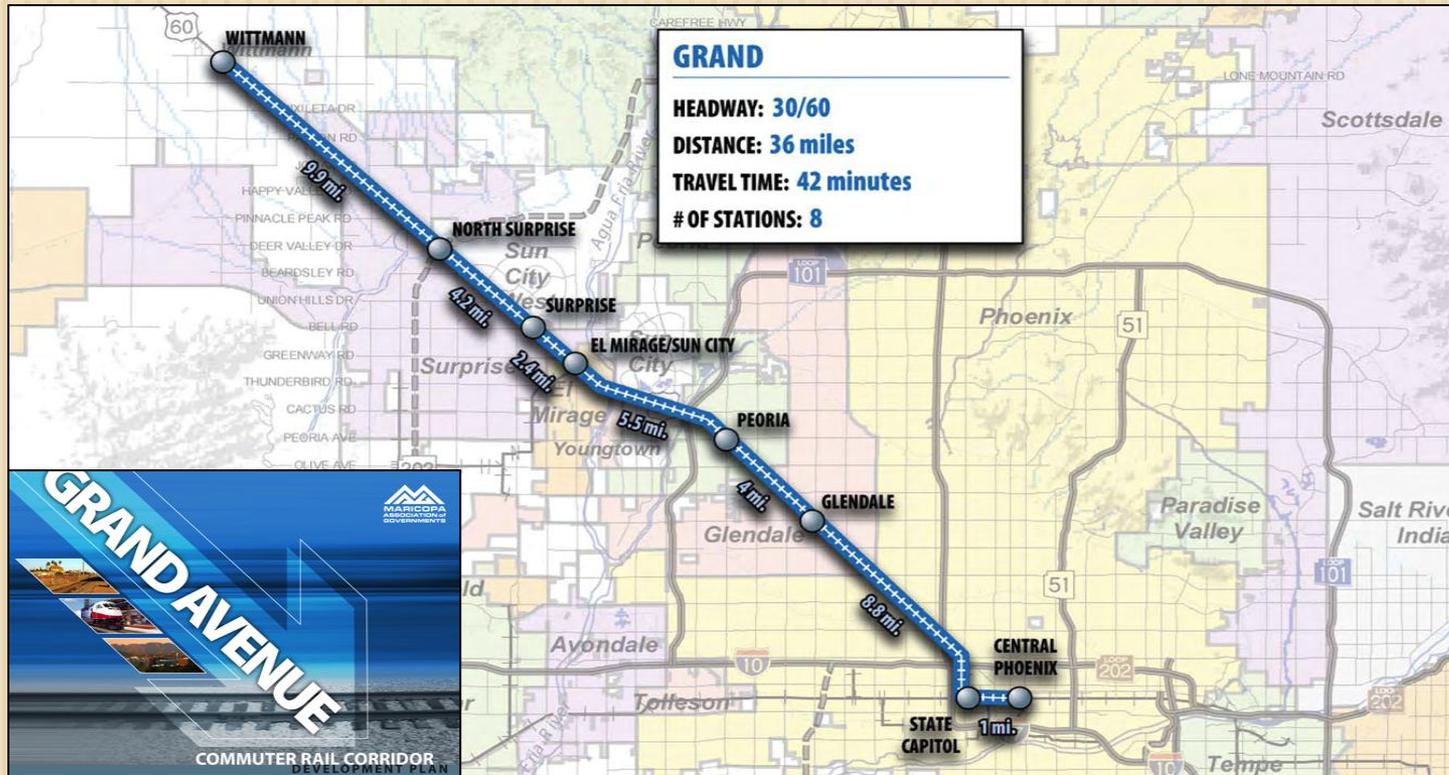
## Coordinate roadways with neighboring cities

- Part of a Regional Network

## Create street hierarchy relative to different:

- Types and length of trips
- Property Access needs
- Modes of Transportation

# Grand Ave Commuter Rail



# Utility Planning



## Water System

- Provide for **REDUNDANCY**
- Ensure system efficiency is considered

## Wastewater System

- **SAFE and RELIABLE** wastewater collection and treatment

## Reclaimed Water System

- Treated effluent put to the **highest and best use** for Peoria – Recharged or Reused

# Utility Planning

# *Trading* Water

DEVELOPMENT IN ARIZONA IS ON THE REBOUND. WHO'S GOING TO KEEP THE WATER FLOWING? AND AT WHAT COST?

By **TOM MARCINKO**



Phoenix Magazine – June 2013

# Open Space Preservation Program

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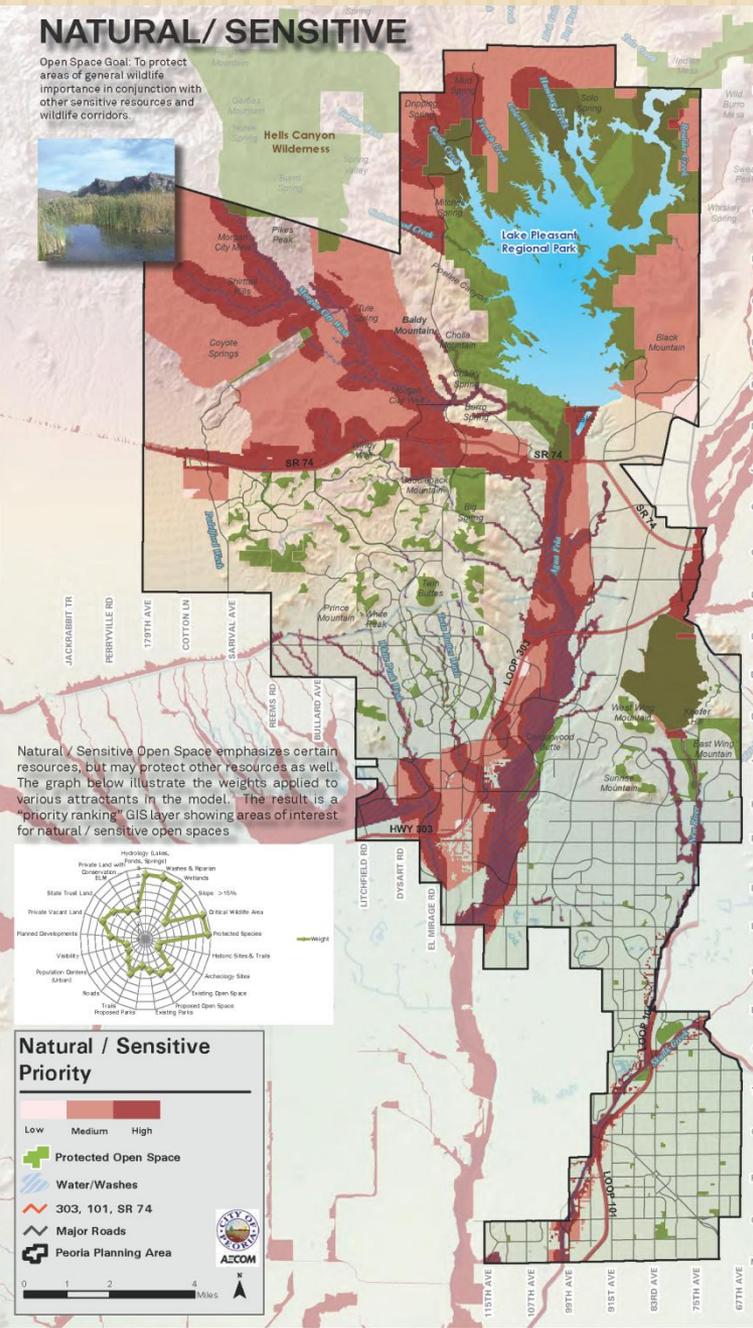
# Open Space Program Vision

- **Identify ecologically and culturally significant land**
- **Create an extensive open space network for future generations to enjoy**
- **Prioritize desirable open space properties for acquisition or conservation**



## NATURAL/ SENSITIVE

Open Space Goal: To protect areas of general wildlife importance in conjunction with other sensitive resources and wildlife corridors.



Natural / Sensitive Open Space emphasizes certain resources, but may protect other resources as well. The graph below illustrates the weights applied to various attractants in the model. The result is a "priority ranking" GIS layer showing areas of interest for natural / sensitive open spaces



**Natural / Sensitive Priority**

Low Medium High

Protected Open Space

Water/Washes

303, 101, SR 74

Major Roads

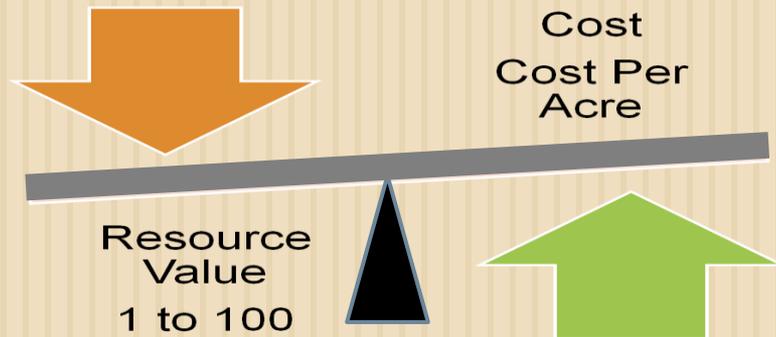
Peoria Planning Area

0 1 2 4 Miles

# Open Space Filters

## Computer Model to assess Open Spaces through multiple filters

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



# Historic Preservation



**Palo Verde Ruin**

# Historic Preservation



**First Presbyterian Church**



**Central School**

# Planning and Community Development

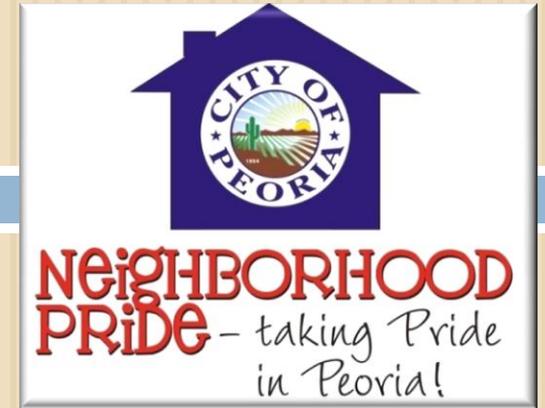
## Division Overview

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# Neighborhood Pride



**BEFORE**



**AFTER**

# Economic Development Services

## Department Structure

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**Director**  
Scott Whyte

**Business & Real Estate  
Development (BRED)**  
Maria Laughner

**Building  
Development**  
Dennis Marks

**Site  
Development**  
Rebecca Zook

**Paul Zampini**

# Economic Development Services



# Economic Development Services

## Department Functions

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- **Business and Real Estate Development (BRED)**
  - Business Attraction
  - Business Retention
  - Redevelopment
  - Workforce Development
  - Small Business Development

# Economic Development Services

## Investment Zones



# Economic Development Services

## Investment Zones



# Economic Development Services

## Marketing/Promotion Efforts

### Website

The screenshot shows the City of Peoria Economic Development Services website in a Windows Internet Explorer browser window. The browser title is "City of Peoria, AZ Business and Real Estate Development Home - Windows Internet Explorer provided by City of Peoria, AZ". The address bar shows "http://peoriaed.com/". The website header features the City of Peoria logo and the text "ECONOMIC DEVELOPMENT SERVICES BUSINESS AND REAL ESTATE DEVELOPMENT peoriaed.com • 623-773-7735 • peoriaed@peoriaaz.gov". A navigation menu includes links for "ABOUT US", "FOR SITE SELECTORS", "DATA CENTER", "EXPAND & RELOCATE", "LOCAL BUSINESS SERVICES", and "LIVING & WORKING". A search bar is located in the top right corner. The main content area features a large image of the Peoria Eighty Three (P83) Entertainment District with palm trees and a sign that says "PEORIA EIGHTY THREE". Below the image is a text block: "Peoria Eighty Three (P83) Entertainment District: P83 improvements include district creation, wayfinding and pedestrian connectivity. A related project is the 400,000 SF mixed-use redevelopment project led by Osage West." To the right of the main image is a section titled "AREA MAP CENTER" with a map of the United States highlighting Arizona and Peoria, AZ. Below the map is a list of links: "Peoria City Map", "Vistancia Mega Site", "Rovey Industrial Park", and "The Ave Shoppes at P83". The browser status bar at the bottom shows "Done" and "Internet" with a 100% zoom level.

# Economic Development Services

## Marketing/Promotion Efforts

### □ Collateral Materials

**PeoriaAZ**  
aggressive strategy • innovative economy • endless opportunity

**DEVELOPMENT PROSPECTUS**

**CITY OF PEORIA ECONOMIC DEVELOPMENT SERVICES**  
peoriaed.com | 623.773.7735

**PeoriaAZ**  
aggressive strategy • innovative economy • endless opportunity

**Arrowhead 101 Business Park (west)**  
NWC Loop 101 & Thunderbird Road, Peoria AZ 85382

**Project Description:** Class A warehouse/manufacturing, Suites, flex/space from 5,800 sf to 53,000 sf contiguous space available NOW!

**Zoned:** PAD, Light Industrial

**Access:** Loop 101 and Thunderbird Road, adjacent; Grand Avenue, 1 mile south; I-10, 10 miles south; I-17, 7 miles east

**Airport:** Sky Harbor International Airport: 22 miles

**Features:** 24'-30' clear height, grade-level loading, truck wells

**Contact:** **Lee & Associates**  
Matt Hobaica, 602.954.3755 • mhobaica@leeazizona.com  
Jeff Conrad, 602.954.3743 • jconrad@leeazizona.com  
Chris McClurg, 602.954.3766 • cmcclurg@leeazizona.com

**CITY OF PEORIA**  
City of Peoria Economic Development Services • 623.773.7735 • www.peoriaed.com

**PeoriaAZ**  
aggressive strategy • innovative economy • endless opportunity

It's no wonder that Arizona has been ranked:  
#1 in the nation for most business start-ups  
#3 in the nation in biotech strength  
#6 in the nation for being a jobs and growth leader

**PEORIA is ready. Are you?  
come grow with us**

Peoria is home to Trine University and BioInspire

**TRINE UNIVERSITY**  
**BioInspire**  
Innovate • Incubate • Accelerate

**CITY OF PEORIA ECONOMIC DEVELOPMENT SERVICES**  
peoriaed.com | 623.773.7735

# Economic Development Services

## Marketing/Promotion Efforts

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- Trade Shows & Conferences



# Economic Development Services

## Marketing/Promotion Efforts

### □ Partnerships



# Economic Development Services

## Marketing/Promotion Efforts

- Partnerships



# Moving Peoria Forward



- Maxwell Technologies
- Vistancia Commercial Core
- Peoria Sports Park (PSP)
- Trine University (and others)
- BioInspire Incubator

# Medical Device Incubator



Innovate • Incubate • Accelerate  
The BioAccel and City of Peoria Partnership

- **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 Grand Opening



**BioAccel**<sup>®</sup>  
Catapulting Arizona Bioscience



yoliaHEALTH



stim  
wave  
TECHNOLOGIES



AMS  
Arizona Medical Systems



NASSEO



KULIRA  
TECHNOLOGIES



HILDEEZ  
RECOVERY GARMENTS

# Economic Development Services

## Marketing/Promotion Efforts

The screenshot displays the PeoriaED.com website. At the top left is the City of Peoria logo with the text "ECONOMIC DEVELOPMENT". To its right, the header reads "ECONOMIC DEVELOPMENT SERVICES" and "BUSINESS AND REAL ESTATE DEVELOPMENT", with contact information: "peoriaed.com • 623-773-7735 • peoriaed@peoriaaz.gov". A search bar is located in the top right corner. Below the header is a navigation menu with links: "ABOUT US", "FOR SITE SELECTORS", "DATA CENTER", "EXPAND & RELOCATE", "LOCAL BUSINESS SERVICES", and "LIVING & WORKING". The main content area is titled "PeoriaED.com Home Page" and features a "NEWS AND EVENTS" sidebar. The primary content is "Economic Development Videos", which includes two video thumbnails. The first video is titled "Debbie's Quick Picks (May 2013)" and shows a woman in a field. The second video is titled "Peoria's Places and Spaces (May 2013)" and shows a large building.

**ECONOMIC DEVELOPMENT SERVICES**  
**BUSINESS AND REAL ESTATE DEVELOPMENT**  
peoriaed.com • 623-773-7735 • peoriaed@peoriaaz.gov

→ CITY OF PEORIA WEBSITE  
→ AREA MAPS  
→ CONTACT US  
Search Website

ECONOMIC DEVELOPMENT

ABOUT US FOR SITE SELECTORS DATA CENTER EXPAND & RELOCATE LOCAL BUSINESS SERVICES LIVING & WORKING

PeoriaED.com Home Page

NEWS AND EVENTS

**Economic Development Videos**

**DEBBIE'S QUICK PICKS**  
ECONOMIC DEVELOPMENT

Debbie's Quick Picks (May 2013)

**PEORIA'S PLACES AND SPACES**  
ECONOMIC DEVELOPMENT

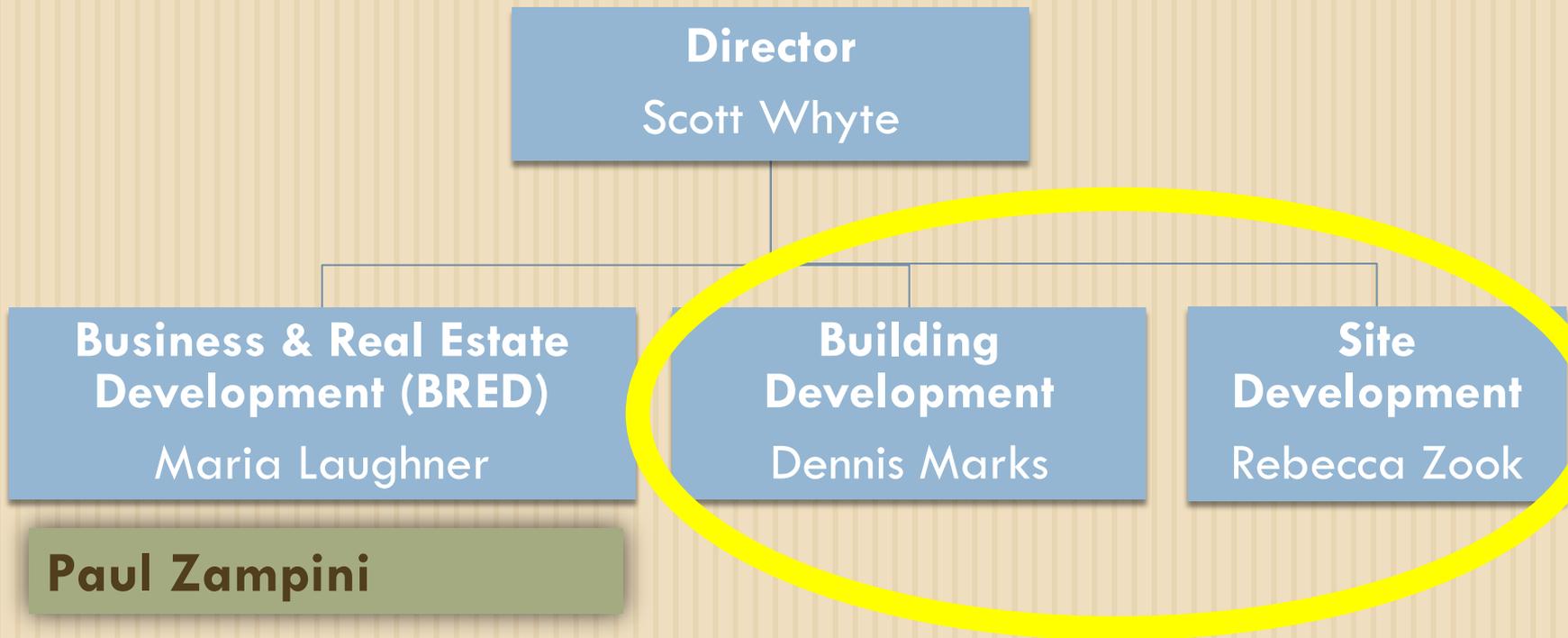
Peoria's Places and Spaces (May 2013)

[http://peoriaed.com/ED\\_Securities.aspx?id=65569](http://peoriaed.com/ED_Securities.aspx?id=65569)

# Economic Development Services

## Department Structure

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# Site and Building Development



- ***The Site and Building Development Divisions of EDS are responsible for review and permitting of both Development related and Capital projects within the City of Peoria.***

# Site and Building Development

## Example Projects

- **McDonald's:** *building, parking lot, utilities and signage*
- **Subdivision:** *water, sewer, roads, landscaping, open space and homes*
- **School/Park:** *building/restrooms, site work – parking, utilities, access roads, etc....*

# Site and Building Development

## Statistics

- **During an average month:**
  - ▣ 70 active projects
  - ▣ 160 building permits
  - ▣ 40 civil permits
- **Our average review time per submittal is 3 weeks or 12 working days.**
- **Typical project gets approved within 3 reviews**

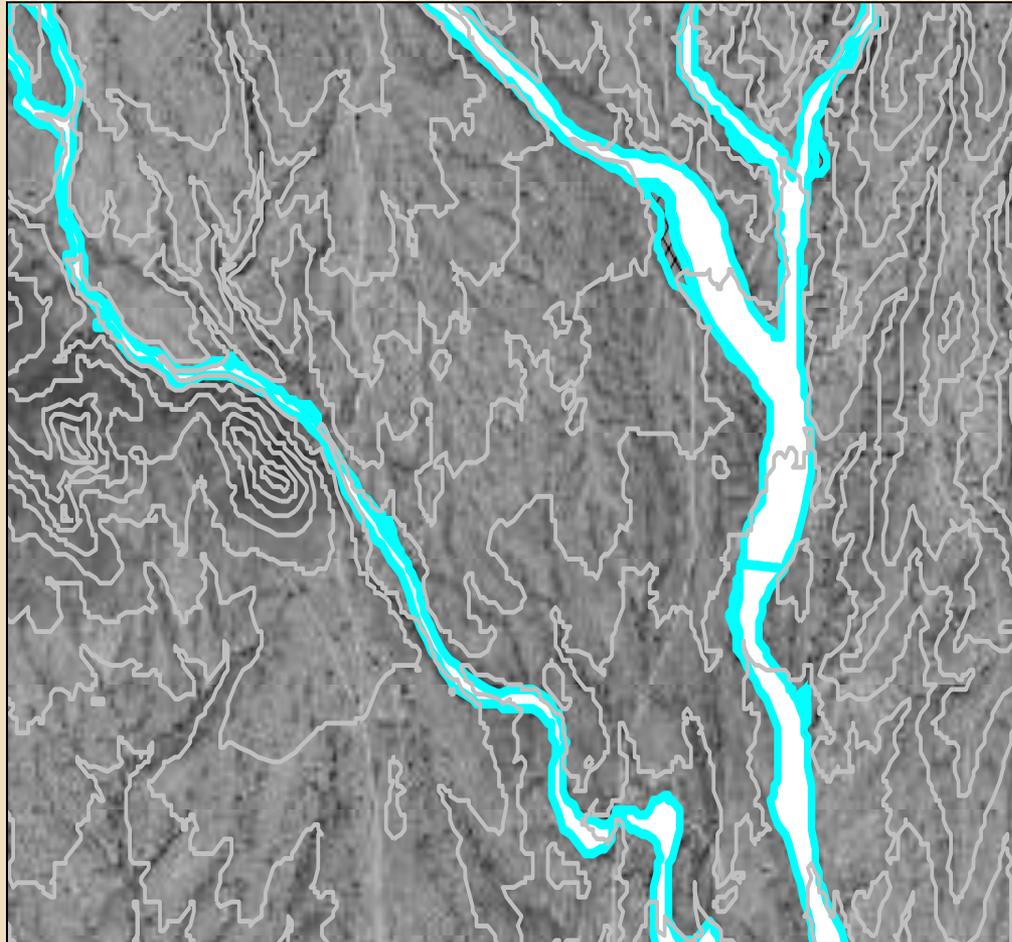
# Site and Building Development

## What We Review

- **Conceptual plans during Planning & Zoning**
- **Construction Documents**
  - **Residential Homes**
  - **Commercial Buildings**
  - **Final Plat (for lot layout, legal responsibilities)**
  - **Grading and drainage (for flooding protection)**
  - **Water/Sewer (for consumption and collection)**
  - **Paving (roadways)**

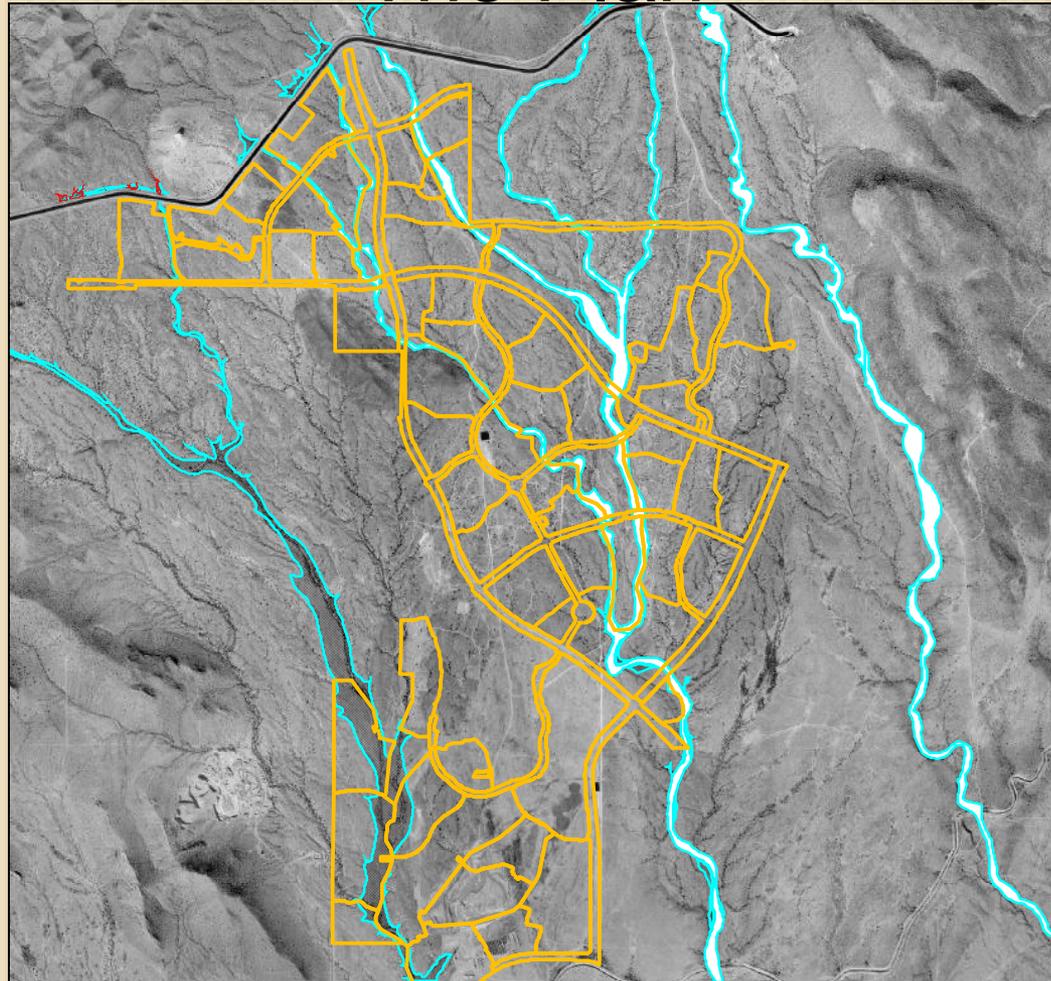
# Site and Building Development

## The Details



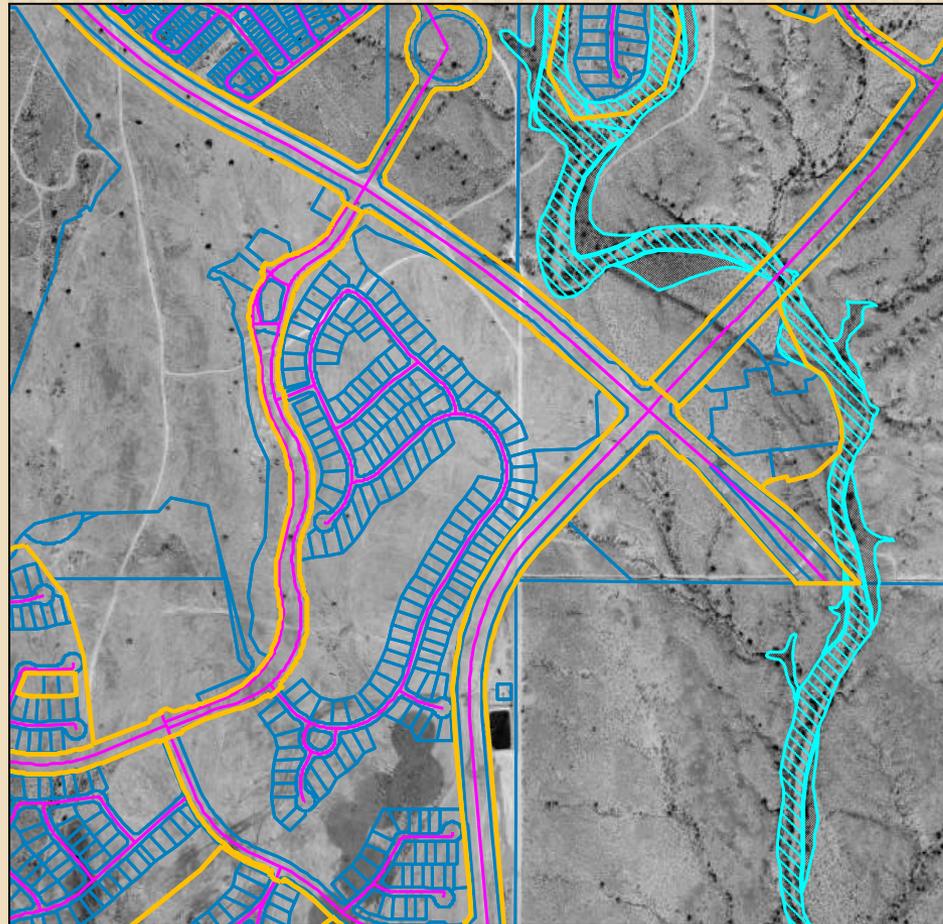
# Site and Building Development

## The Plan



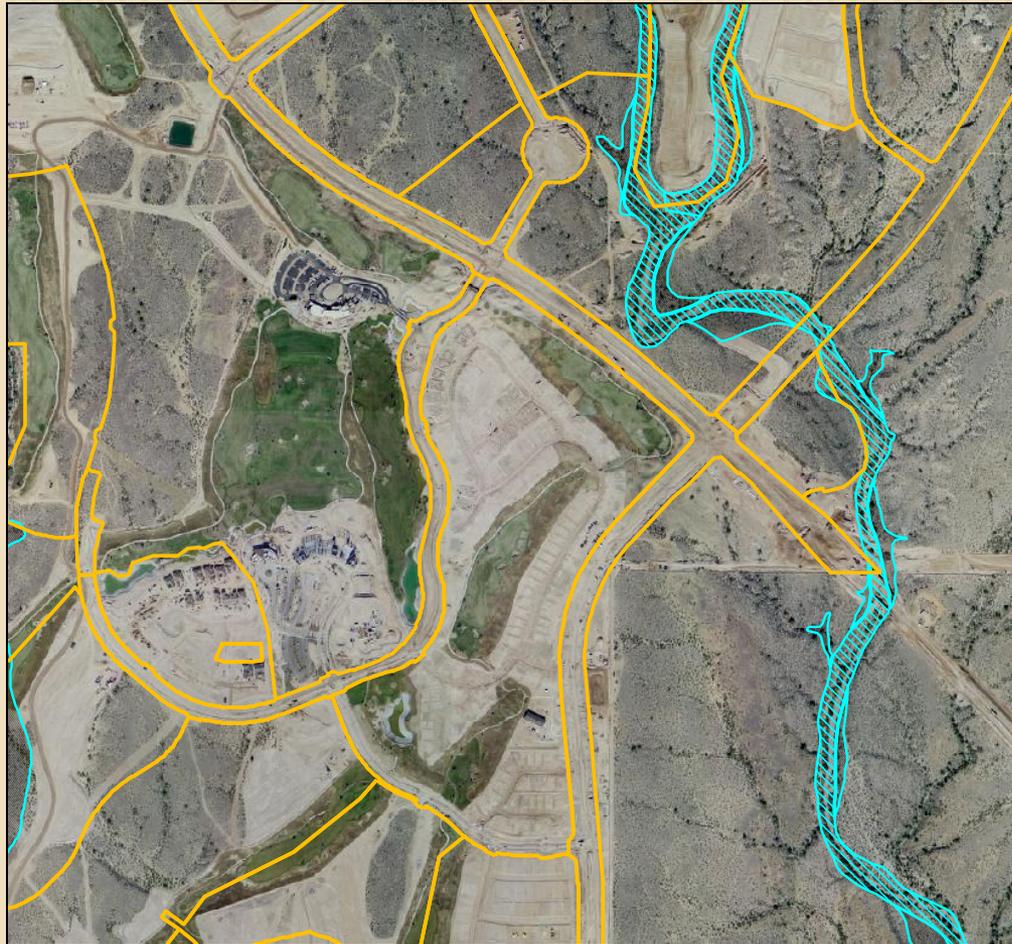
# Site and Building Development

## The Platting Process



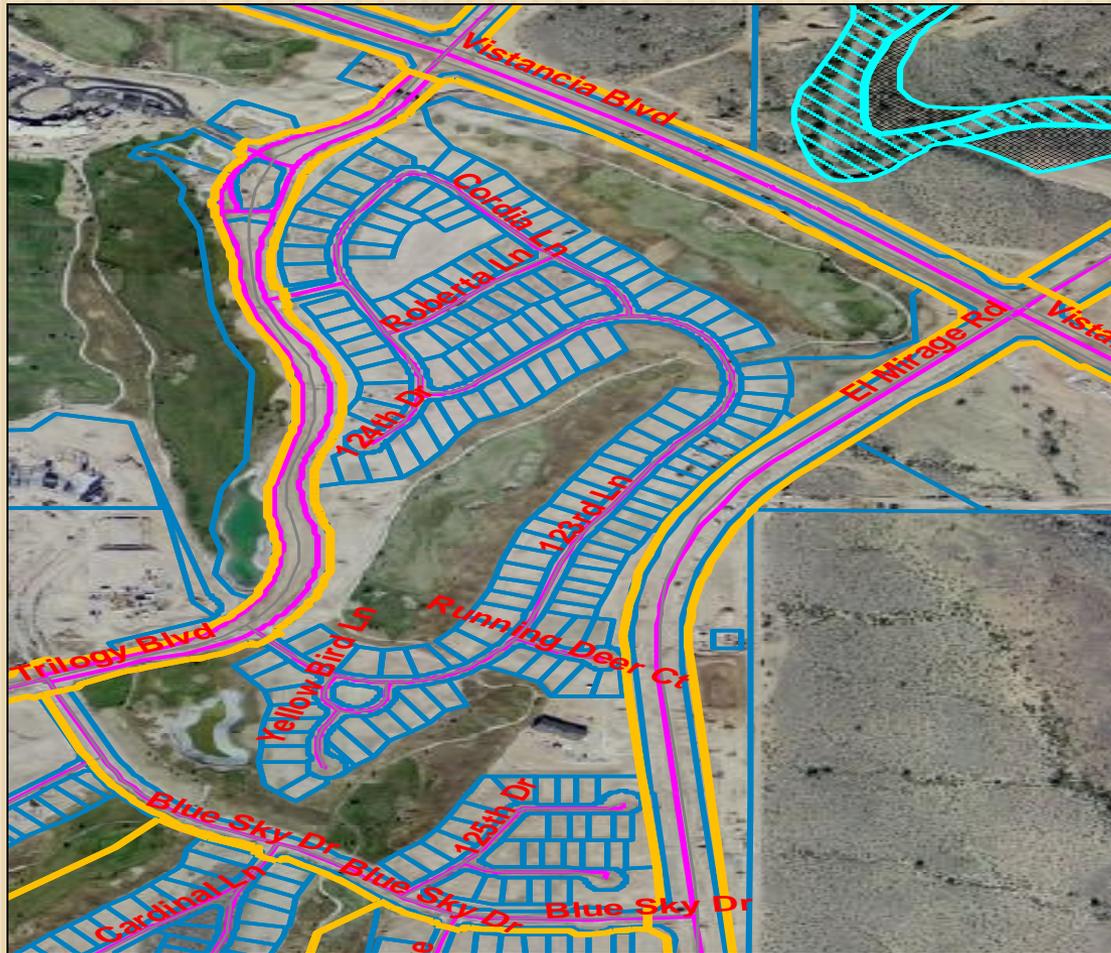
# Site and Building Development

## The Ground Work



# Site and Building Development

## The Ground Work



# Site and Building Development

## Ground Work Completion



# Site and Building Development

## The End Product





# QUESTIONS

1954



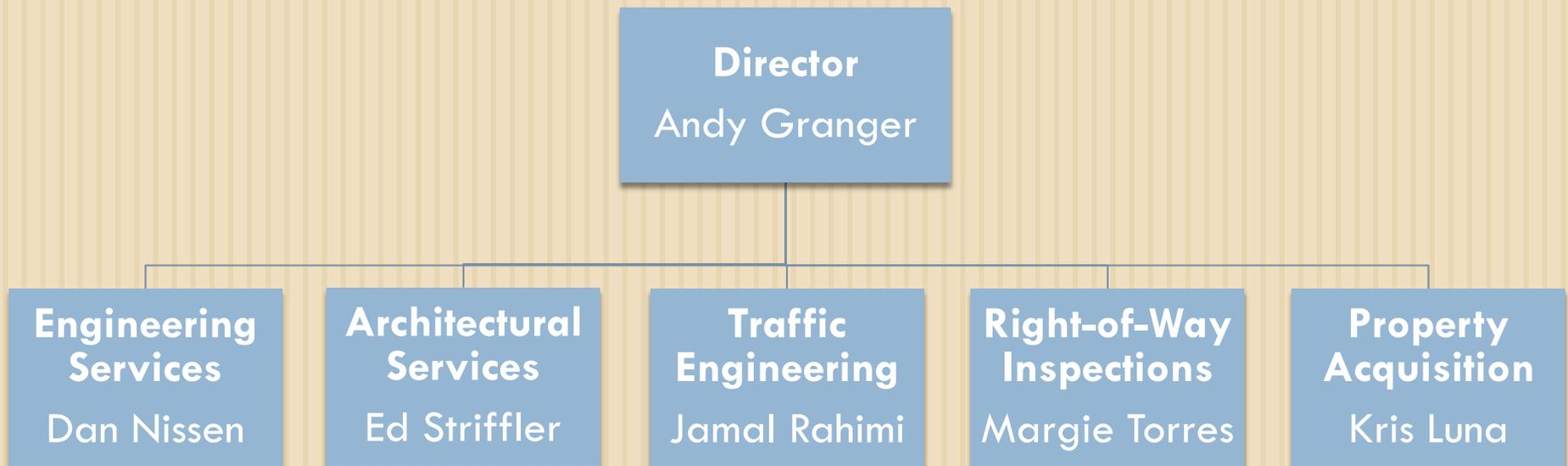
# BREAK

1954

# Engineering

## Department Structure

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# Engineering

## Department Functions

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### □ **Property Acquisition**

- Acquire rights-of-way and easements for CIP projects and other City interests

# Engineering

## Department Functions

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- **Right-of-Way Inspections**
  - Inspections of private and publicly funded right-of-way projects

# Engineering

## Department Functions

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# Engineering

## Department Functions



# 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

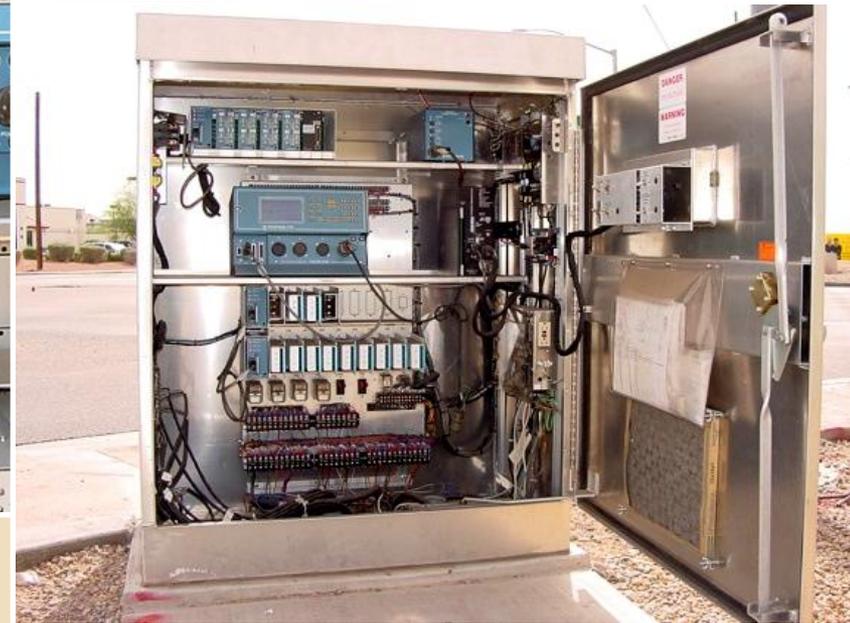
## ➤ 110 Traffic Signals

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



**Lake Pleasant Parkway and Williams Road**

# Traffic Signals



# Intelligent Transportation Systems ( ITS )

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

# Traffic Signal Interconnect

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40 miles of Fiber Optic Cable

71 Traffic signals connected directly to the fiber

36 Traffic signals connected to fiber thru a wireless connection

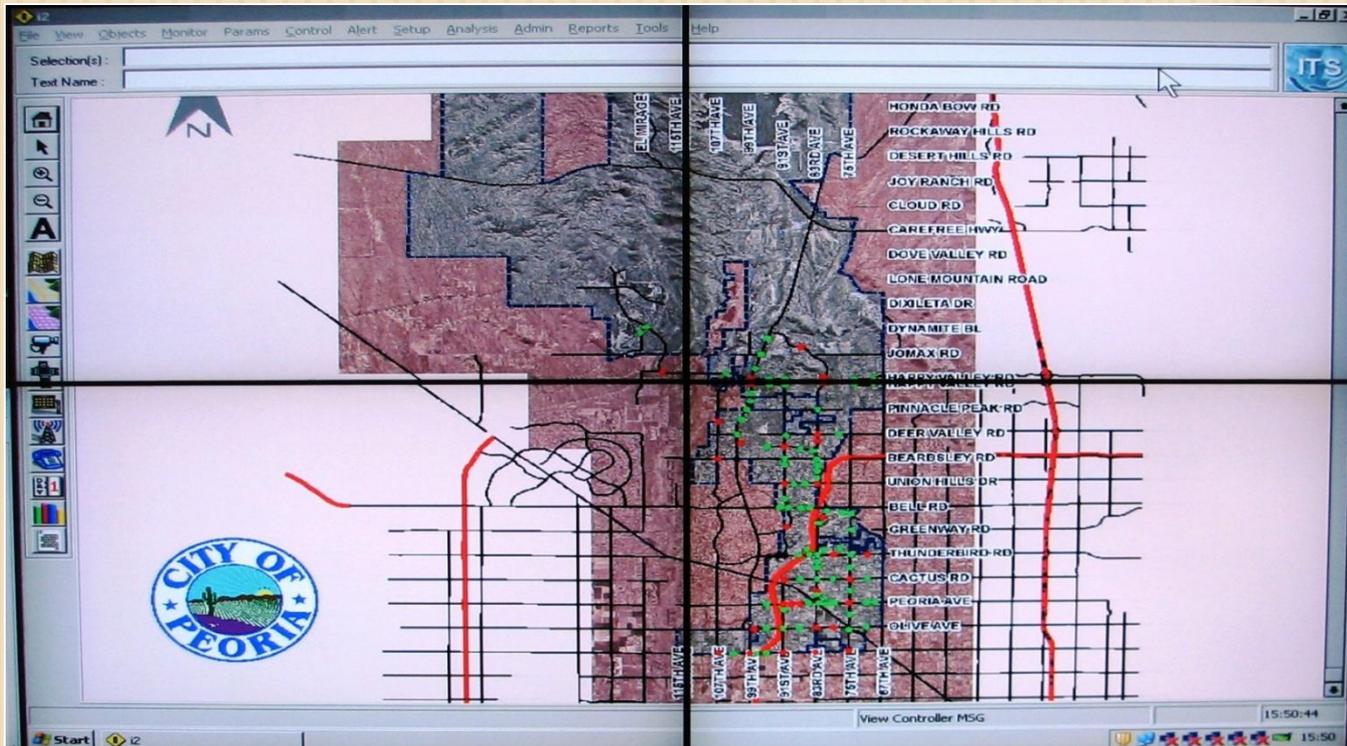
# Traffic Signal Interconnect



# 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
- Legacy Software that is in the process of being replaced

# Intelligent Transportation Systems ( ITS)

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

# 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

15 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  
45 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



# ITS Devices / Flashing Yellow Arrows

- <http://www.peoriaaz.gov/NewSecondary.aspx?id=3963>
- **Flashing Yellow Lights being Installed on Five Intersections**
  - 75th Ave and Thunderbird Rd.
  - 83rd/Cotton
  - 83rd/Peoria N.
  - 83rd/Peoria S.
  - Lake Pleasant Road and Beardsley (Future)
- The new signal is shown to be safer than the existing five section head with a green arrow.
- Study that was performed by Traffic Engineering Division that shows that these intersections will function better with the Flashing Yellow Arrow instead of only allowing protected left turn movements.
- Informational Flyer at the following link:
- [http://www.peoriaaz.gov/uploadedFiles/NewPeoriaAZ/City\\_Departments/Engineering/Traffic\\_Engineering/FlashingYellowArrowBrochure.pdf](http://www.peoriaaz.gov/uploadedFiles/NewPeoriaAZ/City_Departments/Engineering/Traffic_Engineering/FlashingYellowArrowBrochure.pdf)



# QUESTIONS

1954

The background features a large, faint, circular seal of Pima County, Arizona. The seal contains the text "COUNTY OF PIMA" at the top and "ARIZONA" at the bottom. In the center of the seal is a sunburst design with the word "ARIZONA" written across it. The seal is rendered in a light tan color.

**TOUR OF TRAFFIC  
MANAGEMENT  
CENTER**