



BUILDING COMMUNITY AND TOTAL PLANNING

PEORIA LEADERSHIP INSTITUTE

Community Building: Loop 303

- **Department Introductions**
- **Total Planning Effort**
 - Implement the Loop 303 Specific Area Plan
 - Assist Arizona State Land Department
 - Analyze Future Market Conditions
 - Develop Loop 303 and Lake Pleasant Parkway as an Economic Hub
 - Capital Improvement Process for Lake Pleasant Parkway
- **Traffic Management Center**

Planning and Community Development

Department Structure

Interim Director
Chris M. Jacques

**Community &
Strategic Planning**
Shawn Kreuzwiesner

**Neighborhood
Revitalization**
Carin Imig

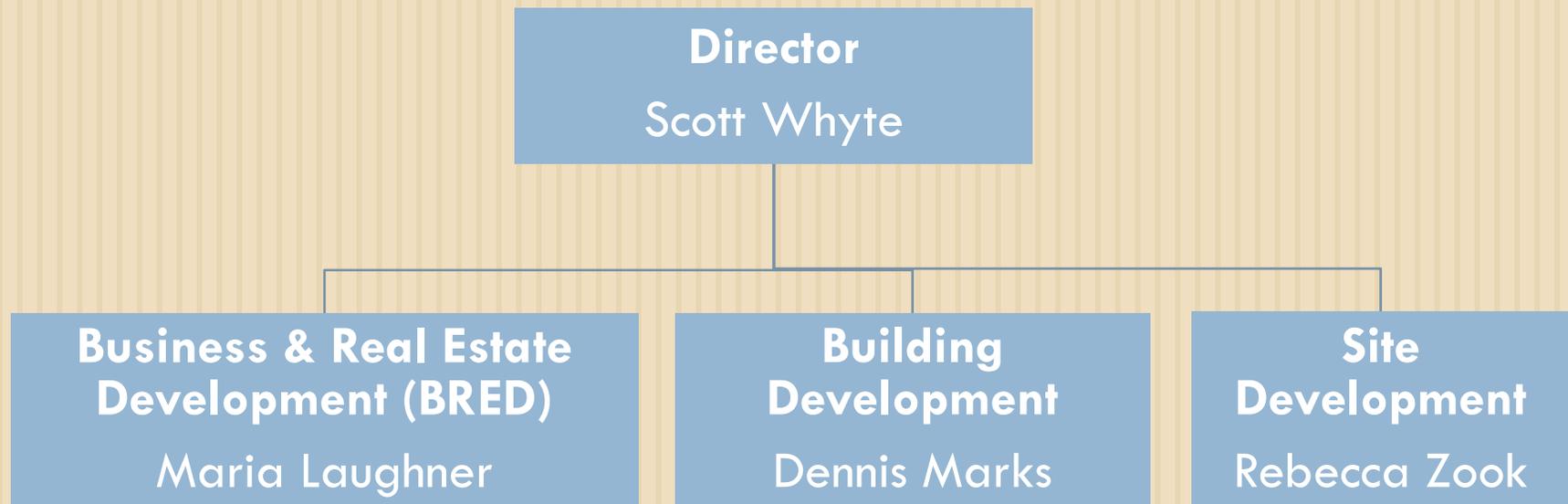
Planning and Community Development

Department Functions

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

Economic Development Services

Department Structure



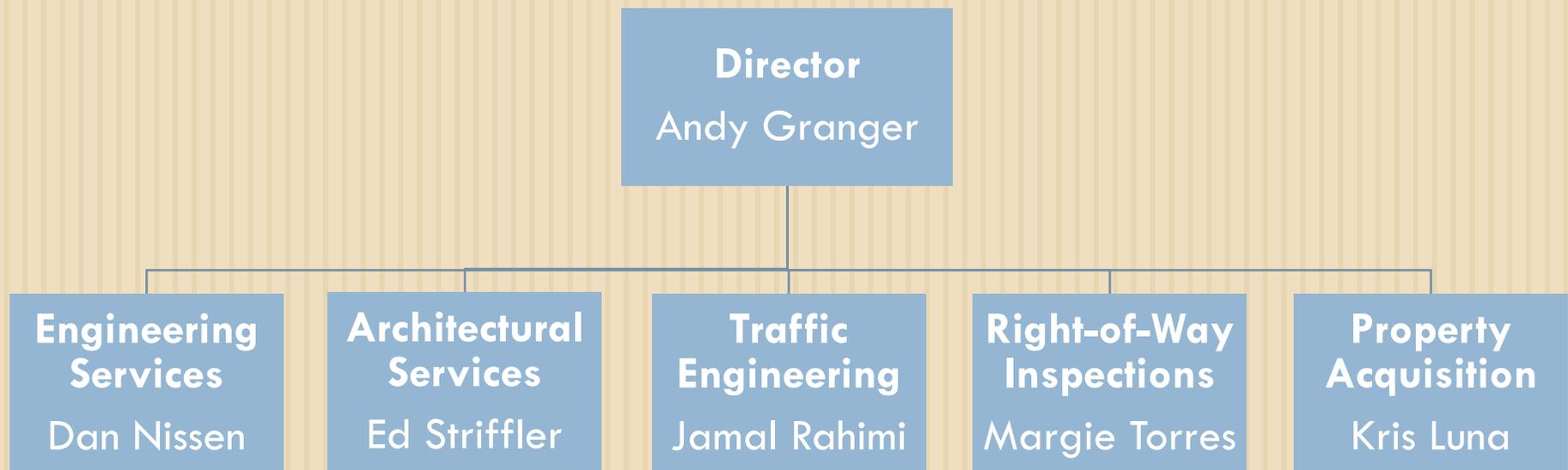
Economic Development Services

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



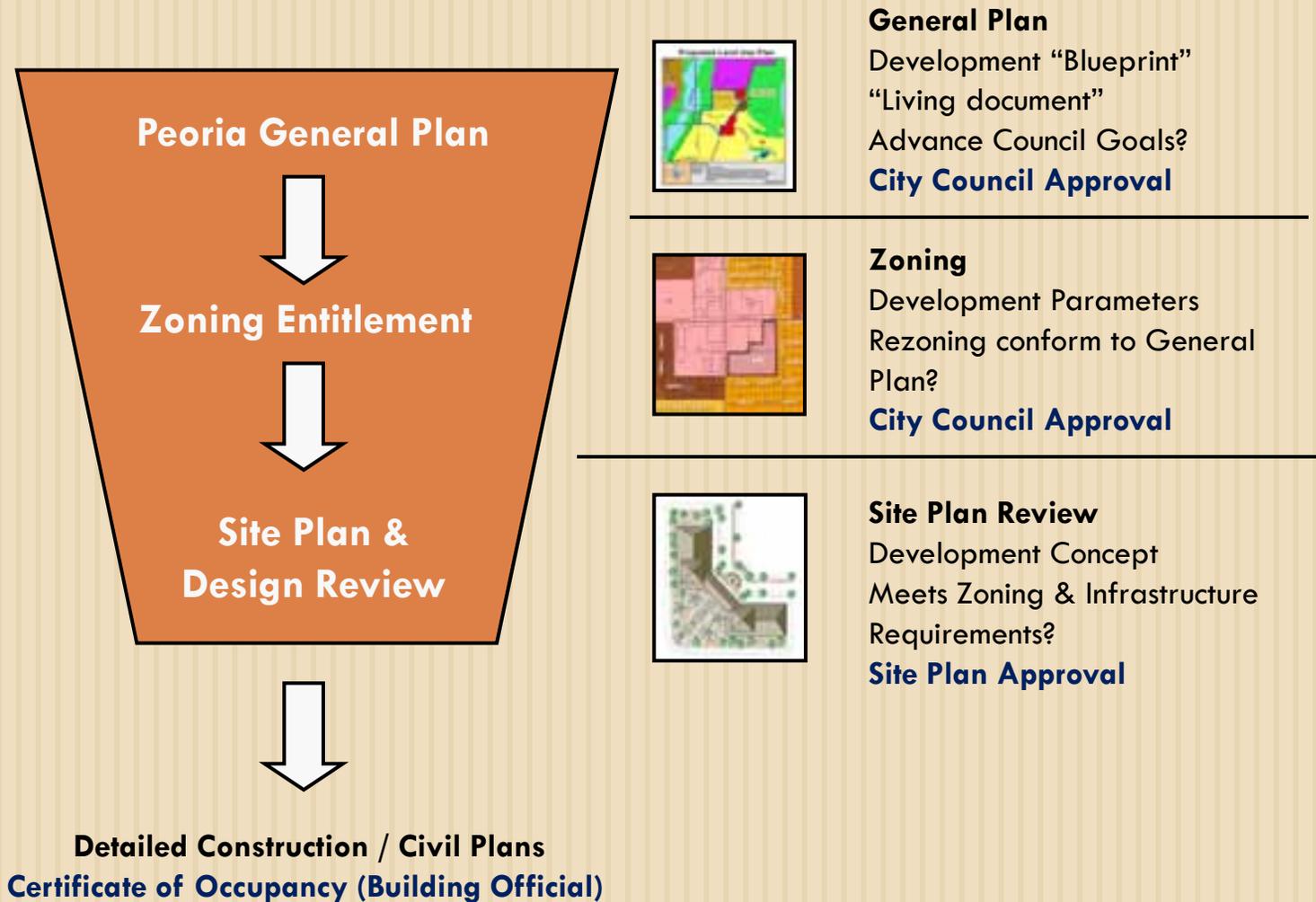
Traffic Management Center

- **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

Community Building Hierarchy



Development Process



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

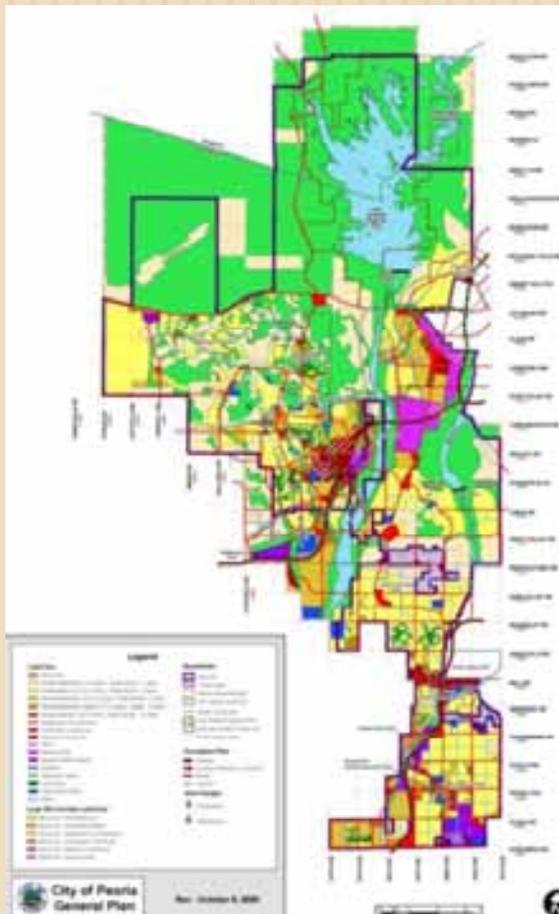
For information on the status of this case, or to view application materials, call **623-773-7601**.

The case file may be viewed in Planning, 6611 N. 57th Ave., Peoria, AZ

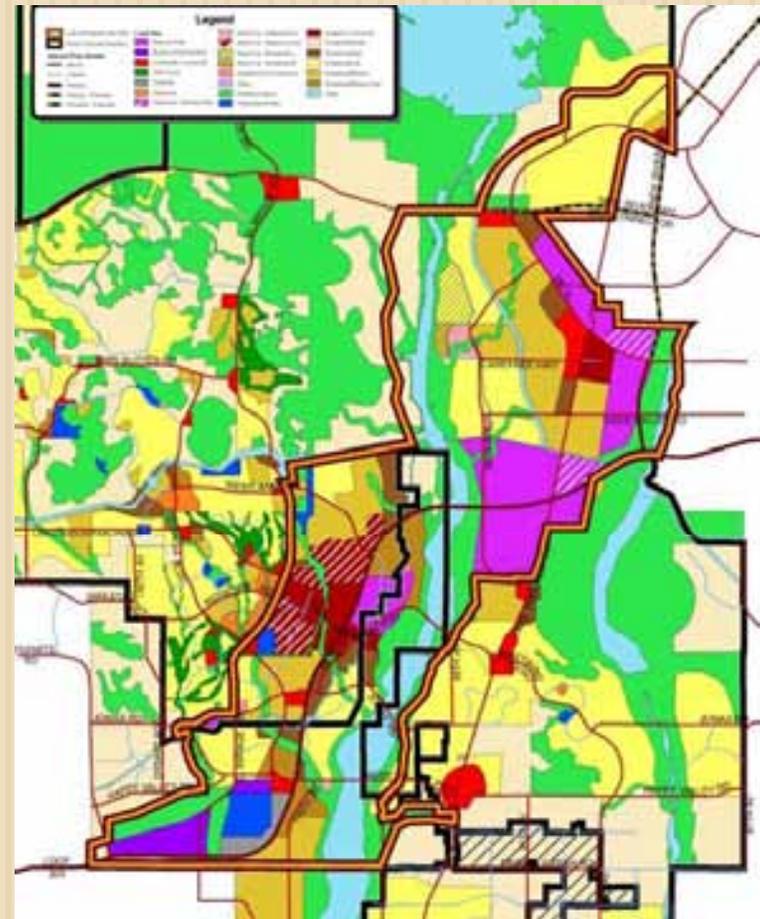


Loop 303 Specific Area Plan

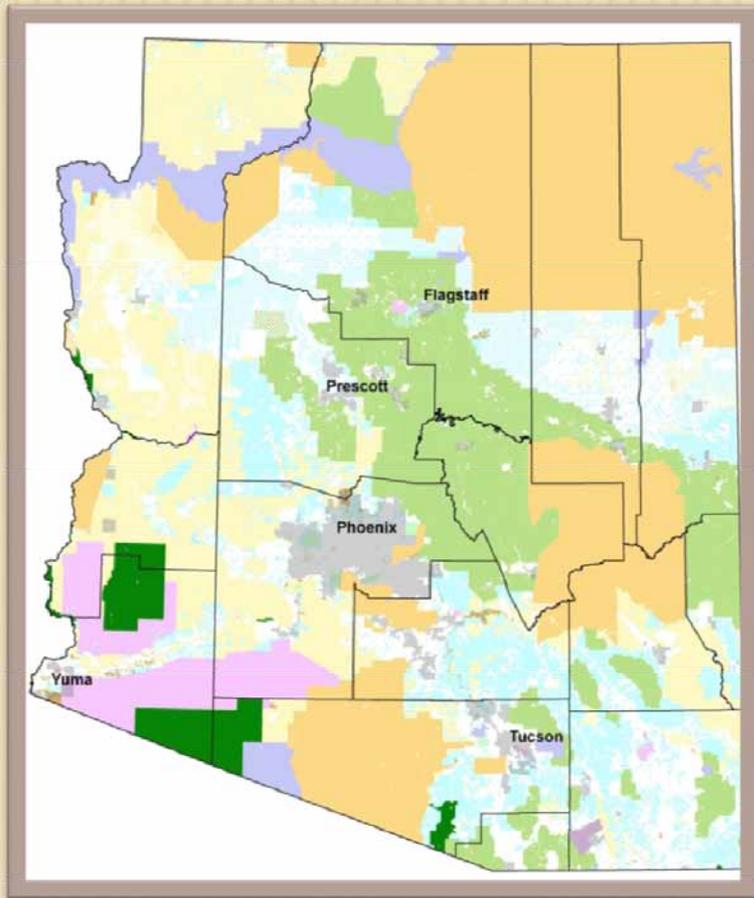
Peoria General Plan



Loop 303 Specific Area Plan



Arizona State Land Department

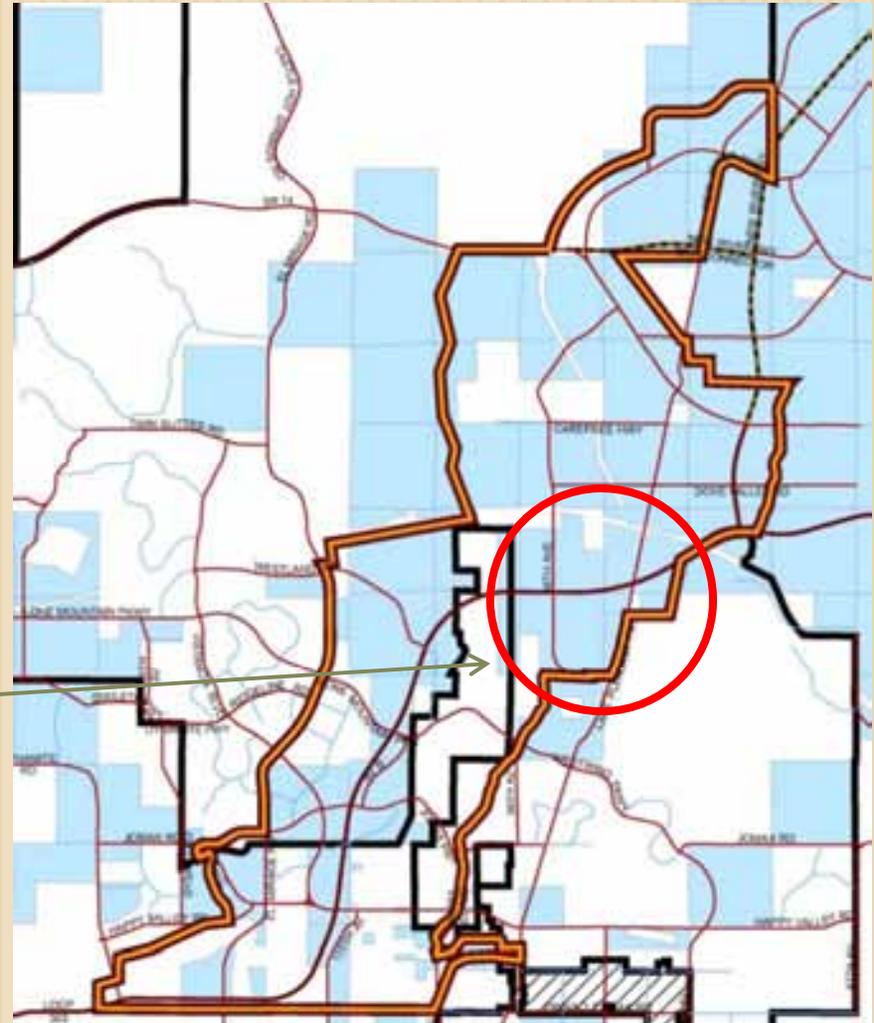


- State Land Department Created in 1912
- Approximately 12.7% of Arizona held in State Trust
- 9.2 Million acres
- Sale of Lands to benefit Common Schools (K-12) and other designated institutions.

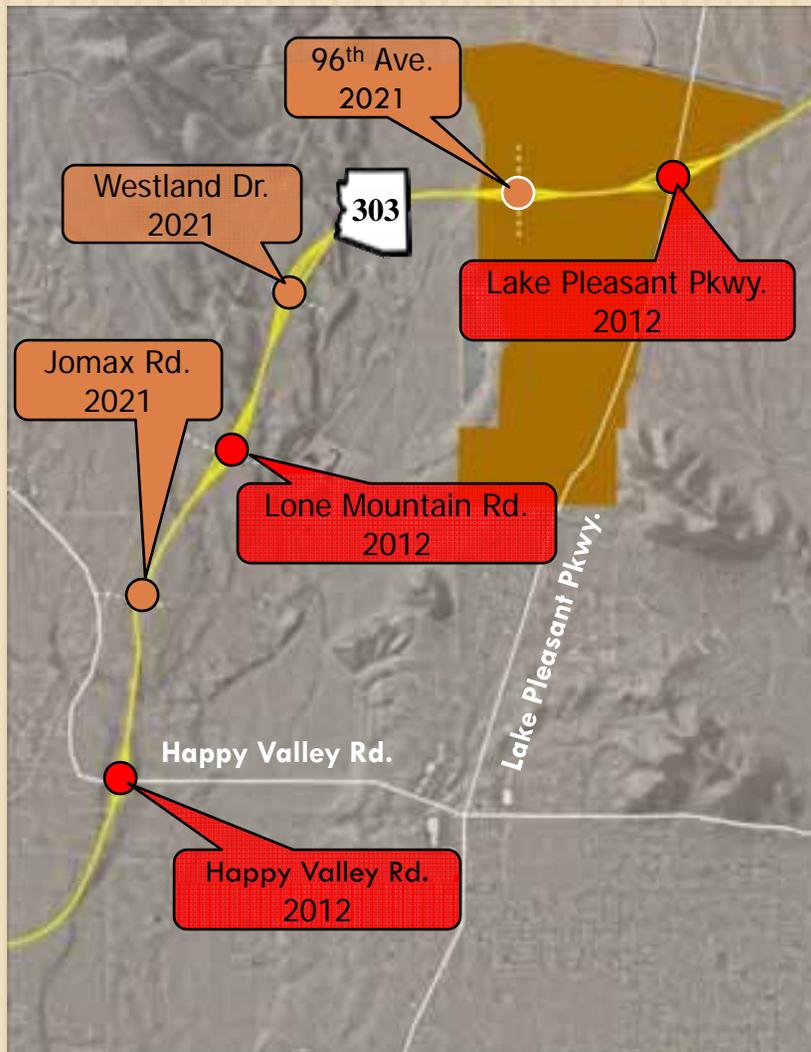
Arizona State Land Department

- “Highest and Best Use”
- Conservation: Arizona Preserve Initiative
- Purchase Requirements

Project Area



Timing of the Loop 303



Current Construction

2 lanes each direction

3 interchanges

Scheduled completion: 2012

Expected completion: early 2011

Future Expansion

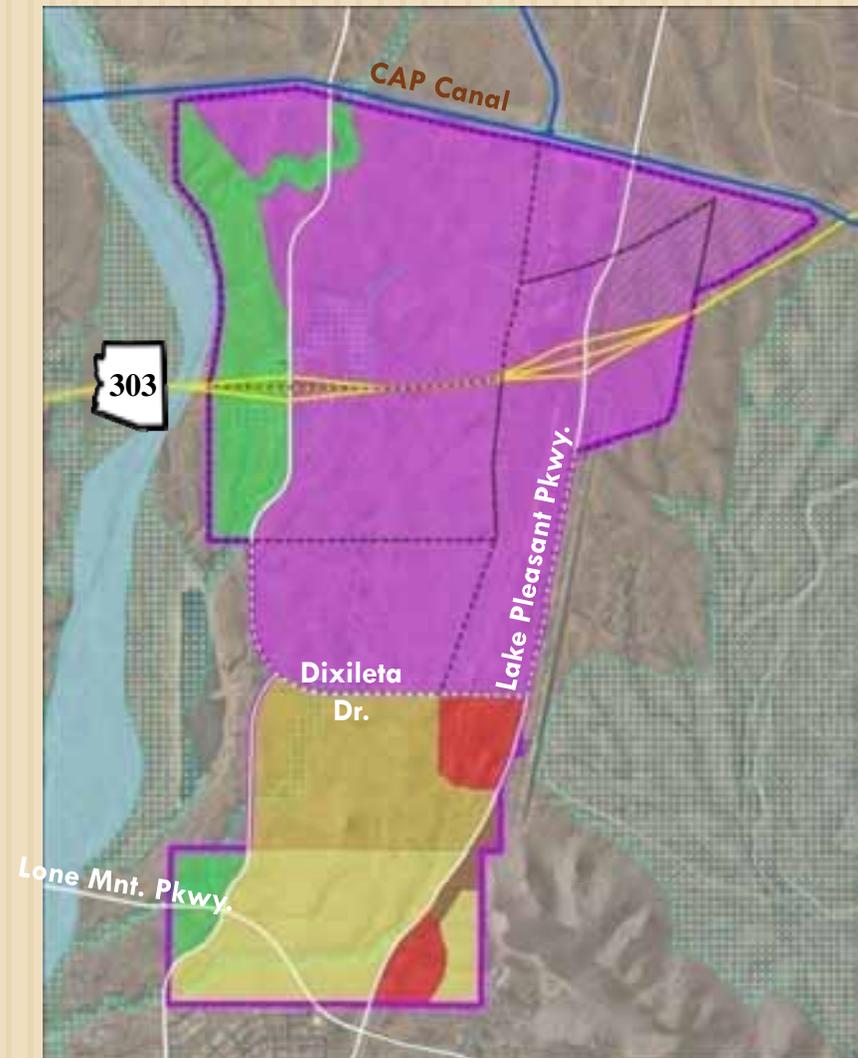
Additional traffic lanes

3 new interchanges

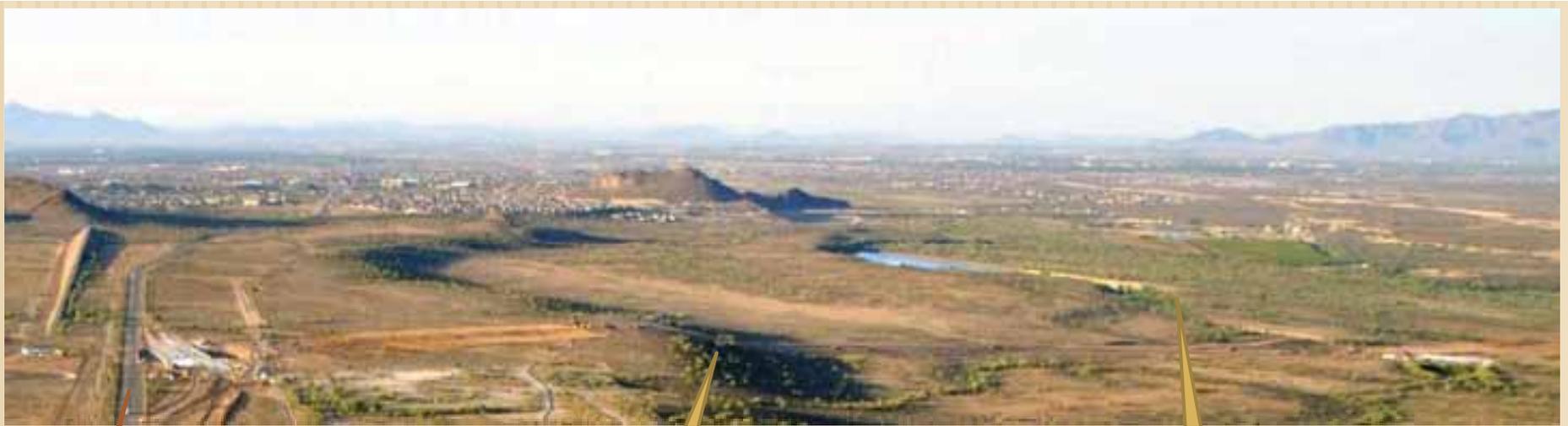
Expected completion: 2021

Topography

- **Collect Data to Identify Issues**
 - ▣ Due Diligence for Study Area
- **Data Collection – State lands only**
 - ▣ Aerial mapping
 - ▣ Topography Analysis
 - ▣ Boundary Survey
- **What did we learn?**



Topography



LPP

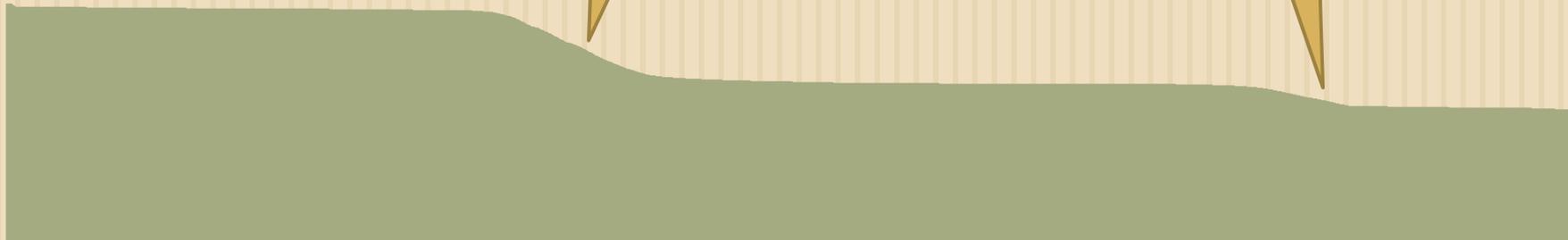
Upper Terrace

80-foot Drop

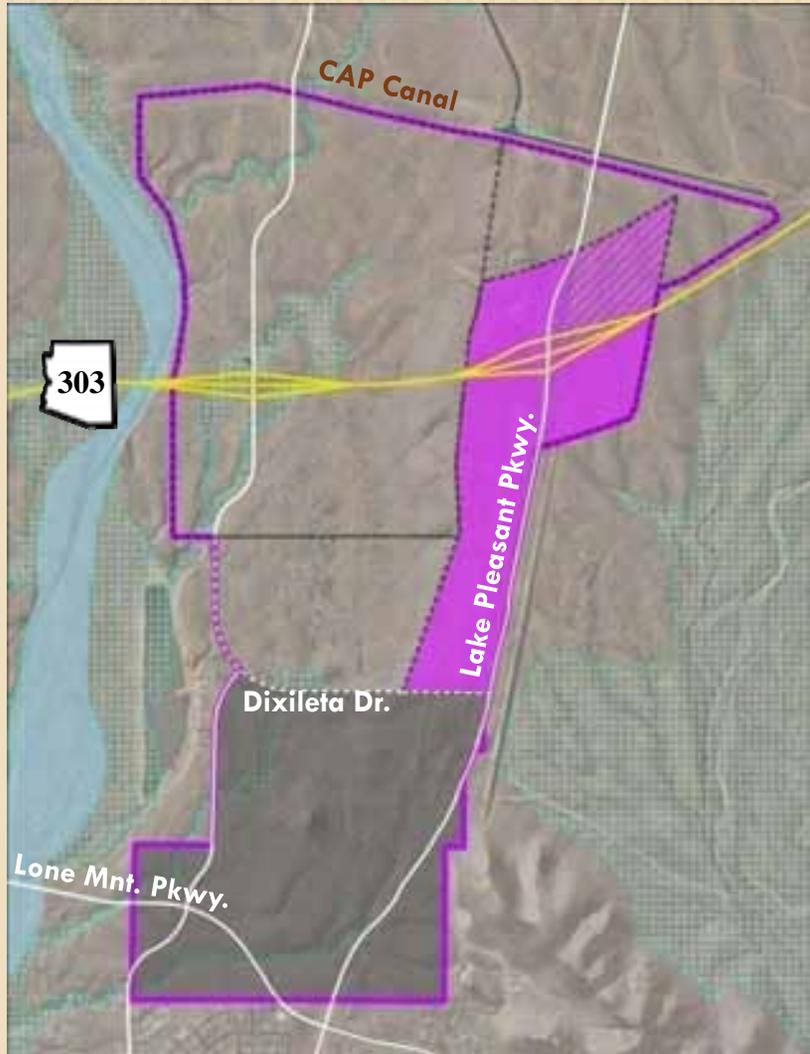
Lower Terrace

25-foot Drop

Agua Fria River



Identified Phasing: Phase 1



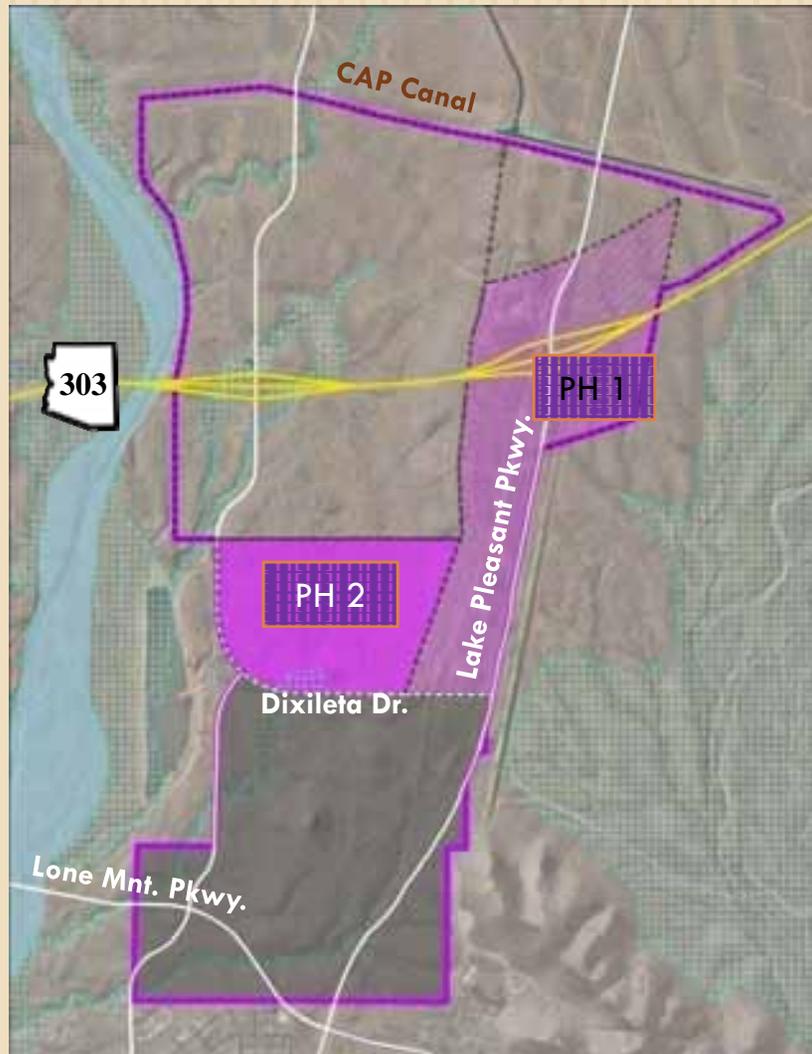
Location

- Adjacent to LPP on upper terrace
- Westwing Parkway to north of Loop 303
- 277 Acres Developable

Tied To

- Completion of LPP
- Extension of water and wastewater lines

Identified Phasing: Phase 2



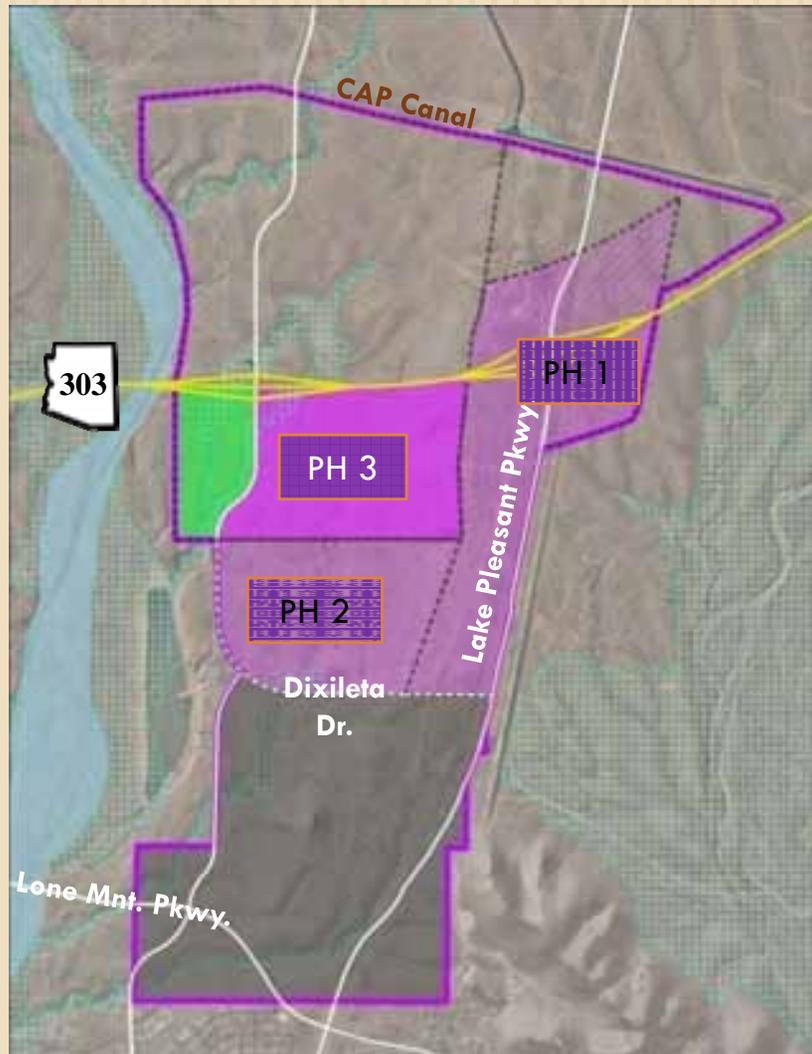
Location

- East of Agua Fria River on lower terrace
- North of Dixileta Dr.
- 216 Acres Developable

Tied To

- Completion of Dixileta Dr. west of LPP
- Extension of water lines
- Construction of wastewater lift station and wastewater lines

Identified Phasing: Phase 3



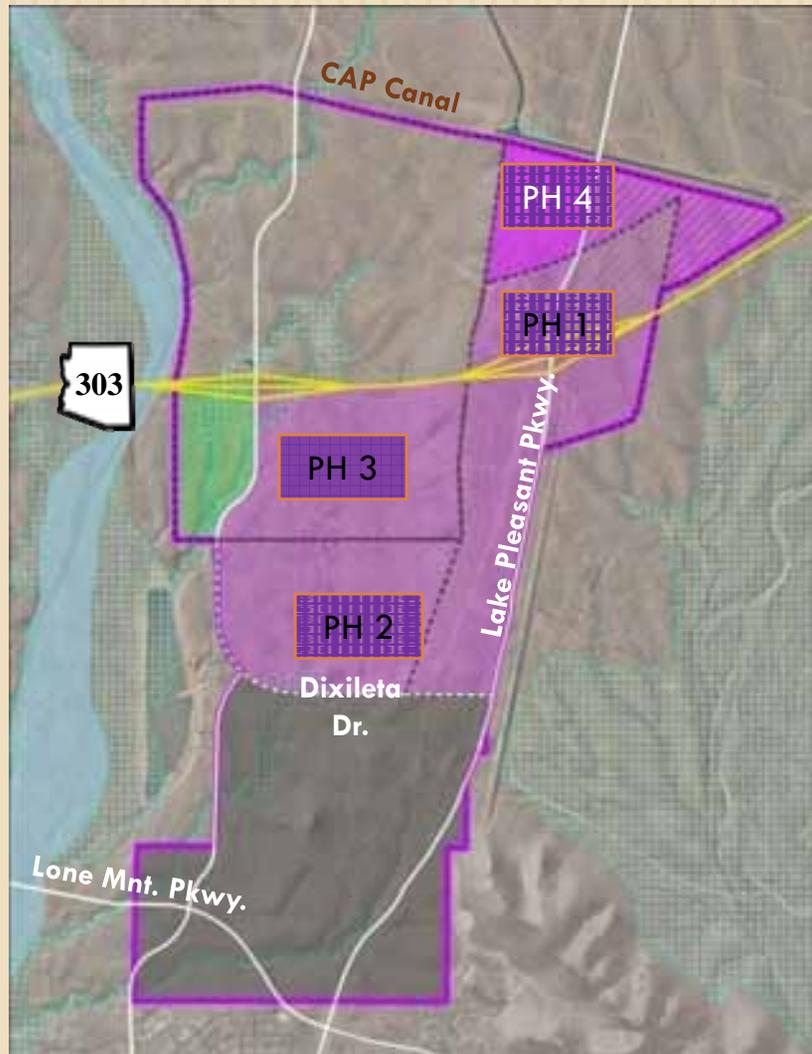
Location

- East of Agua Fria River on lower terrace
- South of Loop 303
- 200 Acres Developable

Tied To

- Construction of 96th Ave. Interchange
- Extension of water and wastewater lines

Identified Phasing: Phase 4



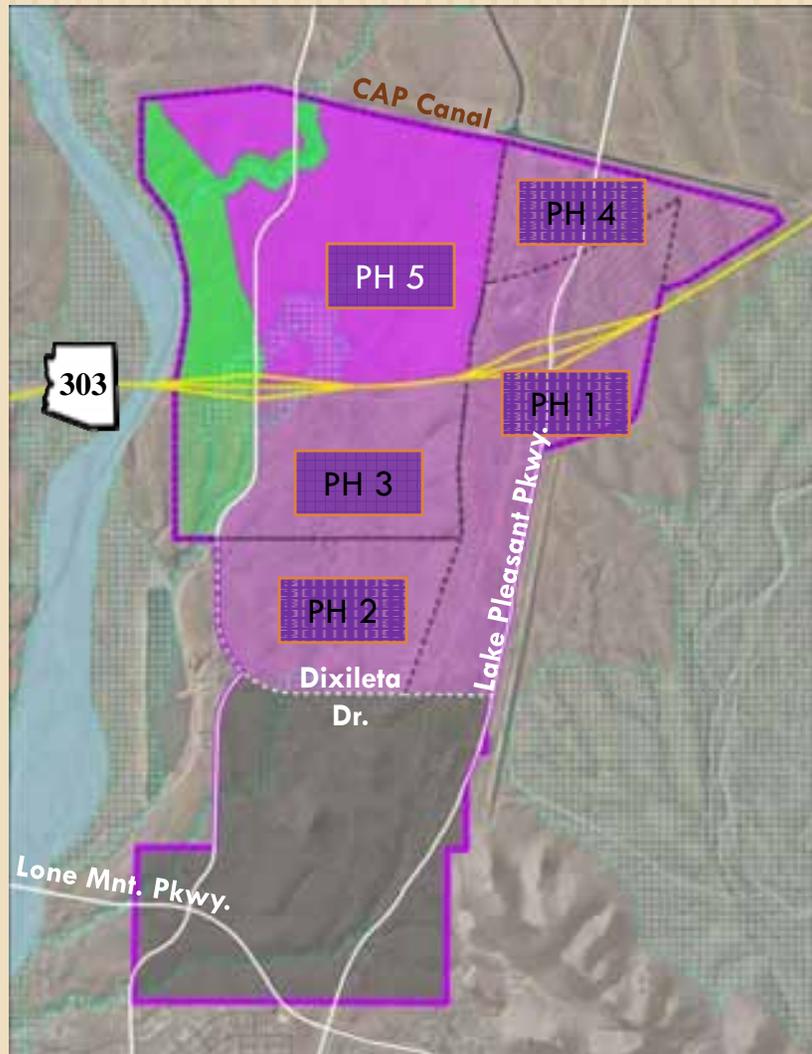
Location

- Adjacent to LPP on upper terrace
- South of CAP Canal
- 132 Acres Developable

Tied To

- Completion of LPP north of Loop 303
- Extension of water and wastewater lines

Identified Phasing: Phase 5



Location

- East of Agua Fria River on lower terrace
- North of Loop 303
- 365 Acres Developable

Tied To

- Construction of 96th Ave Interchange
- Extension of 96th Ave north of Loop 303
- Extension of water and wastewater lines

Loop 303: Economic Opportunities

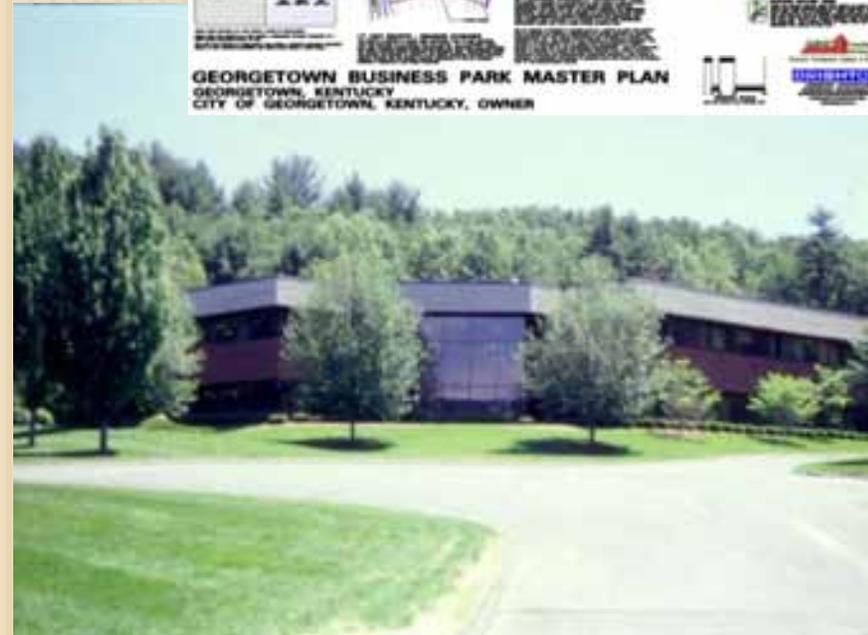
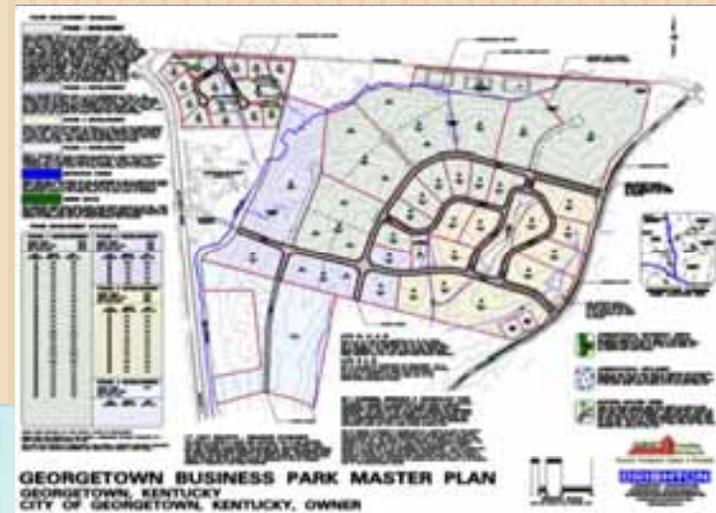
- Loop 303 Freeway
- Unique Corridor Topography
- Lake Pleasant
- Vacant Land for Master-Planned Communities, Lifestyle Retail, and Commercial/Industrial development (job creation)
- Foreign Trade Zone
- Demographics

Loop 303: Economic Constraints

- Predominant land owner is the State
- Economic Recession – change in corporate behavior, national/global competition, limited new business locates/expansion, financing availability
- Workforce Development
- Few available ED tools in the state
- Demographics for other retail formats (Lifestyle)
- Utility Availability and Available Building/Site Inventory

Competitive Realities

- Available sites and buildings are essential
 - ▣ 65% - 75% of prospects are looking for a modern building.
 - ▣ Actual projects are a mix of new construction and occupancy of an existing building .



Competitive Realities

□ Speed is critical

- Time frame for picking new location down to 3 - 4 months
- Sites must be “shovel-ready”
- Permit & approval process must be expedited
- Workforce recruiting and training assistance needed



Factors in Site Selection

2008 Development Counselors International Survey

1. Labor (availability, quality, cost)
2. Overall operating costs
3. Efficient transportation systems
4. Business friendly government
5. Competitive incentives/tax exemptions
6. Quality of life
7. Proximity to funding sources

BREAK



Developing the Capital Plan

- Engineering Department Responsibilities in developing the 10-year Capital Program
- Key Project in North Peoria

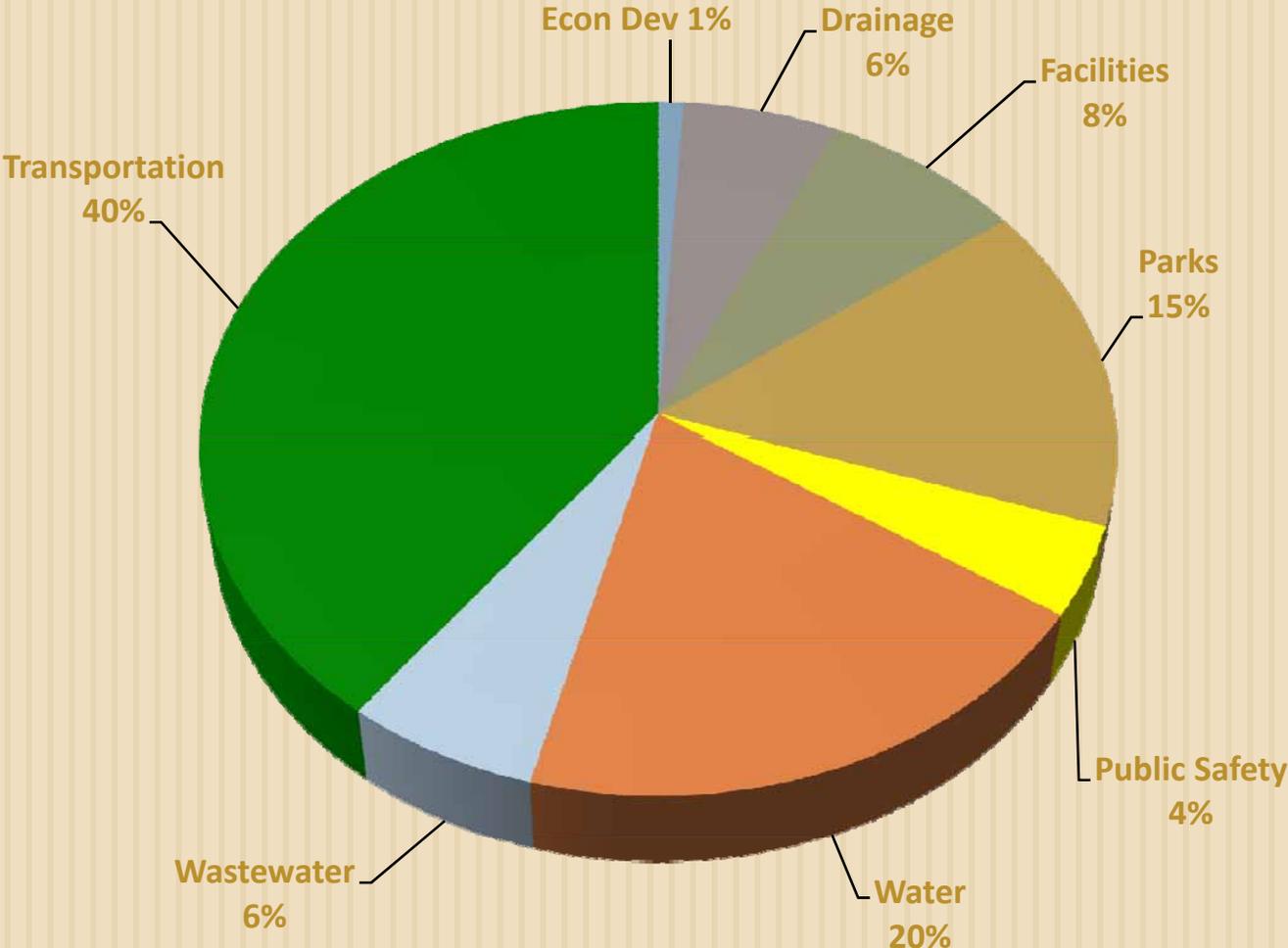
Peoria's Capital Program

- Identifies the Infrastructure needs of the City for the next 10 years
- Shows the proposed funding for each project
- And provides a project description for the project that typically shows why the project is warranted
- It's a Planning Tool for the City

Capital Improvement Program

10-Year Planned Uses

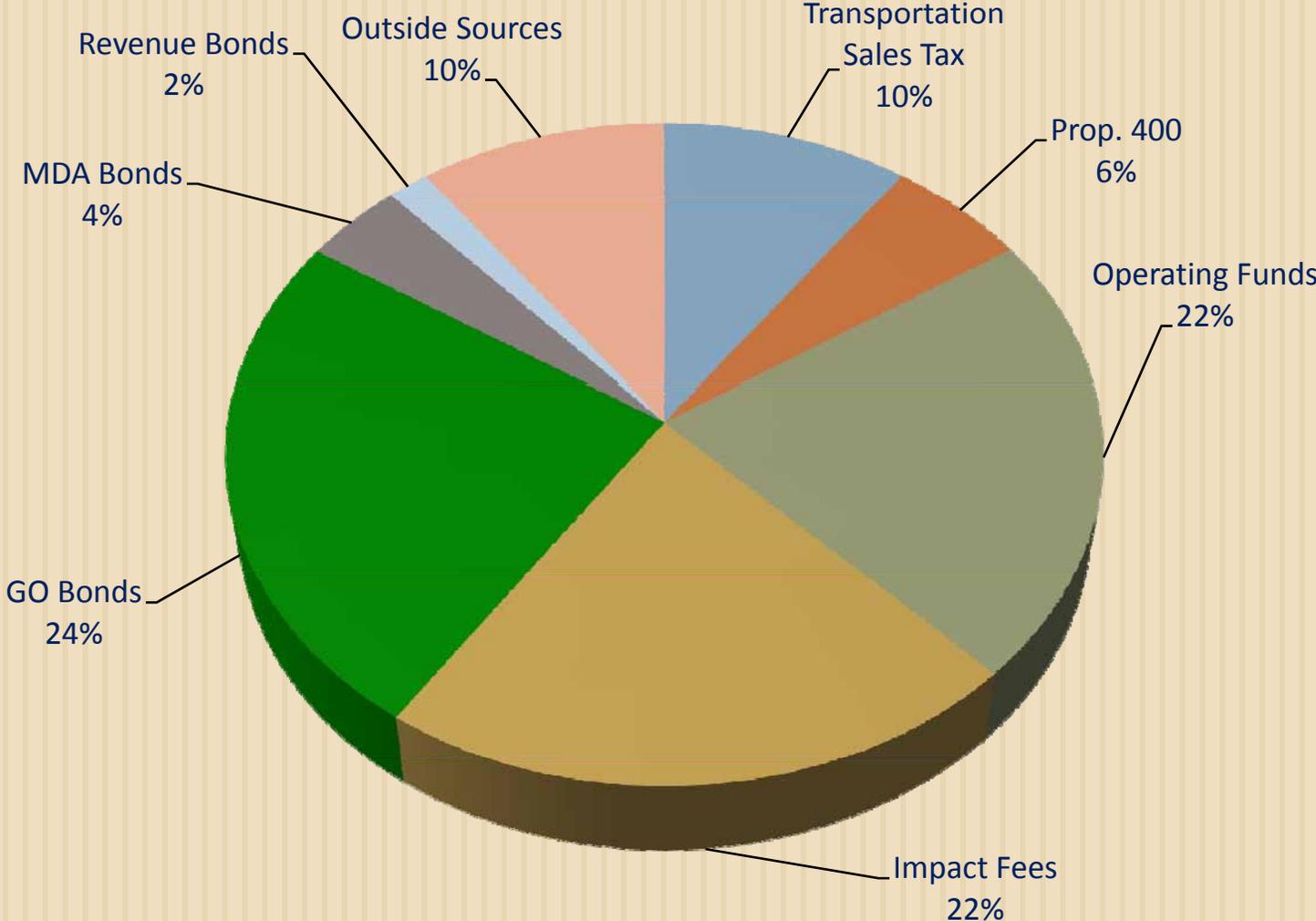
\$470,000,000



Capital Improvement Program

Funding Sources FY2012-21

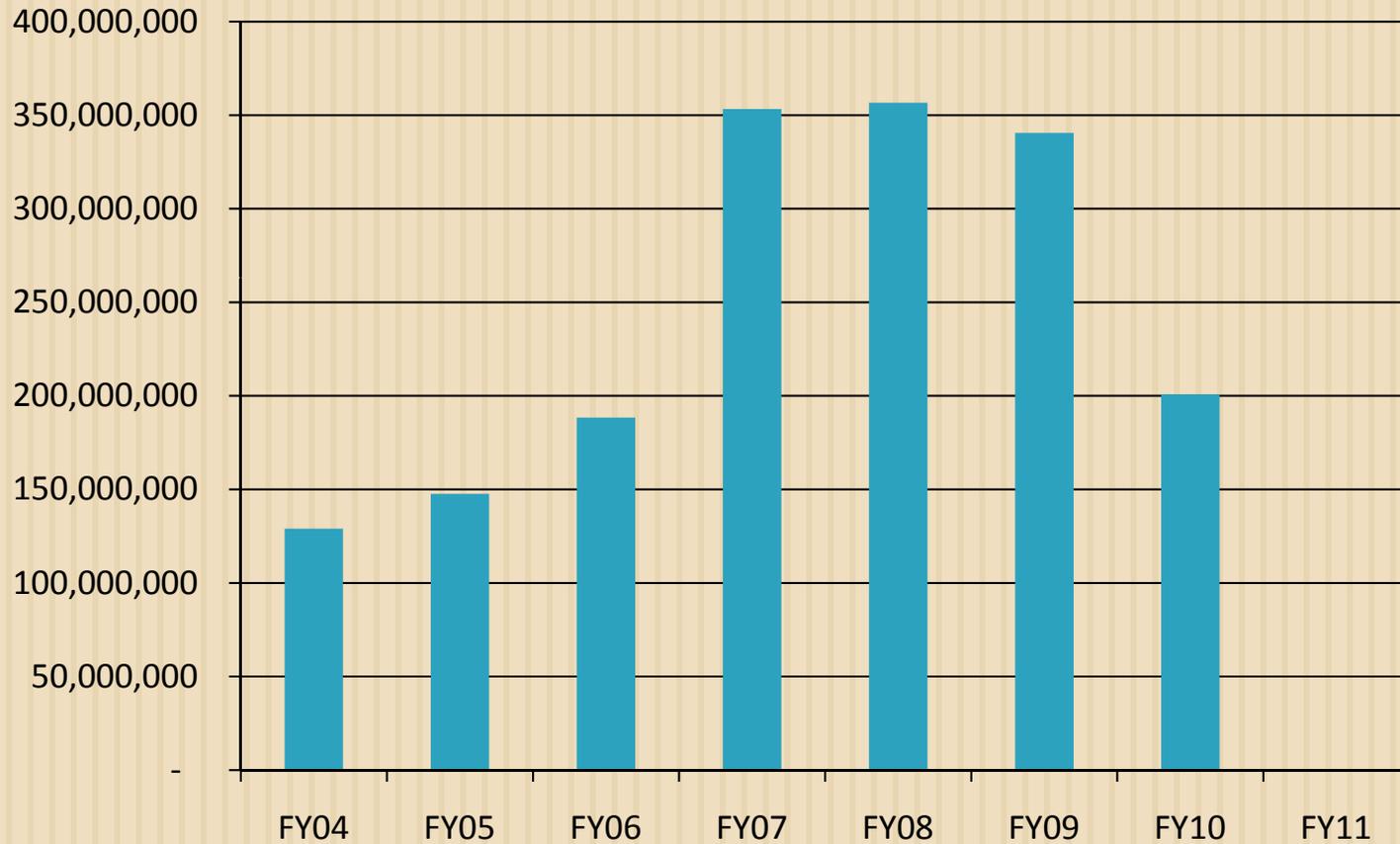
\$470,000,000



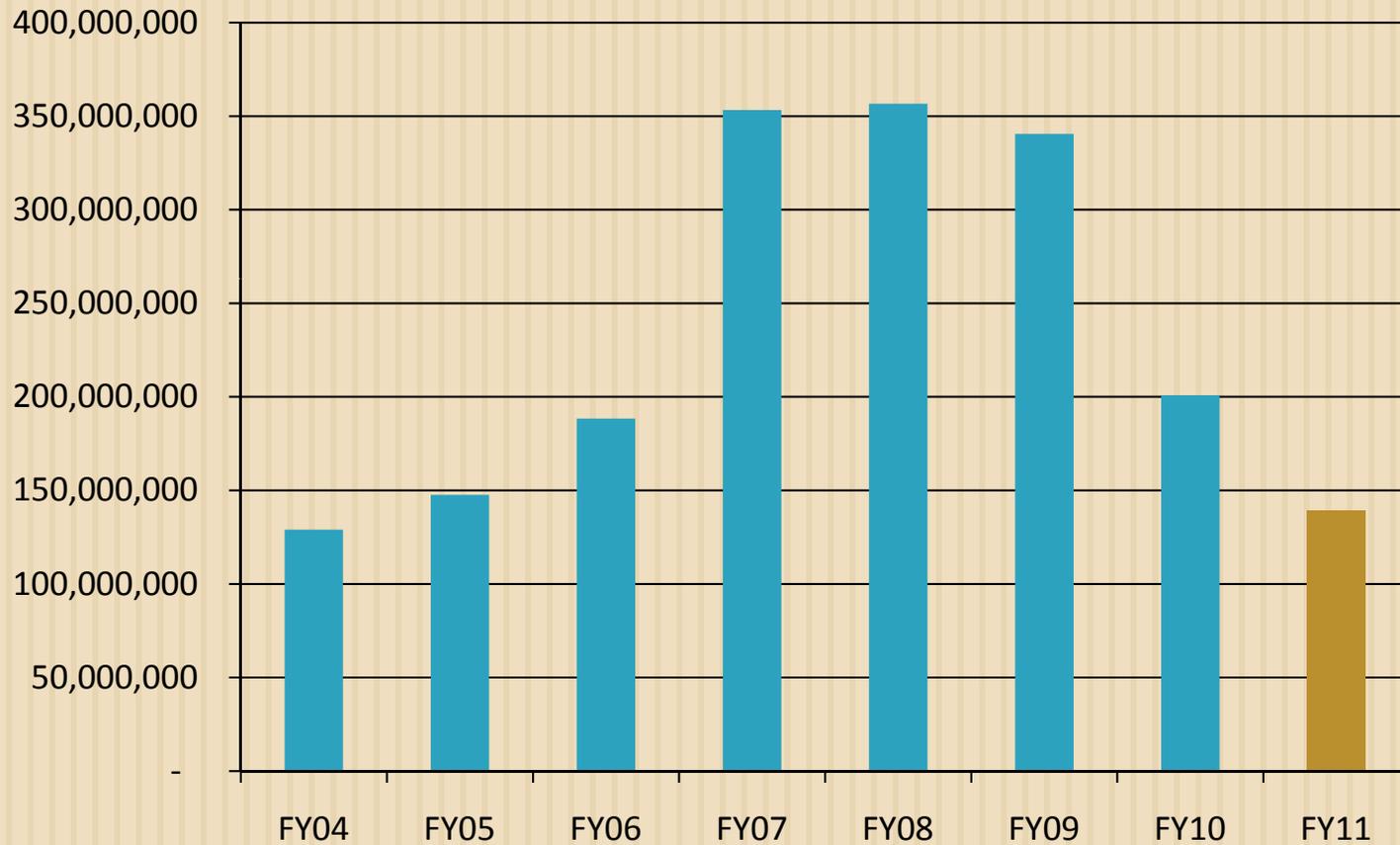
Developing the Capital Plan

- **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**
- **Maintain Community Works Program**
- **Make sure we can fund it!!!**

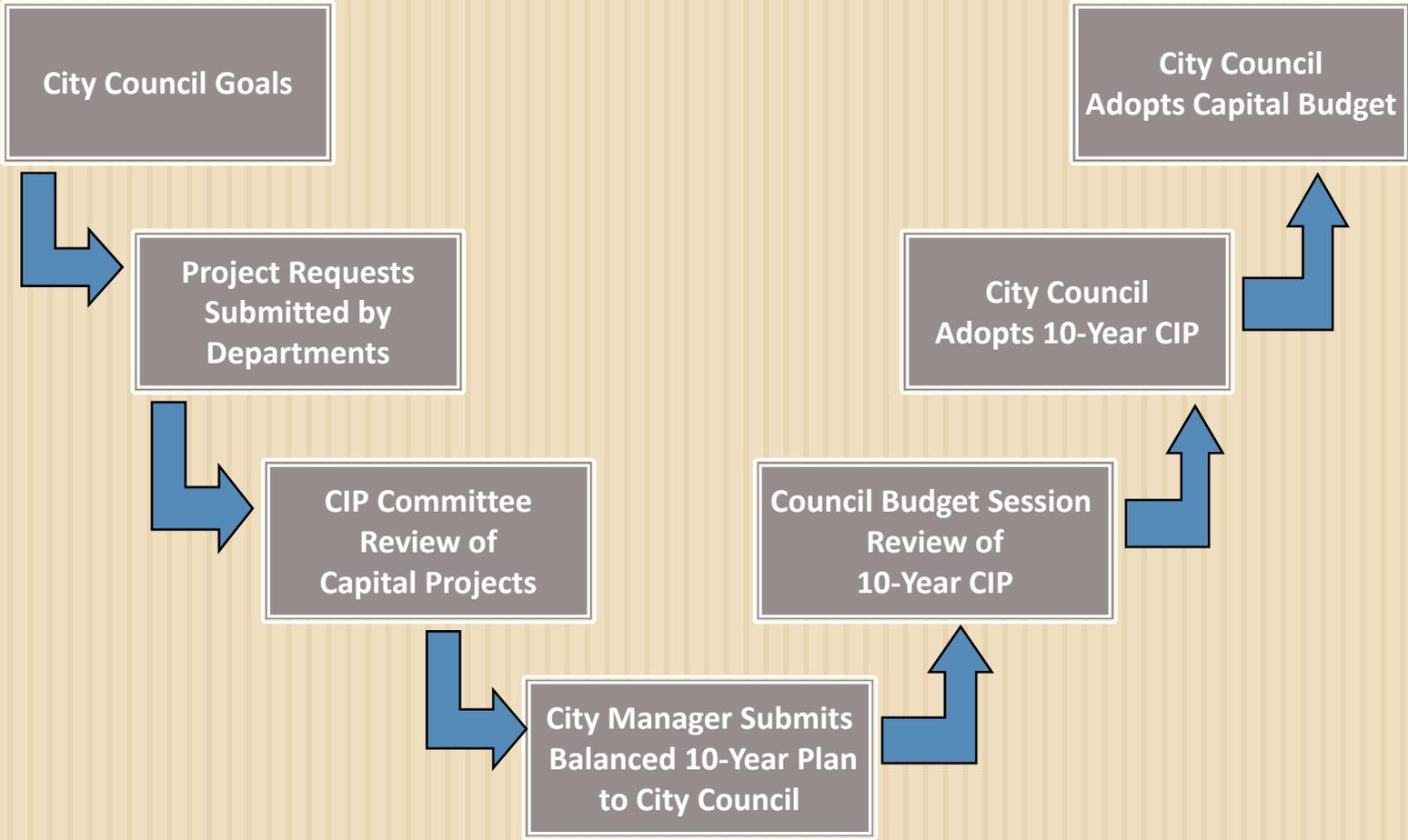
City of Peoria Capital Budget History



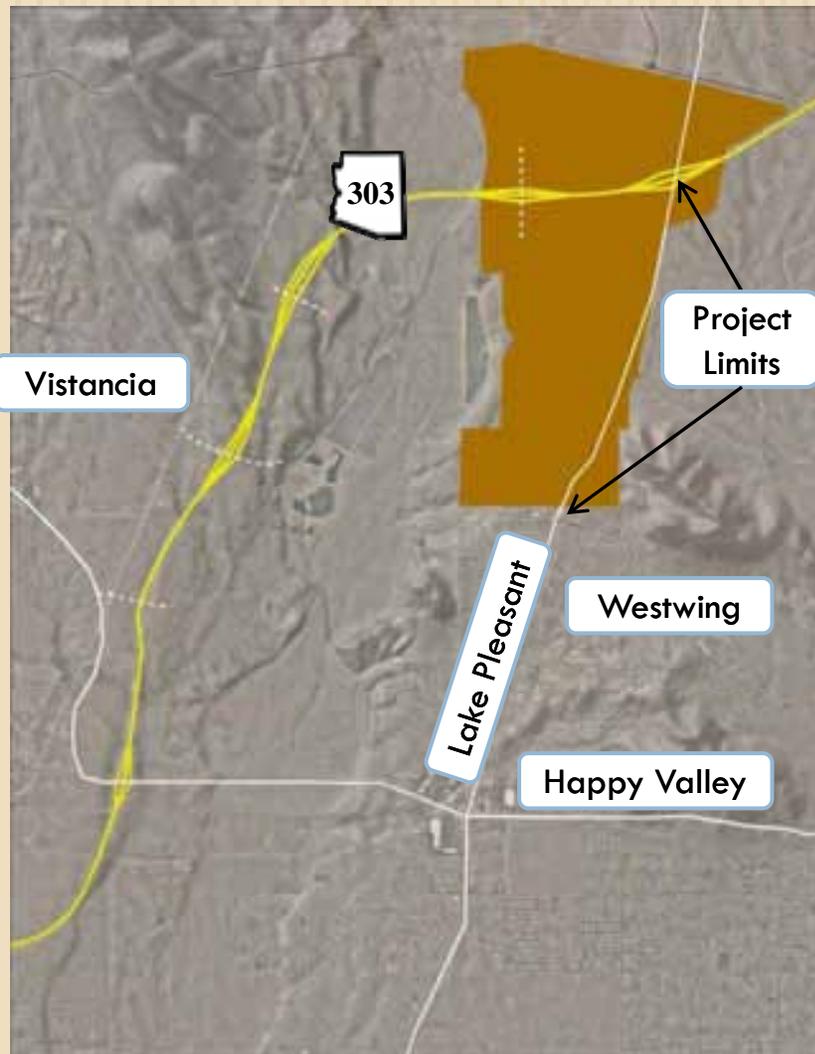
City of Peoria Capital Budget History



Capital Budget Process



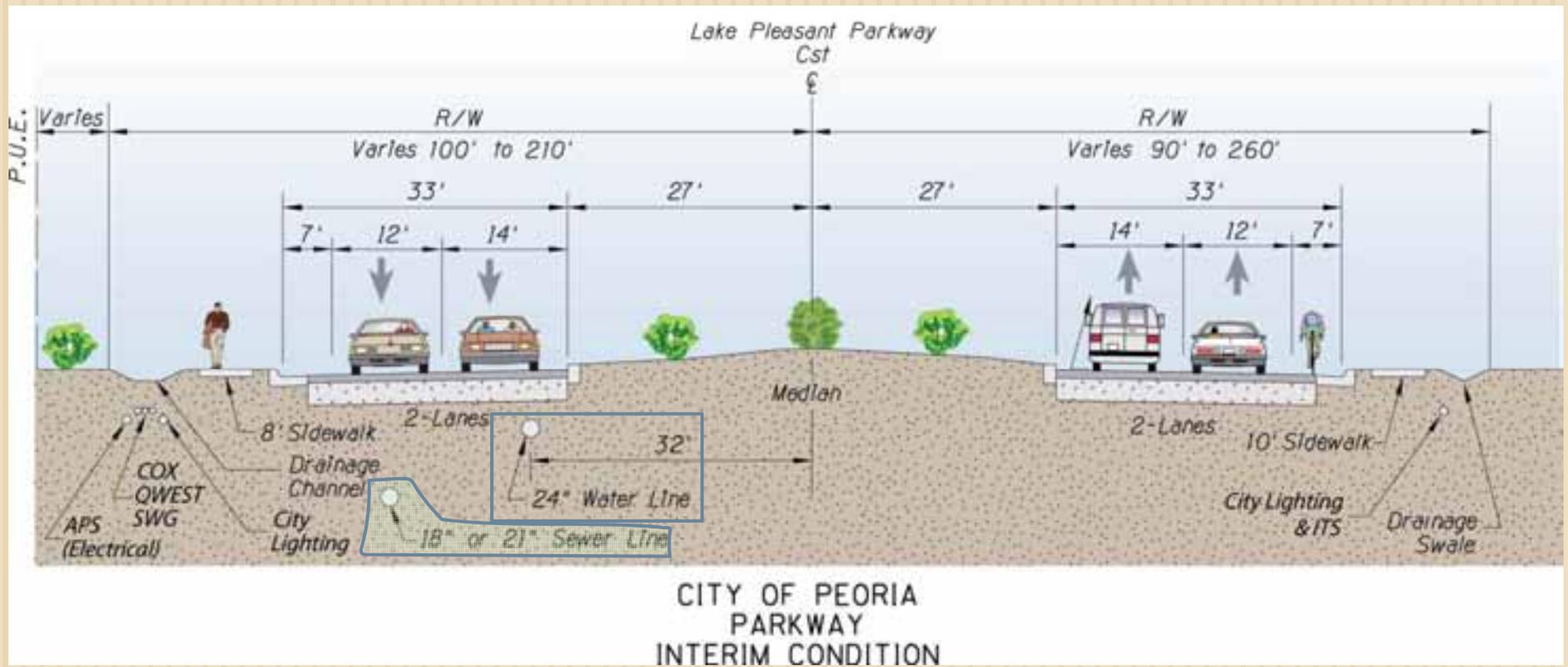
Lake Pleasant Parkway Improvements



Westwing to Loop 303

- **Project Need**
 - Existing conditions -
 - Rural two lane roadway north of Westwing
 - Loop 303 to open in 2 weeks!
 - Stimulate Economic Development
 - Lake Pleasant Access

Three Projects in One



Street (\$33.6M)

Water Line (\$4.4M)

Sewer Line (\$5.3M)

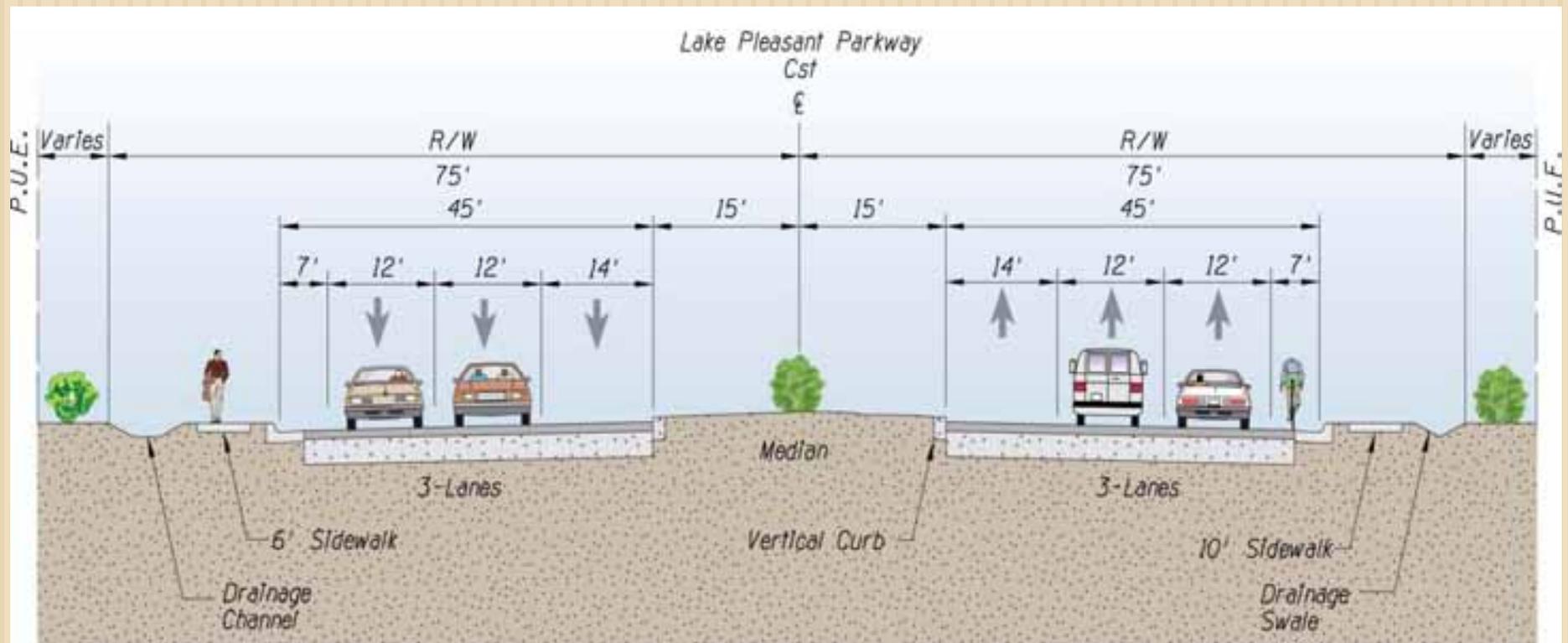
Existing vs. Proposed

Existing



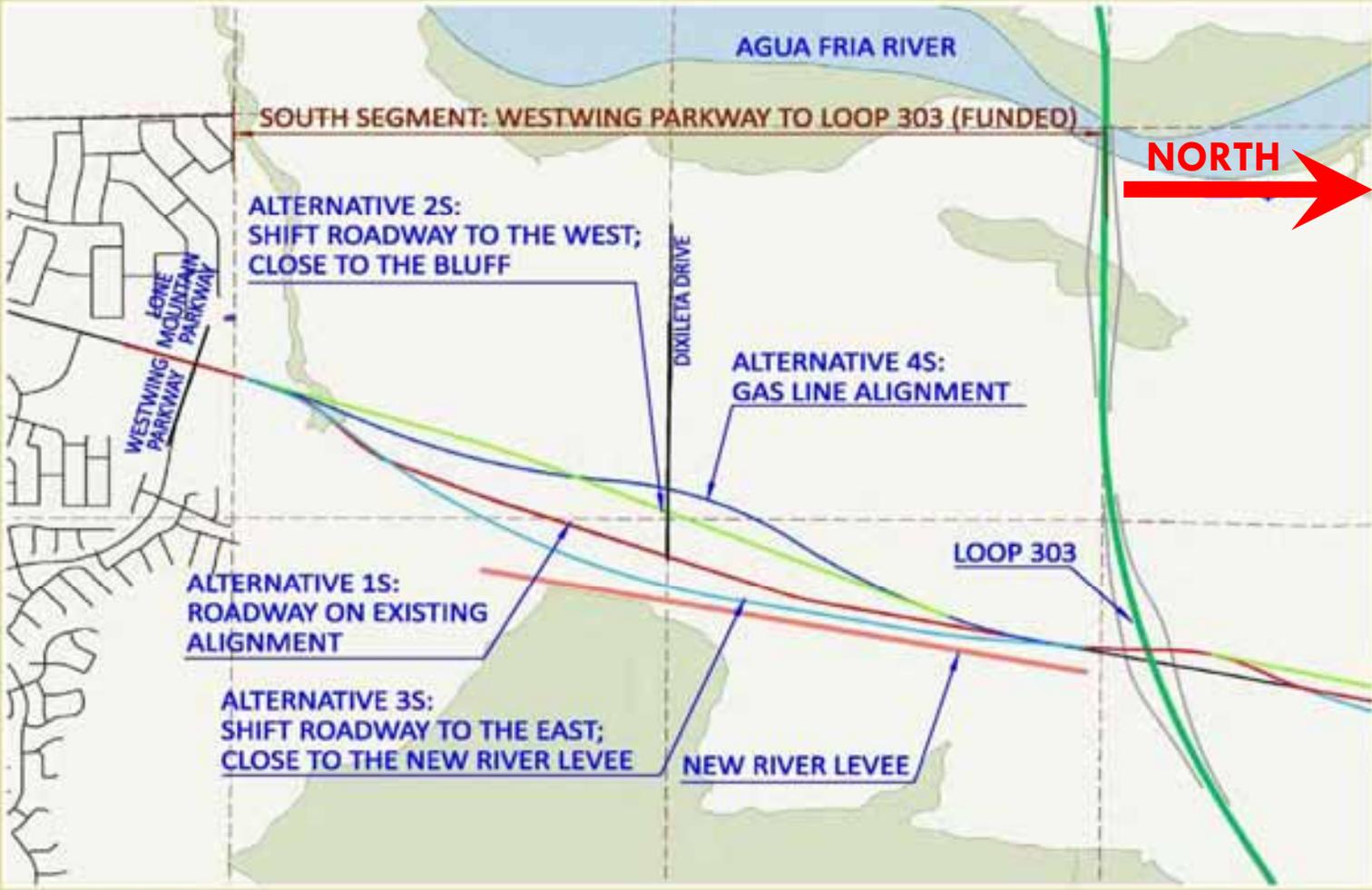
Proposed

Determine Typical Roadway Section



CITY OF PEORIA
PARKWAY

Considering Multiple Alignments



Not Just a City Project

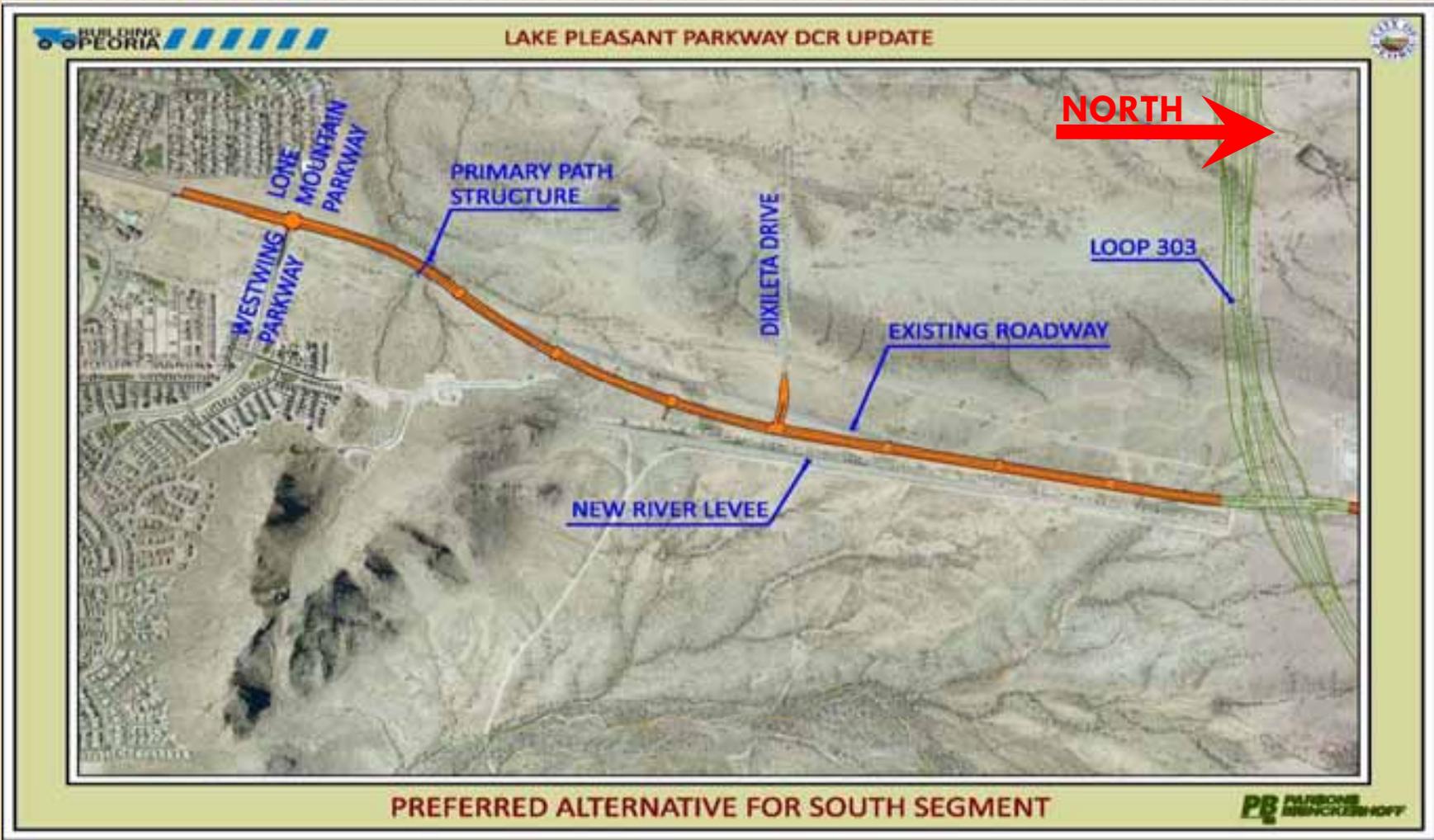
□ Right of Way Owners

- 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)

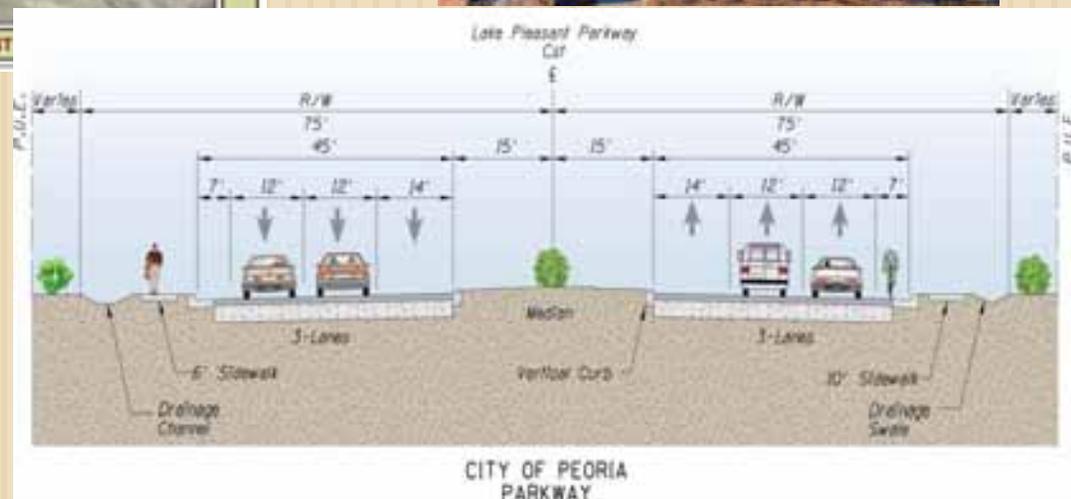
The Selected Alignment



Project Schedule

- Begin DCR Update: February 2009
- Public Meeting No. 1: October 28, 2009
- Public Meeting No. 2: February 25, 2010
- Final DCR Update: May 2010
- Final Design Kickoff: June 2010
- 60% Design Complete: March 2011
- Right of Way Acquisition: June 2010 – Spring 2012
- Utility Relocations: Fall 2011 – Early 2012
- Construction Scheduled to Begin: Spring 2012

Start Building





QUESTIONS



Tour of Traffic Management Center