# 2011 Major General Plan Amendment Process

**June 2, 2011**

## GPA 11-0003 *Peoria Sports Complex*

A city-initiated Major General Plan Amendment that aligns the land use designations within the Peoria Sports Complex area with the recently-approved Peoria Sports Complex Urban Design Plan *(July 6, 2010)*. This amendment will re-designate approximately 571.5 acres from Regional Commercial, Public/Quasi-Public, and Community Commercial to a new designation called Sports Complex Mixed-Use. As part of this amendment, the City will also be remanding the North Peoria Redevelopment Area Plan *(May 25, 1993)* and the North Valley Specific Area Plan *(1989)*.

# DESCRIPTION AND JUSTIFICATION FOR REQUEST

1. Provide a brief description and reason for the requested change. Provide supporting data.

*In 2010, the City Council approved the Peoria Sports Complex Area Urban Design Plan. The plan aims to enhance the mature and successful retail and restaurant areas surrounding Peoria Stadium. The plan addresses land use and design concepts which can be implemented to transform the area into a mixed use, pedestrian oriented urban village. The change is requested to create a new land use category for the sports complex area and to eliminate references in the General Plan to the fulfilled and now outdated North Peoria Redevelopment Area and North Valley Specific Area Plan.*

2. If map amendment, indicate the existing and the proposed General Plan Land Use designation(s).

*The 500+ acres of the Peoria Sports Complex Area as outlined in the Peoria Sports Complex Urban Design Plan will changed to a new designation: "Sports Complex Mixed Use". The land use will refer to the concepts of the Peoria Sports Complex Urban Design Plan and allow the development of the area into a mixed use, pedestrian oriented urban village.*

3. In what way does the existing plan inadequately provide suitable alternatives for this request?

*The current established land use designations do not support the principles of the Peoria Sports Complex Area Urban Design Plan. There does not appear to be any substitute for the request to change the land use.*

4. How will this amendment affect property values and neighborhood stability? Provide supporting data and/or case studies.

*The proposed changes will maintain property values and potentially increase values within the sports complex area. The mixed use designation along with expected subsequent zoning changes will provide additional flexibility in future land uses and allow for much greater densities than are presently allowed. These changes, together with a cohesive urban design plan will mature the area into a destination neighborhood instead of a collection of independent destinations.*

5. How will this amendment contribute to compatible neighborhood patterns? Provide supporting data.

*As stated in Item #4, the mixed use designation along with expected subsequent zoning changes will provide additional flexibility in future land uses, including residential uses, and allow for much greater densities than are presently allowed. These changes, together with a cohesive urban design plan will mature the area into a destination neighborhood instead of a collection of independent destinations.*

6. How will this amendment contribute to an increased tax base, economic development, and employment opportunities? Provide supporting data.

*The comprehensive nature of the plan, the increased development densities and the increased variety of land uses provided by this change will support and enhance the tax base and the economic development and employment potential of the sports complex area.*

7. How will this amendment contribute to the City's goal of achieving balanced housing, shopping, employment, and recreational opportunities?

*The proposed amendments maintain the balance of housing, shopping and employment in the vicinity. Where currently, it is difficult to provide additional housing opportunities within the district, the proposed changes will allow for the creation of unique, urban housing within a vibrant pedestrian oriented area. Additionally, the increased densities will allow for more employment and recreational opportunities in the City.*

8. How will this amendment affect existing infrastructure of the area, specifically, the water, wastewater, and street systems?

*Utilities and infrastructure for the area are in place. No negative impacts are expected.*

9. How will this amendment affect the ability of the school district to accommodate children? Indicate the specific schools to be attended and provide attendance and other data reflecting impacts to the specified schools, and district comments.

*The change supports a mixed use urban village concept. Traditionally, the residential component of this type of development will consist of childless households.*

10. Specifically, what Elements, Goals, Objectives, and Policies of the General Plan will be affected?

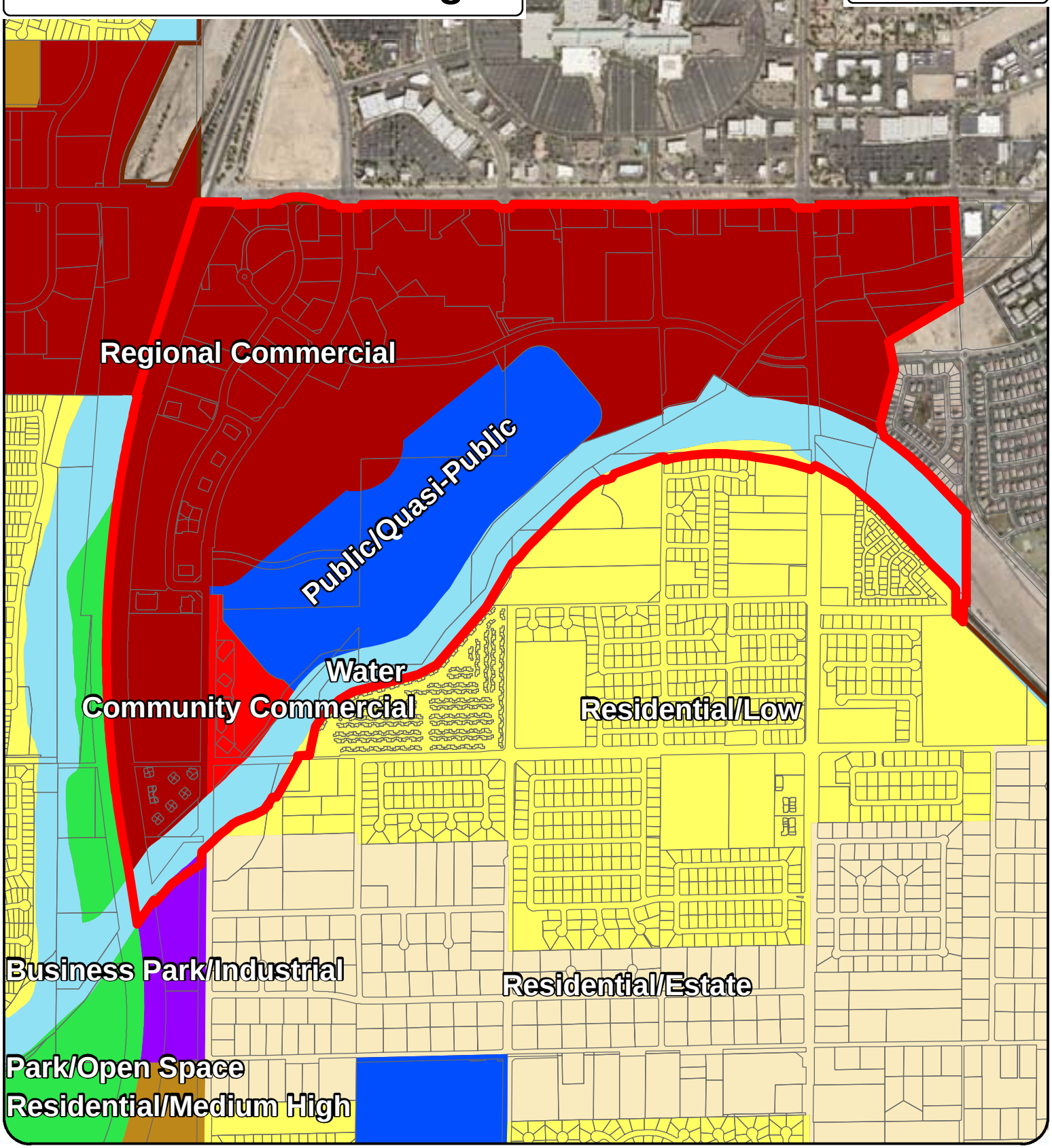
*Land Use, specifically the Land Use Plan, Growth Areas Element, Revitalization and Redevelopment Element.*

11. How will this amendment support the overall intent and/or constitute an overall improvement to the General Plan?

*This amendment improves the General Plan by providing a land use classification which supports the Peoria Sports Complex Area Urban Design Plan and removes references to obsolete planning documents.*

# Land Use - Existing

**Exhibit B**



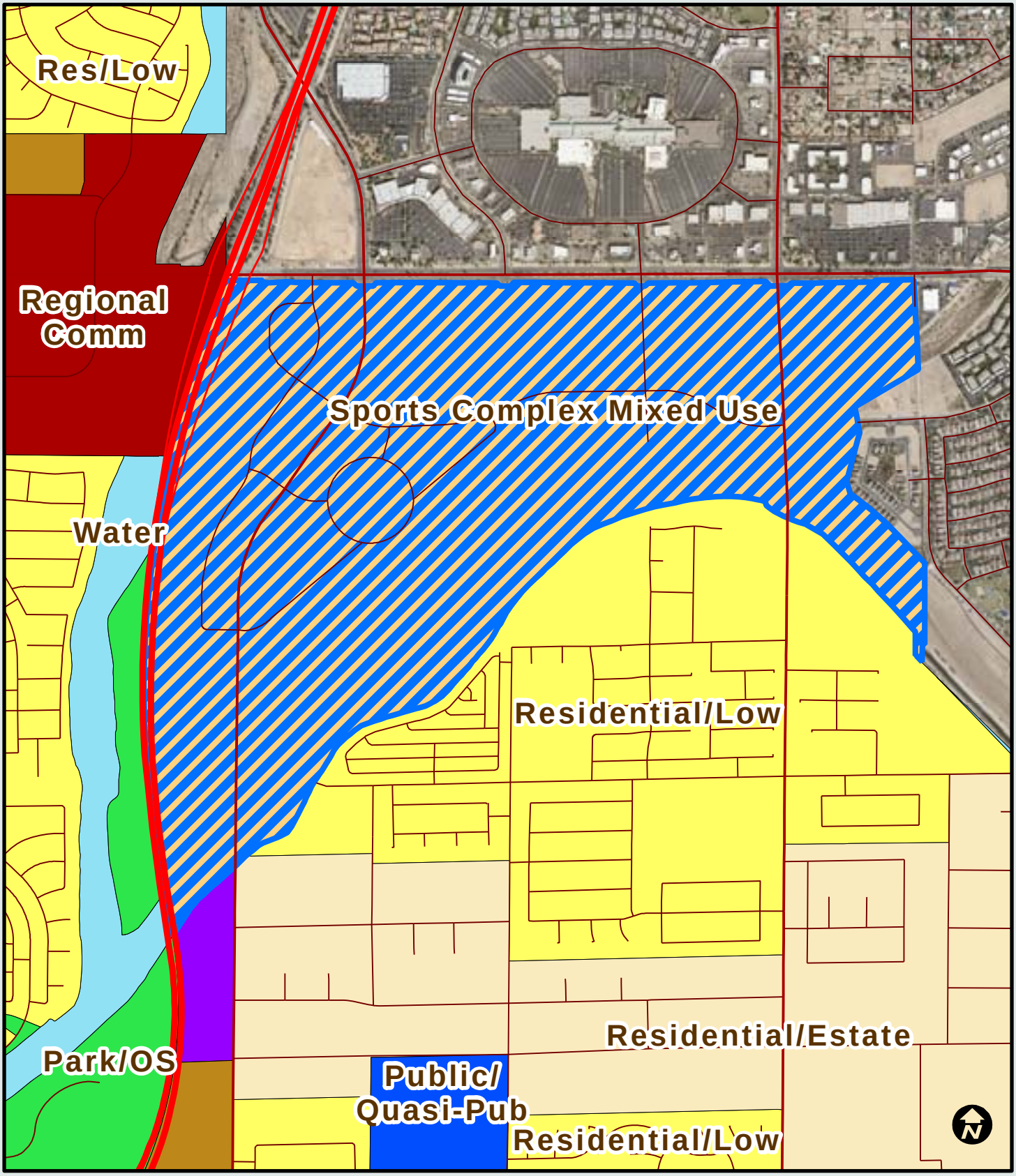

## GPA11-0003 Peoria Sports Complex

Applicant: City of Peoria

Request: Amend General Plan Land Use map to designate the Peoria Sports Complex Area as Sports Complex Mixed Use.



Not to Scale




Proposed Land Use

**Sports Complex Mixed Use**

**Reference info:**
Projection: AZ Central State.Plane, NAD83 HARN, International Feet
Layout document:
O:\PROJECTS\ComDev\ReadOnly\GISBase\Gen_Plan\GenPlanAmendments\Proposals& PrelimDevelopment\Sports Complex Mixed Use\Sports Complex Mixed Use.mxd

## 2.C LAND USE PLAN

The Land Use Plan assigns land within the Study Area in accordance with a diverse arrangement of land use designations. These designations are spatially depicted in Figure 2-1, Land Use Plan, and described below. Each descriptor includes an indication of targeted density or intensity, as well as the types of uses anticipated under the designation. The City of Peoria has developed target densities for each of the residential designations with allowances for considering densities above the target for projects exhibiting superior design as demonstrated through an evaluation of the criteria indicated below under "Residential Target Densities"

**TABLE 2-1 -- General Plan Land Use Designations/ Zoning Correlation**

| General plan land use designation | Density (du/ac) | Existing Zoning district[1] |
|---|---|---|
| Residential Estate | 0-2 | SR-43/35, R1-43, R1-35, R1-18 |
| Residential Low | 2-5 | R1-12, R1-10, R1-8 |
| Residential Medium | 5-8 | R1-6, RM-1 |
| Residential Medium High | 8-15 | RM-1 |
| Residential High | 15+ | RM-1 |
| Office | N/A | O-1, C-1 |
| Neighborhood Commercial | N/A | PC-1, C-2 |
| Community Commercial | N/A | PC-2, C-3, C-4 |
| Regional Commercial | 15+ | C-4, C-5 |
| Business Park | N/A | BPI |
| Business Park / Industrial | N/A | BPI, PI-1, I-1 |
| Industrial | N/A | PI-1, I-1, I-2 |
| Park / Open Space[2] | 0-1 | SR-43/35, R1-43, R1-35 |
| TOD / Transit Corridor | 18-35 | Planned Area Development |
| Mixed Use[3] | Variable | CCM, CRM, Planned Area Development |
| Neighborhood Commercial Mixed Use[3] | 12 | Planned Area Development |
| Community Commercial Mixed Use[3] | 18 | Planned Area Development |
| Regional Commercial Mixed Use[3] | 25 | Planned Area Development |
| Business Park Mixed Use[3] | 25 | Planned Area Development |
| Sports Complex Mixed Use[4] | N/A | Planned Area Development |
| Public / Quasi-Public[3] | N/A | All Zones |

1 A PAD (10-600 acres) or PCD (600+ acres) may be used to implement any of the land use designations identified above.

2 Parks and other open space may be located in any zoning district.

3 Refer to the relevant sections in the Loop 303 Specific Area Plan, Old Town Revitalization Plan or General Plan Mixed-Use Guidelines (Land Use Element) for the density prescriptions.

4 Refer to the relevant section in the Peoria Sports Complex Urban Design Study for the housing and density concepts.

**TABLE 2-2 -- Residential Land Use Designations and Target Density**

| Land Use | Density Range | Target Density |
|---|---|---|
| Estate 0-2 | 0-2.0 du/ac | 1 du/ac |
| Low 2-5 | 2.0-5.0 du/ac | 3 du/ac |
| Medium 5-8 | 5.0-8.0 du/ac | 6 du/ac |
| Medium-High 8-15 | 8.0-15.0 du/ac | 12 du/ac |

| | | |
|---|---|---|
| High 15+ | 15+ du/ac | 18 du/ac |
| TOD / Transit Corridor | 18-35 du/ac | 30 du/ac |
| **Residential Components of Mixed Use Areas** | | |
| Neighborhood Commercial Mixed Use | N/A | 12 du/ac |
| Community Commercial Mixed Use | N/A | 18 du/ac |
| Regional Commercial Mixed Use | N/A | 25 du/ac |
| Business Park Mixed Use | N/A | 25 du/ac |
| Sports Complex Mixed Use | N/A | N/A |

**RESIDENTIAL TARGET DENSITIES**

The target density within each of the density ranges represents the maximum allowable density for those projects meeting the minimum City requirements. The target density may be exceeded, up to the maximum within each range, for those projects which exhibit superior quality and design and/or which provide amenities, dedications or improvements above and beyond the minimum city standards. The granting of development approval for projects exceeding the target density should be comensurate to the overall public benefit provided by the following:

- Efficient and appropriate utilization of the development site (i.e. mixed-use, 'town centers' / 'main street development', transit-oriented development);
- Significant and measurable water conservation measures, and/or additional renewable water resources in a quantity sufficient to offset demand above the target density;
- Substantial variation in product types and lot sizes;
- Incorporation of open space and/or amenities above required minimum standards
- Integration of plans to retain, replace or salvage native desert vegetation; and
- Dedication to the City of park sites, hillside areas or other desired open space areas.
- Guaranteed improvements to existing City parks or open spaces unrelated to development site in lieu of providing additional open space area or amenities on site. Minimum required open space with enhanced amenities must be provided on site.

Density increases exceeding the target density may also be granted for development projects located in designated infill areas according to the formula below:

Projects less than 10 acres in total size:

- An increase of up to one (1) dwelling unit per acre above the target for the category.

Projects more than or equal to ten (10) acres in size:

- An increase up to two (2) dwelling units per acre above the target for the category.

## DESCRIPTIONS OF LAND USE DESIGNATIONS

**ESTATE RESIDENTIAL (0-2.0 DU/AC, TARGET DENSITY = 1.0 DU/AC):**

Denotes areas where large-lot single-family residential development is desirable or areas of maximized open spaces are sought. The density range (0-2.0 dwelling units per gross acre) is intended to provide sufficient open space and lots that create an open environment. Building envelopes are encouraged to minimize disturbance. This category also denotes transitional areas between natural open spaces and residential development

**COMMUNITY COMMERCIAL MIXED USE:**
Denotes areas suitable for a mixture of commercial and residential uses proximate to a community-scale commercial center. Residential uses may be vertically and/or horizontally integrated where horizontally-integrated residential uses occupy visual locations that are secondary to commercial uses. Non-residential uses occupy the majority of the development area. Residential uses shall not exceed 18 du/ac.

**REGIONAL COMMERCIAL MIXED USE:**
Denotes areas suitable for a mixture of regional-scale commercial and residential uses located near major transportation corridors. Residential uses may be vertically and/or horizontally integrated where horizontally-integrated residential uses occupy visual locations that are secondary to commercial uses. Non-residential uses occupy the majority of the development area. Residential uses shall not exceed 25 du/ac.

**BUSINESS PARK MIXED USE:**
Denotes areas suitable for a mixture of employment center, ancillary commercial services and supporting residential uses located in appropriate locations on or near major transportation corridors. Residential uses may be vertically and/or horizontally integrated where horizontally-integrated residential uses occupy visual locations that are secondary to non-residential uses. Non-residential uses occupy the majority of the development area. Residential uses shall not exceed 25 du/ac.

**SPORTS COMPLEX MIXED USE:**
Denotes areas suitable for a mixture of pedestrian-oriented employment, commercial/retail services, recreational/tourism uses and residential uses within the designated Peoria Sports Complex Area. Residential uses are encouraged to be vertically integrated and support a pedestrian oriented mixed use environment. Horizontally-integrated residential uses shall occupy visual locations that are secondary to non-residential uses and occur sparingly. All uses should provide clear pedestrian links and facilitate the development of a mixed use urban village. The characteristics of this designation are more specifically described within the *Peoria Sports Complex Area Urban Design Plan.*

**PARK / OPEN SPACE:**
Denotes areas that are intended for public, private and semi-private passive and/or active park/open space and recreational opportunities. Typically, Park / Open Space areas include areas exhibiting hillside conditions (10% slope or greater), overhead utility corridors, public and private parks and open spaces, and/or areas with natural significance such as primary washes and riparian areas. The Land Use Map illustrates Park / Open Space areas, however due to the general nature of the Map, these areas may be subject to interpretation on a case-by-case basis at the time of first development activity. State Trust Lands or privately held lands identified as Park / Open Space may be developed at a maximum density of one dwelling unit per acre per state legislative requirements

**PUBLIC / QUASI-PUBLIC:**
Denotes areas intended for a variety of public and private facilities including non-profit, religious and philanthropic institutions, police and fire stations, public buildings, recreational facilities, public and private schools, colleges, hospital medical campus, libraries, post office facilities, cultural centers and similar uses. This category also includes traditional utility service uses such as wastewater treatment plants, water treatment plants, storage reservoirs and tanks, well sites, electric substation sites and electric generating / receiving stations.

**PUBLICLY HELD LANDS:**
Throughout the City, there are large areas of publicly held properties (Figure 2.2) that have specified land use designations upon them which are clearly defined by the General Plan. These properties are generally owned and managed by the Arizona State Land Department (ASLD), the Bureau of Land Management (BLM) or the Bureau of Reclamation (BOR). It is important to note that although it is the City's goal to protect these lands for desired development or preservation in their natural state, the potential does exist for such uses as mineral extraction and sand and gravel operations. For State Constitutional reasons, the City has very limited authority over such uses; however, the City has maintained and will continue to maintain solid relationships with these public entities to promote reasonable operational procedures and site restoration through intergovernmental agreements (IGA) and / or memorandums of understanding (MOU). A brief synopsis, including Mission and Vision Statements for the ASLD, BLM and BOR is provided below.

**ARIZONA STATE LAND DEPARTMENT (ASLD)**

Mission Statement:
*To manage State Trust lands and resources to enhance value and optimize economic return for the Trust beneficiaries, consistent with sound stewardship, conservation, and business management principles supporting socioeconomic goals for citizens here today and generations to come. To manage and provide support for resource conservation programs for the well-being of the public and the State's natural environment.*

The revenue received through State Land transactions is directed to 13 public Trustees, including public schools, correctional facilities and other publicly funded services. The Common Schools (K-12) are the largest beneficiary owning approximately 87% of the land and receiving close to 90% of the revenue.

**BUREAU OF LAND MANAGEMENT (BLM)**

Mission Statement:
*The BLM is responsible for managing the nation's public lands and resources in a combination of ways which best serve the needs of the American people. The BLM balances recreational, commercial, scientific and cultural interests and strives for long-term protection of renewable and nonrenewable resources, including range, timber, minerals, recreation, watershed, fish and wildlife, wilderness and natural, scenic, scientific and cultural values. It is the mission of the BLM to sustain the health, diversity and productivity of the public lands for the use and enjoyment of present and future generations.*

Vision Statement:
The BLM provides for a wide variety of users without compromising the long-term health and diversity of the land and without sacrificing natural, cultural and historical resource values. We are committed to using the best scientific information to make decisions, in collaboration with other agencies, states, tribal governments and the public. We work to understand the needs of rural and urban publics, and we are committed to recovering a fair return for the use of publicly owned resources for the American taxpayers.

BLM in Arizona:
BLM Arizona administers 12.2 million surface acres of public lands, along with another 17.5 million subsurface acres within the state. Field Offices throughout the state provide on-the-ground field

management: Arizona Strip, Hassayampa, Kingman, Lake Havasu, Lower Sonoran, Safford, Tucson and Yuma. Arizona BLM management, coordination and direction come from the Arizona State Office, which is guided by State Director Jim Kenna.

**BUREAU OF RECLAMATION (BOR)**

Mission Statement:

The mission of the Bureau of Reclamation is to manage, develop, and protect water and related resources in an environmentally and economically sound manner in the interest of the American public.

Vision Statement:

Through leadership, use of technical expertise, efficient operations, responsive customer service and the creativity of people, Reclamation will seek to protect local economies and preserve natural resources and ecosystems through the effective use of water.

The Commissioner's plan for how Reclamation will attain its vision:

- Directing our leadership and technical expertise in water resources development and in the efficient use of water through initiatives including conservation, reuse, and research.
- Protecting the public and the environment through the adequate maintenance and appropriate operation of Reclamation's facilities.
- Managing Reclamation's facilities to fulfill water user contracts and protect and/or enhance conditions for fish, wildlife, land, and cultural resources.
- Working with Reclamation's customers and stakeholders to achieve mutual objectives.
- Assisting the Secretary in fulfilling Indian Trust responsibilities.
- Implementing innovative, sound business practices with timely and cost-effective, measurable results.
- Promoting a culturally diverse workforce which encourages excellence, creativity, and achievement.

Understanding and striving to attain our vision are critical to effectively implement the Government Performance and Results Act. GPRA was enacted in 1993 to improve public confidence in Federal agency performance by holding agencies accountable for achieving program results; and to improve congressional decision making by clarifying and stating program performance goals, measures, and costs "up front." Basic GPRA requirements include:

- 6-year Strategic Plan
- Annual Performance Plans
- Annual Performance Reports

**SPECIFIC STUDY AREAS, LAND USE OVERLAYS, AND APPROVED MASTER PLANS**

As the City plans for the future and continually faces new development challenges, specific areas are identified that relate to a desired development opportunity requiring further research. The Aviation Study Area identified in the northeast region of the Land Use Plan delineates an area that may be a

potential site for the development of a general aviation airport. Until further studies and funding can substantiate this possibility, the study area serves as a notation to potential developers and residents.

The City has developed several approved specific areas planning overlays that identify goals and implementation measures addressing key issues in defined areas. Five such overlays are delineated on the Land Use Plan. They are as follows:

- Loop 303 Specific Area Plan
- ~~North Peoria Redevelopment Area~~
- Downtown Peoria Redevelopment Area
- Central Peoria Revitalization Specific Area Plan
- Triana Park Specific Area Plan

The Land Use Plan also identifies six approved development plans and their approved uses. They are as follows:

- Camino A Lago Specific Area Plan
- Vistancia North Planned Community
- Lake Pleasant Heights Planned Community
- Saddleback Heights Planned Community
- West Wing Mountain Planned Community
- Vistancia South Planned Community

As future development occurs and as the City develops specific area plan overlays, the Land Use Plan will be updated to reflect these changes. Future studies may address areas for resorts, master planned communities, college or community college sites, health care campuses, transportation corridors, or transit-oriented development areas.

**LAKE PLEASANT PARKWAY CORRIDOR**

Lake Pleasant Parkway is a special roadway that serves Sonoran Desert areas of northeastern Peoria. It is planned as the only north/south arterial street that connects Deer Valley Road and SR-74. In 2000 the City adopted the Lake Pleasant Parkway Corridor Specific Area Plan (LPPCSAP) to establish written policy regarding the corridor. The purposes of the plan were to:

- Identify the significant resources in the area of the corridor,
- Identify current and future trends affecting the corridor, and
- Provide planning policies and guidelines to best maximize the Parkway Corridor's environmental and economic potential.

Protection policies for the north Peoria desert areas were originally outlined in the Desert Lands Conservation Master Plan. Policies that should be utilized to guide the formation of development regulations are listed below.

- Provide development standards to protect the scenic views from the roadway and provide a uniform appearance for developments fronting on the corridor,
- Provide planning for the corridor that would limit the development of retail projects to identified nodes and in so doing control strip commercial development and open view corridors,

## 5.C. GROWTH AREAS PLAN

The Growth Area Plan includes six identified areas for development. These areas are identified and described below.

**PEORIA SPORTS COMPLEX DISTRICT**

*Description:* This growth area is generally delineated by the Bell Road commercial corridor located east of the Loop 101 and encompassing areas to the south surrounding the Peoria Sports Complex and north of the Skunk Creek and ACDC (Arizona Canal Diversion Channel).

*Opportunities:* This area is anchored by the Peoria Sports Complex which serves as the host site for the Seattle Mariners and San Diego Padres during spring training. Bell Road is one of the premier commercial corridors in the Valley and frames this growth area along the north. The area on the north side of Bell Road is located within the City of Glendale and includes a regional mall and other high intensity commercial uses. The synergy from this corridor and Arrowhead Mall has moved south along 83rd Avenue and Paradise Lane. The area contains existing mid-rise Class A office buildings, hotels and restaurants. Though largely built-out, this growth area may have the highest potential outside of Central Peoria of developing into a mixed-use, multi-modal environment. Opportunities remain for multi-level development occupying existing parking fields. There are also opportunities for modifications to 83rd Avenue that would enhance the pedestrian experience and would encourage the development of outdoor amenities and recreational areas. Particularly, Arrowhead Fountains Center Drive located west of 83rd Avenue and areas around the Peoria Sports Complex may be the most amenable to streetscape and pedestrian-oriented design improvements.

The convergence of these land uses in conjunction with an emerging trails system along Skunk Creek, potential transit opportunities, tourism and excellent visibility from Loop 101 bodes well for this area. ~~Currently two specific area plans (North Valley Specific Area Plan 1989, North Peoria Specific Area Plan 1993) provide overlapping coverage for this area. Future amendments or any new specific area plan should be cognizant of these efforts and provide supplemental definition.~~

**OLD TOWN PEORIA**

*Description:* Old Town Peoria is the original town site and historic heart of the City. The existing small, rural town structures and small-block grid system offers a historic window into Peoria's early development. Many of the structures are still occupied and good candidates for restoration and continued use. Grand Avenue and the Burlington Northern-Santa Fe Railroad traverses Central Peoria at a 45 degree angle providing links to downtown Phoenix and the greater Northwest Valley. Old Town Peoria contains a mix of land uses including Peoria City Hall, schools, Osuna Park, older established single-family neighborhoods and small commercial and industrial uses (multiple-space and freestanding buildings). Several vacant parcels are interspersed throughout the area.

This area is showing signs of recovery from an extended period of economic decline. Grand Avenue is divisive to community building efforts and provides limited access to the Old Town area. The Agua Fria Expressway (Loop 101) is located approximately 1.5 miles to the west and provides excellent consumer access to larger and newly constructed shopping opportunities in North Peoria and Glendale. Unfortunately, the Expressway has become a constraint by effectively bypassing Old Town. Additionally, rapid residential development has occurred predominantly in north Peoria.

*Opportunities:* The Downtown Peoria Redevelopment Plan (1997) and the Central Peoria Revitalization Plan (1999), provided policy guidance and recommendations for short and long term investment strategies. A new plan, The Old Town Peoria Revitalization Plan, is currently in development to more

# 6. REVITALIZATION AND REDEVELOPMENT ELEMENT

*The City of Peoria understands that the fabric of the city is comprised of both newly developing as well as mature areas. The city has invested in the planning and implementation of improvements in its distressed employment areas to foster enhanced job creation, tax base and vibrant economy. It now seeks to assist its older neighborhoods with the appropriate enhancements to maintain attractive, dynamic neighborhoods that exhibit a high degree of character and charm.*

The Revitalization and Redevelopment Element is organized in the following manner:

6.a. Introduction
6.b. Goals, Objectives and Policies
6.c. Revitalization and Redevelopment Plan

## 6.A. INTRODUCTION

**Early Plans**

As early as 1992, the City of Peoria began to take actions to revitalize and rejuvenate portions of the City which were in need of reinvestment and redevelopment. The City has prepared and adopted two redevelopment plans to stem the conditions of slum and blight within the city, pursuant to Arizona Revised Statutes (ARS §36-1479 et al), the North Peoria Redevelopment Area Plan and the Downtown Peoria Redevelopment Plan.

The first redevelopment plan to be adopted was the North Peoria Redevelopment Area Plan, which was adopted by the City Council in December 1992. The boundaries of the irregularly shaped redevelopment area included Athens Street on the north, Thunderbird Road on the south, 77th Avenue on the east and 92nd Avenue on the west comprising approximately 3.5 square miles of land. The plan included a description of the redevelopment area, analysis of existing conditions, planning issues and development code, land use plan, goals and objectives, real property, financing and check list. In 2011, this plan was supplanted by the Peoria Sports Complex District Urban Design Plan.

The second redevelopment plan created was the Downtown Peoria Redevelopment Plan, which was adopted by the City Council in March 1997. The Study Area was bounded by Peoria Avenue to the north, Monroe Avenue to the south, Grand Avenue to the east, and 85th Avenue on the west. The plan included objectives, guidelines, action plan, land acquisition, financing options and project ideas. Recommended land uses were not spatially designated within the redevelopment area.

**1999 Central Peoria Revitalization Plan**

Developing upon the work of the Downtown Peoria Redevelopment Plan, the City prepared and adopted the Central Peoria Revitalization Plan in 1999. The revitalization planning area was a four square-mile area bounded by 75th Avenue to the east, Loop 101 to the west, Olive Avenue to the south, and Cactus Road to the north. The plan was intended to guide the rejuvenation of the historic center of the City. The plan included a mission statement, plan foundations, principles for revitalization, revitalization plan and circulation plan. A number of the projects and policies recommended by the plan were incorporated into the General Plan, and have already been accomplished or are underway including the following:

- Creation of a Historic Square Master Plan

- Creation of a Multi-Modal Transportation Plan
- Development of Cotton Crossing and the realignment of 83rd Avenue

Another recommendation was to explore the feasibility of constructing a performing arts center on the location of the former Peoria City Hall building. In 2007, the Peoria Center for the Performing Arts opened its doors in this very location, bringing renewed excitement and activity to the City's Old Town area.

**2009 Old Town Peoria Revitalization Plan**

As the life span of the Central Peoria Revitalization Plan reached towards the end of its 10-year horizon, the City undertook a comprehensive update of the plan beginning in late 2008, following the same boundaries as the original 1999 plan. Completed in 2009, the newly adopted plan has been named the Old Town Peoria Revitalization Plan (OTPRP) as a result of input from the community. Building upon the foundation created by the Downtown Peoria Redevelopment Plan and the Central Peoria Revitalization Plan, the community-guided Old Town Peoria Revitalization Plan will ensure continued attention and policy focus is directed toward the City's first neighborhoods. The plan divides the large four square mile study area into a number of smaller districts in order to provide specialized recommendations tailored to the unique character of each district. The OTPRP explores several key elements for revitalization: future land use and redevelopment opportunities, barriers to reinvestment, revising the City's Infill Incentive Policy, modifying Grand Avenue to reduce its negative impacts on the area, multi-modal transportation and transit-oriented-development opportunities, preservation of the area's historic context and elements, and thematic design elements to establish and enhance the area's identity.

**Peoria Sports Complex District Urban Design Plan**

~~In addition to the efforts directed towards Peoria's Old Town area, t~~The City has ~~also~~ identified the vicinity of the Peoria Sports Complex as an area ripe for design refinement that will create increased excitement and further define a sense of place for the district. Already an economic engine made up of dining and entertainment-related businesses, the Peoria Sports Complex District Urban Design Plan (PSCDP) seeks to redefine and enhance this district so that its several discrete areas will function as a whole and become a destination-oriented and pedestrian focused mixed-use entertainment hub. The PSCDP provides recommendations on the following: increasing pedestrian connectivity while addressing vehicular circulation and parking; development and redevelopment opportunities; shifting the density of residential and non-residential land uses in the area; establishing and enhancing the districts identity with thematic elements; identifying recreation, environmental restoration, habitat creation, and environmental education opportunities in and around the Skunk Creek wash/Arizona Canal Diversion Channel (ACDC); and general design schemes for the district.

**HISTORIC PRESERVATION**

As a complement to the infill and redevelopment strategies included in the City's revitalization plans, the City has also recognized that maintaining and preserving the unique character of mature neighborhoods is highly desirable. As a Certified Local Government, the City of Peoria has committed to supporting the preservation of the City's historic and pre-historic properties. Designation by the State Historic Preservation Office as a Certified Local Government allows Peoria to develop and govern local preservation programs, and also provides eligibility for specialized funding opportunities. Through its Historic Preservation Master Plan, Historic Preservation Zoning Ordinance, and other governing documents including the recently created Old Town Peoria Revitalization Plan, the City has identified strategies for encouraging the protection of historic resources.