

## 8. PUBLIC SERVICES AND FACILITIES ELEMENT

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*The City of Peoria is striving to provide a high quality of administrative, public safety and utility services to its existing and future residents. The City understands the costs of growth are high and have adopted a fair share cost program that allows future development and capital improvements programs to occur in a coordinated approach to serve the growth and infill needs within the City.*

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The Public Services and Facilities Element is organized in the following manner:

- 8.a. Introduction
- 8.b. Goals, Objectives and Policies
- 8.c. Public Services and Facilities Plan

### 8.A. INTRODUCTION

The Public Services and Facilities Element provides a framework for providing the supportive municipal activities to ensure a high quality of life. The plan element also recognizes the importance of the public education system for its residents of all ages. In addition the provision of proximate health care, while provided by the private sector is also an important component to maintain the health of the City's population and visitors.

The historic pattern of growth has allowed the City to adequately administer itself from a centralized facility. The northerly and westerly expansion of the City may create the demand for additional administrative facilities in the north. The new general government impact fee may be implemented to assist in providing service in the north when it is needed.

Although the City currently provides adequate police and fire service, future growth to the north will require additional facilities and personnel to enhance safety and security of residents. The City is committed to ensuring high levels of service and short response times as growth continues.

The City works very closely with the Peoria, Deer Valley, Nadaburg and charter schools to serve Peoria students in planning and constructing facilities and in the districting students in an efficient manner. School districts often use the City's data and projection to assist in their programming and future phasing of educational facilities.

While the City is not directly responsible for the provision of health care, the proximity of acute care service and facilities enhances the quality of life and economic development foundation of the City. In the past, the existing facilities in Sun City and Glendale have provided proximate care resources. As growth occurs in the northern and northwestern regions of the City, the need for a full service/acute care hospital will be needed within City boundaries.

Municipal utility services provided by the City include sanitary sewer, potable water, and storm drainage. The continued infill of the urbanized area and growth to the north will require significant improvements in the collection and treatment of sewage. The City has undertaken extensive master planning and implementation of improvements through its Capital Improvement Plan. However, the establishment of common planning area boundaries for sewer service should be coordinated with potable water and drainage planning area boundaries. The construction of these improvements and timing for connection to serve new development must be timed accordingly to provide immediate payback of infrastructure costs. Relative to potable water, the location of the City within the on and off

project area of Salt River Project and the regulations of ADWR's Third Management Plan have significant impact on the provision of an assured 100-year supply. The City has been very aggressive in planning for the use of surface water, groundwater, reclaimed water and Central Arizona Project allotments to provide a sustainable yield. The continued expansion of the City to the north has produced numerous projects in the City's Capital Improvement Plan to provide water service when the City's customers will need it. However, the establishment of common planning area boundaries for potable water service should be coordinated with sanitary sewer and drainage planning area boundaries.

The existence of private water companies with allocations of CAP water will also be resources that should be evaluated for acquisition. The City partners with the Maricopa County Flood Control District and Federal Government in the protection of life and property from flood damage. The County has been investing in the planning of drainage areas with the intent of transitioning future improvements to embody the natural character of the surrounding area, rather than creating the typical concrete lined channel to transport floodwater through the City. However, the establishment of common planning area boundaries for drainage should be coordinated with sanitary sewer and potable water planning area boundaries. The City is maximizing the use of retention basins, landscaping with turf and play structures to provide recreation uses. Solid waste collection and disposal is managed by the City. The intergovernmental agreement between the Cities of Glendale and Peoria will preclude the need for additional solid waste disposal site(s) in the City of Peoria. The City will only be responsible for expanding its collection service and evaluating the impacts of curbside recycling and green waste composting to reduce the solid waste "stream" deposited at the Glendale Landfill.

Other utilities provided by private entities include telephone, natural gas, and electric service. Qwest provides existing service in the urbanized City and the majority of the undeveloped planning area. Another provider will be serving a small area in the northern region in the future. Southwest Gas provides existing natural gas service in the urbanized City. The provision of a large trunk gas line operated by El Paso Natural Gas that extends north along the Lake Pleasant Parkway alignment will allow the provision of natural gas service in the northern region of the City in the future. Another private provider, Black Mountain Gas Company, is the provider for a small area around the intersection of Carefree Highway and Lake Pleasant Parkway. Both APS and SRP provide electric service within the Peoria Planning Area. The recent deregulation of the electric industry may have a significant impact on the competitive rates and service offered to both residential and business customers.

Table 8-1, *Public Facility and Service Needs Summary*, provides a planning standard utilized to project future service needs for 2015 and a total build out condition. The estimated needs for personnel and facilities to provide fire and public safety are also illustrated in Figure 8-1, *Public Facilities Plan*.

**TABLE 8-1 -- Public Facility and Service Needs Summary**

2005 Peoria Population<sup>A</sup> 138,143  
 2015 Peoria Population – projected<sup>B</sup> 211,161  
 Buildout Population- projected<sup>C</sup> 484,917

| FACILITY TYPE            | PLANNING STANDARD | 2005 FTE CONDITIONS<br>(total/ratio) <sup>D</sup> | POTENTIAL<br>BUILDOUT NEEDS |
|--------------------------|-------------------|---|-----------------------------|
| <b>Personnel</b>         |                   |   |                             |
| Police                   |                   |   |                             |
| Sworn                    | 1.8               | 190 / 1.2   | 873                         |
| Unsworn                  | 0.6               | 97 / 0.6  | 291                         |
| Fire                     | 1.0               | 134 / 1.0   | 485                         |
| Total City               | NA                | 1049 / 7.6  | 3,685                       |
| <b>Facilities</b>        |                   |   |                             |
| Police (Sworn & Unsworn) | 300 sf            | 66,900 <sup>E</sup>                               | 349,200                     |
| Fire                     | 460 sf            | 25,743  | 223,100                     |

A 2005 Mid-Decennial Census by U.S. Census Bureau

D Ratio of FTEs per 1,000 population

B Growth Trends 2006, City of Peoria

E Development Fee Report Tischler & Associates; 2005

C Buildout Population based on Land Use Plan

## 8.B. GOALS, OBJECTIVES AND POLICIES

**GOAL 1: IMPROVE CITIZEN ACCESS TO MUNICIPAL SERVICES AND FACILITIES TO PROPERLY SERVE THE COMMUNITY IN A MANNER THAT ENSURES QUALITY OF LIFE.**

### Objective 1.A:

**Continually evaluate all equipment and facilities to ensure their maximum usefulness to the City.**

#### Policy 1.A.1:

The City shall utilize its Capital Improvement Plan to maintain adequate levels of municipal facilities and service for both existing and new development.

#### Policy 1.A.2:

The City shall coordinate the preliminary location of public facilities with the preparation of conceptual land use plans prepared by the Arizona State Land Department.

#### Policy 1.A.3:

The City shall coordinate the preliminary location of public facilities with the new owners (i.e. private, state) of future lands transferred from the Bureau of Land Management and Bureau of Reclamation.

#### Policy 1.A.4:

The City shall monitor the potential development of an Adequate Public Facilities Ordinance (AFPO) by Maricopa County.

### Objective 1.B:

**Investigate opportunities for externalizing City services through the possibility of offering satellite offices for essential services.**

#### Policy 1.B.1:

Regularly survey the needs of its citizens and customers to determine the scope of remote accessibility of City services and information.

**Policy 1.B.1:**

Consider the use of technology to encourage paperless transactions and teleconferencing to the most practical extent.

**Policy 1.B.1:**

Investigate the advantages of a Citywide wireless communication network for its citizens in an effort to increase the accessibility of information and services.

**GOAL 2:**

**ENSURE QUALITY EDUCATIONAL OPPORTUNITIES AND PROGRAMS FOR ALL RESIDENTS OF THE CITY OF PEORIA.**

**Objective 2.A:**

**Actively coordinate with local unified school districts, charter schools and private entities on the planning and construction of new and rehabilitated schools in concert with redevelopment, revitalization and development activities.**

**Policy 2.A.1:**

Foster open lines of communication with the respective school districts through the exchange of annual reports and mutual review of development proposals.

**Policy 2.A.2:**

Request that developers of residential projects meet with the respective school district and that the district provide the City with projected enrollment and timing impacts such that this information can be included in Planning Commission and City Council staff reports.

**Policy 2.A.3:**

Prepare and adopt allowances guidelines for the dedication of future school sites that meet district criteria and timing issues.

**Objective 2.B:**

**Establish the appropriate location and connections for future educational facilities.**

**Policy 2.B.1:**

Promote sound site planning principles in locating safe, secure school sites.

**Policy 2.B.2:**

Encourage schools to be located within the neighborhood they intend to serve and utilize enrollment boundaries that remain relatively constant over time.

**Policy 2.B.3:**

Encourage the connection of schools to surrounding residences through sidewalks, bicycle paths and trail systems that exhibit minimal, yet safe crossings of collector and arterial roadways.

**Objective 2.C:**

**Coordinate with local school districts for the provision of school facilities for additional recreational and civic activities.**

**Policy 2.C.1:**

Create joint development opportunities to co-locate both schools and parks, as well as selected sites for swimming pools and satellite library facilities.

**Policy 2.C.2:**

Coordinate the use of school facilities by civic or non-profit groups who require gathering or meeting space during non-school hours.

**GOAL 3: COORDINATE INFRASTRUCTURE IMPROVEMENTS TO MINIMIZE DISRUPTION AND IMPROVE EFFICIENCY.**

**Objective 3.A:**

**Coordinate the planning and implementation of appropriate stormwater improvements that minimize flood hazards and are aesthetically pleasing.**

**Policy 3.A.1:**

Continue a partnership with the Maricopa County Flood Control District in the planning and implementation of Area Drainage Master Plan updates that respect the natural character of the planning area.

**Policy 3.A.2:**

Continue to foster the joint use of retention basin facilities for both flood control and recreational activities.

**Policy 3.A.3:**

Require the use of public wastewater systems for all types of development to minimize the potential for groundwater contamination.

**Objective 3.B:**

**Take a proactive stance in the appropriate placement and siting of significant utility corridors.**

**Policy 3.B.1:**

Continue the involvement in all siting studies for SRP, APS, and regulated utility provider facilities within the Peoria Planning Area.

**Policy 3.B.2:**

Require the inclusion of SRP/APS and other public/private utility facilities and line routes on development plan submittals.

**Policy 3.B.3:**

Evaluate the implications of allowing areas affected by existing or proposed overhead electrical facilities to organize improvement districts for facility undergrounding.

**Policy 3.B.4:**

Promote the use of existing utility and major transportation corridors for new overhead utility siting to minimize visual and environmental impacts.

**Policy 3.B.5:**

Provide for adequate buffering and separation from high-pressure gas easements and other significant underground utility corridors.

**GOAL 4: REDUCE MUNICIPAL OPERATING COSTS THROUGH USE OF NEW TECHNOLOGICAL ADVANCES IN CONSTRUCTION MATERIALS AND RETROFITTING PRODUCTS (LIGHTING, GLAZING, AND INSULATION).**

**Objective 4.A:**

**Identify new advances in building components and operational practices.**

**Policy 4.A.1:**

Ensure LEED certified buildings are maintained in accordance with the USGBC's LEED-EB Operations & Maintenance Program.

**Policy 1.A.2:**

Integrate concepts from the USGBC's LEED-EB Operations & Maintenance Program for application to non-LEED buildings.

**Objective 4.B:**

**Employ alternative energy in municipal operational practices.**

**Policy 4.B.1:**

Investigate the potential for a wind energy pilot project at the Lake Pleasant fire modular.

**Policy 4.B.2:**

Seek training on solar and geothermal technology to increase our resident understanding of required technology, implementation methods and financial viability.

**Policy 4.B.3:**

Conduct a feasibility study for installing solar power equipment at City-owned facilities (i.e. water reservoirs, parking structures).

## **8.C. PUBLIC SERVICES AND FACILITIES PLAN**

Over the next 10 years, the City of Peoria will continue to grow, however, market volatility in this decade may alter the manner in which this growth will occur. Regardless, the City must be prepared to continue a high level of service in all capacities.

### **POLICE**

A second police facility is programmed to be located at a strategic northern site, thus and providing sites to adequately serve all regions of the City. The northern facility will provide a full range of police services including Patrol, Criminal Investigations, Records and Property, and service as the primary location for Police employee training.

### **FIRE**

It is anticipated that several fire protection facilities will be needed to service the City in the future. As development occurs, new facilities will be sited in accordance with the location and rate of new development, and the location of natural and man-made transportation barriers in the northern region of the City. Station placement will be made with the intent of best achieving the Fire Department's goal for and an en-route-to-on-scene response-time of four (4) minutes, 90% of the time.

### **WASTEWATER**

The build-out it is estimated that the City could be operating up to five Water Reclamation Facilities. Currently, is currently operating three Water Reclamation Facilities in three adjoining geographic areas: southern, north central, and northwest. The southern geographic area is generally bounded by Beardsley Road on the north, 67<sup>th</sup> Avenue on the east, Northern Avenue to the south, and 115<sup>th</sup> Avenue to the west. The north central area is generally bounded by Beardsley Road on the south, Agua Fria

River to the west, Lake Pleasant to the North and 67<sup>th</sup> Avenue to the east. The northwest area is generally bounded by Circle Mountain Road on the north, Cotton Lane to the west, Jomax Road on the south and Agua Fria River to the east.

The wastewater collected from the southern region of Peoria is treated at the Butler Drive Water Reclamation Facility. The facility is located at 79<sup>th</sup> Avenue and Butler Drive alignment, just south of Olive Avenue. The ultimate capacity of the facility is 13.4 mgd and it is currently permitted for a capacity of 10 mgd. The effluent from this facility is recharged at the New River Agua Fria Underground Storage Project (NAUSP), which is operated by the Salt River Project and provides Peoria with long term water storage credits. A portion of the effluent produced is also used at the facility for process equipment and landscaping to reduce the consumption of potable water. In the future the City will be looking to expand the direct reuse system in the southern region of Peoria.

The wastewater collected in the north central area is currently treated at the Beardsley Water Reclamation Facility. This facility is located at 111<sup>th</sup> Avenue and Beardsley Road. The ultimate capacity of the plant will be 12 mgd and it is currently permitted for a capacity of 4 mgd. The effluent provided is recharged onsite using basins. As the City continues to grow, direct applications of effluent will be available.

The wastewater collected in the northwest region is currently treated at the Jomax Water Reclamation Facility. The facility is located at Jomax Road, just west of El Mirage Road. The ultimate capacity of the plant will be 10 mgd and it is currently permitted for a capacity of 2.25 mgd. The effluent from this facility is used to feed a direct reuse system within the adjacent master planned community. The direct reuse system is used to provide irrigation water to the adjacent the master planned community in order to reduce the use of portable water. Reuse agreements are required for each connection that is made to the reuse system.

### **WATER RESOURCE PLANNING AREA**

The City has also divided the Planning Area into three-water resource planning areas to determine the source, quantity and timing of potable water supplies to serve its growing population and employment base. In addition, the City is divided into twelve pressure zones (six of which are in existing use) to serve the needs of sub-areas of the City. The North Central Arizona Project area includes the entire City north of Happy Valley Road/Pinnacle Peak Road. The source of water is the Pyramid Peak Surface Water Treatment Plant and the area is located within pressure zones 4, 5, 6, 7, 8 and 9. The South Central Arizona Project area includes that portion of the City located south of Happy Valley Road/Pinnacle Peak Road and north of New River (the on-off Salt River Project boundary). The sources of potable water in this area are wells that provide the supply for adjacent reservoirs. This area is partially located within pressure zones 2, 3 and 4. The Salt River Project area includes all of the incorporated area south of New River. A combination of well and surface water (Greenway Water Treatment Plant) will be used to supply potable water for existing and future users. This area is located within pressure zones 1 and 2.

### **STORMWATER**

Regional planning for stormwater has been accomplished by the Maricopa County Flood Control District, in partnership with the City, through the preparation of four Area Drainage Master Plans (ADMP) and two water course master plans. The ADMP's have been prepared to identify the intent and implementation of flood control measures for the Wittman, North Peoria, Glendale/Peoria, and Maryvale study areas. The watercourse master plans identify the potential lateral migration and hydraulic impacts associated with structural/non-structural protection methods on unchannelized portions of the Agua Fria and New Rivers. Generally the intent of these master plans is to preserve the natural drainage channels and establish erosion setbacks that allow a more natural and sustainable

approach to minimize flood hazards. The City has developed a comprehensive storm drainage collection and detention system to minimize flood damage. Detention basins are located to provide joint flood/recreational use and accessibility for adjacent residents.

**PRIVATE UTILITIES**

The provision of electricity, natural gas, and telephone service are provided by privately held corporations. Electricity is provided by both Arizona Public Service (APS) Company and Salt River Project (SRP). Generally SRP serves the majority of the developed area of the City, while APS serves the downtown area and the entire area northwest of New River. APS also manages the Agua Fria Generating Station that is the major source for the City's electricity. APS has identified a significant amount of system expansion within the northwest region of the City over the next 10 years. The expansion will mainly be targeted at providing a loop of 69 Kv substations to serve the area south of State Route 74 and west of the Agua Fria River and using Dove Valley Road as a significant overhead power line corridor. Natural gas service is provided by Southwest Gas Company to the majority of the Planning Area. However, Black Mountain Gas Company provides service in a small area north of Dove Valley Road. Bulk natural gas is supplied by El Paso Natural Gas that has two major transmission lines that are located within the Planning Area. Telephone service is provided by Qwest Communications, Inc. to the majority of the Planning Area. However, Accipiter Communications, Inc. is the certificated provider for the far northern region of Peoria.

**OTHER PUBLIC FACILITIES**

As identified previously, the City is not directly responsible for the provision of education or health care facilities. However, both types of facilities play a large role in defining the quality of life in the City. The Planning Area includes areas within the district boundaries of the Peoria and Deer Valley Public School Districts. Figure 8.1 provides conceptually recommended sites for both elementary/junior high schools (Grades K-8) and high schools.

**FIGURE 8-1  
PUBLIC FACILITIES PLAN**