PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, JUNE 17, 2010
6:30 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.

MUNICIPAL OFFICE COMPLEX
8401 W. MONROE STREET
PEORIA, AZ 85345

PLANNING & ZONING COMMISSION:

Veda McFarland, Chair
Marc Melbo, Vice Chair
Bill Louis, Secretary
Greg Loper
Gene Sweeney
Nancy Golden
Leigh Strickman

Department Liaison
Glen Van Nimwegen

Accommodations for Individuals with Disabilities. *Alternative format materials, sign language interpretation, assistive listening devices or interpretation in languages other than English are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Room 150, Peoria, Arizona 85345 (623)773-7340, TDD (623)773-7221, or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request.*

CONVENE:

ROLL CALL:

OPENING STATEMENT:

CALL TO SUBMIT SPEAKER REQUEST FORMS:

CONSENT AGENDA

CONSENT AGENDA: All items listed with "C" are considered to be routine or have been previously reviewed by the Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

CONSENT – New Business:

1C **DISPOSITION OF ABSENCE:** Discussion and possible action to approve/excuse the absences of Commissioners Louis and Sweeney from the June 3, 2010 meeting.

2C **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held June 3, 2010.

REGULAR AGENDA

NEW BUSINESS:

3R **PUBLIC HEARING:** RE: Peoria Sports Complex Urban Design Plan.

PUBLIC HEARING: The Planning and Community Development Department will be presenting the Peoria Sports Complex Area Urban Design Plan for adoption. The Plan covers a 570 acre area (0.9 square miles) bounded by Loop 101 (west), Bell Road (north), Skunk Creek (south) and the eastern city limits (generally 73rd Avenue). The overarching purpose of the Plan is to establish a development framework and strategy for positioning and transforming the area into a vibrant, pedestrian-friendly, mixed-use district.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing
Commission Action: Discussion and possible action to recommend approval of a request from the City of Peoria to adopt the Peoria Sports Complex Area Urban Design Plan.

CALL TO THE PUBLIC: (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff:

Reports from the Planning and Zoning Commission:

ADJOURNMENT:

NOTE: Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
JUNE 3, 2010
DRAFT

A **Regular Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Chair Veda McFarland, Vice Chair Marc Melbo, Commissioners Greg Loper, Nancy Golden, and Leigh Strickman.

Members Absent: Commissioners Gene Sweeney and Bill Louis.

Others Present: Ellen Van Riper - Assistant City Attorney, Chris Jacques - Planning Manager, Adam Pruett – Senior Planner, Ed Boik – Planner, Cody Gleason – Planning Technician, and Bev Parcels – Planning Assistant.

Opening Statement: Read by Chris Jacques, Planning Manager.

Call for speaker request forms.

Audience: Twelve.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a "**C**" are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C **DISPOSITION OF ABSENCE:** Approve the absences of Commissioners Loper and Golden from the May 20, 2010 meeting.

2C **MINUTES:** Approve the minutes of the Regular Meeting held May 20, 2010.

3C **CU10-0084:** Discussion and possible action to approve a request from Brothers Restaurant for a Conditional Use Permit to allow approximately 479 square feet of outdoor dining adjacent to the existing restaurant. The restaurant is located at the northeast corner of 85th Avenue and Peoria Avenue.

COMMISSION ACTION: Commissioner Loper moved to approve the Consent Agenda items. The motion was seconded by Commissioner Strickman and upon vote, carried unanimously.

REGULAR AGENDA

UNFINISHED BUSINESS:

4R **PUBLIC HEARING – Z09-02247:** Coe & Van Loo Consultants, Inc, on behalf of South Terramar LLC requested a change in zoning for approximately 25.59 acres of vacant land from Single-Family Residential (R1-10) District to Single Family Residential (R1-6) District. The subject parcels are located within the Terramar development and are generally located north of the northwest corner of Happy Valley Road and Terramar Boulevard adjacent to the New River wash corridor.

STAFF REPORT: Presented by Planner Ed Boik.

COMMISSION COMMENT:
Questions were asked about the ownership of the land and ratio of houses being one story and two stories.

PUBLIC COMMENT:
[redacted] resident, stated he is against increasing the density in the development due to the decrease of property values and the increase in traffic.

COMMISSION ACTION: Commissioner Loper moved to recommend approval of case Z09-02247. The motion was seconded by Commissioner Strickman and upon vote, carried unanimously.

NEW BUSINESS:

5R **PUBLIC HEARING - CU10-0073:** Cousin Vinny Pizza & Pasta requested a Conditional Use Permit to allow the use of an existing approximately 640 square foot patio for outdoor dining at a proposed restaurant. The restaurant will be located at 8267 W. Lake Pleasant Parkway. The property in question is generally located east of the southeast corner of Fletcher Way and Lake Pleasant Parkway.

STAFF REPORT: Presented by Senior Planner Adam Pruett.

COMMISSION COMMENT:
Comments included noise level of street noise being louder than patio noise, and including a screening wall around patio to keep debris contained.

PUBLIC COMMENT:
[redacted] resident, concerned about previous problems with outdoor patios and noise, regulation of conditions and making sure applicant is abiding by them, and does not want to see hours of operation extended.

COMMISSION ACTION: Commissioner Loper moved to recommend approval of case CU10-0073 with the addition of a stipulation requiring an enclosure around the patio to contain debris. The motion was seconded by Vice Chair Melbo and upon vote, carried unanimously.

6R **PUBLIC HEARING – Z09-04:** The City of Peoria initiated a rezoning application for approximately 640 acres of privately owned property located at the southeast corner of 139th Avenue & Dixileta Drive alignment(s) and is more accurately described as APN 503-52-034, -036, -037A, -037B, -037C, -038C, -038D, -038E, -038G, -038J, -038K, -038L, -039, -040. This request follows a recent annexation application. Arizona State Law mandates initial City zoning to be established on the property within six months of the effective annexation date. The request is to rezone the property from Maricopa County Rural-43 to City of Peoria SR-43.

STAFF REPORT: Presented by Senior Planner Adam Pruett.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Loper moved to recommend approval of case Z09-04. The motion was seconded by Commissioner Strickman and upon vote, carried unanimously.

CALL TO THE PUBLIC: (Non-agenda Items): None

REPORT FROM STAFF: None

REPORTS FROM THE PLANNING AND ZONING COMMISSION: None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:05 p.m.

_____ _____

Veda McFarland, Chair Date Signed

SPORTS COMPLEX URBAN DESIGN PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

ITEM:	Peoria Sports Complex Area Urban Design Plan
DATE:	June 17, 2010
AGENDA ITEM:	3R

Applicant:	City of Peoria
Request:	Adoption of the Sports Complex Area Urban Design Plan. The Plan and appendix can be accessed on-line at www.peoriaaz.gov/planning (*Peoria Sports Complex Area Urban Design Plan* tab).
Planning Area:	The planning area encompasses approximately 570 acres (0.9 square miles) and is bounded by Bell Road (north), Loop 101 (west), Skunk Creek channel (south) and 73rd Avenue/eastern city limits to the east.
Support / Opposition:	The civic engagement program has shaped and refined the resulting Preferred Plan Concept and Urban Design Plan. There has been no written objection to the Plan.
Recommendation:	Forward a recommendation of **approval** to the City Council.

BACKGROUND

Sports Complex Vicinity

1. With the start of construction on the Loop 101 freeway in the late 1980's, major development occurred in the area beginning with the opening of the Arrowhead Towne Center Mall on the north side of Bell Road in the City of Glendale. Adjoining retail development followed along the south side of Bell Road in the City of Peoria in association with the regional mall construction. The opening of the Peoria Sports Complex in 1994 added the dimension of spectator events to the area with the spring training home for the Seattle Mariners and San Diego Padres. The development of the Arrowhead Fountains Center between 83rd Avenue and the Loop 101 provided restaurant and nighttime entertainment venues such as the movie theater to compliment the emerging urban core within this area.

2. Several planning initiatives were adopted which provided guidance to the development of this area. The *North Valley Specific Area Plan (1989)* was jointly adopted by the cities of Glendale and Peoria and provided the overall planning framework which encompassed the regional mall in Glendale and the adjoining commercial core in the City of Peoria. In 1993, the City of Peoria adopted the *North Peoria Redevelopment Area Plan* which assisted the City in consolidating fractured properties into large development parcels to accommodate construction of the Peoria Sports Complex and adjoining Arrowhead Fountains Center project.

3. This area has emerged as a significant community asset. The City has a vested interest in upgrading and maintaining its competitive position into the future, particularly as other West Valley mixed-use core areas such as Westgate, Prasada (Surprise) and Goodyear Ballpark Village emerge and/or evolve.

4. Although the planning initiatives identified above provided the initial planning framework for this area, some challenges have emerged based on the incremental nature of development as it has occurred over the years. These challenges include land use patterns and formats which emphasize individual automobile trips to individual locations and businesses within the planning area as contrasted with destination oriented and pedestrian focused mixed-use venues. Additionally, the area lacks strong pedestrian linkages, thematic features and other urban design elements providing a cohesive common identity.

Sports Complex Area Urban Design Plan

5. In September 2008, the City Council awarded a contract to Project Design Consultants (PDC) for the preparation of a multi-dimensional plan and implementation program for the area around the Peoria Sports Complex. The planning area encompasses approximately 570 acres (0.9 square miles) and is bounded by Loop 101 (west), Bell Road (north), 7300 block (east) and the south bank of the Skunk Creek corridor (south).

6. Within the planning area, approximately 200 acres (35%) are devoted to permanent open space as practice fields, stadium and the Skunk Creek corridor. The remaining environment is predominantly developed with approximately 25 acres or 4% of the planning area vacant. However, the Plan identifies approximately 67 acres of existing large, surface parking areas as underutilized, "greyfield" opportunities for redevelopment.

7. Principally, the purpose of the Plan is to identify the elements, regulatory framework and implementation strategies to transform the area into a cohesive, pedestrian-focused mixed-use environment and position the area for a successful evolution.

PLAN FORMULATION

Advisory Committees

8. The City formed two (2) advisory committees to test and help refine the concepts and conclusions presented by the Consultant team. The Technical Advisory Committee (TAC) was comprised of City Staff and the Maricopa County Flood Control District (FCDMC). The Project Advisory Committee (PAC) was a 27-member group consisting of a broad cross-section of interests including area businesses and property owners, Seattle Mariners, San Diego Padres, civic organizations such as the Peoria Chamber of Commerce and Diamond Club, and representatives from the neighborhoods south of the Skunk Creek. The PAC membership is listed in the 'Acknowledgements' contained in the Plan. The PAC/TAC met on three (3) occassions at defined project intervals to provide input on various topics including "visioning", circulation, concept alternatives and urban design.

Civic Engagement

9. In addition to the TAC/PAC meetings, there were stakeholder interviews, Spring Training Game Day Surveys and several interactive community workshops (See Chapter IV – Public Input). The workshops utilized a combination of PowerPoint and Turning Point™ mediums to inform and engage the public. The Turning Point™ exercises provided the opportunity to collect real-time audience responses to a series of interactive questions. The input gathered through the civic engagement process helped formulate the Plan "vision" and desireable components from three concept alternatives, which in turn shaped the Preferred Concept Plan detailed in Chapter VI.

Team Charettes (Seattle Mariners & San Diego Padres)

10. The City also met with the teams on two occasions (August 3, 2009 & October 9, 2009) to be responsive to concerns voiced on certain elements of the Plan and explore refinements. The charettes ultimately resulted in a successful resolution with refinements built into the Plan. The major discussion points and plan refinements are outlined on Page IV-5 of Chapter IV (Public Input).

Council/Boards & Commissions

11. Throughout the planning process, various plan components were presented to the Peoria Chamber of Commerce, Economic Development Advisory Board, Planning & Zoning Commission (3) and City Council (7) for comment and feedback. The various dates are outlined on Page IV-6 of Chapter IV (Public Input).

12. At the April 1, 2010 Planning & Zoning Commission meeting, Planning Staff provided a status update and lead a discussion on various plan components. The following is an outline of topic areas discussed:

- Recap of Plan Objectives
- Civic Engagement results and Plan Concept Alternatives
- Summary of Market Study conclusions
- Discussion of Team Charettes
- Recap of City Council Study Sessions and feedback
- Description of Preferred Plan Concept
- Preferred Plan Concept Vignettes
- Next Steps

13. The Consultant Team and/or Staff has also provided regular updates to the City Council through briefings and Study Sessions. Most recently, at an April 20, 2010 Study Session, City Staff presented and led a focused discussion on the short-term (0-5 years), mid-term (6-10 years) and long-term (10+ years) implementation tasks and strategies to advance the area as envisioned in the Plan. The Implementation Table is contained on Pages VII-9 through VII-13 of Chapter 7 (Implementation and Finance) and is attached to this report.

14. Ultimately, success toward realization of the Plan will depend on the participation of the private sector. However, to set the groundwork and create an environment for success, the City identified four (4) implementation tracks:

- Create the regulatory environment
- Foster identity creation
- Implement / schedule capital improvements
- Promote economic development

Plan Highlights

15. The Preferred Plan is essentially a hybrid of various components of each of the three concept alternative plans with refinements identified through the civic engagement process. The Preferred Plan promotes a mix of land uses and building heights and identifies improvements fostering a pedestrian-friendly environment to reduce auto dependency within the planning area. Listed below are a number of the Plan's highlights:

a. 83rd Avenue Plaza: During the civic engagement period, 83rd Avenue was frequently identified as a 'barrier' between Sports Complex functions and commercial activity west of 83rd Avenue. The Plan promotes a physical connection through a potential future depression of 83rd Avenue between Mariners Way and Stadium Way thereby creating a 700' long pedestrian deck or plaza linking both sides.

b. Pedestrian Promenade: One of the key "greyfield" opportunity sites was identified as the 16.8 acre SW stadium parking area. The Plan Concept

envisions a "main-street" style landscaped and shaded promenade providing a front door to the stadium and linking up with 83rd Avenue businesses through the Plaza. The Promenade and Plaza provide opportunities for public spaces, community events and commercial opportunities anchored by a major venue to encourage extended visits. Parking capacity is retained through structured parking at appropriate locations.

c. Promote a mixed-use activity center at the terminus of 75th Avenue and Paradise Lane where 20 vacant acres are located.

d. Identification of a looped bikeway system in the project area utilizing Skunk Creek north bank trail, 77th Avenue, Paradise Lane and Sports Complex; Promotion of on-site trolleys and off-site circulators to expand patron base; Incorporate transit facilities through Multi-Modal Transportation Plan and other regional planning efforts.

e. Develop the Skunk Creek open space to include 10-12' wide trail along the north bank; trail connections through the ballfields to future venues; 83rd Avenue trailhead; landscape zones with educational components; linkage to neighborhoods with a pedestrian bridge at the 77th Avenue alignment; Skunk Creek channel bottom restoration and noxious weed control.

f. Identification of character guidelines for inclusion into the Design Review Manual with the end goal at achieving flexibility and producing a specific type of 'place.'

g. Identification of a shared parking strategy that can refined and adopted as a Parking Overlay into the Zoning Ordinance as a means to recognize relationships between land uses that result in multiple visitations on the same trip versus inefficent, single-purpose parking.

h. Recommended street improvements with a prescribed landscape and streetscape palette to create a more inviting and pedestrian-friendly environment; Inclusion of Streetscape Overlay into the Zoning Ordinance to elevate 83rd Avenue into a distinctive, 'signature' street within the district.

i. Identification of guidelines for creating a district-specific Sign Code Overlay into the Zoning Ordinance that recognizes the distinct needs and desired character in the area.

j. Identification of concepts and process for creating a trademark for the area through signage, gateway monumentation and other iconic elements. This phase of identity creation will be initiated this Summer, 2010.

k. Creat public/private partnerships to attract significant private investment and redevelopment in targeted areas of the district.

l. Roadmap for pursuing LEED-ND (Leadership in Energy and Environmental Design – Neighborhood Development) status for the district.

Next Steps

16. The attached Implementation Table identifies four (4) tracks – delineated into short-, mid- and long-term horizons. The short-term actions (0-5 years) will largely occur in a period that the Economic Market Analysis (Appendix A) forecasts to be a period of market stabilization and recovery.

17. One of the initial phases of plan implementation will be to create the regulatory environment to accomoodate the intensity and character envisioned in the Plan. Following the adoption of this Plan, a Specific Area Plan will be created for inclusion into the General Plan through the 2011 Major General Plan cycle. In addition to the Specific Area Plan, future amendments to both the Zoning Ordinance (Signage, Parking, Streetscape Overlay) and Design Review Manual will be forthcoming that will capture recommendations outlined in this Plan.

18. Additionally, the City will be initiating an effort this Fall to begin the process of identifying a trademark for the district including signage, wayfinding and monumentation concepts. Funding is available in FY11 for physical improvements.

19. Finally, there are also physical improvements scheduled for completion in the short-term including the Skunk Creek north bank trail (FY11), 83rd Avenue/Skunk Creek Trailhead (FY11) and Sports Complex Facilities upgrades. The improvement package for facility improvements totals $21.4 million and will occur between FY10-13.

FINDINGS AND RECOMMENDATION

20. Based on the findings below, staff recommends that the Planning & Zoning Commission issue a recommendation for **adoption** of the *Peoria Sports Complex Area Urban Design Plan* to the Peoria City Council.

- The Sports Complex Area is a significant community asset; the City has a vested interest in upgrading and maintaining its competitive position into the future; and
- The Plan is a first step toward transforming the area into a cohesive, pedestrian-focused mixed-use environment; and.
- The Plan identifies a development framework and Preferred Plan Concept

that is responsive to the community vision developed during the extensive civic engagement process; and

- The Plan identifies short-, mid- and long-term actions and strategies for advancing the character and form envisioned in ther Plan; and
- The Plan advances the General Plan Growth Areas Element by identifying policies and strategies to direct development into an identified growth area in furtherance of creating dynamic urban pockets with diverse economic, housing, cultural and entertainment opportunities.

ATTACHMENTS

Exhibit A: Implementation Table
Exhibit B: Sports Complex Area Urban Design Plan (routed via CD)

Prepared by:

Chris M. Jacques, AICP
Planning Manager

Implementation Table

Strategy/Action	Description	Funded	Lead	Start (YRS)		
				(0-5)	(6-10)	(10+)
ADMINISTRATIVE / REGULATORY						
Policy Formation						
Adopt Peoria Sports Complex Area Specific Area Plan	Integrate Specific Area Plan into the General Plan (Major Amendment)	Yes	PCD			
Rescind North Valley Specific Area Plan (1989)	Eliminate overlapping plans in favor of Specific Area Plan	Yes	PCD			
Rescind North Peoria Redevelopment Area Plan (1993)	Eliminate overlapping plans in favor of Specific Area Plan	Yes	PCD			
Adopt Sign Code Overlay for the District (Zoning Ordinance)	Adopt district-specific sign standards into the Zoning Ordinance	Yes	PCD			
Adopt 83rd Avenue Streetscape (Zoning Ordinance)	Adopt standards for 83rd Ave (landscaping, walls, lighting, street furniture) into Zoning Code	Yes	PCD			
Adopt Parking Overlay for the District (Zoning Ordinance)	Adopt district-specific parking requirements (e.g. shared parking, incentives) into Zoning Ordinance	Yes	PCD			
Revise Design Review Manual to include new area-specific guidelines	Integrate district-specific architectural, site and thematic design elements into DR Manual	Yes	PCD			
Amend Sports Complex site PAD Zoning (Case 93-16A.6)	Uses and standards in PAD zoning are too restrictive and reflect suburban standards	Yes	PCD			
Systems Elements						
Adopt Peoria Multi-Modal Transportation Plan	Adoption scheduled for Fall 2010. City-wide plan to identify short and long-term transit options and facilities (FY10: $200,000 - CIP Project ID PW10910).	Yes	PCD			
Pursue steps to extend Valley Metro rail and transit options to the District	Continue participation in regional organizations to extend transportation options to Peoria	Yes	PCD			
Improve District walkability	Conduct pedestrian audit; and identify, design & contruct safe crossings at key intersections	No	PCD/ENG			
District Circulator	Initiate feasibility assessment; and identify shuttle or local circulator to points within and outside of the District.	No	EDS / PW-UT			
DISTRICT PROMOTION						
Identity Creation						
Utilize diverse stakeholder group to develop "Identity" for the District	Work with a representative stakeholder group to develop and embrace a common identity for the district.	Yes	EDS/PCD			
Develop a Design Palette of street furniture, finishes and colors for the District	Create documentation of finishes, street furniture, hardscape, lighting & other thematic elements as a common thread for the District.	Yes	EDS / PCD & PW-UT			
Establish an Association of Members for District promotion	Project site is a conglomeration of owners, tenants and stakeholders (e.g. common area fees, website, cross advertising).	Yes	EDS			
Wayfinding / Monumentation						
Identify locations and concepts for District gateway monumentation	The Plan identifies 3-4 district gateway locations; Develop specific gateway concepts and pricing.	Yes	EDS/PCD			
Design & construct District gateway monumentation	Design and construct gateway monumentation as directed. (FY11: $923,793 has been budgeted for gateway and wayfinding signage & intersection improvements)	Yes	EDS/PCD			

Implementation Table

Strategy/Action	Description	Funded	Lead	Start (YRS)		
				(0-5)	(6-10)	(10+)
Develop District Wayfinding Signage Program	Identify design standards and locations; and implement district wayfinding signage.	Yes	EDS/PCD			
Enhance traffic control devices with new District standard	Enhance identity through changes to street sign blades, signal mast arms and other devices.	No	PW-UT			
DISTRICT IMPROVEMENTS						
Streets and Streetscape						
83rd Avenue and Paradise Lane key intersection & streetscape improvements	Estimate $275,149 for design and $5,133,182 for construction; includes special paving, median landscaping, sidewalks.	No	PCD/ENG			
Skunk Creek Open Space						
Develop Skunk Creek Noxious Weed Control Plan and eradicate invasive plant species	Revive natural ecosystem. Removal of non-native / invasive plant species (e.g. buffelgrass), reintroduction of riparian habitat etc.	No	PCD/ENG			
Channel Bottom Restoration & Improvements (Seed Mix)	Enhance area with native seeds and plants to promote native-dominated ecosytem within CWA permit. (Estimate $214,200 (61.2 ac @ $3500/ac)	No	CS/ENG			
Renew the CWA-404 Permit	The City will need to renew the nationwide 404 Permit prior to any work being completed in the channel.	Yes	PW/UT			
Construct Skunk Creek trailhead @ SEC 83rd Avenue & Skunk Creek	Development of a trailhead an rest area for trail users. (FY10: $910,688 - CIP Project ID CS00091)	Yes	CS/ENG			
Design & Construct trailhead/entry @ NEC 83rd & Skunk Creek	Landscape and/or construct passive use trailhead at 0.6 acre property (MCFLD). Estimate $36,000 (0.6 acres at $60,000/acre)	No	CS/ENG			
Design & Construct north bank trail (83rd to 77th)	Continue trail along north bank of Skunk Creek from 77th Avenue to 83rd Avenue (FY11: $704,000)	Yes	CS/ENG			
Design & Construct 77th Avenue Ped Bridge (200' span)	Provide pedestrian bridge across Skunk Creek at 77th Avenue alignment; (Estimate $1 million)	No	CS/ENG			
Parking						
Design & Construct Mariners Parking Structure	Design & construct 575 space parking structure in the Mariners administrative lot (Estimated cost of $6 million)	No	CS/ENG			
Design & Construct Padres Parking Structure	Design & construct 575-space parking structure in the Padres administrative lot (Estimated cost of $6million)	No	CS/ENG			
83rd Avenue Promenade						
Design & Construct 83rd Avenue Deck Park (recess 83rd Avenue)	Signature project to recess 83rd Avenue; and complete Promenade deck park (Estimate $15,838,000)	No	CS/ENG			
Sports Complex Facilities						
Develop Sports Complex Improvements Master Plan	Identify stadium improvements and expansion (FY10: $200,000 - CIP Project ID CS00022)	Yes	CS			

Implementation Table

Strategy/Action	Description	Funded	Lead	Start (YRS)		
				(0-5)	(6-10)	(10+)
Construct Sports Complex Facility improvements	Construct improvements identified in Master Plan (FY12-13) and CIP (e.g Field Lighting-FY10, well modifications-FY11, HVAC-FY12, asphalt replacement-FY12). Total improvement package $21,439,056.	Yes	CS/ ENG			
Design & Construct trail connections from Skunk Creek to Village/Stadium	Provide secure, landscaped trail connections from Skunk Creek trail to Promenade and Padres parking area.	No	CS/ENG			
PROMOTE ECONOMIC DEVELOPMENT						
Complete Economic Development Implementation Strategy	The EDIS provides a "roadmap" for the city-wide economic development strategy	Yes	EDS			
Establish partnerships with the local business community	District identity development and marketing requires cohesive stakeholder unit	Yes	EDS			
Develop infrastructure financing & maintenance vehicle	Feasibility Analysis and identification of infrastructure & maintenance finance instrument for district-wide improvements (e.g. CFD, BID, Improvement District)	Yes	FIN / EDS			
Attract mixed-use center to the Entertainment Village	The Plan Concept promotes a mixed-use village in the SW parking area anchored by a major user (e.g. hotel, entertainment venue)	Yes	EDS			
Assess potential uses and site design for 5.5 acre site south of AZ Broadway Theater	Planning and design effort to determine the use of the 5-acre site south of the AZ Broadway Theater; Identified as "Artisan Village" site in Plan.	No	EDS/PCD			