



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Planning and Development Update



A message from Director Alan Stephenson

We are continuing to add to our staff and currently have several open new positions that will help us meet the high demand for development at the highest customer service standards. In the past fiscal year, we saw a \$4.3 billion in the value of permits and that valuation is projected to increase 9 percent in the current fiscal year.

Our inspections team conducted over 47,000 since the start of the fiscal year and our plan review team took in over 1,800 plans submittals for both residential and commercial projects. We're seeing a significant amount of growth for new single family homes. This fiscal year we've issued more than 800 single family permits.

You'll read in this newsletter how Planning and Development is helping fast track some key permits to help keep development on schedule. We also expanded our Office of Customer Advocacy which helps business owners with their business plans and helps them through the process to get their business up and running and in sync with all building and safety codes.

Feel free to contact me at any time with regarding your development or our processes.

Alan Stephenson

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Office of Customer Advocacy Expands to Better Serve Business Owners Needs

Two new positions will be added to PDD's Office of Customer Advocacy in July 2019 to provide additional local entrepreneurial business owners assistance to move forward with new and innovative projects.

The Office of Customer Advocacy (OCA) is a resource for small business owners, developers, and design professionals that are involved in the renovation of existing buildings for commercial purposes, including the adaptive reuse of structures for new purposes. OCA staff can assist with pre-project research and feasibility, establish realistic plan review and permit requirements and timeframes, connect customers to technical experts regarding Ordinance or Code related questions, and help guide projects through the development process.

The OCA serves as a key resource for small business customers within focus reinvestment areas. The Office serves as a primary point of contact for those interested in repurposing buildings.

A new Project Manager will provide development guidance and case management for existing and potential new property and business owners within the city of Phoenix. In addition, the new position will develop a marketing program to notify entrepreneurs and small business owners of the many resources that the Office of Customer Advocacy can provide to support their business.

A Chief Engineering Technician will be added to help with coordinating technical review requirements for small business projects. This position will serve as the liaison to manage the civil requirements that challenge small businesses, such as extending water lines, removing driveways and fire hydrant requirements. In addition, the Chief Engineering Technician will track data to report on the challenges faced by small businesses when developing so that improvements can be identified to address the concerns.

PDD offers many online services including scheduling and canceling permit appointments.

For help with your plan review and permitting needs visit:

<https://www.phoenix.gov/pdd/project-tools>

PDD Fast Tracks Development by Releasing Key Permits Prior to Advanced Site Preparation

Phoenix is currently the fastest growing city in the nation. Demand is strong for construction of new residential subdivisions and infill townhouse developments to accommodate the rapid growth. In fact, Phoenix is on track to issue close to 4,000 single family permits during Fiscal Year 2018/2019, a 10 percent increase over the previous year.

The high level of workload that comes along with strong development conditions can cause a backlog in the development process. As a result, the Planning and Development Department commits to releasing grading and drainage permits prior to plat approval to accommodate advanced site prep work for residential development prior to construction, when the following conditions are met:

- Grading and Drainage plans are approved
- Ownership listed at the County Assessors Office is consistent with the plat
- The property is not encumbered by USA fee title or easements
- Development is not contingent on abandonment of a public easement or facility
- Inventory and salvage permits are issued with inspections passed

Residential subdivision customers may consult with their Team Leader (Eric Buskirk at eric.buskirk@phoenix.gov or Craig Mavis at craig.mavis@phoenix.gov) to determine if a project is eligible to receive a grading and drainage permit prior to plat approval.

New Building Official Named:



Stephen Dudley
Phoenix Building Official
602 395-0821
Stephen.dudley@phoenix.gov

The Planning and Development Department is pleased to announce the recent hiring of Stephen Dudley as the new Building Official. Mr. Dudley is a 1981 graduate of Arizona State University with a Bachelor's degree in Architecture. He is a licensed architect in the state of Arizona. Mr. Dudley was in private practice as an architect for almost 20 years. Subsequently, he worked for the city of Glendale for 22 years, serving as their Building Official starting in 2014. Mr. Dudley is an adjunct faculty member at Glendale Community College, teaching classes in residential and commercial building codes. He became the Deputy Director/ Building Official for the Planning and Development Department at the city of Phoenix in May 2019.

As the Building Official, Mr. Dudley provides building code and technical advice to the public, architects, engineers and city plan review and inspection staff. He is the staff person charged with making final decisions regarding building code interpretations and code modification requests. Mr. Dudley manages the technical interpretation and enforcement of the Self-Certification Program. He also manages the Office of Customer Advocacy and provides key input to the Development Advisory Board.

PDD Building Code Examiner Earns High ICC Certification for Knowledge and Excellence

Congratulations to Building Code Examiner David Goodman who just obtained the International Code Council's (ICC) Master Code Professional Certification. David, who works with the Minor Commercial Team, is one of only 17 others in Arizona to earn that designation.

"This is really a big accomplishment," said Planning and Development Team Leader Ken Alexander. "To earn this requires a special kind of commitment and knowledge that David also exhibits in his daily work."



The International Code Council's Master Code Professional designation is the highest level of ICC certification and is the "gold standard" for demonstrating proficiency in the code profession. There are just over 800 Master Code Professionals worldwide, and their achievements are a benefit to the code enforcement profession, as well as their communities. The Council has certified thousands of individuals, but only a select number have attained this high-level of achievement. To obtain this level of certification requires and demonstrates commitment to the profession, diverse knowledge of codes and a high-level of self-initiative.

To become a Master Code Professional, a candidate must first earn ten core ICC certifications plus an additional number of elective ICC certifications for a total of "30 credits". Typical Master Code Professionals hold 17 or more ICC certifications. To become Master Code Professional, certified individuals must complete an additional 60 hours of Continuing Education Units every three years to maintain active status.

David obtained his first ICC certification 16 years ago and currently holds 18 ICC certifications. David has worked for the City of Phoenix for 4 years with the Minor Commercial Division. Prior to that, he worked with City of Centennial in Colorado for nearly 6 years doing commercial building plan review.

The X Phoenix: The City's First Co-Housing Development Offering Affordable Options for Downtown Living

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[@phoenixplanninganddevelopment](https://www.facebook.com/phoenixplanninganddevelopment)

PDD CONTINUES TO GROW! WE ARE HIR-

The Phoenix Planning and Development Department has been adding new positions consistently over the past few years to meet the development needs of our growing city. We currently have several positions open. If you or someone you know would be a great fit, go to <https://www.phoenix.gov/hr/current-jobs/> to see the job descriptions and to apply.



Developers broke ground on a unique residential downtown high rise that offers a mix of housing options including the city's first "co-housing development."



The "X Phoenix" development consists of two phases. The first consists of a 19-story tower with 253 units for rent, amenity space and 24,700 square feet of commercial space at ground level. The second phase will add another 300 units in a 23-story tower and an additional 21,300 square feet of commercial/retail space. The "X Phoenix" is one in a series of "X Social Communities" around the country by Chicago-based developer

Property Markets Group Inc. The concept offers young professionals an opportunity to live where they work but with affordability options that many high rise downtown residential buildings do not offer. The X will have a "rent by bedroom" option where people can live in a shared apartment in addition to traditional private apartment rental options.



Phoenix Biomedical Campus Ground-breaking and Progress

Staff is conducting inspections and holding on going meetings with the Phoenix Biomedical representative, design team and general contractor team for the new Wexford campus at 5th ST. The Phoenix Biomedical Campus is the first development within Arizona supporting medical research which includes laboratories and offices all in a seven-story building. Inspection staff are performing daily inspections of the foundation to meet the construction deadlines. The project broke ground in March and is a significant addition to downtown Phoenix. Click [here](#) to watch a video on the progress he progress and hear from city staff about the significance of this project.



Improvements Completed at Piestewa Peak Trailhead and More are On the Way

Our Commercial Inspections staff recently completed inspections on a multi-phase project to enhance the Piestewa Peak Trailhead.

General contractor, Valley Rain Construction Corporation, is constructing all the phases. The first phase started in September 2018 and was completed in early September 2019. Phase one included the installation of a new pre-manufactured bridge, cast-in-place concrete retaining walls, bridge abutments/foundations for bridge, four new shade ramadas and refurbishments of two existing shade ramadas.

The bridge weighs 155,000 pounds and it was lifted in place by a crane weighing 528,000 pounds that required 14 semi-trucks for delivery. The erection of the crane took eight hours and the placement of the bridge was completed in one day. The bridge will be used for both vehicle and pedestrian traffic with the main purpose to provide Fire Department access and staging when performing rescues. The bridge connects two existing parking lots and will eliminate traffic bottlenecks benefiting both the public and emergency rescue personnel when needed.

The rest of phase one included the addition of a bathroom facility with six unisex stalls and a ranger station. The next phase of the project will include another bathroom farther up the trailhead which will include four stalls and new ramada areas.



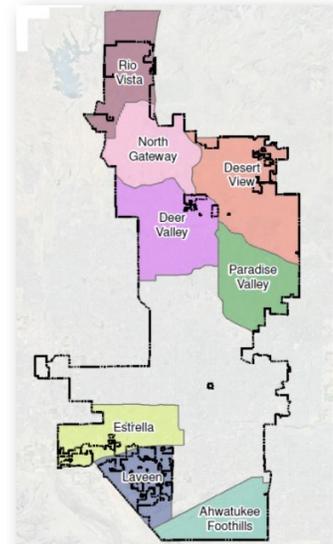
Council Approves Ordinance to Allow Home Designs with 2nd Stove to Accommodate Multi-generational Housing Needs

The City Council approved changes to a Zoning Ordinance to allow accessory cooking facilities in some new and partially developed single-family subdivisions.

Previously semi-private living spaces allowed additional amenities like sinks, refrigerators, and washers but not second stoves under the same roof.

There is a growing demand for these kinds of living spaces as they are often used as living space for aging parents or adult children.

The ordinance change allowing a second stove applies to detached single-family homes in new subdivisions larger than 15 acres and is applicable in the 8 villages on the map below with the greatest amount of vacant land. The are not permitted in existing established neighborhoods.



Ordinance applies to Rio Vista, North Gateway, Desert View, Deer Valley, Paradise Valley, Estrella, Laveen and Ahwatukee Foothills Villages.



Historic Preservation: Celebrating Adaptive Reuse

How PDD Helps Give New Life to Historic Buildings

Adaptive Reuse of Historic Properties Celebrated

The city of Phoenix celebrated National Historic Preservation Month in 2019 by featuring adaptive reuse of properties on the Phoenix Historic Property Register. The event was held at the [Great Arizona Puppet Theater](#) which is itself an adaptive reuse of the Phoenix Second Ward LDS Church, constructed 1929-1932. ADOT purchased the property in 1972 for the construction of Interstate 10. The property was slated for demolition but was saved due to a huge outcry for its preservation. It was listed on the National Register of Historic Places in 1983 and the Phoenix Historic Property Register in 1986. The theater purchased the property in 1996. A total of \$186,000 in Demonstration Grant funds was awarded to assist with the rehabilitation of the building. Work on the building continued for several years. In June 2019 the rehabilitation project was awarded the Governor's Heritage Preservation Honor Award at the State Historic Preservation Conference.



The Van Buren rehabilitation project was a recipient of the same award in 2018. Originally, this property at the southwest corner of 4th Avenue and Van Buren was home to the Dud R. Day Motor Company/Phoenix Motor Company. Although constructed in 1930, the property wasn't even considered eligible for the Phoenix Register until Pat Cantelme and James Kuykendall purchased the property in 2015 to preserve it. It just looked like a big stucco box to most people passing by the building. A \$250,000 historic preservation grant was awarded for the rehabilitation of the building. The property was listed on the Phoenix Register in 2017 and the National Register in 2018. Charlie Levy with Stateside Presents opened the event space in 2017. To watch a video about the Van Buren [click here](#).



The **Welnick Marketplace** at the southwest corner of 4th Avenue and Van Buren where State 48 Brewery is housed won a Governor's Award in 2017. Cantelme and Kuykendall also saved this building from a terrible fate. It had previously been the Welnick Arcade Marketplace and Liefgreen Seed Company Building. Constructed in 1927, the original openings and storefronts had been boarded and the buildings sat vacant for several years. They were awarded a \$100,000 preservation grant for the rehabilitation of these two buildings. They were added to the Phoenix Register in 2015 and the National Register in 2016.

These adaptive reuse projects of historic buildings in Phoenix were celebrated along with many other great examples of historic properties that were saved through adaptive reuse.

Great news for the Pierson Place Historic District as it was placed on the National Register of Historic Places.

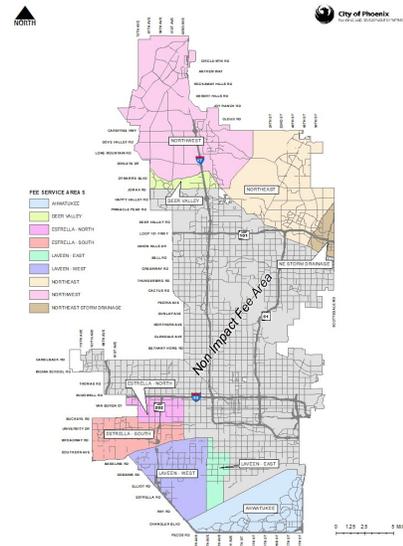


The district is bordered by Central and 7th Avenues, and Camelback Road and

City Staff working to Update Fees that Help Build Infrastructure in High Growth Areas

City of Phoenix staff spent the better part of the past year working with several consulting firms and a sixteen-member stakeholder group reviewing the City's Development Impact Fee program. City Council is expected to consider updating impact fees this fall to keep up with rising construction costs and better reflect recent development activity. Arizona law requires cities to review, and if necessary, update impact fees at least every five years. Phoenix's last update took effect in 2015.

Impact fees are charges that show up on building permits for projects located inside the "growth" areas shown on the Impact Fee Area map. Revenue from the proposed fees would provide nearly \$1 Billion in new infrastructure capacity from 2020-29, including: fire, police, parks, libraries, roads, storm drainage, water, wastewater and water supply. The draft Infrastructure Financing Plan



New Developments Helping Fill Demand for Downtown Living



Broadstone Residential Developments

Two phases of one of the most recent downtown residential developments are complete. Broadstone Osborn is one of four downtown projects by Alliance Residential Company. It is an example of one of several infill projects in uptown Phoenix over the past several years to accommodate the growing demand for living options in the heart of the city close to where people work and play.

“City staff and inspectors have been instrumental in getting us to occupancy and completion,” said Michael D’Andrea of Alliance Residential. The city helped us through the phasing and getting temporary certificate of occupancy for one part of the building while work is still underway on another area.”

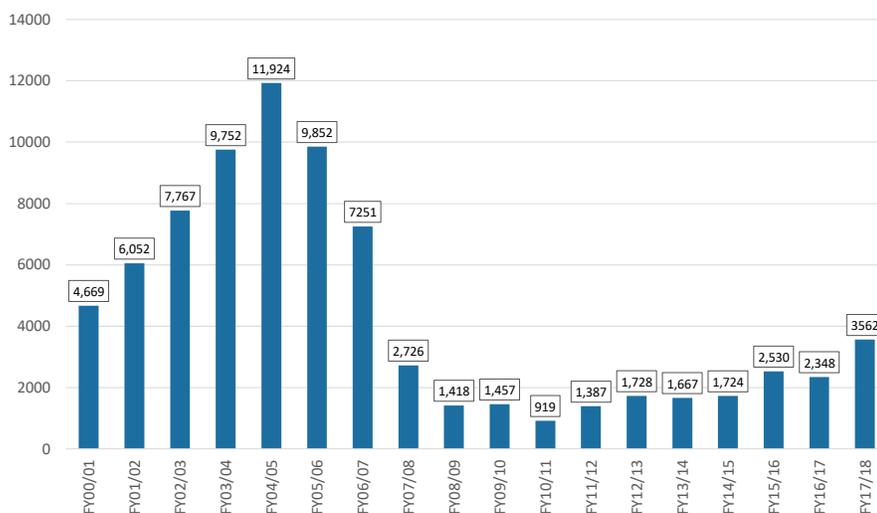
Phoenix Tower 3rd St. and Pierce



Civil Inspections staff completed a final inspection for off-site improvements on this 30-story apartment building located at the northeast corner of 3rd Street and Pierce. Civil inspections consisted of a new 12-inch water main extension, two fire-line lateral services, two sewer lateral connections, curb, gutter, sidewalk and landscaping. Staff signed off on a temporary certificate of occupancy for 30 units, and the Link GrandOpening is October 2019

PDD is as Busy as EVER! Check out the Stats for Residential and Commercial Development

Single Family Permits



Commercial Building Plans

