



City Council Weekly Information Packet

Friday, September 10, 2021

Includes the following documents/information:

- 1) City Council Events Schedule
- 2) Rio Salado Programming Special Event Application Review Committee
- 3) 2021 Commercial Audit and Code Compliance's COVID-19 Update
- 4) Community Development Activity Report, September 2021



City Council Events Schedule

September 10, 2021 thru November 20, 2021

The Mayor and City Council have been invited to attend various community meetings and public and private events at which a quorum of the City Council may be present. The Council will not be conducting city business, nor will any legal action be taken. This is an event only and not a public meeting. A list of the community meetings and public and private events along with the schedules, dates, times, and locations is attached. Organizers may require a rsvp or fee.

Fri	Sept 10	4:00 p.m. – 6:00 p.m.	Brian McCartin’s Retirement Party Location: Lou’s Bar & Grill at Papago Golf Course 5595 Karsten Phoenix, AZ
Fri	Sept 10	6:30 p.m.	Friday Evening Freedom Concert Location: Tempe Beach Park 54 W. Rio Salado Pkwy Tempe, AZ
Sat	Sept 11	5:30 a.m. – 7:30 p.m.	September 11th Healing Field Memorial Location: Tempe Beach Park 54 W. Rio Salado Pkwy Tempe, AZ
Sat	Sept 12	7:30 a.m.	Tunnel to Towers 5k Run/Walk Location: Tempe Beach Park 54 W. Rio Salado Pkwy Tempe, AZ
Mon	Sept 13	Noon – 1:00 p.m.	Papago/North Tempe Character Area Draft Plan Virtual Public Meetings Location: tempe.gov/CharacterAreas to register for Zoom sessions
Mon	Sept 13	Noon – 1:00 p.m.	Climate Action Plan 2021 Update Virtual Public Meetings Location: tempe.gov/ClimateAction to register for Zoom sessions
Mon	Sept 13	6:00 p.m. – 7:00 p.m.	Papago/North Tempe Character Area Draft Plan Virtual Public Meetings Location: tempe.gov/CharacterAreas to register for Zoom sessions

Mon	Sept 13	6:00 p.m. – 7:30 p.m.	Climate Action Plan 2021 Update Virtual Public Meetings Location: tempe.gov/ClimateAction to register for Zoom sessions
Thu	Sept 16	4:00 p.m. – 4:30 p.m.	Save the Date: Autism Certification Event Location: Various throughout the City (TBD)
Fri	Sept 17	8:00 a.m. – 9:00 a.m.	Omni Hotel & Conference Center Groundbreaking Location: Southeast Corner of Mill & University 7 E. University Dr. Tempe, AZ
Fri	Sept 17	6:30 p.m. – 8:00 p.m.	Corbell Park Re-opening Location: Corbell Park S. Lakeshore Drive & E. Chilton Drive Tempe, AZ
Fri	Sept 17	7:00 p.m. – 8:00 p.m.	2021 Tardeada Private Reception Location: Tempe History Museum 809 E. Southern Avenue Tempe, AZ
Thu	Sept 23	3:00 p.m. – 6:00 p.m.	2021 Fueling the Economy - Tempe AZRE Event Location: Tempe Center for the Arts 700 W. Rio Salado Parkway Tempe, AZ
Mon	Sept 27	5:30 p.m. – 6:30 p.m.	Alegre Park Improvements Open House Location: Alegre Park 1940 E. Don Carlos Ave. Tempe, AZ
Mon	Sept 27	6:30 p.m. – 7:30 p.m.	Creamery Park Improvements Open House Location: Creamery Park 1520 E. 8th Street Tempe, AZ
Wed	Sept 29	5:30 p.m. – 9:00 p.m.	Save the Date: 38th Annual Don Carlos Humanitarian Awards Location: Hybrid In-Person/Virtual Event
Thu	Sept 30	Noon – 1:00 p.m.	Alegre Park Improvements Virtual Public Meeting Location: tempe.gov/ParkUpdates to register for Zoom session

Thu	Sept 30	Noon - 1:00 p.m.	Creamery Park Improvements Virtual Public Meeting Location: tempe.gov/ParkUpdates to register for Zoom session
Thu - Sat	Nov 18 - Nov 20	All Day	National League of Cities City Summit Location: Salt Palace Convention Center 100 S W Temple Salt Lake City, UT 84101

09/10/2021 EF

MEMORANDUM

TO: Mayor and Council
THROUGH: Steven Methvin, Deputy City Manager
Keith Burke, Community Services Director
FROM: Shawn Wagner, Deputy Community Services Director - Parks & Recreation
Linda Cano, Community Services Manager – Special Events
DATE: September 10, 2021
SUBJECT: Rio Salado Programming: Special Event Application Review Committee



PURPOSE:

Update Mayor and Council regarding the status of the Rio Salado Park special event application review committee.

CITY COUNCIL STRATEGIC PRIORITY:

Quality of Life – 3.19: Achieve ratings of 'Very Satisfied' or 'Satisfied' with the 'Value of Special Events to the City' greater than or equal to the national benchmark cities as measured in the Community Survey.

Financial Stability & Vitality – 5.01: Achieve ratings of 'Very Satisfied' or 'Satisfied' with the 'overall level and quality of business services provided by the City of Tempe' greater than or equal to the national benchmark cities as measured in the Business Survey.

BACKGROUND INFORMATION:

Overview

Rio Salado is the land that surrounds Tempe Town Lake from Priest Drive to Rural Road. This area has been programmed with special events and activities for over two decades. The special events that take place in Rio Salado have created a dynamic and vibrant destination. Various other activities that take place, such as yoga, bicycling and boating, add a family-friendly element to the area.

Tempe Town Lake has made Rio Salado a nationally recognized premier location to host special events and community activities. The significant number of requests for the use of Rio Salado for events has contributed to making Tempe Town Lake the second most visited landmark in Arizona.

It is this considerable interest in Rio Salado that has created the need to establish a more innovative protocol for programming special events. The existing first-right-of-refusal method of programming proved to be successful in activating Rio Salado twenty (20) years ago. The proposed protocol creates a new opportunity to offer innovative and unique activities that will continue to make Rio Salado a dynamic place to visit.

UPDATED PROCESS:

City staff, the Downtown Tempe Authority (DTA) and Tempe Tourism Office (TTO) have endeavored to develop an effective process of reviewing and selecting the events that will take place in Rio Salado.

Goals

The following are goals for the Rio Salado Programming process:

- Increase the diversity of programming
- Create a more robust use of the area
- Enhance community-focused activities and placemaking
- Balance resident needs with event impacts
- Encourage tourism to support local businesses

- Expand opportunities for events that have a greater positive impact on the economy

Application Review Committee

An application review committee has been established to review all incoming applications for the use of the Rio Salado area. This committee comprised of representatives from City staff, DTA, TTO, and community stakeholders. Criteria developed by the committee will assist in the review and acceptance of applications. The applications that most closely meet the criteria will be assigned their requested date. If an application does not meet the criteria, they will be assisted in finding an alternate location. The committee will assemble in the fall to review applications and will continue to meet as needed throughout the year.

The assignment of a date does not constitute approval of the request. Final approval will be given by the Special Events Task Force Committee (SETFC), contingent upon the applicant's ability to meet the requirements outlined by the SETFC.

City of Tempe application review committee members were selected based on their individual areas of expertise that are applicable to Rio Salado Park. The committee determined that, as key stakeholders, representation of the TTO and DTA was imperative.

Downtown business owners and residents who are directly affected by special events in the Rio Salado Park area were recruited to assist in the review and selection of special event applications. Due to the Rio Salado programming process's accelerated timeline, the business owners and Downtown resident with previous experience managing special events, and who are known by the SETFC to be highly affected by events in Rio Salado Park, were selected to be members-at-large. These members-at-large will serve a two-year term.

Application Review Committee Members

Linda Cano - Special Events Manager, City of Tempe

- Committee chairperson

Jonni Wolfe - Special Events Project Coordinator, City of Tempe

- Manages Downtown Tempe events

Chad Holmes - Special Events Project Coordinator, City of Tempe

- Manages Rio Salado Park events

James Hatch - Special Events Project Coordinator, City of Tempe

- Manages Rio Salado Park events

Elizabeth Thomas - Neighborhood Services Specialist, City of Tempe

- Liaison to neighborhoods

Eileen May - Managing Director, Tempe Center for the Arts

- Arts & Culture representative

Brian McCartin - President & CEO, Tempe Tourism Office

- Tourism stakeholder

Kate Borders – Executive Director, Downtown Tempe Authority

- Downtown business stakeholder
- Producer of downtown activations and events

Scott Price – Downtown Business Owner/Member at Large

- Business owner – seven (7) Downtown businesses
- Producer of downtown events

Zachary Powell

- Business owner – Café Boa

James Neal – Downtown Resident/Member at Large

- Homeowner
- Producer of downtown events

Criteria

The attached scorecard was created by the Application Review Committee. Criteria were developed that generally follows the Triple Bottom Line (TBL) approach to evaluating special events. The TBL combines the social, economic, and environmental aspects of events and activities. Each committee member will individually evaluate the applications based on the criteria and will record their rating on the scorecard. Applications will be grouped by the event dates requested and subsequently selected based on the highest cumulative score.

Special events that have entered into council-approved agreements to provide in-kind Tempe services will continue through the length of the agreement. Once the agreement expires, the event will be reviewed by the committee and rated according to the established criteria. Tempe currently has agreements with Ironman Arizona, Kiwanis July 4th Tempe Town Lake Festival, and the Rock 'n Roll Running Series

Application Review Committee Timeline

- April – First meeting of application review committee
- June – Finalize application protocol
- August – Event producers notified of application deadline
- October – Application deadline
- November – Event producers notified of their 2023 assigned date

The deadline to receive applications will be in October of each year. Event producers will receive at least one-year advance notification of their assigned dates in November to provide adequate time for event logistics (planning, promotion, fundraising, sponsorships, registration, etc.). All special events scheduled for calendar year 2022 will be honored.

Attachments: Scorecard and Criteria Defined

**Tempe Special Events
Application Review Committee
Criteria Defined**

Increase in tax revenue/room nights

- Tempe Tourism to provide data

Tempe business engagement

- Physical presence of a business within the venue; sponsorship opportunities; advertising space available within venue; ancillary engagement (ex. VIP banquet prior to event kickoff)

Marketing/Visibility/Notoriety of Tempe

- Media/social media engagement: Local, state, national, worldwide

Long term sustainability/growth

- Financial security; established

Arts/Cultural/Wellness

- Arts focus; arts component; cultural connection/partnership

Civic pride/Identity/Tempe priorities

- Community engagement; years in Tempe; connected to council priority

Charitable

- Nonprofit produced; fundraiser; charitable element; Tempe charity association

Minimal community congestion

- No or little impact; road closures; noise; community's ability to use park

Uniqueness

- Absence of similar event offered in Tempe; similarity to events in surrounding area; spin on an existing event; visionary

Appropriateness of venue and time of year

- Align event with compatible venue; right event for the right space



Memorandum

City of Tempe

Date: September 10, 2021
To: Mayor and Council
From: Jeff Tamulevich, Code Compliance Administrator
Subject: 2021 Commercial Audit and Code Compliance's COVID-19 Update

BACKGROUND:

The Code Compliance Division conducts the Code Compliance Commercial Audit establishing a benchmark for the effectiveness of the Division's commercial enforcement of Code. This audit is a part of the Code Compliance performance measure, 3.01 Code Compliance Assessment Score. The purpose of the audit is to evaluate the aesthetic appearance of Tempe's multi-family, commercial, and industrial properties based on "typical" Code related violations.

During the audit, the following eight (8) categories are evaluated for compliance with City Codes:

1. Dead or missing trees
2. Dead or missing shrubs
3. Lighting deficiencies
4. Visible address numerals
5. Unscreened mechanical equipment
6. Condition of painted surfaces
7. Condition of structures / buildings
8. Condition of parking lots

The eight (8) categories are scored on a scale of one-to-five (1-5), where five (5) is perfect and three (3) or lower would indicate a violation is present. The combined score of all categories for a property equates to a maximum score out of forty (40).

A 5% sample of the City is audited, and properties are randomly selected from the same population recording districts each year. The audit is completed each year during the month of July to help maintain consistency.

This memo compares the results of all commercial audits since 2013 and highlights the key takeaways from this year's analysis.

City wide scores for each of the eight (8) categories

In 2021, seven (7) of the eight (8) violation categories increased in score from the last audit, which are highlighted in green below. An increase means a higher compliance score, or fewer violations occurred for that category. Looking at the “Total Results” at the bottom of the chart, 2021 has shown the highest compliance scores on record at 25.51.

	2013	2014	2016	2018	2019	2020	2021
The presence of dead or missing trees	2.21	2.08	2.32	2.38	2.95	3.09	3.18
The presence of dead or missing shrubs	2.44	2.3	2.39	2.18	3	2.89	2.99
The absence of proper lighting	2.06	2.03	2.14	2.26	2.87	2.93	3.30
The absence of address numerals	2.51	2.39	2.87	2.98	2.66	2.89	3.20
The presence of mechanical equipment	3.33	3.15	3.11	3.29	3.05	3.18	2.98
The condition of painted surfaces	2.87	2.63	3.2	3.38	3.35	3.29	3.47
The condition of structures / buildings	3.07	2.88	3.34	3.26	3.42	3.24	3.50
The condition of designated parking areas	3.04	2.91	2.89	2.74	2.71	2.73	2.89
<u>Total Result</u>	21.52	20.37	22.26	22.47	24.01	24.24	25.51

Since the release of the 2019 Business Survey, the Code Compliance Division has made several changes to improve the commercial property compliance rates and the satisfaction levels of our businesses by:

- Restructuring the Commercial, Signs and Residential inspection teams to address priorities and balance necessary workloads
- Combining the duties of sign enforcement and commercial enforcement to reduce inspection redundancies
- Increasing the number of commercial inspectors from two (2) to three (3);
- Implemented a bi-annual assessment of the commercial inspection zones
 - This is utilized to redistribute inspection zones to ensure inspector efficiency;
- Completing the technology upgrade with IT to improve efficiency and turn-around times which has increased inspector productivity.

COVID-19 UPDATE:

During this time of pandemic, be assured the Code Compliance Division maintains the ability to conduct all field inspections and respond to all complaints received typically within 24 hours. During the first six (6) months of this year, the Code Compliance Division addressed 5,548 cases (4,564 Residential and 984 Commercial). This is on track to be one of the highest case counts for a single year over the last decade.

In response to questions, you may receive regarding enforcement measures during the pandemic, the Code Compliance Division has implemented changes to ensure a flexible and compassionate approach to enforcement.

- In March of 2020, the Division enacted the COVID-19 extension policy where residents and business owners who reach out to their inspectors are granted additional time if they have been affected by COVID-19. Every violation notice sent has a COVID-19 assistance sticker applied to the top of the letter.
- Inspectors entering the interior of a business or home are equipped with N-95 masks, gloves, and safety glasses while maintaining social distancing. All other inspections on property or having contact with the public requires masks and social distancing.

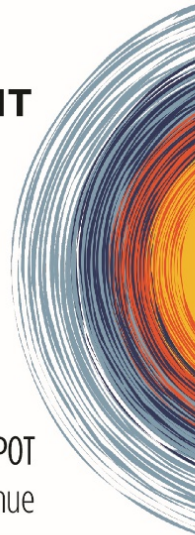
- Property owners are provided information about our Assistance and Education Programs. It should be noted we have hired a new landscaping company for our Tempe Landscape Referral Program, and we have extended our contract with our Residential Home Painting Program company.

The City Council has established their five (5) main priorities and direction for the City. Our Division is committed to the health and safety of the public and all internal employees. We are proud to support an increased quality of life by protecting the community from physical, visual & economic deterioration.



**COMMUNITY DEVELOPMENT
ACTIVITY REPORT**
tempe.gov/projects

TEMPE DEPOT
300 South Ash Avenue



[Community Development Activity Report | September 2021](#)

- Building Permit Issued/Construction Underway*** | 93 projects
- In Plan Review for Building Permit*** | 67 projects
- Plans Approved/Entitled** | 25 projects
- In Review for Planning Entitlements** | 35 projects
- Use Permits** | 4 permits

**Building Permits listed have a valuation of \$250,000+ or are the result of a previously listed Planning Entitlement.*



COMMUNITY DEVELOPMENT
31 E. 5th Street, Garden Level East
Tempe, AZ 85281
480.350.4311
www.tempe.gov/comdev

Questions please contact Ryan Levesque.



COMMUNITY DEVELOPMENT ACTIVITY REPORT | SEPTEMBER 2021

CERTIFICATE OF OCCUPANCY/ CONSTRUCTION FINALED

www.tempe.gov/projects

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	PL180245	Hayden House Rehab	1 W. Rio Salado Pkwy.	Historic Rehab	DPR			
2	BP191390	Tempe Cornerstone Grocery	940 E University Dr	Site and Shell Modifications	AA			
3	PL190176	Salad and Go	7800 S Priest Dr	New Building New Drive Through	DPR			
4	BP191531	Carvana HQ3 - PH 3	1305 W 1st St	TI W/Rooftop A/C - 1st Floor	TI			
5	BP190956	WeWork	410 N. Scottsdale Rd.	TI - 10TH & 11TH FL	TI			
6	BP191477	Wood Elementary School	727 W Cornell Dr	New School/Replacement of Existing School	New			
7	BP191945	Bob's Discount Furniture	1270 W Elliot Rd	TI	TI			
8	BP192507	Tesla	7015 S Harl Ave	A/A	A/A			
9	PL180025	1100 E Apache	1100 E Apache Blvd	New mixed use housing	DPR/PAD/ZON			
10	BP192363	Sephora@Tempe MarketPlace	2000 E Rio Salado	TI - Suite 1011	TI			
11	PL190130	South Mountain Retail	2415 W Baseline Rd Rd	Retail	Plat			
12	PL200009	Salad and Go	1804 E Elliot Rd	New restaurant with drive through	DPR	758		
13	PL190131	In-N-Out Burger	2401 W Baseline Rd	New 3,867 square-foot commercial building				
14	BP200418	Opendoor Labs Inc	410 N Scottsdale Rd	TI Floor 14,15,16	TI			
15	BP191928	Zero Mass Water	7825 S Hardy Dr Ste 110	TI To include mechanical yard	TI			
16	BP190735	Pitchfork 2055	2055 E 5th St	TI for Cultivation	TI			
17	BP200289	Knox sewage pump station	892 E Knox Rd	Sewage puomping station rehab	TI			
18	PL180095	Broadway Apartments	1980 E. Broadway Rd	Multi-Family	ZON/DPR	100,064	90	44'
19	PL180002	Precision Fleet Services	360 S. Smith Rd.	New Warehouse with Sales Area	PAD/ZUP	89,578		55'
20	PL190195	Raising Canes	5201 S McClintock Dr	New restaurant with drive-through	DPR			
21	BP191500	Fox Technology Center	2010 E Centennial Cir	Sturctural Mod/Undergroud/Roof Reno	TI/AA			
22	PL170143	Mirabella Asu	105 E. University Dr	Mixed-Use		606,466	307	250'
23	BP191786	Black Rock Coffee	1202 W Broadway Rd	TI W Minor exterior	TI			
24	BP200246	Fry's 101	3232 S Mill Ave	TI	TI			
25	BP200364	Verizon Wireless Tempe MSC7	126 W Gemini Dr	AA Exterior	AA			
26	PL190263	Circle K	1900 N Scottsdale Rd	New 3,867 square-foot commercial building				
27	PL170166	Park Place	1201 E. Apache Blvd	Mixed-Use		573,483	285	69'
28	BP210209	Aircomm	2929 S 48th St	TI	TI			
29	PL190233	Twin Peaks	2050 E Rio Salado Pkwy	New restaurant with patio	DPR			
30	PL180100	777 Tower @ Novus	777 E. Packard Dr	Office	DPR	170,00		105'
31	BP210028	The Habit Burger Grill @ Agave Center	8905 S Harl Dr	TI	TI			
32	BP201165	Wells Fargo	1150 W. Washington St.	Additions and Alterations	TI - Level 1			
33	BP200103	Door Dash	1033 W Roosevelt Way	TI Floors 2, 3, and 8	TI			
34	BP201167	Fine Arts Building for Tempe Prep	1251 E Southern Ave	New 20,898 sq. ft. Classroom/Multipurpose Building				
35	BP191451	Friendship Village Tempe - Phase 1	2645 E Southern Ave	5 Story Independent Living	DPR			
36	BP210233	Wilson Engineers	1620 W Fountainhead Pkwy	TI	TI			
37	BP191800	Evbom	2050 W Rio Salado Pkwy	TI W/Exterior	TI			
38	PL170238	Westin Tempe	11 E. 7th St	Hotel	PAD & DPR	276,558	290	225'
39	PL190136	999 Playa Del Norte	999 Play Del Norte Dr.	6 Story Office Building	PAD/SBD/DPR			
40	PL190223	707 South Forest Apartments	707 S Forest Ave	20 Story Mixed-Use	DPR		252	
41	BP202315	Tempe Villas	3425 S Priest Dr	Remodel apartment units	TI			
42	BP202157	NationServe TI	402 W Geneva Dr	TI	TI			
43	BP211270	TAPP Interior Remodel	6000 S Lakeshore Dr	TI	TI			

DPR: Development Plan | PAD: Planned Area Development | ZON: Zoning Map Amendment | GPA: General Plan Amendment | ZUP: Use Permit | VAR: Variance | T.I.: Tenant Improvement | A/A: Addition & Alteration | A.Reuse: Adaptive Reuse | PLAT: Subdivision Plat

BUILDING PERMIT ISSUED / CONSTRUCTION UNDERWAY

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	PL170320	The Muse	1020 E. Spence Ave	Single-Family		36,984	16	37'
2	BP181760	Camelot Lift Station	1818 E. Bell De Mar Dr		T.I.			
3	PL160248	The Pier	1190 E. Vista Del Lago Dr	Mixed-Use		1,345,926	586	283'

4	BP190689	SWG-CNG Vehicle Fueling System	5705 S. Kyrene Rd.	Install Vehicle Fueling System	A/A			
5	PL180082	Tempe Crossroads	1010-1044 E. Orange St	Mixed-Use	Plat			
6	PL170198	Sound + Lighting Fx	1245 N. Miller Rd	Warehouse	DPR	18,105		35'
7	BP191223	Clementine	6720 S. Clementine Ct.	TI	TI	71,404		
8	BP191660	Comfort Suites	1625 S 52nd St	AA Canopy and Lobby Addition	AA			
9	BP191676	Gold Canyon - Fit Up Package	443 W Alameda Dr	TI Fit Up Package - Ste 175	TI			
10	BP191731	Fox Technology Center	2010 E Centennial Cir	TI To include mechanical yard	TI			
11	PL180298	University Business Center	624 S. River Dr.	Parking	DPR	66,923		34'4 7/8"
12	BP191426	University Business Center - Bldg C and D	2080 E University Dr	Shell bulding Additions	AA			
13	BP191425	University Business Center Shell Building A	632 S River Dr	New Shell Building A				
14	BP191850	International Polymer Engineering	1706 W 10th PL	TI	TI			
15	BP191742	Amat Tool Hook UP	7700 S River Pkwy	TI	TI			
16	BP190503	Stericycle Medical	245 W. Lodge Dr		T.I.			
17	PL180295	B1 Renovation and Addition	1625 W. 3rd St	12,479 sqft Addtion	DPR	47,345		25'
18	PL190157	Olive Garden	1010 W Elliot	Repaint and Exterior Modifications	TI			
19	BP192358	Fieldhouse	5000 S Arizona Mills Cir Ste 313	TI - Suite 313	TI			
20	PL190320	Tobian Residence	415 W 5th St	Two dwelling units.	DPR/SBD		2	
21	PL180288	Camden Hayden II	600 E. Curry Rd.	Multi-Family	DPR	489405	397	62' - 10"
22	BP192295	Education Models	1525 E Apache Blvd	TI				
23	PL180235	The Level	915 S. Smith RD.	Multi-Family	DPR/PAD/ZUP/ZON/PLAT	86,208	80	30'
24	PL190046	Bakers Acre Motel	1620 E Apache Blvd	Interior TI W/MEP	TI			
25	PL180101	Aspen Heights	767 E. 6th St	Mixed-Use	DPR	515,928	262	95'
26	PL190054	Daybreak Apartments	1935 E Apache Blvd	Construct new apt Buildings	AA		52	
27	PL190025	1436 S TERRACE ROAD	1436 S Terrace Rd	New Multi Family			11	
28	BP191968	Buss Pull Out at Tempe Library	3500 S Rural Rd	Bus Pull Out with Landscaping				
29	PL190146	Chapman Kyrene Bodyshop	5301 S Kyrene Rd	8,448 square foot addition	DPR	8,448		
30	PL190188	Aspen Heights Mixed Use	767 E 6th St	Major amendment to development plan	DPR			
31	BP192468	JGMWTP Reservoir Improvements	255 E Marigold Ln	Oth-Reservoir Imp an Tank Containment				
32	BP192467	STWTP Reservoir Improvements	6000 S Price Rd	New Reservoir Roof and Tank Containment				
33	BP200146	Pierside Properties	7200 S Priest Dr	A/A	A/A			
34	PL190040	Best Western	670 N. Scottsdale Rd.	Addition of porte cochere and relocate pool	DPR			
35	PL180108	Aoufe Building	3231 S. Mill Ave.	Major remodel with minor exterior	T.I./ZUP			
36	BP200370	ASU School of Design	777 S Novus Pl	TI Part of 1st Fl & all of 2nd floor	TI			
37	BP200340	Tempe Market Place	2000 E Rio Salado Pkwy	Exterior renovations	TI			
38	PL180236	Mill And Rio - One Hunderd Mill	100 S. Mill Ave	Mixed-Use	PAD/DPR/Plat			
39	BP191432	Lowry's Inc	441 W Geneva DR	TI W/Minor Elevation Mod	TI			
40	BP191769	Spec Suite 110 (105-110)	7929 S Hardy Dr	TI-Office Warehouse	TI			
41	BP191759	Novus Innovation Corridor	760 E University Dr	Private Street Lights	AA			
42	BP191571	Edgeconnex	3011 S 52nd St	AA Exterior Modifications	AA			
43	PL190166	Roosevelt Corner	305 S Roosevelt St	6 new 3 story townhomes	DPR		6	
44	PL170380	The Roosevelt Phase II	225 S Roosevelt St	19 new three-story attached single family	DPR/PLAT/SBD		19	
45	PL190166	Roosevelt Corner	305 S Roosevelt St	New Office	Plat/SBD			
46	PL190320	Tobian Residence	415 W 5th St	New Multi Family Two Units	DPR/SBD			
47	PL190276	Del Taco	1331 N Scottsdale Rd	New 2,053 s.f. restaurant				
48	PL180192	Hudson Lane Condos	55 W. Hudson Ln	Multi-Family	DPR	21,259	11	26'2"
49	PL200068	Tempe Crossings 2 Lot 1	9895 S Priest Dr	Retail	DPR			
50	BP200330	Corbell Park	7300 S Lakeshore Dr	Playground Improvements	TI			
51	PL190085	Parc Broadway	711 W. Broadway Rd.	New mixed use housing	ZON/PAD/DPR/GPA		324	
52	BP192220	East Valley Bus	2050 W Rio Salado Pkwy	Replace/repair existing shade canopies				
53	PL200066	Salad and Go	3229 S 48th St	New Restaurant	DPR			
54	PL190297	Tempe Street Car TPS#4	1839 E Apache Blvd	Traction Power Substation and Signal House	DPR/SBD			
55	BP202288	Khare Fuel Facility	1795 E University Dr	Addition of new canopy and fuel dispensers				
56	PL190315	The 5th Apartments	1027 W 5th St	Increase ht for 28 unit development	ZUP/DPR		28	
57	PL190161	Vib Tempe	511 S Farmer	New Hotel	DPR			
58	BP210287	Setna iO	402 W Fairmont Dr	TI	TI			
59	BP210767	AZ Cardinals Practice Dome - HVAC	8701 S Hardy Dr	Replace and Upgrade inflation and cooling unit				
60	BP210732	EdgeConneX Waymo Charging Stations	3011 S 52nd St	A/A				
61	BP210686	Hatfield Medical Group	5015 S Arizona Mills Cir	A/A				
62	BP210691	Medi Impact	8060 S Kyrene Rd	Install Photovoltaic system on roof				

63	BP210715	dd's Discounts	5000 S Arizona Mills Cir	TI					
64	PL170280	Farmer Townhomes	406 W 7th St	Construct 15 townhomes	ZON/PAD/DPR				
65	BP210512	Vitalant - GMP #239	1524 W 14th St	TI	TI				
66	BP210407	Arizona Pain	601 E Broadway Rd	TI	TI				
67	BP210061	Steel Reservoir Tanks Rehab @ Historic Hayden Butte	222 E 5th St	System upgrade					
68	PL200129	Smith & Rio Apartments	1965 E Rio Salado Pkwy	New 5 Story Apartment Building	DPR/PAD/ZON/GPA				
69	BP200251	The Beam on Farmer	433 S Farmer Ave	Commercial office building					
70	BP210692	Photovoltaic System	8150 S Kyrene Rd	Install Photovoltaic on roof	AA				
71	BP202317	Robinhood - Tempe	410 N Scottsdale Rd	TI	TI				
72	BP191001	UPS	1975 E. Wildermuth AV	Replacement of Tank and Dispensers	DPR				
73	BP210091	Evolve Allegis	1540 W Fountainhead Pkwy	TI	TI				
74	BP210071	Village Medical	1825 E Warner Rd	TI	TI				
75	BP210303	Interiorworx	2040 W Rio Salado Pkwy	TI	TI				
76	BP201320	Tempe Metro Apartments - Leasing & Fitness TI	1811 E Apache Blvd	TI	TI				
77	BP211563	Walk-In Freezer Upgrades	1875 E Apache Blvd	A/A	A/A				
78	BP211401	Meyer Park - Playground Renovations	2727 S Dorsey Ln	Park Improvements					
79	BP211518	Mitchell Park - Playground Renovations	915 S McKemy St	Park Improvements					
80	BP210983	The Dillon	720 S Roosevelt St	TI					
81	BP211031	Nextcare	2145 E Baseline Rd	TI					
82	PL180314	Omni Tempe	7 E. University Dr.	Hotel	DPR	270,584	331	179'4"	
83	BP211323	BD Level 4 Lab Expansion TI	850 W Rio Salado Pkwy	TI					
84	BP210306	IO Flood Remodel	1347 E University Dr	TI	TI				
85	BP210042	Celerion Generator	5005 S Wendler Dr	New exterior generator and enclosure	A/A				
86	PL200246	Whataburger	1800 W Elliot Rd	New restaurant with drive-thru	DPR/ZUP				
87	BP211856	Tempe South Corporate Center Renovation	2108 E Elliot Rd	A/A	A/A				
88	BP210488	Tempe Center for the Arts - Fountain Equipment	700 W Rio Salado Pkwy	Fountain Renovation	A/A				
89	BP211147	Tempe RNC Remodeling and Expansion	126 W Gemini Dr	A/A					
90	PL190059	Eastline Village - Phase I	2025 E Apache Blvd	3 story mixed use dwelling & commercial	DPR		180		
91	BP211487	CCD Remodel Tempe	520 S Price Rd	A/A					
92	BP211475	Marriott Tempe at the Buttes - Window Replacement	2000 W Westcourt Way	A/A					
93	BP210289	ADOT @ 1919 W Fairmont Drive	1919 W Fairmont Dr	TI	TI				

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IN PLAN REVIEW FOR BUILDING PERMIT

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	PL180333	Pueblo Anozira	1849 E. Guadalupe Rd.		A/A			
2	BP190466	Gentle Dental	6601 S. Rural Rd.		T.I.			
3	BP190681	Evbom	2050 W. Rio Salado Pkwy.	Site Modifications	T.I.			
4	PL180306	Grand At Papago Phase 4 Office And Structure	1121 W. Washington St	Office	DPR	593,410		112'
5	PL190044	The Twins Duplex	109 S. Roosevelt St.	New Construction Residential Duplex	DPR			
6	PL180315	Ascend Church	1585 E. Guadalupe Rd.	New Bldg and Interior remodel of existing blgs	DPR	16,043		30'
7	BP191730	Level Up	2424 W University Dr	TI Dispensary Suite 119	TI			
8	PL180037	Khan On Spence	1117 E. Spence Ave	Multi-Family	DPR		6	
9	PL190007	Tempe Micro Estates	1443 S Rita Ln	Multi-Family	ZON/PAD/DPR		13	
10	PL180308	Kyrene and Elliot Shops	550 W Elliot Rd.	New Retail and Restaurant	DPR/ADM	6,360		28'
11	PL190092	Salubrious Wellness Clinic	520 S Price Rd	Site Work, Mech Equip Add, TI & Ext Door	TI			
12	PL190094	Hilo Tempe	701 S. Mill Ave.	11 Story Mixed Use	PAD/DPR		122	
13	BP192159	Native Grill and Wings	1301 E Broadway Rd	TI/W Minor Exterior Modifications	TI			
14	PL190277	Discovery Business Center Phase III	7400 S Price Rd	New 3 Story Office Building				
15	PL190313	Loeding Lofts	431 W 6th St	3 new single family homes	DPR/ZUP		3	
16	PL190140	Tempe Market Station	1953 E. Rio Salado Pkwy	RETAIL Commercial/Retail/Restaurant	DPR/PAD			
17	PL190127	Agave Center Self Storage	1791 W. Greentree Dr	Self Storage Facility	DPR/ZUP			
18	PL190200	One Hundred Mill Hotel	120 S Mill Avenue	13 Story hotel containing 237 keys	DPR			
19	PL190138	Tempe Market Station	1953 E. Rio Salado Pkwy	HOTEL Commercial/Retail/Restaurant	ZUP/PAD/DPR			
20	PL190150	Gem Apartments	2063 E Lemon St	3 story 11 units	DPR		11	
21	PL190217	430 W 7th St Apartments	430 W 7th St	New multi story multi family apartments	DPR/PAD		7	

22	PL190270	3 On Hardy Townhomes	325 S Hardy Dr	New SFR				
23	PL200086	Habitat for Humanity (Victory)	2539 E Victory Dr	Two SFR development				
24	PL190232	Lemon St Single Family Residences	2001 E Lemon St	DPR for 7 Single Family Homes	DPR/ZUP			
25	BP202420	Discount Tire	1709 E Southern Ave	Addition and interior remodel	A/A			
26	PL200114	Uhaul Tempe Town Lake	500 N Scottsdale Rd	3 story building	DPR/ZUP			
27	PL200225	Quantum Surgical Center	4611 S Lakeshore Dr	New Surgical Center	DPR/ZUP			
28	BP210384	Fry's 627	9900 S Rural Rd	TI	TI			
29	BP210605	Brookdale Tempe	1610 E Guadalupe Rd	Update to Common areas	A/A			
30	PL190154	George Drive Bungalows	807 S George Dr	New single family homes allow in CSS	DPR/ZUP		10	
31	BP210839	Zelman Center Renovation and Addition	1251 E Southern Ave	New storage building				
32	BP210906	Nirvana Center	2715 S Hardy Dr	TI				
33	BP210878	Ailgn	410 N Scottsdale Rd	TI				
34	PL200220	Fry's Fuel Center	1831 E Baseline Rd	New Fuel Center with Small Kiosk	DPR/ZUP			
35	BP210986	O'Reilly Auto Parts Store	1920 E University Dr	TI				
36	BP211060	Wildflower @ Tempe Square	6428 S McClintock Dr	TI				
37	BP211066	21st Century Healthcare	443 W Alameda Dr	TI				
38	BP211028	Amazon	2000 E Rio Salado Pkwy	TI				
39	BP211106	Friendship Village Tempe - Phase 2	2645 E Southern Ave	5 Story Independent Living				
40	PL210107	Wells Fargo RDC	1305 W 23rd St	Addition of new electrical equipment building	DPR/PAD			
41	BP211198	Harkins Tempe Marketplace 16	2000 E Rio Salado Pkwy	TI				
42	BP211349	Tempe Cornerstone	920 E University Dr	Exterior renovation				
43	BP211327	Ptichfork Tempe T.I.	2055 E 5th St	TI				
44	BP211467	Neudesic	100 S Mill Ave	TI				
45	PL190249	Blue at Eastline Village	2058 E Apache Blvd	Mixed Use development -Comm/Multi-Fam	ZON/DPR/PAD/GPA		187	
46	PL200251	Rio East	98 S River Dr	New Mixed-use development	DPR/PAD/ZON			
47	BP211468	Hayden Ferry Lakeside - Site Improvements	40 E Rio Salado Pkwy	Site and Landscape Modification				
48	BP211637	Worthington Place Condominium	616 S Hardy Dr	A/A	A/A			
49	BP211643	Stockx	8370 S Kyrene Rd	TI	TI			
50	BP211566	Automated Chemical Solutions	2810 S Roosevelt St	A/A	A/A			
51	BP211612	Roosevelt Cultivation Facility	2626 S Roosevelt St	TI	TI			
52	BP211752	Tempe Gentle Dental	3136 S McClintock Dr	TI	TI			
53	BP211796	Iridium @ ASU Research Park	8440 S River Pkwy	A/A	A/A			
54	BP211764	Hayden Station Building 'E'	51 W 3rd St	TI	TI			
55	BP211819	Diablo Stadium - Parking Lot Expansion	2200 W Alameda Dr	Parking Lot Expansion				
56	BP211863	909 West Apartment Homes - Pool Renovation	909 W Grove Pkwy	TI	TI			
57	BP211549	Emerald Door	3332 S Mill Ave	TI	TI			
58	BP211118	Parc Broadway	711 W Broadway Rd	Install Parking Canopies				
59	BP211325	Shoreline at The Lakes	1525 E Baseline Rd	Window Replacemets				
60	BP211742	Jacobs Engineering	1501 W Fountainhead Pkwy	TI	TI			
61	BP211775	Seres Therapeutics	725 S Rural Rd	TI	TI			
62	BP211918	Oak Street Health	745 E Guadalupe Rd	TI	TI			
63	BP211964	Blue Media Tenant Improvement	685 W La Vieve Ln	TI	TI			
64	BP211941	Grubhub	58 S River Dr	TI	TI			
65	PL200239	Price & Baseline Roads	2160 E Baseline Rd	New multi-family development	DPR/PAD/ZON/GPA		200	
66	PL210034	Milhaus @ Apache	2125 E Apache Blvd	Mew Mixed-Use Development	DPR/PAD/ZON/ZUP			
67	PL200263	Aura Apache	1820 E Apache Blvd	New Mixed-use development	DPR/PAD/ZON/GPA/ZUP			

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PLANS APPROVED / ENTITLED / COMPLETED

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	PL200047	Howe Ave Project (Phase II)	2173 E Howe Ave	4-Plex Apartment	DPR		4	
2	PL170081	Hayden Lane Condos	1917 E. Hayden Ln	Multi-Family	PAD & DPR	9,736	4	30'

3	PL180175	Tempe Student Housing	1432 S. Bonarden Ln	Multi-Family	DPR/ZUP	12,000	5	26'
4	PL190070	6th and College Hotel - New Hotel	580 S. College Ave	Hotel	PAD/ZUP/IDPR			
5	PL190265	Service First	505 W Warner Rd	8,968 sq.ft vehicle service facility	DPR			
6	PL190298	19th Street Residences	667 W 19th St	Setback reduction 4 new sgl family homes	ZUP/DPR		4	
7	PL190201	Staybridge Suites	93 S Rockford Dr	Hotel	PAD/ZUP/IDPR		109	
8	PL190319	Novus Phase III	700 S Novus PL	New six story office building	DPR			
9	PL190067	Fair Lane Business Park	3202 S Fair Ln	Office	Plat			
10	PL200115	Residence Inn	1724 Greentree Dr	New Hotel	DPR		106	
11	PL200055	University Park Addition	122 E 5th St	Lot Split				
12	PL200109	Habitat for Humanity (Don Carlos)	1969 E Don Carlos	6 Single Family Lots	DPR		6	
13	PL190093	First and Farmer	206 S Farmer Ave	New Office	Plat			
14	PL190139	Tempe Metro	1811 E Apache Blvd	Plat Amedment	Plat			
15	PL200217	Kyrene and Guadalupe	6375 S Kyrene Rd	New Restaurant	DPR			
16	PL190330	Tempe Depot	300 S Ash Ave	New mixed use development	DPR/PAD/ZUP			
17	PL200108	Habitat for Humanity (Roosevelt)	3606 S Roosevelt St	3 Single Family Lots	DPR,SBD,ZUP		3	
18	PL200088	Baseline & Mill Amended Plat	5030 S Mill Ave	Subdivision Plat	SBD			
19	PL200128	Banyan North Tempe	1255 E Curry Rd	Mixed Use development	DPR			
20	PL190221	Sound & Lighting FX	1245 N Miller Rd	Plat	Plat			
21	PL200262	McClintock 11 Homes	1006 S McClintock Dr	New single-family attached homes	DPR/ZUP			
22	PL200288	Novus Parcel 4F - Phases I & II	1337 E Rio Salado Pkwy	New Office buildings complex	DPR			
23	PL210136	Car-Graph Inc.	1535 W Elna Rae St	New 3-Story office building	DPR/ZUP			
24	PL210122	Kasita	603 W Southern Ave	New multi-family development	DPR/ZUP			
25	PL210169	Harl Industrial	6840 S Harl Ave	2 new industrial buildings	DPR			

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IN REVIEW FOR PLANNING ENTITLEMENTS

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS	MAX. HEIGHT
1	PL190111	Bliss on 5th St	408 S Roosevelt St	11 Single Fam Attached Res	DPR		11	
2	PL190153	BH Properties The Center-South Structure	2881 S 48th St	Addition of above grade parking deck	DPR			
3	PL200132	Uhaul Loop 202	800 N McClintock Rd	3 story building	DPR/ZUP/Var			
4	PL190059	Eastline Village	2025 E Apache Blvd		Plat			
5	PL200194	Best Western Tempe	690 N Scottsdale Rd	Plat	Plat			
6	PL200245	Tempe Market Station Hotel	1929 E Rio Salado Pkwy	Minor DPR and PAD Amendment	DPR/PAD			
7	PL200303	Caroline Lane	1250 W Caroline Ln	New Single-Family development	DPR/PAD/ZON			
8	PL200215	Starbucks - Tempe	2165 E Baseline Rd	Conversion of existing convenience store/fueling center	DPR			
9	PL210004	Hardy Carver Industrial	8123 S Hardy Dr	Subdivision Plat	SBD			
10	PL210041	5454 S Beck	5454 S Beck Ave	Subdivision Plat	SBD			
11	PL210050	Novus Parcel 3F	651 E 6th St	New multi-family development	DPR			
12	PL210061	Carvana	1110 W 1st St	2 New 3-Story office buildings & 2 parking structures	DPR/PAD			
13	PL210047	Lemon Street Single-Family Residences	155 S Smith Rd	Subdivision Plat	Plat			
14	PL210130	250 Rio	250 W Rio Salado	New Mixed-use development	DPR/PAD/ZON/GPA			
15	PL210131	Farmer Townhomes	406 W 7th St	Amended Subdivision Plat	Plat			
16	PL210137	South Point Plaza	2720 W Baseline Rd	Subdivision Plat	SBD			
17	PL200128	Banyan North Tempe	906 N Miller Rd	Subdivision Plat	SBD			
18	PL210111	Bonarden Lane Homes	1432 S Bonarden Ln	8 New attached single-family homes	DPR/ZUP			
19	PL210170	2173 E Howe Ave	2173 E Howe Ave	Amended Subdivision Plat	SBD			
20	PL210165	Starbucks at Southern Palms	3206 S McClintock Dr	New coffee shop with drive-through	DPR			
21	PL210280	Apache Rock Daybreak	1935 E Apache Blvd	New Mixed-use development	DPR/PAD/ZON			
22	PL210184	Generations Medical Center	6301 S McClintock Dr	New PAD Overlay	PAD			
23	PL210188	Aura Apache - Final Plat	1820 E Apache Blvd	Final Plat	SBD			
24	PL210202	1501 W Fountainhead Pkwy - Lot Split	1501 W Fountainhead Pkwy	Lot Split	SBD			
25	PL210139	Weber Project	915 E Weber	New attached single-family development	DPR			

26	PL210226	First + Farmer	206 S Farmer Ave	New Mixed-use development	DPR/PAD/GPA			
27	PL201233	Dwell	430 S Farmer Ave	New Mixed-use development	DPR			
28	PL210225	Electric Pickle	8688 S Emerald Dr	New dining and entertainment concept	DPR/ZUP			
29	PL210219	1233 S Wilson St	1233 S Wilson St	Lot split	SBD			
30	PL210250	Warner Commerce Center	1300 W Warner Rd	Demo of existing and construct 2 new buildings	DPR			
31	PL210240	Space Conversion	2415 S Rural Rd	Conversion of dental office to livable space	DPR			
32	PL210034	Milhaus @ Apache	2125 E Apache Blvd	Plat	SBD			
33	PL210266	Harvey Residence	117 E 15th St	Replat of existing large lot	SBD			
34	PL210262	Tempe Diablo Stadium Clubhouse Addition	2200 W Alameda Dr	Shell only design & construction of warehouse	DPR/ZUP			
35	PL210162	Tempe Eats	85 E Southern Ave	Exterior/Interior of existing retail space	DPR			

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USE PERMITS

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION			
1	PL210221	Netta Cheta's	3224 S Mill Ave	2 Use Permits to allow 1) a bar and 2) entertainment	ZUP		
2	PL210145	Fremont Taproom & Kitchen	1730 E Warner Rd	Use Permit to allow Series 7 bar	ZUP		
3	PL210208	The Young Residence	1122 W Elna Rae	Use Permit to allow parking in front yard setback	ZUP		
4	PL210214	Arizona College of Nursing	1620 W Fountainhead Pkwy	Use Permit to allow expansion of vocational school	ZUP		