

City of Phoenix

*Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003*



City of Phoenix

Agenda

Wednesday, October 15, 2025

10:00 AM

City Council Chambers

Transportation, Infrastructure, and Planning Subcommittee

*Councilwoman Debra Stark, Chair
Councilman Jim Waring
Councilwoman Kesha Hodge Washington
Councilman Kevin Robinson*

**If viewing this packet electronically in PDF, open and use
bookmarks to navigate easily from one item to another.**

OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov at least 2 hours prior to the start of this meeting. Then, click on this link at the time of the meeting and join the Webex to speak:

<https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=e6b64ac5fee93b96c6e676d6da647af4a>

- Register via telephone at 602-262-6001 at least 2 hours prior to the start of this meeting, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.
- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.
- Call-in to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID # 2553 559 9121 (for English) or # 2553 559 9121 (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 al menos 2 horas antes del inicio de esta reunión e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2553 559 9121#. El intérprete le indicará cuando sea su turno de hablar.

- Para solamente escuchar la reunión en español, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2553 559 9121#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

CALL TO ORDER

MINUTES OF MEETINGS

- | | | |
|---|--|--------|
| 1 | Minutes of the Transportation, Infrastructure and Planning Subcommittee Meeting | Page 7 |
|---|--|--------|

Attachments

[Attachment A - TIP Subcommittee Minutes 09.17.2025 Final Draft](#)

CONSENT ACTION (ITEMS 2-5)

- | | | |
|---|--|---------|
| 2 | City's Floodplain Management Plan Update - Citywide | Page 11 |
|---|--|---------|

Attachments

[Attachment A - DRAFT FINAL 2025 Phoenix FMP \(Linked Here\)](#)

- | | | |
|---|---|---------|
| 3 | Authorize Revisions to Phoenix City Code Chapter 32 - Citywide | Page 13 |
|---|---|---------|

Attachments

[Attachment A - Phoenix City Code Chapter 32B - Floodplains draft final](#)

- | | | |
|---|---|---------|
| 4 | Amended and Restated Lease 33676 with Cutter Aviation, Inc. at Phoenix Sky Harbor International Airport - District 8 | Page 47 |
|---|---|---------|

- | | | |
|---|--|---------|
| 5 | Amend City Code - Section 36-158, Schedule I, Local Speed Limits at Nine Locations - Districts 3, 5, 6, & 8 | Page 50 |
|---|--|---------|

Attachments

[Attachment A - Speed Limit Ordinance.pdf](#)

[Attachment B - Summary of Changes.pdf](#)

INFORMATION ONLY (ITEM 6)

- | | | |
|---|---|---------|
| 6 | Phoenix Parks and Preserve Initiative Program Webpage - Citywide | Page 91 |
|---|---|---------|

INFORMATION AND DISCUSSION (ITEMS 7-8)

- | | | |
|------|---|---------|
| 7 | 2025 Parks and Recreation Department Summer Programs - Post Season Update - Citywide | Page 93 |
|
 | | |
| 8 | Downtown North-South Bikeway Study Update - Districts 7 & 8 | Page 96 |

DISCUSSION AND POSSIBLE ACTION (ITEM 9)

- | | | |
|---|---|---------|
| 9 | Approval of Historic Preservation Plan (PreserveHistoricPHX 2025) - Citywide | Page 99 |
|---|---|---------|

Attachments

[Attachment A - Draft PreserveHistoricPHX2025 Plan.pdf](#)

[Attachment B - Staff Report PreserveHistoricPHX 2025.pdf](#)

[Attachment C - VPC Summary PreserveHistoricPHX 2025.pdf](#)

[Attachment D - Addendum A Staff Report PreserveHistoricPHX2025.pdf](#)

[Attachment E - Planning Commission Summary.pdf](#)

CALL TO THE PUBLIC

FUTURE AGENDA ITEMS

ADJOURN

For further information or reasonable accommodations, please call the City Council Meeting Request line at 602-262-6001. 7-1-1 Friendly.

Persons paid to lobby on behalf of persons or organizations other than themselves must register with the City Clerk prior to lobbying or within five business days thereafter, and must register annually to continue lobbying. If you have any questions about registration or whether or not you must register, please contact the City Clerk's Office at 602-534-0490.

Members:

Councilwoman Debra Stark, Chair
Councilman Jim Waring
Councilwoman Kesha Hodge Washington
Councilman Kevin Robinson



City of Phoenix

Transportation, Infrastructure, and Planning Subcommittee

Report

Agenda Date: 10/15/2025, **Item No.** 1

Minutes of the Transportation, Infrastructure and Planning Subcommittee Meeting

This item transmits the minutes of the Transportation, Infrastructure, and Planning Subcommittee Meeting on September 17, 2025 for review, correction or approval by the Transportation, Infrastructure, and Planning Subcommittee.

THIS ITEM IS FOR POSSIBLE ACTION.

The minutes are included for review as **Attachment A**.

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the City Manager's Office.

ATTACHMENT A

**Phoenix City Council
Transportation, Infrastructure, and Planning (TIP) Subcommittee
Summary Minutes
Wednesday, September 17, 2025**

City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona

Subcommittee Members Present

Councilwoman Debra Stark (Chair)
Councilman Jim Waring
Councilwoman Kesha Hodge Washington
Councilman Kevin Robinson

Subcommittee Members Absent

CALL TO ORDER

Chairwoman Debra Stark called the Transportation, Infrastructure, and Planning Subcommittee to order at 10:02 a.m. with Councilman Kevin Robinson and Councilman Jim Waring present.

*Councilwoman Hodge-Washington joined the meeting virtually at 10:26 a.m.

CALL TO THE PUBLIC

None.

MINUTES OF MEETINGS

1. Minutes of the Transportation, Infrastructure, and Planning Subcommittee Meeting

Councilman Kevin Robinson made a motion to approve the minutes of the June 18, 2025, Transportation, Infrastructure, and Planning meeting. Councilman Jim Waring seconded the motion which passed unanimously, 3-0.

INFORMATION ONLY (ITEM 2)

2. Phoenix Bus Rapid Transit Program Update- 35th Avenue – Preferred Corridor Alignment- Districts 1, 4, 5, and 7

INFORMATION AND DISCUSSION (ITEM 3)

3. Shade Phoenix Plan Progress Report for Fiscal Year 2024-25 – Citywide

Deputy City Manager Amber Williamson, and Office of Heat Response and Mitigation Director David Hondula presented the item.

Director Hondula spoke about the Shade Phoenix Plan and highlighted the goals and outcomes of the Plan in the past year and outlined future priorities.

Councilman Jim Waring asked whether captain's chairs are being used instead of benches.

Deputy Public Transit Director, Juanita Carver stated yes those are captain's chairs and they are not currently installing benches at the bus stops.

Chairwoman Debra Stark acknowledged how great the presentation was and shared her appreciation of tree maintenance mentioned during the presentation. She then asked if the Office of Heat Response and Mitigation (OHRM) tracks the inventory of trees that are donated by external organizations.

Director Hondula responded the OHRM is working directly with the Parks and Recreation department to manage the inventory.

Chairwoman Stark asked if tree protection after storms can be implemented within the Adopt a Street program. She noted the last storm ruined a lot of trees that had recently been planted.

Street Transportation Director Briana Velez stated she would review this idea with her team and update the Chairwoman.

Chairwoman Stark expressed appreciation and acknowledged Councilwoman Kesha Hodge Washington.

Councilwoman Hodge Washington asked if there were plans to expand eligibility for the Community Canopy program.

Director Hondula stated the program is funded by the Inflation Reduction Act and the Urban and Community Forestry Grant through the United States Forest Service. He noted as part of the terms of the grant agreement and priorities; funding can be allocated to neighborhoods that are identified as disadvantaged through an environmental disparities tool which restricts where they can provide the program to remain in compliance with the grant requirements.

Councilwoman Hodge Washington shared appreciation for the background and intent for future communication regarding expanding the program to different communities.

Councilman Kevin Robinson noted that staff was doing a good job with this project.

Chairwoman Stark expressed appreciation for the presentation.

CALL TO THE PUBLIC

Jerry Van Gasse stated he and his coalition will attend subcommittee meetings and watch out for 3PI and he would appreciate it if management from the Parks and Recreation department would attend the meetings and address issues.

Chairwoman Debra Stark acknowledged the Parks and Recreation Department staff that were present.

Tim Sierakowski stated his concerns about the work being done in the Parks department and the cross communication between departments and transparency relative to public records requests from the Parks and Recreation department. Mr. Sierakowski expressed his concerns about the maintenance of the trees and use of funds.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chairwoman Stark adjourned the meeting at 10:37 a.m.

Respectfully submitted,

Taniya Williams
Management Fellow



City's Floodplain Management Plan Update - Citywide

Request the Transportation, Infrastructure and Planning Subcommittee recommend to City Council approval and adoption of the 2025 edition of the City of Phoenix Floodplain Management Plan.

THIS ITEM IS FOR CONSENT.

Summary

The City's current Floodplain Management Plan (FMP) was prepared in 2015 and adopted by the Council by resolution in 2016. The responsibility for floodplain management lies with many, including private property owners, business, industry, and the local, state, and federal government. Recognizing no one solution exists for reducing all flood hazards, planning provides a mechanism to identify the best alternatives within the capabilities of a jurisdiction. The City recognizes the strategic value of being proactive for residents at risk of flooding and prepared this update to the FMP, previously issued in May 2016. This FMP update [\(linked here\)](#) assess the flood hazards within the jurisdictional boundaries of the City, while maintaining an objective outlook toward the coordination with partner cities and agencies for collaborated efforts in reducing flood risk. The FMP update summarizes the previous completed plan elements, provides a review of progress achieved to date, and sets a roadmap for future actions to reduce flood risk. The FMP provides an overall strategy of programs, projects and mitigation measures aimed at reducing the adverse impacts of flood hazards on a community. The FMP also identifies flood risks, their impact to the community, and provides a prioritized action plan for reducing flood risks.

The City's Floodplain Management Team in the Office of the City Engineer has been following the plan to meet the current Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) guidelines, to reflect the City's historic and current floodplain management efforts and strengthen the support and opportunity for residents to experience cost savings on flood insurance premiums. The current plan assists the City in prioritizing flood management activities, identifying improvement projects to reduce flooding risks, educating the public, increasing local awareness of flooding risks, and creates successful partnerships with local, county, and government agencies. This plan also provides a great benefit for the City's

participation in the Community Rating System (CRS), which currently ranks the City at Class 5, thereby providing property owners a 25 percent premium discount on their floodplain insurance policies.

The City's 2025 Floodplain Management Plan was developed following the 10-step process identified by the CRS Coordinators Manual:

- Organize
- Involve the Public
- Coordinate
- Assess the Hazard
- Assess the Problem
- Set Goals
- Review Possible Activities
- Draft an Action Plan
- Adopt the Plan
- Implement, Evaluate, Revise

Staff requests a recommendation for Council approval and adoption of the 2025 edition of the City of Phoenix Floodplain Management Plan.

Concurrence/Previous Council Action

- On June 14, 2016, the Transportation and Infrastructure Subcommittee recommended City Council adoption of the 2016 edition of the City of Phoenix Floodplain Management Plan with a 3-0 vote.
- On June 22, 2016, the City Council adopted the Resolution for the plan.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Office of the City Engineer.



Authorize Revisions to Phoenix City Code Chapter 32 - Citywide

Request the Transportation, Infrastructure, and Planning Subcommittee recommend to City Council approval to amend Phoenix City Code 32B (Floodplains) to update definitions to better align with current Federal Emergency Management Agency (FEMA) standards and correct minor code deficiencies identified by Arizona Department of Water Resources (ADWR) as part of the 2025 Community Assistance Visit (CAV) .

THIS ITEM IS FOR CONSENT.

Summary

The National Flood Insurance Program (NFIP) Community Rating System (CRS) was implemented in 1990 as a voluntary program for recognizing and encouraging community floodplain management activities that exceed minimum NFIP standards. Under the CRS, flood insurance premium rates are discounted to reward community actions that meet the three goals of the CRS:

- Reduce flood damage to insurable property.
- Strengthen and support the insurance aspects of the NFIP.
- Encourage a comprehensive approach to floodplain management.

During the City of Phoenix 2025 CRS Cycle Verification, it was recommended that the Definitions section, Section 32B-5, of Phoenix City Code 32B (Floodplains) (Attachment A) be updated to better align with current FEMA or State standards.

The list of revised definitions include:

- Accessory structure
- CLOMR
- Encroachment
- Structure

The following definition was added:

- Chief Engineer

Additionally, Section 32B-14 Abatement of Violations was recommended to be renamed Notice of Violations and updated to use the process cited in A.R.S § 48-3615.01(A). Lastly, it was also recommended that Section 32B-18.B.1 - Substantial Improvement and Substantial Damage Procedures be updated to provide greater clarity.

Concurrence/Previous Council Action

The City Council authorized revisions to Phoenix City Code Chapter 32 (Ordinance G-7116) on May 31, 2023.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Office of the City Engineer.

Chapter 32B FLOODPLAINS¹

Article I.

Authorization and Purpose

- Sec. 32B-1. Authorization and findings.
- Sec. 32B-2. Purpose.
- Sec. 32B-3. Methods of reducing flood losses.
- Sec. 32B-4. Implementation.

Article II.

Definitions

- Sec. 32B-5. Definitions.

Article III.

General Provisions

- Sec. 32B-6. Lands to which this chapter applies.
- Sec. 32B-7. Basis for establishing special flood hazard areas.
- Sec. 32B-8. Compliance.
- Sec. 32B-9. Abrogation and greater restrictions.
- Sec. 32B-9A. Interpretation.
- Sec. 32B-10. Disclaimer of liability.
- Sec. 32B-11. Statutory exceptions.
- Sec. 32B-12. Violations.
- Sec. 32B-13. Declaration of public nuisance.
- Sec. 32B-14. ~~Abatement of violations~~Notice of Violations.
- Sec. 32B-15. Reserved.
- Sec. 32B-16. Severability.

Article IV.

Administration

- Sec. 32B-17. Designation of the Floodplain Administrator.
- Sec. 32B-18. Duties and responsibilities of the Floodplain Administrator.
- Sec. 32B-19. Establishment of development permit.

Article V.

Provisions for Flood Hazard Reduction

- Sec. 32B-20. Standards of construction.

¹ The Phoenix City Code is current through Ordinance G-7402, passed July 2, 2025.

- Sec. 32B-21. Standards for storage of materials and equipment.**
- Sec. 32B-22. Standards for water supply and waste disposal systems.**
- Sec. 32B-23. Additional development standards, including subdivisions.**
- Sec. 32B-24. Standards for manufactured homes.**
- Sec. 32B-25. Standards for recreational vehicles.**
- Sec. 32B-26. Floodways.**

Article VI.

Variance Procedure

- Sec. 32B-27. Nature of variances.**
- Sec. 32B-28. Board of Review.**
- Sec. 32B-29. Conditions for variances.**

1 Cross reference—Development Advisory Board, § [2-164](#) et seq.; building regulations, ch. [9](#); subdivisions, ch. [32](#); grading and drainage, ch. [32A](#).

State Law reference—Floodplain management, A.R.S. § [48-3601](#) et seq.; municipal floodplain management programs, A.R.S. § [48-3610](#).

Article I.

Authorization and Purpose

Sec. 32B-1. Authorization and findings.

In Section [48-3610](#), Arizona Revised Statutes, the Arizona State Legislature authorized incorporated cities to adopt regulations in conformance with Section [48-3609](#), Arizona Revised Statutes, which are designed to promote the public health, safety and general welfare of its citizenry. Therefore, the Phoenix City Council finds as follows:

A. The special flood hazard areas of the City of Phoenix are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. These flood losses may be caused by the cumulative effect of obstructions in special flood hazard areas which increase flood heights and velocities and, when inadequately anchored, cause damage in other areas. Uses that are inadequately flood-proofed, elevated or otherwise protected from flood damage also contribute to the flood loss. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-2. Purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flooding in specific areas by provisions designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly flood control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in special flood hazard areas;
- F. Help maintain a stable tax base by providing for the sound use and development of special flood hazard areas so as to minimize blight areas caused by flooding;
- G. Participate in and maintain eligibility for flood insurance and disaster relief. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-3. Methods of reducing flood losses.

- A. These regulations take precedence over any less restrictive conflicting local laws, ordinances and codes.
- B. In order to accomplish its purposes, this chapter includes methods and provisions to:

The Phoenix City Code is current through Ordinance G-7402, passed July 2, 2025.

1. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
4. Control filling, grading, dredging, and other development which may increase flood damage; and
5. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas. (Ord. No. G-5707, 2012)

Sec. 32B-4. Implementation.

To implement the regulation of the floodplain areas in the City of Phoenix, the City Council is designated as the Floodplain Board, and the City Engineer, or a City Engineer appointed designee, is designated as the administrative agent for these regulations, or Floodplain Administrator. (Ord. No. G-2027, § 2; Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Note—Formerly, § 32B-1

Article II. Definitions

Sec. 32B-5. Definitions.

Unless specifically defined below, words or phrases used in this chapter must be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

Accessory structure means A STRUCTURE ON THE SAME PARCEL OF PROPERTY AS A PRINCIPAL STRUCTURE, THE USE OF WHICH IS INCIDENTAL TO THE USE OF THE PRINCIPAL STRUCTURE. ACCESSORY STRUCTURES MUST BE USED FOR PARKING OR STORAGE, BE LESS THAN 600 SQUARE FEET, REPRESENT A MINIMAL INVESTMENT BY OWNERS, AND HAVE LOW DAMAGE POTENTIAL. EXAMPLES OF ACCESSORY STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO: DETACHED GARAGES, STORAGE AND TOOL SHEDS, AND SMALL BOATHOUSES.~~a vehicular parking or storage structure located on the same parcel of property as a principal structure.~~

Formatted: Font: Not Italic

Appeal means a request for a review of the Floodplain Administrator's interpretation of any provision of this chapter or a request for a variance.

Area of shallow flooding means a designated AO or AH Zone on a community's flood insurance rate map (FIRM). These zones have a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Base flood means a flood that has a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood").

Base flood elevation (BFE) means the computed water surface elevation resulting from a flood that has a one percent or greater chance of being equaled or exceeded in any given year.

Basement means any area of the building having its floor below grade on all sides.

Building. See *Structure*.

CHIEF ENGINEER: SEE "FLOODPLAIN ADMINISTRATOR"

CLOMR means Conditional Letter of Map Revision issued by FEMA. A LETTER FROM FEMA COMMENTING ON WHETHER A PROPOSED PROJECT, IF BUILT AS PROPOSED, OR PROPOSED HYDROLOGY CHANGES WOULD MEET MINIMUM NATIONAL FLOOD INSURANCE PROGRAM STANDARDS.

Community means any state, area or city thereof, or any Indian tribe or authorized tribal organization, or authorized native organization, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

Development means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, utilities, pipelines, mining, dredging, filling, grading, paving, or excavation or drilling operations or storage of equipment or materials.

Elevation certificate means an administrative tool of the National Flood Insurance Program (NFIP) that is used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

Encroachment means ACTIVITIES OR CONSTRUCTION WITHIN THE FLOODWAY INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, AND OTHER DEVELOPMENT. THESE ACTIVITIES ARE PROHIBITED WITHIN THE ADOPTED REGULATORY FLOODWAY UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSES THAT THE PROPOSED ENCROACHMENT WOULD NOT RESULT IN ANY INCREASE IN FLOOD LEVELS.~~the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.~~

Erosion means the gradual wearing away process of landmasses.

FEMA means the Federal Emergency Management Agency.

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from: (1) the overflow of floodwaters; and/or (2) the unusual and rapid accumulation or runoff of surface waters from any source.

Flood insurance rate map (FIRM) means the official map on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Flood insurance study (FIS) means the official report provided by FEMA that includes flood profiles, FIRM, and the water surface elevations of the base flood.

Floodplain or flood prone area means any land area susceptible to being inundated by water from any source. See *Flood* or *flooding*.

Floodplain Administrator means the City of Phoenix City Engineer, or a City Engineer appointed designee, who is charged with administering and enforcing these floodplain management regulations.

Floodplain Board or Board means the City of Phoenix City Council or a board appointed by the Phoenix City Council.

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

Floodplain management regulations means this chapter and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other application of enforcement power which control development in flood prone areas. This term describes Federal, State or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate the risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

Flood-related erosion means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. This is also referred to as "regulatory floodway."

Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out proximate to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

Governing body means the local governing unit, i.e., county or municipality, which is empowered to adopt and implement regulations to provide for the public health, safety and general welfare of its citizenry.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior; or
 - b. Directly by the Secretary of the Interior in states without approved programs.

LOMR means Letter of Map Revision issued by FEMA. It is an official amendment to the currently effective FEMA map.

Lowest floor means the lowest floor of the lowest enclosed area, including the basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this chapter.

Manufactured home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term *manufactured home* also includes park trailers, travel trailers, and other similar recreational vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term *manufactured home* does not include park trailers, travel trailers, and other similar recreational vehicles.

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value means replacement cost of a structure less depreciation since construction.

Mean sea level means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD of 1929), North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

New construction means, for purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial flood insurance rate map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, *new construction* means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

Obstruction includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence,

rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

One-hundred-year flood or 100-year flood means a flood having a one percent chance of being equaled or exceeded in any given year. See *Base flood*.

Person means any individual or the individual's agent, a firm, partnership, association, corporation, or any agent of the aforementioned groups, or this State or its agencies or cities.

Principal structure means a structure used or intended to be used for the principal use as permitted on such lot by the regulations of the zoning district in which it is located, exclusive of any detached accessory structures.

Recreational vehicle means a vehicle that is:

1. Built on a single chassis; and
2. Four hundred square feet or less when measured at the largest horizontal projection; and
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory flood elevation (RFE) means an elevation one foot above the base flood elevation for a watercourse.

Regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, or brook.

Sheet Flow Area. See *Area of shallow flooding*.

Special flood hazard area (SFHA) means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. These areas are designated as Zone A, AO, AE, A99, or AH on the FIRM and other areas as determined by the criteria adopted by the Director of the Arizona Department of Water Resources.

Start of construction includes substantial improvement and other proposed new development, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

Structure means A WALLED AND ROOFED BUILDING THAT IS PRINCIPALLY ABOVE GROUND, WHERE "WALLED" IS CONSIDERED "TWO OR MORE OUTSIDE RIGID WALLS" AND ROOFED IS "A FULLY SECURED ROOF." THE TERM INCLUDES GAS AND LIQUID STORAGE TANKS AND MANUFACTURED HOMES. THE TERMS "STRUCTURE" AND "BUILDING" ARE USED INTERCHANGEABLY IN THE NFIP REGULATIONS.~~a-walled-and-roofed-building-that-is-principally-above-ground; this includes a gas or liquid storage tank or a manufactured home.~~

Substantially damaged building means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the total cumulative cost of which tracked over a rolling five-year period equals or exceeds 50 percent of the market value of the structure before the *start of construction* of the improvement. This term includes structures which have incurred *substantial*

damage, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations or State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to ensure safe living conditions; or
2. Any alteration of a *historic structure*; provided, that the alteration will not preclude the structure's continued designation as a *historic structure*.

Variance means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by this chapter is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Watercourse means any lake, river, creek, stream, wash, arroyo, channel, or other topographic feature on or over which waters flow at least periodically. The term may include specifically designated areas in which flood damage may occur. (Ord. No. G-2027, § 2; Ord. No. G-3092, § 2; Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Cross reference—Definitions and rules of construction generally, § [1-2](#).

Note—Formerly, § 32B-2

Article III.

General Provisions

Sec. 32B-6. Lands to which this chapter applies.

This chapter applies to all special flood hazard areas within the corporate limits of the City of Phoenix. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-7. Basis for establishing special flood hazard areas.

The special flood hazard areas identified by FEMA in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for Maricopa County, Arizona and Incorporated Areas" dated September 30, 2005, with accompanying FIRMs dated September 30, 2005, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this chapter. This FIS and attendant mapping is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of this chapter and which are recommended to the Floodplain Administrator. The Floodplain Administrator, within its area of jurisdiction, will delineate (or may, by rule, require developers of land to delineate) for areas where development is ongoing or imminent, and thereafter as development becomes imminent, floodplains consistent with the criteria developed by FEMA and the Director of the Arizona Department of Water Resources. The FIS and FIRM panels are on file at City of Phoenix City Hall, 200 W. Washington Street, Phoenix, AZ 85003. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-8. Compliance.

All development of land, construction of residential, commercial or industrial structures, or future development within delineated floodplain areas is subject to the terms of this chapter and other applicable regulations. (Ord. No. G-5707, 2012)

Sec. 32B-9. Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this chapter and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. No. G-5707, 2012)

Sec. 32B-9A. Interpretation.

In the interpretation of this chapter, all provisions will be:

- A. Considered as minimum requirements;
- B. Construed to achieve the purposes of this chapter; and
- C. Deemed neither to limit nor repeal any other powers granted under State statutes. (Ord. No. G-6611, 2019)

Sec. 32B-10. Disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the special flood hazard areas or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the City of Phoenix, any officer or employee thereof, the State of Arizona or FEMA, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder. (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-11. Statutory exceptions.

- A. In accordance with Section [48-3609\(I\)](#), Arizona Revised Statutes, unless expressly provided, this and any regulation adopted pursuant to this article does not affect:

The Phoenix City Code is current through Ordinance G-7402, passed July 2, 2025.

1. Existing legal uses of property or the right to continuation of such legal use. However, if a nonconforming use of land or a building or structure is discontinued for 12 months, or destroyed to the extent of 50 percent of its value as determined by a competent appraiser, any further use must comply with this article and regulations of the City of Phoenix;
2. Reasonable repair or alteration of property for the purposes for which the property was legally used on August 3, 1984, or any regulation affecting such property takes effect, except that any alteration, addition or repair to a nonconforming building or structure which would result in increasing its flood damage potential by 50 percent or more must be either floodproofed or elevated to or above the regulatory flood elevation;
3. Reasonable repair of structures constructed with the written authorization required by Section [48-3613](#), Arizona Revised Statutes; and
4. Facilities constructed or installed pursuant to a certificate of environmental compatibility issued pursuant to Title 40, Chapter 2, Article 6.2, Arizona Revised Statutes.

B. Before the following types of construction authorized by Section [48-3613\(B\)](#), Arizona Revised Statutes begins, the property owner or their agent must submit plans for the construction to the Floodplain Administrator for review and comment pursuant to Section [48-3613\(C\)](#), Arizona Revised Statutes:

1. The construction of bridges, culverts, dikes and other structures necessary to the construction of public highways, roads and streets intersecting or crossing a watercourse;
2. The construction of storage dams for watering livestock or wildlife, structures on banks of a watercourse to prevent erosion of or damage to adjoining land if the structure will not divert, retard or obstruct the natural channel of the watercourse or dams for the conservation of floodwaters as permitted by Title [45](#), Chapter 6, Arizona Revised Statutes;
3. Construction of tailing dams and waste disposal areas for use in connection with mining and metallurgical operations. This subsection does not exempt those sand and gravel operations that will divert, retard or obstruct the flow of waters in any watercourse from complying with and acquiring authorization from the Floodplain Board pursuant to regulations adopted by the Floodplain Board under this article;
4. Other construction upon determination by the Floodplain Board that written authorization is unnecessary;

5. Any flood control district, county, city, town or other body from exercising powers granted to it under Title [48](#), Chapter 21, Article 1, Arizona Revised Statutes;
6. The construction of streams, waterways, lakes and other auxiliary facilities in conjunction with development of public parks and recreation facilities by a public agency or city; and
7. The construction and erection of poles, towers, foundations, support structures, guy wires and other facilities related to power transmission as constructed by any utility whether a public service corporation or a city.

C. In accordance with Section [48-3613\(D\)](#), Arizona Revised Statutes, in addition to other penalties or remedies otherwise provided by law, this state, a city or a person who may be damaged or has been damaged as a result of the unauthorized diversion, retardation or obstruction of a watercourse has the right to commence, maintain and prosecute any appropriate action or pursue any remedy to enjoin, abate or otherwise prevent any person from violating or continuing to violate this section or regulations adopted pursuant to Title [48](#), Chapter 21, Article 1, Arizona Revised Statutes. If a person is found to be in violation of this section, the court shall require the violator to either comply with this section, if authorized by the Floodplain Board, or remove the obstruction and restore the watercourse to its original state. The court may also award such monetary damages as are appropriate to the injured parties resulting from violation including reasonable costs and attorney fees. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-12. Violations.

A. It is unlawful for a person to engage in any development or to divert, retard or obstruct the flow of waters in a watercourse if it creates a hazard to life or property without securing the written authorization required by Section [48-3613](#), Arizona Revised Statutes. Where the watercourse is a delineated floodplain, it is unlawful to engage in any development affecting the flow of waters without securing written authorization required by Section [48-3613](#), Arizona Revised Statutes.

B. Any person found guilty of violating any provision of this chapter shall be guilty of a Class 1 misdemeanor. Each day that a violation continues shall be a separate offense.

C. A person who without written authorization damages or interferes with a facility that is owned, operated, or otherwise under the jurisdiction of the community is liable for both of the following:

1. Any actual damages to persons or property that is caused by the damage or interference.
2. Payment of costs to the community for remediating the damage or interference. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-13. Declaration of public nuisance.

All development located or maintained within any special flood hazard area after August 8, 1973, in violation of this chapter, is a public nuisance and may be abated, prevented or restrained by action of the City. (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-14. ~~Abatement of violations~~NOTICE OF VIOLATIONS.

IF THE CHIEF ENGINEER FINDS THAT A PERSON HAS ENGAGED OR IS ENGAGING IN DEVELOPMENT IN THE FLOODPLAIN WITHOUT A FLOODPLAIN USE PERMIT, HAS ENGAGED OR IS ENGAGING IN ANY DEVELOPMENT THAT IS NOT IN COMPLIANCE WITH AN ACTIVE FLOODPLAIN USE PERMIT OR HAS DAMAGED OR INTERFERED WITH FACILITIES THAT ARE AUTHORIZED PURSUANT TO A.R.S. TITLE 48, CHAPTER 21 WITHOUT WRITTEN AUTHORIZATION OF THE FLOODPLAIN BOARD, THE CHIEF ENGINEER SHALL ISSUE A NOTICE OF VIOLATION TO THE OWNER, OCCUPANT OR MANAGER OF THE REAL PROPERTY ON WHICH THE DEVELOPMENT IS LOCATED OR TO THE PERSON WHO HAS DAMAGED OR INTERFERED WITH THE FACILITIES. THE NOTICE OF VIOLATION SHALL IDENTIFY THE VIOLATIONS OBSERVED AND ORDER THE VIOLATOR TO CEASE AND DESIST ANY ONGOING ACTIVITY THAT IS NOT IN COMPLIANCE WITH THE REGULATIONS ADOPTED PURSUANT TO A.R.S. TITLE 48, CHAPTER 21 OR THIS CHAPTER OR CEASE AND DESIST ANY DAMAGE OR INTERFERENCE THAT IS NOT AUTHORIZED BY THE BOARD. THE NOTICE OF VIOLATION SHALL INCLUDE THE DATE AND TIME BY WHICH THE PERSON MUST MAIL OR DELIVER A RESPONSE TO THE NOTICE OF VIOLATION.

~~Within 30 days of discovery of a violation of this chapter, the Floodplain Administrator shall submit a report to the Floodplain Board which shall include all information available to the Floodplain Administrator which is pertinent to said violation. Within 30 days of receipt of this report, the Floodplain Board shall either:~~

~~A. Take any necessary action to effect the abatement of such violation; or~~

~~B. Issue a variance to this chapter in accordance with the provisions of Article VI herein; or~~

~~C. Order the owner of the property upon which the violation exists to provide whatever additional information may be required for their determination. Such information must be provided to the Floodplain Administrator within 30 days of such order and the Floodplain Administrator shall submit an amended report to the Floodplain Board within 20 days. At the next regularly scheduled public meeting, the Floodplain Board shall either order the abatement of said violation or they shall grant a variance in accordance with the provisions of Article VI herein; or~~

~~D. Submit to the Federal Emergency Management Agency a declaration for denial of insurance, stating that the property is in violation of a cited State or local law, regulation or ordinance, pursuant to Section 1316 of the National Flood Insurance Act of 1968 as amended. (Ord. No. G-5707, 2012)~~

Sec. 32B-15. Reserved.

(Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-16. Severability.

This chapter and the various parts thereof are hereby declared to be severable. Should any section of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this chapter as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid. (Ord. No. G-5707, 2012)

Article IV. Administration

Sec. 32B-17. Designation of the Floodplain Administrator.

The City Engineer, or City Engineer appointed designee, is hereby appointed to administer, implement and enforce this chapter by granting or denying development permits in accordance with its provisions. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-18. Duties and responsibilities of the Floodplain Administrator.

A. *Permit review.* Review all development permits to determine that:

1. The permit requirements of this chapter have been satisfied;
2. All other required State and Federal permits have been obtained;
3. The site is reasonably safe from flooding;
4. In areas where a floodway has not been designated, that proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined. For purposes of this chapter, *adversely affect* means that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point.

B. *Substantial improvement and substantial damage procedures.*

1. Using FEMA Publication P-758, "Substantial Improvement/Substantial Damage Desk Reference (2010)," ~~develop detailed procedures for~~ identifying and administering requirements for substantial improvement and substantial damage, to include defining "market value," ~~which means For Substantial Improvement and Substantial Damage procedures, "market value" refers to~~ THE HIGHEST STRUCTURE VALUE DETERMINED BY A

LICENSED APPRAISAL PROFESSIONAL, MARICOPA COUNTY ASSESSOR'S OFFICE, OR AS DETERMINED BY CITY OF PHOENIX DESIGNEE.

2. Ensure procedures are coordinated with other departments and divisions and implemented by community staff.

C. *Use of other base flood data.* When base flood elevation data has not been provided in accordance with Section [32B-7](#), the Floodplain Administrator will obtain, review and reasonably utilize any base flood elevation data available from a Federal, State or other source, in order to administer Article [V](#) of this chapter. Any such information must be consistent with the requirements of FEMA and the Director of the Arizona Department of Water Resources and may be submitted to the Floodplain Board for adoption.

D. Obtain and maintain for public inspection:

1. Certification required in Sections [32B-20\(C\)\(1\)](#) and [32B-24](#) (lowest flow elevations, bottom of the structural frame and utilities);
2. Certification required in Section [32B-20\(C\)\(2\)](#) (lowest floor elevations or floodproofing of nonresidential structures and utilities);
3. Certification required in Section [32B-20\(C\)\(3\)](#) (flood vents);
4. Certification required in Section [32B-23\(A\)\(2\)](#) (subdivisions and other proposed development standards);
5. Certification required in Section [32B-26\(A\)](#) (floodway encroachments);
6. Records of all variance actions, including justification for their issuance; and
7. Obtain and maintain improvement and damage calculations, required for subsection [B](#) of this section, over a rolling five-year period.

E. *Notification of other entities.*

1. Whenever a watercourse is to be altered or relocated:
 - a. Notify adjacent communities and the Arizona Department of Water Resources prior to such alteration or relocation of a watercourse, and submit evidence of such notification to FEMA through appropriate notification means; and

- b. Ensure that the flood carrying capacity of the altered or relocated portion of said watercourse be maintained.

2. *Base flood elevation and rate of flow due to physical alterations.*

a. Base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, the Floodplain Administrator will notify FEMA of the changes by submitting technical or scientific data in accordance with [44 CFR Section 65.3](#). Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements will be based upon current data.

b. Within 120 days after completion of construction of any flood control protective works which changes the rate of flow during the flood or the configuration of the floodplain upstream or downstream from or adjacent to the project, the person or agency responsible for installation of the project must provide to the governing bodies of all jurisdictions affected by the project a new delineation of all floodplains affected by the project. The new delineation must be done according to the criteria adopted by the Director of the Arizona Department of Water Resources.

3. *Corporate boundary changes.* Notify FEMA of acquisition by means of annexation, incorporation or otherwise, of additional areas of jurisdiction.

F. *Map determinations.* Make interpretations, where needed, as to the exact location of the boundaries of the special flood hazard areas (e.g., where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary will be given a reasonable opportunity to appeal the interpretation as provided in Article [VI](#) of this chapter.

G. *Remedial actions.* Take actions on violations of this chapter as required in Section [32B-14](#).

H. *Policies and procedures.* Develop and adopt policies and procedures necessary to implement this chapter. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023; Ord. No. G-7218, § 1, 2024)

Sec. 32B-19. Establishment of development permit.

A development permit must be obtained before construction or development begins, including placement of manufactured homes, within any special flood hazard area established in Section [32B-7](#). Application for a development permit must be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions and elevation of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically, the following information is required:

- A. Proposed elevation in relation to mean sea level of the lowest floor (including basement) of all structures. In Zone AO, elevation of existing highest adjacent natural grade and proposed elevation of lowest floor of all structures;
- B. Proposed elevation in relation to mean sea level to which any nonresidential structure will be floodproofed;
- C. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section [32B-20\(C\)\(2\)](#);
- D. Base flood elevation data for subdivision proposals or other development greater than 50 lots or five acres, whichever is the lesser; and
- E. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Article V.**Provisions for Flood Hazard Reduction****Sec. 32B-20. Standards of construction.**

In all special flood hazard areas the following standards are required:

A. Anchoring.

1. All new construction and substantial improvements must be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy; and
2. All manufactured homes must meet the anchoring standards of Section [32B-24\(A\)\(2\)](#).

B. Construction materials and methods.

1. All new construction and substantial improvements must be constructed with materials and utility equipment resistant to flood damage;
2. All new construction and substantial improvements must be constructed using methods and practices that minimize flood damage;
3. All new construction and substantial improvement and other proposed new development with mechanical and utility equipment utilized by the structure must be constructed to or above the regulatory flood elevation;
4. Within Zone AH or AO, adequate drainage paths must be constructed around structures on slopes to guide floodwaters around and away from proposed structures.

C. Elevation and floodproofing.

1. *Residential construction.* Residential construction, new or substantial improvement, must have the lowest floor, including basement, elevated to or above the regulatory flood elevation:
 - a. In Zone AO, the base flood elevation is determined from the FIRM panel. If unspecified, the required elevation is a minimum two feet above the highest adjacent grade.
 - b. In Zone A, where a BFE has not been determined, the base flood elevation is determined locally as set out in Section [32B-18\(C\)](#).
 - c. In Zones AE and AH, the base flood elevation is determined from the FIS and/or FIRM.

- d. A garage attached to a residential structure, constructed with the garage floor slab below the regulatory flood elevation, must be designed to allow for the automatic entry and exit of floodwaters and must be used solely for parking, access and/or storage. See subsection [\(C\)\(3\)](#) of this section.

Upon completion of the structure, the elevation of the lowest floor including basement must be certified by a registered professional engineer or surveyor, and verified by the community's building inspector to be properly elevated. Such certification and verification must be provided to the Floodplain Administrator.

2. *Nonresidential construction.* Nonresidential construction, new or substantial improvement, must either be elevated to conform with subsection [\(C\)\(1\)](#) of this section or together with attendant utility and sanitary facilities:

- a. Be floodproofed below the elevation recommended under subsection [\(C\)\(1\)](#) of this section so that the structure is watertight with walls substantially impermeable to the passage of water; and
- b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- c. Upon completion of the structure, certification by a registered professional engineer or surveyor that the elevation requirements of the lowest floor, including basement, of this section have been satisfied shall be provided to the Floodplain Administrator; or certification by a registered professional engineer or architect that the floodproofing standards of this section are satisfied shall be provided to the Floodplain Administrator for verification.

3. *Flood openings.* All new construction and substantial improvement with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must meet or exceed the following criteria:

- a. For nonengineered openings:

-
- (1) Have a minimum of two openings, on different sides of each enclosed area, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
 - (2) The bottom of all openings must be no higher than one foot above grade.
 - (3) Openings may be equipped with screens, louvers, valves, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwater; or
 - b. For engineered openings (or covers and devices):
 - (1) Are specifically designed and certified by a registered engineer or architect as meeting the required performance and design requirements.
 - (2) Have an evaluation report issued by the International Code Council Evaluation Service (ICC-ES), Inc., a subsidiary of the International Code Council, Inc.
 - 4. *Manufactured homes.* Manufactured homes must meet the standards in Section [32B-24](#).
 - 5. *Accessory structures.*
 - a. An "accessory structure" used solely for parking or storage, as defined in Article [II](#) of this chapter, may be constructed such that its floor is below the regulatory flood elevation, provided the structure is designed and constructed in accordance with the following requirements:
 - (1) Use of the accessory structure must be limited to parking or storage;
 - (2) The portions of the accessory structure located below the regulatory flood elevation must be built using flood-resistant materials;
 - (3) The accessory structure must be adequately anchored to prevent flotation, collapse and lateral movement;
 - (4) Any mechanical and utility equipment in the accessory structure must be elevated or floodproofed to or above the regulatory flood elevation;
 - (5) The accessory structure must comply with floodway encroachment provisions in Section [32B-26](#); and

- (6) The accessory structure must be designed to allow for the automatic entry of flood waters in accordance with subsection [\(C\)\(3\)](#) of this section.

Accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in this section.

Upon completion of an accessory structure, certification by a registered professional engineer, surveyor or local official that the requirements of this section have been satisfied must be provided to the Floodplain Administrator for verification.

6. *Machinery and service equipment.* All new construction, substantial improvement and other proposed new development must be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023; Ord. No. G-7218, § 2, 2024)

Sec. 32B-21. Standards for storage of materials and equipment.

- A. The storage or processing of materials that could be injurious to human, animal or plant life if released due to damage from flooding is prohibited in special flood hazard areas.
- B. Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning. (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-22. Standards for water supply and waste disposal systems.

- A. All new or replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters.
- B. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

C. Waste disposal systems shall not be installed wholly or partially in a regulatory floodway.
(Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-23. Additional development standards, including subdivisions.

A. All new subdivision proposals and other proposed development (including proposals for manufactured home parks and subdivisions), greater than 50 lots or five acres, whichever is the lesser, shall:

1. Identify the area of the special flood hazard area and the base flood elevation.
2. Identify on the final plans the elevation(s) of the proposed structure(s) and pads. If the site is filled above the base flood elevation, the final lowest floor and grade elevations shall be certified by a registered professional engineer or surveyor and provided to the Floodplain Administrator.

B. All subdivision proposals and other proposed development shall be consistent with the need to minimize flood damage.

C. All subdivision proposals and other proposed development shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

D. All subdivision proposals and other proposed development shall provide adequate drainage to reduce exposure to flood hazards. (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-24. Standards for manufactured homes.

A. All manufactured homes that are placed on site or substantially improved must:

1. Be elevated so that the bottom of the structural frame or the lowest point of any attached appliances, whichever is lower, is at or above the regulatory flood elevation; and
2. Be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not to be limited

to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

B. Upon completion of installation of the manufactured home, certification by a registered professional engineer or surveyor that the elevation requirements of this section have been satisfied must be provided to the Floodplain Administrator for verification. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-25. Standards for recreational vehicles.

All recreational vehicles placed on a site in a special flood hazard area shall:

- A. Be on site for fewer than 180 consecutive days; or
- B. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
- C. Meet the permit requirements of Article [IV](#) of this chapter and the elevation and anchoring requirements for manufactured homes in Section [32B-24](#). (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-26. Floodways.

Located within special flood hazard areas established in Section [32B-7](#) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions apply:

- A. Prohibit encroachments, including fill, new construction, substantial improvements and other development, unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

B. If this section is satisfied, all new construction and substantial improvements shall comply with all other applicable flood hazard reduction provisions of Article V. (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Article VI.

Variance Procedure

Sec. 32B-27. Nature of variances.

A. The variance criteria set forth in this article are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this chapter would create hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants or the property owners.

Hardship means a situation that would result from a failure to grant the requested variance under this article. The variance must be exceptional, unusual, and peculiar to the property involved. Economic or financial reasons, inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors are not hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

B. It is the duty of the City of Phoenix to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below the regulatory flood elevation are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this chapter are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen

out those situations in which alternatives other than a variance are more appropriate. (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-28. Board of Review.

A. The Floodplain Board of the City of Phoenix shall hear and decide appeals and requests for variances from the requirements of this chapter.

B. The Floodplain Board shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this chapter.

C. In considering such applications, the Floodplain Board shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the Comprehensive Plan and Floodplain Management Program for that area;
9. The safety of access to the property in time of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and

11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water system and streets and bridges.

D. Upon consideration of the factors of this section and the purposes of this chapter, the Floodplain Board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

E. Any applicant to whom a variance is granted will be given written notice over the signature of a community official that:

1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage; and
2. Such construction below the regulatory flood level increases risks to life and property.

F. The Floodplain Administrator will maintain a record of all variance actions, including justification for their issuance. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-29. Conditions for variances.

A. Variances shall only be issued:

1. Upon determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;
2. For the repair, rehabilitation, or restoration of structures listed in the National Register of Historic Places or the Arizona Register of Historic Places, upon a determination that the proposed repair or rehabilitation will not preclude the structures' continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure;
3. Upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;

4. Upon a showing of good and sufficient cause;
5. Upon a determination that failure to grant the variance would result in hardship to the applicant;
6. Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in this chapter under "functionally dependent use."

B. Variances shall not be issued within any floodway if any increase in the base flood elevation would result.

C. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the regulatory flood elevation, provided the procedures of this chapter have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

The Phoenix City Code is current through Ordinance G-7402, passed July 2, 2025.

Disclaimer: The City Clerk's Office has the official version of the Phoenix City Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.phoenix.gov](http://www.phoenix.gov)

[Hosted by General Code.](#)



Amended and Restated Lease 33676 with Cutter Aviation, Inc. at Phoenix Sky Harbor International Airport - District 8

Request the Transportation, Infrastructure, and Planning Subcommittee to recommend to the Phoenix City Council to amend Lease 33676 with Cutter Aviation Phoenix, Inc. for the operation of a full-service Fixed Base Operator Facility at Phoenix Sky Harbor International Airport to extend the term by 15 years and incorporate additional Ground Lease 157996 into the amended and restated lease.

THIS ITEM IS FOR CONSENT ACTION.

Summary

Cutter Aviation Phoenix Inc. (Cutter) leases approximately 18 acres of land under Lease 33676 (Lease) for the operation of a fixed base operator business (FBO) at Phoenix Sky Harbor International Airport (PHX). Cutter also leases approximately 1.06 acres of land at PHX under Lease 157996 for parking needs to support its FBO operations. Both leases are set to expire on March 31, 2028.

Cutter is seeking to invest a minimum of \$7 million in FBO facility improvements including refurbishment of aircraft storage hangars, increase hangar aircraft size capacity to accommodate larger general aviation aircraft, installation of portico, asphalt of aircraft ramp areas, and other efficiency and customer service enhancements. To allow Cutter to amortize these investments, the Aviation Department desires to amend and restate Lease 33676 to include extending the lease term by 15 years, updating other lease provisions to modernize the lease agreement to align with current leasing standards and incorporating Lease 157996 into a consolidated amended and restated Lease. The amended and restated Lease will require all improvements to be completed within the first 36 months of the extended term. To ensure the construction of the improvements is completed within the 36-month timeframe, Cutter will be required to provide a cash deposit of \$350,000 to the City as a capital investment milestone guarantee. Failure to substantially complete the improvements within 36-month timeframe will result in forfeiture of the deposit to the City.

Contract Term

The terms for Leases 33676 and 157996 are set to expire on March 31, 2028. The amended and restated Lease will extend the term by 15 years from April 1, 2028, to March 31, 2043. If the leased premises are needed for airport expansion purposes, the City may terminate the amended and restated Lease by giving Cutter a minimum of 12 month's prior written notice.

Financial Impact

Cutter currently pays approximately \$336,808 as rent in the form of a minimum annual guarantee (MAG) for their FBO premises and also pays additional amounts for other aeronautical services such as fuel flowage fees and landing fees performed at PHX. Combined revenue from Cutter for FBO and other aeronautical services generates approximately \$1.2 million per year. As a provision of the amended and restated lease, rent for the FBO premises will convert to a ground rental rate of approximately \$0.43 per square foot, which will produce a rent amount that approximately equals the current MAG amount. The annual ground rental rate will remain at approximately \$336,808 for years one through five of the extended term. In years six through ten of the extended term, the ground rental rate foot will increase by \$0.10 per square foot per year.

An appraisal will determine the market rental rate for year eleven of the extended term. If the appraised increase is ten percent or less, the ground rent will be adjusted to the appraised market rate for year eleven. If the appraisal market rate increase exceeds ten percent, the ground rental rate for year eleven will be capped at ten percent, with subsequent ten percent annual rent increases in years twelve through fifteen until the ground rental rate matches the appraised market rate. Once the appraised market rate is reached, the rent adjustments for the remaining lease years will be based on the Phoenix-Mesa-Scottsdale Consumer Price Index (CPI) or three percent, whichever is greater.

Cutter currently pays \$48,510 in ground rent for Parking Lot premises with annual rent adjustments of three percent. The rental rate for the Parking Lot premises during the extended term years will also be based on the appraised market rental rate and will follow the same rental adjustment methodology as the FBO premises.

In addition to annual ground rent, Cutter will be subject to all fees and services associated with the current PHX FBO Minimum Standards, including fuel flowage fees and landing fees. The total anticipated revenue over the 15-year extended term is expected to exceed \$22 million.

Concurrence/Previous Council Action

The Phoenix Aviation Advisory Board approved this item on September 18, 2025, by a

vote of 9-0.

Location

Phoenix Sky Harbor International Airport, 2802 E. Old Tower Road
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the Aviation Department.



Amend City Code - Section 36-158, Schedule I, Local Speed Limits at Nine Locations - Districts 3, 5, 6, & 8

This report provides Transportation, Infrastructure, and Planning Subcommittee with information about proposed local speed limit changes at nine locations and requests the Subcommittee recommend City Council adoption of recommended changes to Phoenix City Code, Section 36-158, Schedule I, Local Speed Limits.

THIS ITEM IS FOR CONSENT ACTION.

Summary

Speed limits are established under Arizona Revised Statutes, Section 28-703, which requires an engineering study and traffic investigation. The Phoenix City Code and Charter require that all changes to local speed limits on City streets be approved by City Council in the form of an amendment to Phoenix City Code, as shown in **Attachment A**.

The Street Transportation Department conducted a comprehensive review of the speed limit ordinance and is recommending local speed limit changes at nine locations, as summarized in **Attachment B**. All nine changes are related to road and traffic conditions. All recommended speed limit changes are based on traffic investigations conducted with the engineering judgment of Street Transportation staff.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Street Transportation Department.

Attachment A

ARTICLE XII. PENALTY AND SCHEDULES

36-158 Schedule I—Local speed limits.

It is hereby determined upon the basis of an engineering and traffic investigation that the speed limit permitted by state law on the following streets or intersections is greater or less than is reasonable under existing conditions, and it is hereby declared that the maximum speed limits shall be as hereinafter set forth on those streets, parts of streets or intersections herein designated at the times specified when signs are erected giving notice thereof.

The City Traffic Engineer may declare a maximum speed limit that is determined pursuant to this section to be effective at all times or at such times as indicated on the speed limit signs. The City Traffic Engineer may establish lower speed limits for different times of day, different types of vehicles, varying weather conditions, special events, work zones for construction, maintenance or other activity in the roadway and other factors bearing on safe speeds. The lower limits are effective when posted on appropriate fixed, variable or portable signs.

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

Acoma Drive	51st Avenue to 43rd Avenue
Acoma Drive	Black Canyon Freeway to 23rd Avenue
Acoma Drive	36th Street to 40th Street
Acoma Drive	Tatum Boulevard to 64th Street
Arroyo Norte Drive	Northbound I-17 Frontage Road to 3900 West
Beardsley Road	32nd Street to 34th Street
Butler Drive	39th Avenue to 27th Avenue
Butler Drive	Black Canyon Freeway to 19th Avenue
Campbell Avenue	71st Avenue to 51st Avenue
Campbell Avenue	113th Avenue to 107th Avenue

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

Campbell Avenue	35th Avenue to 15th Avenue
Campbell Avenue	12th Street to 16th Street
Campbell Avenue	20th Street to 44th Street
Canterbury Drive	Thunderbird Road to Tam-O-Shanter Drive
Cashman Drive	Pinnacle Peak Road to 44th Street
Central Avenue	Liberty Lane to Chandler Boulevard
Central Avenue	Lincoln Street to Madison Street
Central Avenue	Grovers Avenue to Union Hills Drive
Chauncey Lane	68th Street to Scottsdale Road
Cholla Street	24th Street to 32nd Street
Cholla Street	40th Street to Tatum Boulevard
Clarendon Avenue	55th Avenue to Maryvale Parkway
Colter Street	16th Street to SR-51
Copperhead Trail	North Valley Parkway to Gambit Trail
Copperhead Trail	West of 14th Lane Traffic Circle to Gambit Trail
Coral Gables Drive	Thunderbird Road to 7th Street
Deem Hills Parkway	51st Avenue to Stetson Valley Parkway
Deer Valley Drive	1,200 feet west of 35th Avenue to 35th Avenue
Desert Willow Parkway	East Dixileta Drive to Dynamite Boulevard
Desert Willow Parkway West	30200 North Cave Creek Road to 31000 North Cave Creek Road

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

Dove Valley Road	52nd Place to 56th Street
Dunlap Avenue	7th Street to 12th Street
Durango Street	67th Avenue to 63rd Avenue
Elwood Street	40th Street to 48th Street
Encanto Boulevard	93rd Avenue to 91st Avenue
Encanto Boulevard	75th Avenue to 73rd Avenue
Encanto Boulevard	71st Avenue to 51st Avenue
Encanto Boulevard	49th Avenue to 31st Avenue
Encanto Boulevard	Grand Avenue to 19th Avenue
Freemont Road	Rough Rider Road to Cashman Drive
Galvin Parkway	100 Feet +/- North of East Papago Park to Traffic Circle at Botanical Garden Entrance
Grand Ave	7th Avenue to 15th Avenue
Greenway Road	20th Street to Cave Creek Road
Grovers Avenue	51st Avenue to 27th Avenue
Grovers Avenue	Central Avenue to Cave Creek Road
Hatcher Road	19 th Avenue to 12 th Street
Highland Avenue	Campbell Avenue to 107th Avenue
Highland Avenue	16th Street to 24th Street
Hillcrest Way	I-17 Frontage Road to 39th Lane
Illini Street	30th Street to Riverpoint Parkway

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

Inspiration Mountain Parkway	Stetson Valley Parkway to Stetson Valley Parkway
Jefferson Street	27th Avenue to 23rd Avenue
Jefferson Street	7th Avenue to 4th Avenue
Jesse Owens Parkway	Central Avenue to 7th Street
Jones Avenue	103rd Avenue to 99th Avenue
Kelton Lane	29th Avenue to 28th Avenue
Knox Road	Warpaint Drive to 36th Street
Lafayette Boulevard	44th Street to 64th Street
Lakewood Parkway West	3300 East to 3600 East to 17000 South to 15800 South
Lakewood Parkway East	3600 East to 3800 East to 17000 South to 15800 South
Liberty Lane	17th Avenue to Central Avenue
Lindner Drive (West Section)	45th Avenue to Augusta North
Lindner Drive (East Section)	45th Avenue to Grovers Avenue
Lockwood Drive	Freemont Road to Cashman Drive
Marriott Drive	Pathfinder Drive to Deer Valley Drive
Maryland Avenue	43rd Avenue to Black Canyon Freeway
Maryland Avenue	Central Avenue to 16th Street
Maryvale Parkway	51st Avenue to Indian School Road
Missouri Avenue	43rd Avenue to 27th Avenue
Missouri Avenue	Black Canyon Freeway to 19th Avenue

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

Mohave Street	7th Avenue to 7th Street
Morningside Drive	Black Canyon Freeway to 21st Avenue
Morten Avenue	16th Street to 1900 East
Mountain View Road	23rd Avenue to 19th Avenue
Mountain View Road	32nd Street to 36th Street
Northern Avenue	26th Street to 32nd Street
North Valley Parkway	Carefree Highway to 33rd Lane
Oak Street	16th Street to 44th Street
Oak Street	48th Street to 52nd Street
Oak Street (Eastbound)	56th Street to 64th Street
Olympic Drive	Central Avenue to Jesse Owens Parkway
Orangewood Avenue	43rd Avenue to 19th Avenue
Osborn Road	Black Canyon Freeway to 7th Avenue
Osborn Road	40th Street to 56th Street
Paradise Lane	7th Street to 16th Street
Paradise Lane	Tatum Boulevard to 56th Street
Paradise Lane	47th Avenue to 43rd Avenue
Pathfinder Drive	44th Street to Marriott Drive
Piedmont Road	48th Street to 51st Street
Pinnacle Vista Drive	Pyramid Peak Parkway to Inspiration Mountain Parkway
Pinnacle Vista Drive	52nd Street to 56th Street

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

Pointe Golf Club Drive	Thunderbird Road to Sharon Drive
Princess Drive	68th Street Scottsdale Road
Quail Track Drive	North Valley Parkway to Copperhead Trail
Ranger Drive	Tatum Boulevard to 55th Street
Riverpoint Parkway	Wood Street to Illini Street
Roeser Road	7th Avenue to Central Avenue
Roeser Road	40th Street to 48th Street
Roosevelt Street	57th Avenue to 43rd Avenue
Roosevelt Street	39th Avenue to 35th Avenue
Roosevelt Street	33rd Avenue to 27th Avenue
Roosevelt Street	19th Avenue to 7th Avenue
Roosevelt Street	Central Avenue to 16th Street
Rose Garden Lane	29th Avenue to 19th Avenue
Rough Rider Road	Black Mountain Boulevard to 40th Street
Sells Drive	79th Drive to 71st Drive
Sky Crossing Way	Deer Valley Road to Black Mountain Boulevard
SR-51 (East Access Road)	500 Feet North of Camelback Road to Colter Street
Stanford Drive	40th Street to 44th Street
Stetson Hills Loop	43rd Avenue to 39th Drive
Sweetwater Avenue	51st Avenue to Black Canyon Freeway
Sweetwater Avenue	Cave Creek Road to 42nd Street
Sweetwater Avenue	Paradise Valley Parkway East to Scottsdale Road

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

Thunderbird Road	28th Street to 32nd Street
Trailblazer Drive	44th Street to Tatum Boulevard
University Drive	24th Street to Magnolia Street (2700 East)
Utopia Road	23rd Avenue to 19th Avenue
Van Buren Street	7th Street to 16th Street
Via Del Deserto	33rd Lane to Via Puzzola
Via Puzzola	Carefree Highway to Cloud Road
Via Tramonto	Carefree Highway to Via Vista
Via Vista	27th Avenue to Via Tramonto
Vineyard Road	47th Avenue to 43rd Avenue
Virginia Avenue	35th Avenue to 27th Avenue
Virginia Avenue	Central Avenue to 7th Street
Warpaint Drive	Knox Road to Coconino Street
Washington Street	7th Avenue to 4th Avenue
Wier Avenue	39th Avenue to 35th Avenue
Winchcomb Drive	26th Avenue to Acoma Drive (2300 West)
Wood Street	Riverpoint Parkway to University Drive
1st Avenue	Grant Street to Roosevelt Street
3rd Avenue	Thomas Road to Osborn Road
3rd Street	Monroe Street to Indian School Road
4th Street	5th Street crossover to Roosevelt Street
5th Street	Van Buren Street to 5th Street Crossover

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

5th Street Crossover	5th Street to Fillmore Street
7th Avenue	Jackson Street to Van Buren Street
7th Avenue	Coral Gables Drive to Greenway Parkway
7th Street	Jefferson Street to Van Buren Street
11th Avenue	Greenway Parkway to Bell Road
11th Street	Washington Street to Moreland Street
12th Street	Vineyard Road to Southern Avenue
12th Street	Moreland Street to Thomas Road
12th Street	Osborn Road to Mountain View Road
12th Street	Bell Road to Agua Fria Freeway
15th Avenue	0.25 miles south of Magnolia Street to Northern Avenue
15th Avenue	Hatcher Road to Shangri-La Road
15th Avenue	Bell Road to Grovers Avenue
15th Avenue	Union Hills Drive to Utopia Road
16th Street	Grovers Avenue to Beardsley Road
18th Street	Camelback Road to 500 Feet North of Camelback Road
19th Avenue	Olney Avenue to Dobbins Road
20th Street	Dobbins Road to Baseline Road
20th Street	Roeser Road to Broadway Road
20th Street	Jefferson Street to Roosevelt Street
20th Street	McDowell Road to Cambridge Avenue
20th Street	Greenfield Road to Highland Avenue

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

20th Street	Missouri Avenue to Bethany Home Road
21st Avenue	Bell Road to Union Hills Drive
23rd Avenue	Indian School Road to Glendale Road
23rd Avenue	Orangewood Avenue to Dunlap Avenue
23rd Avenue	Acoma Drive to Greenway Road
23rd Avenue	Union Hills Drive to Utopia Road
24th Street	South Mountain Avenue to Baseline Road
24th Street	Shea Boulevard to Sweetwater Avenue
26th Avenue	Thunderbird Road to Acoma Drive
26th Street	SR 51 to Shea Boulevard
27th Avenue	Rose Garden Lane to Deer Valley Drive
27th Drive	Carefree Highway to Via Vista
28th Street	Oak Street to Camelback Road
28th Avenue	29th Avenue to Kelton Lane
29th Avenue	Union Hills Drive to Kristal Way
29th Avenue	Beardsley Road to Rose Garden Lane
31st Avenue	Van Buren Street to Encanto Boulevard
31st Avenue	Thomas Road to Grand Avenue
31st Avenue	Indian School Road to Camelback Road
31st Avenue	Northern Avenue to Dunlap Avenue
31st Avenue	Cheryl Drive to Thunderbird Road
31st Avenue	Bell Road to Kristal Way

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

31st Avenue	Yorkshire Drive to Beardsley Road
32nd Street	750 Feet South of Beautiful Lane to Baseline Road
32nd Street	Deer Valley Road to Sky Crossing Way
32nd Street	Puget Avenue to Mountain View Road
33rd Lane	North Valley Parkway to Via Del Deserto
36th Street	Ranch Circle North to Suncrest Court
36th Street	Roeser Road to Broadway Road
36th Street	McDowell Road to Camelback Road
36th Street	Mountain View Road to Shea Boulevard
36th Street	Cactus Road to Greenway Road
36TH STREET	THUNDERBIRD ROAD TO GREENWAY ROAD
39th Avenue	Van Buren Street to Osborn Road
39th Avenue	Missouri Avenue to Camino Acequia
39th Avenue	Peoria Avenue to Cactus Road
39th Avenue	Bell Road to Yorkshire Drive
40th Street	University Drive to 0.25 Miles North of University Drive
43rd Avenue	Olney Avenue to Dobbins Road
44th Street	Frye Road to Chandler Boulevard
44th Street	Ray Road to Warner-Elliot Loop
44th Street	Paradise Village Parkway North to Bell Road
44th Street	Deer Valley Drive to Cashman Drive
45th Avenue	Bell Road to Union Hills Drive

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

46th Street	Paradise Village Parkway North to Thunderbird Road
47th Avenue	Baseline Road to Vineyard Road
47th Avenue	Thunderbird Road to Greenway Road
47th Avenue	Acoma Drive to Bell Road
48th Street	Pecos Park Entrance to Frye Road
48th Street	Elwood Street to University Drive
48th Street	Van Buren Street to McDowell Road
48th Street	Cholla Street to Paradise Village Parkway South
50th Street	Frye Road to Chandler Boulevard
51st Street	Elliot Road to Piedmont Road
52nd Place	Rancho Paloma Drive to Dove Valley Road
52nd Street	Thomas Road to Osborn Road
52nd Street	Cholla Street to Cactus Road
52nd Street	Thunderbird Road to Bell Road
52nd Street	Jomax Road to Pinnacle Vista Drive
53rd Avenue	Maryvale Parkway to Indian School Road
55th Avenue	McDowell Road to Camelback Road
55th Avenue	Pinnacle Peak Road to Alameda Road
56th Street	Mountain View Road to Shea Boulevard
59th Avenue	South Mountain Avenue to Baseline Road
60th Street	Desert Cove Avenue to Cholla Street Alignment
60th Street	Cactus Road to Bell Road

Table A. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

63rd Avenue	Lower Buckeye Road to Pima Street
63rd Avenue	Thomas Road to Osborn Road
63rd Avenue	Indian School Road to Camelback Road
65th Avenue	2500 feet +/- south of to Dobbins Road
68th Street	Princess Drive to Mayo Boulevard
70th Street	Princess Drive to Mayo Boulevard
71st Avenue	Van Buren Street to Roosevelt Street
71st Avenue	McDowell Road to Indian School Road
71st Avenue	Campbell Avenue to Camelback Road
71st Drive	Indian School Road to Sells Drive
71st Street	Kierland Boulevard to Sandra Terrace
79th Drive	Osborn Road to Sells Drive
80th Lane	Thomas Road to Osborn Road
93rd Avenue	Encanto Boulevard to Thomas Road
95th Avenue	McDowell Road to Encanto Boulevard
103rd Avenue	Broadway Road to Country Place Boulevard
103rd Avenue	Indian School Road to Campbell Avenue
111th Avenue	Campbell Avenue to Camelback Road

Table A1. Prima Facie Speed Limit 30 Miles Per Hour from 7:00 a.m. to 4:00 p.m. on School Days.

Cactus road	Wb 350 ft +/- east of 37th Avenue and eb 350 ft +/- west of 37th Avenue
Ray Road	400 Feet North of Thunderhill Drive to 100 Feet South of Mountain Sky Avenue

Table A. Prima Facie Speed Limit 35 Miles Per Hour at All Times.

19th Avenue	450 Feet North of Orangewood Avenue to 450 Feet South of Orangewood Avenue
-------------	--

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.

Adams Street	27th Avenue to Washington Street
Anthem Way	46th Drive to Black Canyon Freeway
Ball Park Boulevard	Camelback Road to Grand Canal
Beardsley Road	20th Street to Cave Creek Road
Bethany Home Road	16th Street to 18th Street
Black Mountain Boulevard	Rancho Paloma Drive to Carefree Highway
Buckeye Road	31st Avenue to 27th Street
Camelback Road	27th Avenue to 28th Street
Central Avenue	Mineral Road to Thunderbird Trail
Central Avenue (Southbound)	Thunderbird Trail to Dobbins Road
Central Avenue	Vineyard Road to Pioneer Street
Central Avenue	Watkins Street to Lincoln Street
Central Avenue	Roosevelt Street to Mountain View Road
Central Avenue	Happy Valley Road to 2,050 Feet +/- North of Happy Valley Road
Chandler Boulevard	Shaughnessey Road To 19th Avenue
Chandler Boulevard (Westbound)	19th Avenue to 15th Avenue
Chandler Boulevard	Pecos Road to Shaughnessey Road
Cheryl Drive	35th Avenue to Metro Parkway West

Table A. Prima Facie Speed Limit 35 Miles Per Hour at All Times.

Circle Mountain Road	New River Road to Barko Lane
Cotton Center Boulevard	40th Street to 48th Street

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.

Desert Foothills Parkway	Chandler Boulevard to 5th Avenue
Desert Willow Parkway East	31000 North Cave Creek Road (East Side) to 5000 East Dixileta Drive
Dobbins Road	Central Avenue to 19th Street
Dove Valley Road	North Valley Parkway to 16th Avenue
Dunlap Avenue	7th Avenue to 7th Street
Encanto Boulevard	83rd Avenue to 75th Avenue
Estrella Drive	SR202 to 51st Avenue
Frye Road	3rd Street to Desert Foothills Parkway
Galvin Parkway	North of Traffic Circle at Botanical Garden Entry to McDowell Road
Grand Avenue	18th Avenue to 15th Avenue
Grant Street	Black Canyon Freeway to Lincoln Street
Grant Street	16th Street to Sky Harbor Circle
Greenway Road	Cave Creek Road to Greenway Parkway
Guadalupe Road	48th Street to Interstate 10
Holmes Boulevard	Bell Road to Grovers Avenue
Indian School Road	27th Avenue to 20th Street
Indian School Road	45th Street to 48th Street
Jefferson Street	23rd Avenue to 7th Avenue
Jefferson Street	7th Street to Washington Street
Jefferson Street	7th Street to 265 Feet +/- East of 26th Street (except frontage road which is 25 mph)

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.

Jomax Road	Cave Creek Road to Tatum Boulevard
Jomax Road	Tatum Boulevard to 52nd Street
Kierland Boulevard	Greenway Parkway to Scottsdale Road
Knox Road	36th Street to 48th Street
Liberty Lane	Desert Foothills Parkway to 13th Way
Lincoln Street	Grant Street to 7th Street
Lone Mountain Road	40th Street to Cave Creek Road
Lower Buckeye Road	300 Feet West to 300 Feet East of 99th Avenue
Lower Buckeye Road	22nd Avenue to 19th Avenue
Maryland Avenue	19th Avenue to Central Avenue
Maryvale Parkway	Indian School Road to 51st Avenue
Mayo Boulevard	Black Mountain Boulevard to 40th Street
McDowell Road	27th Avenue to 32nd Street
Metro Parkway	Entire Street Surrounding Metro Center
Missouri Avenue	19th Avenue to 24th Street
Mohave Street	7th Street to Sky Harbor Circle
Mohave Street	22nd Street to 24th Street
Mountain View Road	Central Avenue to 12th Street
Norterra Parkway	Happy Valley Road to Jomax Road
Oak Street	52nd Street to 56th Street
Osborn Road	7th Avenue to 36th Street

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.

Paloma Parkway	Bronco Butte Trail to Dove Valley Road
Paradise Village Parkway	Entire Street Surrounding Paradise Village
Peoria Avenue	19th Avenue to 7th Avenue
Pinnacle Peak Road	19th Avenue to 7th Street
Pocono Way	800 feet north of Hackamore Drive to 33rd Avenue
Pyramid Peak Parkway (Northbound)	1,900 Feet +/- north of Brookhart Way to City Limits
Ranch Circle North	Ray Road (3600 East) to Ray Road (4300 East)
Ranch Circle South	Ray Road to Mountain Parkway
Rancho Paloma Drive	Black Mountain Boulevard to 56th Street
Roeser Road	Central Avenue to 40th Street
Roosevelt Street	16th Street to 32nd Street
Rose Garden Lane	19th Avenue to 7th Avenue
Shea Boulevard	24th Street to 32nd Street
Sky Harbor Circle	22nd Street to Grant Street, Mohave Street to Grant Street, and Mohave Street to 22nd Street
Southern Avenue	7th Avenue to 7th Street
Stetson Valley Parkway	Deem Hills Parkway to Straight Arrow Lane

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.

Tatum Boulevard	40th Street to Cave Creek Road
Thistle Landing Drive	48th Street to 50th Street
Thomas Road	27th Avenue to 32nd Street
Thunderbird Road	32nd Street to 38th Place
Tombstone Trail	Norterra Parkway to 21st Avenue
University Drive	16th Street to 24th Street
Utopia Road	Black Canyon Freeway to 23rd Avenue
Utopia Road	Cave Creek Road to 32nd Street
Van Buren Street	35th Avenue to 7th Avenue
Van Buren Street	16th Street to 44th Street
Washington Street	Adams Street to 7th Avenue
Washington Street	7th Street to 24th Street (except frontage road which is 25 mph)
Williams Drive	Black Canyon Freeway to 19th Avenue
Yorkshire Drive	43rd Avenue to Black Canyon Freeway

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.

1st Avenue Crossover	Grant Street to Hadley Street
3rd Avenue	Osborn Road to Indian School Road
3rd Street	Frye Road to Chandler Boulevard
5th Avenue	Desert Foothills Parkway to Chandler Boulevard
5th Street Crossover	Fillmore Street to 4th Street
7th Avenue	Dobbins Road to Baseline Road
7th Avenue	Magnolia Street to Jackson Street
7th Avenue	Van Buren Street to Missouri Avenue
7th Avenue	Dunlap Avenue to Hatcher Road
7th Avenue	Greenway Parkway to Bell Road
7th Street	Mineral Road to Baseline Road
7th Street	Lincoln Street to Jefferson Street
7th Street	Van Buren Street to Missouri Avenue
7th Street	Butler Drive to Cinnabar Avenue
15th Avenue	Southern Avenue to Broadway Road
16th Street	Dobbins Road to Baseline Road
16th Street	Maricopa Freeway to Bethany Home Road
16th Street	Bell Road to Grovers Avenue
17th Avenue	Pecos Road to Chandler Boulevard
17th Avenue	Buckeye Road to Grant Street

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.

19th Avenue	Buckeye Road to the Grand Canal
19th Avenue	Glendale Avenue to Northern Avenue (Except where noted in subsection A.1 of this section)
20th Street	Highland Avenue to Missouri Avenue
21st Avenue	Jomax Road to Tombstone Trail
23rd Avenue	Mountain View Road to Cactus Road
23rd Avenue	Utopia Road to Deer Valley Drive
23rd Avenue	Pinnacle Peak Road to Happy Valley Road
24th Street	Buckeye Road to Indian School Road
25th Avenue	Dunlap Avenue to Peoria Avenue
27th Avenue	South Mountain Avenue to Baseline Road
27th Avenue	Lower Buckeye Road to Van Buren Street
27th Avenue	Northern Avenue to Dunlap Avenue
27th Avenue	Grovers Avenue to Union Hills Drive
27th Avenue	Yorkshire Drive to Rose Garden Lane
27th Drive	North Valley Parkway to Carefree Highway
28th Drive	Peoria Avenue to Cactus Road
29th Avenue	Dunlap Avenue to Metro Parkway
29th Avenue	Greenway Road to Bell Road
32nd Street	Air Lane to Van Buren Street
32nd Street	Chandler Boulevard to Pecos Road

Table B. Prima Facie Speed Limit 35 Miles Per Hour at All Times.

33rd Avenue	Pocono Way to Pinnacle Vista Drive
35th Avenue	South Mountain Avenue to Baseline Road
35th Avenue	Van Buren Street to Encanto Boulevard
35th Avenue	Happy Valley Road to 800 feet north of Hackamore Drive
36th Street	Shea Boulevard to Cactus Road
39th Drive	Pinnacle Peak Road to Happy Valley Road
40th Street	0.39 miles South of Air Lane to Washington Street
40th Street (Southbound)	Shea Boulevard to Mercer Lane
40th Street	Potter Drive to Deer Valley Drive
40th Street	Tatum Boulevard to Lone Mountain Road
43rd Avenue	Elwood Street Alignment to Lower Buckeye Road
43rd Avenue	Anthem Way to 1,930 Feet North of Anthem Way
44th Street	Campbell Avenue to Calle Feliz
44th Place	Cotton Center Boulevard to Broadway Road
48th Street	Frye Road to Chandler Boulevard
48th Street	Washington Street to Van Buren Street
48th Street	Piedmont Road to Guadalupe Road
50th Street	Chandler Boulevard to Ray Road
51st Street	500 Feet South of Elliot Road to Warner-Elliot Loop

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.

52nd Street	McDowell Road to Thomas Road
52nd Street	Cactus Road to Thunderbird Road
55th Avenue	Alameda Road to Happy Valley Road
56th Street	South City Limit to Van Buren Street
56th Street	Oak Street to Camelback Road
56th Street	Bell Road to Central Arizona Project Canal
56th Street	Lone Mountain Road to Rancho Paloma Drive
64th Street	Oak Street to McDowell Road (Southbound Only)
64th Street	255 Feet North of Hillcrest Boulevard to Chaparral Road
64th Street	Mayo Boulevard to SR101
67th Avenue	Osborn Road to Camelback Road
71st Avenue	Baseline Road to Vineyard Road
79th Avenue	McDowell Road to Thomas Road
107th Avenue	Camelback Road to Missouri Avenue

Table B1. Prima Facie Speed Limit 35 Miles Per Hour from 7:00 a.m. to 4:00 p.m. on School Days.

Dunlap Avenue	For Westbound, 650 Feet +/- West of 29th Avenue to 625 +/- West of 35th Avenue
Dunlap Avenue	For Eastbound, 545 Feet +/- West of 35th Avenue to 30th Avenue

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.

Air Lane	24th Street to 32nd Street
Baseline Road	43rd Avenue to 35th Avenue
Baseline Road	7th Avenue to 7th Street
Beardsley Road (Eastbound Frontage)	37th Avenue to 27th Avenue
Beardsley Road	Cave Creek Road to 32nd Street
Bell Road	19th Avenue to 12th Street
Bell Road	0.25 miles West of Cave Creek Road to 1,500 Feet East of 40th Street
Bethany Home Road	43rd Avenue to 16th Street
Black Mountain Boulevard	Mayo Boulevard to Pinnacle Peak Road
Broadway Road	51st Avenue to 32nd Street
Buckeye Road	39th Avenue to 31st Avenue
Cactus Road	39th Avenue to 350 ft West of 37th Avenue
Cactus Road	350 ft East of 37th Avenue to 19th Avenue
Cactus Road	Cave Creek Road to 60th Street
Camelback Road	43rd Avenue to 27th Avenue
Camelback Road	28th Street to 64th Street
Carefree Highway	700 feet West of North Valley Parkway to Via Puzola
Cave Creek Road	Dunlap Avenue to Peoria Avenue
Cave Creek Road	Marco Polo Road to Rose Garden Lane
Central Avenue (Northbound)	Thunderbird Trail to Dobbins Road
Central Avenue	Dobbins Road to Vineyard Road

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.

Central Avenue	Pioneer Street to Watkins Street
Chandler Boulevard	Marketplace Way to 34th Street
Deer Valley Drive	600 Feet West of 27th Avenue to 0.25 Miles East of 19th Avenue
Desert Foothills Parkway	Pecos Road to Chandler Boulevard
Desert Peak Parkway	Lieber Place to Cave Creek Road
Dobbins Road	From West City Limit to 1,320 Feet +/- East
Dobbins Road	23rd Avenue to Central Avenue
Dunlap Avenue	43rd Avenue to 7th Avenue (Except where noted in Table B1 of this section)
Durango Street	35th Avenue to Black Canyon Freeway
Elliot Road	2,085 Feet +/- West of 59th Avenue to 47th Lane
Elliot Road	46th Street to 51st Street
Elwood Street	7th Street to 16th Street
Galvin Parkway	Van Buren Street to 100 Feet +/- North of East Papago Park (Zoo Entrance)
Gavilan Peak Parkway	800 Feet +/- West of 33rd Lane to Cloud Road
Glendale Avenue	43rd Avenue 21st Street
Greenway Parkway	500 Feet West of 7th Avenue to 3rd Avenue (Except where noted in Table B2 of this section)
Greenway Parkway	Cave Creek Road to Greenway Road
Greenway Road	51st Avenue to 19th Avenue
Greenway Road	Greenway Parkway to 300 Feet East of 30th Street

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.

Greenway Road	52nd Street to 500 Feet East of 60th Street
Indian School Road	67th Avenue to 27th Avenue
Indian School Road	20th Street to 45th Street
Indian School Road	48th Street to 60th Street
Jomax Road	Black Canyon Freeway to Norterra Parkway
Liberty Lane	13th Way to 24th Street
Lincoln Drive	21st Street to 32nd Street
Lower Buckeye Road	107th Avenue to 300 Feet +/- West of 99th Avenue
Lower Buckeye Road	300 Feet +/- East of 99th Avenue to 95th Avenue
Lower Buckeye Road	79th Avenue to 67th Avenue
Lower Buckeye Road	27th Avenue to 22nd Avenue
Maricopa Freeway Frontage Roads	23rd Avenue to 16th Street
McDowell Road	43rd Avenue to 27th Avenue
McDowell Road	32nd Street to 52nd Street
Mountain Parkway	Chandler Boulevard to Ray Road
Norterra Parkway	Jomax Road to North Valley Parkway
Northern Avenue	43rd Avenue to SR-51
North Valley Parkway	Jomax Road to 30th Avenue
North Valley Parkway	800 Feet +/- West of 33rd Lane to 33rd Lane
Peoria Avenue	43rd Avenue to 19th Avenue
Pinnacle Peak Road	55th Avenue to 19th Avenue

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.

Priest Drive	Salt River Drive to Van Buren Street
Pyramid Peak Parkway (Southbound)	67th Avenue to City Limits
Pyramid Peak Parkway (Northbound)	67th Avenue to 1,900 Feet +/- North of Brookhart Way
Ray Road	Chandler Boulevard to Interstate 10 (Except where noted in Table A1 of this section)
Rose Garden Lane	Cave Creek Road to 32nd Street
Shea Boulevard	32nd Street to 450 Feet East of 40th Street
Southern Avenue	39th Avenue to 31st Avenue
Southern Avenue	19th Avenue to 7th Avenue
Southern Avenue	7th Street to 24th Street
SOUTHERN AVENUE	7TH STREET TO 48TH STREET
Stetson Valley Parkway	Range Mule Drive to Deem Hills Parkway
Tatum Boulevard	Mayo Boulevard to Deer Valley Drive
Thomas Road	800 Feet West of 59th Avenue to Grand Avenue
Thomas Road	32nd Street to 56th Street
Thunderbird Road	31st Avenue to Coral Gables Drive
Thunderbird Road	38th Place to Scottsdale Road
Union Hills Drive	27th Avenue to 19th Avenue
Union Hills Drive	7th Street to 20th Street
University Drive	Wood Street to 48th Street
Van Buren Street	67th Avenue to 200 Feet West of 63rd Avenue

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.

Van Buren Street	39th Avenue to 35th Avenue
------------------	----------------------------

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.

Van Buren Street	44th Street to 500 feet +/- east of Project Drive
Warner-Elliot Loop	4600 East Elliot Road to 578 Feet East of Wakial Loop
Washington Street	24th Street to 34th Street
7th Avenue	Baseline Road to Magnolia Street
7th Avenue	Missouri Avenue to Dunlap Avenue
7th Avenue	Bell Road to Union Hills Drive
7th Avenue	Rose Garden Lane to Deer Valley Drive
7th Street	Baseline Road to Lincoln Street
7th Street	Missouri Avenue to Butler Drive
7th Street	Cinnabar Avenue to Clinton Street
7th Street	Thunderbird Road to 600 Feet North of Bell Road
16th Street	Baseline Road to the Maricopa Freeway
16th Street	Bethany Home Road to Northern Avenue
19th Avenue	Dobbins Road to Buckeye Road
19th Avenue	Grand Canal to Glendale Avenue
19th Avenue	Northern Avenue to Evans Drive
24th Street	Pecos Road to Chandler Boulevard
24th Street	Baseline Road to Buckeye Road
24th Street	Indian School Road to Lincoln Drive
27th Avenue	Baseline Road to 500 Feet +/- North
27th Avenue	Van Buren Street to Northern Avenue

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.

32nd Street	Baseline Road to Wood Street
32nd Street	Van Buren Street to Lincoln Drive
32nd Street	Mountain View Road to Bell Road
32nd Street	Beardsley Road to Rose Garden Lane
35th Avenue	Dobbins Road to South Mountain Avenue
35th Avenue	Baseline Road to Broadway Road
35th Avenue	Lower Buckeye Road to Van Buren Street
35th Avenue	Encanto Boulevard to Bell Road
35th Avenue	Union Hills Drive to Beardsley Road
40th Street	Pecos Road to Chandler Boulevard
40th Street	800 Feet South of Roeser Road to University Drive
40th Street	Washington Street to McDowell Road
40th Street (Northbound)	Shea Boulevard to Mercer Lane
40th Street	Mercer Lane to Union Hills Drive
40th Street	Mayo Boulevard to Pinnacle Peak Road
43rd Avenue	Buckeye Road to Glendale Avenue
43rd Avenue	Thunderbird Road to Beardsley Road
43rd Avenue	Pinnacle Peak Road to Happy Valley Road
44th Street	Washington Street to Campbell Avenue
44th Street	Calle Feliz to McDonald Drive
48th Street	Chandler Boulevard to Piedmont Road

Table C. Prima Facie Speed Limit 40 Miles Per Hour at All Times.

51st Avenue	Estrella Drive to Olney Avenue
51st Avenue	Dobbins Road to Baseline Road
51st Avenue	0.5 Miles South of Lower Buckeye Road to Lower Buckeye Road
51st Avenue	Roosevelt Street to Camelback Road
51st Avenue	250 Feet South of Cactus Road to Union Hills Drive
51st Avenue	Pinnacle Peak Road to Range Mule Drive
52nd Street	Van Buren Street to McDowell Road
55th Avenue	Happy Valley Road to Deem Hills Parkway
56th Street	Shea Boulevard to Bell Road
56th Street	Central Arizona Project Canal to Pinnacle Peak Road
59th Avenue	Dobbins Road to South Mountain Avenue
59th Avenue	Roosevelt Street to Camelback Road
64th Street	Cactus Road to Bell Road
67th Avenue	400 Feet +/- South of Elwood Street to Osborn Road
67th Avenue	Happy Valley Road to Pyramid Peak Parkway
75th Avenue	Baseline Road to Vineyard Road
75th Avenue	0.25 Miles South of Thomas Road to Devonshire Avenue
83rd Avenue	Van Buren Street to Papago Freeway
91st Avenue	McDowell Road to Indian School Road
99th Avenue	0.5 Miles South of Lower Buckeye Road to Durango Street
107th Avenue	Indian School Road to Camelback Road

Table D Prima Facie Speed limit 45 Miles Per Hour at All Times
Table D. Prima Facie Speed Limit 45 Miles Per Hour at All Times.

Baseline Road	55th Avenue to 43rd Avenue
Baseline Road	35th Avenue to 7th Avenue
Baseline Road	7th Street to 48th Street
Beardsley Road (Frontage Roads)	27th Avenue to 20th Street
Beardsley Road Frontage Road (Westbound)	27th Avenue to 51st Avenue
Beardsley Road Frontage Road (Eastbound)	51st Avenue to 37th Avenue
Bell Road	51st Avenue to 19th Avenue
Bell Road	12th Street to 0.25 Miles West of Cave Creek Road
Bell Road	1,500 Feet East of 40th Street to Scottsdale Road
Broadway Road	107th Avenue to 91st Avenue
Broadway Road	32nd Street to 48th Street
Buckeye Road	71st Avenue to 39th Avenue
Cactus Road	51st Avenue to 39th Avenue
Camelback Road	113th Avenue to 99th Avenue
Carefree Highway	Via Puzzola to 0.5 Miles East of Via Tramonto / Paloma Parkway
Cave Creek Road	Peoria Avenue to Marco Polo Road
Cave Creek Road	Rose Garden Lane to Pinnacle Peak Road

Table D Prima Facie Speed limit 45 Miles Per Hour at All Times

Cave Creek Road (Southbound)	Pinnacle Peak To 660 Feet +/- North of Quiet Hollow Lane
Cave Creek Road	Peak View Road to Westland Road
Chandler Boulevard (Eastbound)	19th Avenue to 15th Avenue
Chandler Boulevard	15th Avenue to Marketplace Way
Chandler Boulevard	34th Street to Interstate 10
Deer Valley Drive	35th Avenue to 600 Feet West of 27th Avenue
Deer Valley Drive	0.25 miles east of 19th Avenue to 56th Street
Dixileta Drive	Tatum Boulevard to 52nd Street
Dobbins Road	1,320 Feet +/- East of City Limit to 200 Feet +/- West of 56th Glen
Dobbins Road	43rd Avenue to 0.25 Miles West of 35th Avenue
Dobbins Road	650 Feet West of 35th Avenue to 33rd Avenue
Dobbins Road	30th Lane to 23rd Avenue
Dove Valley Road	16th Avenue to Sonoran Desert Drive
Dynamite Boulevard	Cave Creek Road to 40th Street
Greenway Parkway	17th Drive to 500 Feet West of 7th Avenue
Greenway Parkway	3rd Avenue to Cave Creek Road
Greenway Road	19th Avenue to 17th Drive
Greenway Road	300 Feet East of 30th Street to 52nd Street
Greenway Road	500 Feet East of 60th Street to Scottsdale Road
Happy Valley Road	67th Avenue to 29th Avenue
Happy Valley Road	800 Feet West of 23rd Avenue to 7th Street

Table D Prima Facie Speed limit 45 Miles Per Hour at All Times

Indian School Road	99th Avenue to 67th Avenue
Jomax Road	Norterra Parkway to 19th Avenue
Lone Mountain Road	56th Street to 63rd Street
Lower Buckeye Road	95th Avenue to 79th Avenue
Lower Buckeye Road	67th Avenue to 27th Avenue
Mayo Boulevard	Tatum Boulevard to Scottsdale Road
McDowell Road	83rd Avenue to 43rd Avenue
McDowell Road	52nd Street to 64th Street
New River Road	1.0 Mile Southwest of Black Canyon Freeway to Black Canyon Freeway
Pinnacle Peak Road	Cave Creek Road to Scottsdale Road
Shea Boulevard	450 Feet East of 40th Street to 64th Street
Sonoran Desert Drive	Dove Valley Road to Cave Creek Road
Southern Avenue	59th Avenue to 51st Avenue
Southern Avenue	31st Avenue to 19th Avenue
Southern Avenue	24th Street to 48th Street
Tatum Boulevard	Mockingbird Land to Deer Valley Drive
Tatum Boulevard	Deer Valley Drive to Cave Creek Road
Thomas Road	99th Avenue to 800 Feet West of 59th Avenue
Thunderbird Road	51st Avenue to 31st Avenue
Thunderbird Road	Coral Gables Drive to Cave Creek Road

Table D Prima Facie Speed limit 45 Miles Per Hour at All Times

Union Hills Drive	51st Avenue to 27th Avenue
Union Hills Drive	19th Avenue to 7th Street
Union Hills Drive	20th Street to Tatum Boulevard
Van Buren Street	83rd Avenue to 67th Avenue
Van Buren Street	200 Feet West of 63rd Avenue to 39th Avenue
Washington Street	34th Street to 56th Street
7th Avenue	Union Hills Drive to Rose Garden Lane
7th Street	Clinton Street to Thunderbird Road
7th Street	600 Feet North of Bell Road to Happy Valley Road
19th Avenue	Evans Drive to Jomax Road
24th Street	Baseline Road to Roeser Road
27th Avenue	Southern Avenue to Broadway Road
29th Avenue	Pinnacle Peak Road to Happy Valley Road
32nd Street	Bell Road to Beardsley Road
35th Avenue	200 Feet South of Elliot Road to Dobbins Road
35th Avenue	Baseline Road to 500 Feet +/- North
35th Avenue	Broadway Road to Lower Buckeye Road
35th Avenue	Bell Road to Union Hills Drive

Table D Prima Facie Speed limit 45 Miles Per Hour at All Times

35th Avenue	Beardsley Road to Pinnacle Peak Road
40th Street	Baseline Road to 800 Feet South of Roeser Road
43rd Avenue	South Mountain Avenue to Southern Avenue
43rd Avenue	Lower Buckeye Road to Buckeye Road
43rd Avenue	Glendale Avenue to Thunderbird Road
48th Street	Baseline Road to Southern Avenue
51st Avenue	Baseline Road to Roosevelt Street
51st Avenue	Union Hills Drive to Beardsley Road
59th Avenue	Elliot Road to Dobbins Road
59th Avenue	Broadway Road to Durango Street alignment
59th Avenue	Buckeye Road to Roosevelt Street
75th Avenue	Broadway Road to 0.25 miles south of Thomas Road
75th Avenue	Devonshire Avenue to Camelback Road
83rd Avenue	Broadway Road to Buckeye Road
83rd Avenue	Papago Freeway to Camelback Road
91st Avenue	Elwood Street to Buckeye Road
91st Avenue	Indian School Road to Camelback Road
99th Avenue	Mobile Lane to Riverside Avenue
99th Avenue	Durango Street to Buckeye Road
99th Avenue	Thomas Road to Camelback Road

Table E Prima Facie Speed limit 50 Miles Per Hour at All Times

Table E. Prima Facie Speed Limit 50 Miles Per Hour at All Times.

Buckeye Road	75th Avenue to 71st Avenue
Carefree Highway	0.5 Miles East of Via Tramonto / Paloma Parkway to 7th Avenue
Cave Creek Road (Northbound)	Pinnacle Peak Road to 660 Feet +/- North of Quiet Hollow Lane
Cave Creek Road	660 Feet +/- North of Quiet Hollow Lane to Peak View Road
El Mirage Road	0.25 Miles South of Camelback Road to 0.50 Miles North of Camelback Road
New River Road	Cloud Road to 1.0 Mile Southwest of Black Canyon Freeway
91st Avenue	1.56 Miles South of Broadway Road to 0.5 Miles South of Broadway Road

Table F. Prima Facie Speed Limit 55 Miles Per Hour at All Times.

--	--

G. Parks.

1. North Mountain Park.

a. Prima Facie Speed Limit 25 Miles Per Hour at All Times.

North Mountain Park Drive	Entire Length
------------------------------	---------------

2. Papago Park.

a. Prima Facie Speed Limit 25 Miles Per Hour at All Times.

All roadways except Galvin Parkway.

3. Pecos Park.

- a. Prima Facie Speed Limit 25 Miles Per Hour at All Times.

All roadways within park boundary.

4. South Mountain Park.

- a. Prima Facie Speed Limit 25 Miles Per Hour at All Times.

All roadways within park boundary.

5. Piestewa Peak Park.

- a. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

Piestewa Peak Road	Piestewa Peak Park Boundary to End of Road Within Piestewa Peak Park
--------------------	--

H. Sky Harbor Airport.

1. Prima Facie Speed Limit 15 Miles Per Hour at All Times.

Sky Harbor Boulevard (North and South Roadway)	Between Terminal Curb and Sky Harbor Boulevard Median on All Terminals 2 and 3 and on Level 1 of Terminal 4
Sky Harbor Boulevard (North and South Roadway)	All Ticketing/Check-in Lanes on Level 2 of Terminal 4

2. Prima Facie Speed Limit 20 Miles Per Hour at All Times.

Sky Harbor Boulevard (South Roadway)	4,400 Feet East of 24th Street to 6,300 Feet East of 24th Street
--------------------------------------	--

3. Prima Facie Speed Limit 25 Miles Per Hour at All Times.

Sky Harbor Boulevard (North and South Roadway)	All Ramps, Entries and Exits for All Ticketing/Check-in and Baggage Claim Lanes at Terminals 3 and 4
--	--

4. Prima Facie Speed Limit 30 Miles Per Hour at All Times.

Sky Harbor Boulevard (South Roadway)	3,000 Feet East of 24th Street to 4,400 Feet East of 24th Street
---	--

5. Prima Facie Speed Limit 35 Miles Per Hour at All Times.

Sky Harbor Boulevard (North and South Roadway)	Between 24th Street and SR 143, Except as Provided in the Prior Subsections
--	---

ATTACHMENT B

SUMMARY OF CHANGES IN CITY OF PHOENIX SPEED LIMITS AMENDING SECTION 36-158, SCHEDULE I - LOCAL SPEED LIMITS

Prima Facie Speed Limit **25 mph** at all times

To be removed from ordinance

<i>Street Changed</i>	<i>Segment Changed</i>	<i>Reason for Change</i>	<i>Council District</i>
Sells Dr	79th Dr to 71st Dr	Recommend reduction from 30 mph to 25 mph by Traffic Engineer based on traffic study and amount of front facing homes	5
Stanford Drive	40th Street to 44th Street	Recommend reduction from 30 mph to 25 mph by Traffic Engineer based on traffic study and amount of front facing homes	6
24th Street	Shea Boulevard to Sweetwater Avenue	Recommend reduction from 30 mph to 25 mph by Traffic Engineer based on traffic study and amount of front facing homes	3
26th Street	SR51 to Shea Boulevard	Recommend reduction from 30 mph to 25 mph by Traffic Engineer based on traffic study and amount of front facing homes	3
36th Street	Cactus to Thunderbird	Recommend reduction from 30 mph to 25 mph by Traffic Engineer based on traffic study and amount of front facing homes	3
71st Drive	Indian School Road to Sells Drive	Recommend reduction from 30 mph to 25 mph by Traffic Engineer based on traffic study and amount of front facing homes	5
79th Drive	Osborn Road to Sells Drive	Recommend reduction from 30 mph to 25 mph by Traffic Engineer based on traffic study and amount of front facing homes	5
80th Lane	Thomas Road to Osborn Rd	Recommend reduction from 30 mph to 25 mph by Traffic Engineer based on traffic study and amount of front facing homes	5

Prima Facie Speed Limit **40 mph** at all times

<i>Street Changed</i>	<i>Segment Changed</i>	<i>Reason for Change</i>	<i>Council District</i>
Southern Avenue	24th Street to 48th Street	Recommend for reduction from 45 mph to 40 mph by Traffic Engineer based on traffic study	8

Note: All speed limit changes were recommended based on a traffic study and approved by a Traffic Engineer.



Phoenix Parks and Preserve Initiative Program Webpage - Citywide

This report provides the Transportation, Infrastructure, and Planning Subcommittee with information about the newly launched Phoenix Parks and Preserve Initiative Program webpage.

THIS ITEM IS FOR INFORMATION ONLY.

Summary

The Phoenix Parks and Preserve Initiative, also known as PPPI or 3PI, was approved by Phoenix voters in 1999. The initiative sets aside one cent from every ten dollars of sales tax to improve and renovate existing parks and to expand and enhance the City's desert preserve system. In 2008, 83 percent of voters approved the renewal of the initiative for an additional 30 years.

Annually, the PPPI Oversight Committee composed of volunteer citizens established under Phoenix City Code Chapter 2, Article XXXII, reviews the expenditures of the PPPI program. The review consists of findings from an Independent Certified Accountant's Report, which is an examination in accordance with attestation standards required by the American Institute of Certified Public Accountants. The PPPI Oversight Committee's annual review is held, typically in January, in an open public meeting forum.

As part of the month-end close process, the Finance Department transfers the Transaction Privilege Tax collections for the month into the appropriate funds based on each business classification. Sixty percent of the proceeds are used for improvements and renovations of City parks and for acquiring land for future parks. The remaining 40 percent is used for acquiring land and developing the City's desert preserves, which includes trailheads and signage.

To improve transparency and provide a more unified source of information about the Phoenix Parks and Preserve Initiative, the Parks and Recreation Department partnered with the City's Budget and Research Department, Finance Department, and Communications Office to create a dedicated webpage. The PPPI webpage, located at www.Phoenix.gov/parks3pi, includes features that allow visitors to explore project

investments, view financial summaries, and learn more about the history and impact of the initiative. Users can also view fund balance reports on capital improvement projects, such as new playgrounds, trailheads, lighting upgrades, and water conservation efforts in both neighborhood and desert parks. The information on the webpage is organized into the following areas:

- PPPI Oversight Committee Meetings
- Annual Fund Balance Report
- Ballot Initiative Language
- Annual Comprehensive Financial Reports (ACFR)
- Budget Library and Adopted Budget

Photos of PPPI-funded projects are also displayed under the area of Phoenix Parks and Preserve Initiative Program at Work.

The Department is excited to share this new resource with the public. The webpage reflects the importance of the PPPI program to the City, as it enables the Parks and Recreation Department to build healthy communities through parks, programs and partnerships; and makes the City a better place to live, visit, and play.

The launch of the new PPPI webpage was also featured in a City News Article on August 6, 2025.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.



2025 Parks and Recreation Department Summer Programs - Post Season Update - Citywide

This report provides the Transportation, Infrastructure, and Planning Subcommittee with a post-season update on the Parks and Recreation Department 2025 summer programs, including PHXPlays summer camps and aquatics.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Summary

Each year the Parks and Recreation Department (Department) provides safe and affordable summer programs for youth and families across the City. These programs include a wide range of classes at community centers, sports programs and events in parks. The Department also operates PHXPlays Summer Camps and opens the aquatic season, giving residents access to public pools and swim lessons.

PHXPlays Summer Camp

The 2025 PHXPlays Summer Camp gave youth and families across Phoenix a safe, affordable, and fun experience. The day camps were held at 26 community centers and served more than 3,000 children ages six to 12 each week during the eight to 10-week program.

Registration reached record levels. PHXPlays Summer Camp remains an important part of the Department's commitment to youth enrichment during school breaks.

Program Highlights

- Strong attendance and engagement across all sites
- Positive feedback from families regarding the variety and quality of activities
- Successful integration of teen volunteers into daily operations
- Smooth coordination of field trips and special events
- Continued emphasis on safety, inclusivity, and affordability
- Daily meals, including breakfast/lunch or lunch/snack options

Program consistency across the Department is a key part of success. Children receive the same core program no matter which center they attend. Activities include monthly field trips, guest presenters and entertainers, swim days at City pools, daily activity rotations, an end-of-season carnival, choreographed talent shows for parents and more.

While much of the focus is on younger children, teens also play an important role. Through the Teen Volunteer Program, they assist with daily activities such as pool visits, lunch and snack time, classroom rotations, field trips and end-of-day pick up. Teens also take part in breakout sessions with guest speakers, educational activities, and off-site trips.

This year, over 300 staff members played a vital role in delivering our summer camp programs. These positions provided meaningful employment opportunities, often serving as a first job experience for young individuals, while also fostering valuable real-world skills such as responsibility, time management and workplace readiness. In addition to offering income and financial independence, these opportunities helped participants strengthen their résumés, explore career interests, and build networks that will support their future educational and professional goals.

Aquatics

The Parks and Recreation Department operated 19 of the 20 pools opened in summer 2025. The twentieth location, Telephone Pioneer Pool, was opened this year in partnership with Ability 360. The 2025 pool season began on Memorial Day weekend and ran through July, with eight select pools open through Labor Day. More than 286,000 people visited City pools during the summer.

Staffing

Each year, the Department hires hundreds of seasonal aquatics staff. This summer, the Department hired over 500 staff including Pool Managers, Assistant Pool Managers, Swim Instructors, Lifeguards, and Cashiers. Each pool is staffed differently based on several factors. The number of Lifeguards at each site is determined by Maricopa County Code requirements, the lifeguard certifying agency requirements, the amenities at the facility, and the amount of programming offered at each site.

Recruitment for aquatics programs take place year-round and is carried out through social media, local news, visits to schools, and outreach at sporting and community events. Staff recruitment, training, and certification continue throughout the summer to ensure sufficient staffing levels.

This summer, the Department invested in building future aquatics leadership. These positions are essential to the City's ability to open pools. Forty-seven employees completed a two-week Aquatic Academy to prepare for Assistant Manager roles, and more than 60 lifeguards were selected for a Head Lifeguard program that gave them leadership and mentoring experience. These efforts created a stronger foundation for future pool management.

Staff retention is an important part of maintaining a large seasonal workforce, and planning for the 2026 aquatics season is already underway. The Aquatics team will remain in contact with 2025 staff through events such as the Trunk or Treat Fall-o-ween, Electric Light Parade and Polar Plunge. Pool Managers will also reach out to team members during the off season to encourage them to return. Looking ahead, the Department will continue to work with schools and Arizona State University to share recruitment materials, with support from the Communications Department to promote job opportunities through social media, media outreach and newsletters.

Programming

This summer 16 pools participated in the Kool Kids program, which allowed children 17 and younger to swim for free. This program was made possible by donations from the Milwaukee Brewers and Salt River Project. At the other three pools, admission for children was one dollar. Adult admission was three dollars and senior admission was one dollar.

Throughout the 2025 aquatics season, the Department provided more than 13,200 swimming lessons. Lessons were available for participants aged six months to adult and ran from June 2 through July 24. Each session included eight 30-minute classes. To keep lessons affordable, the cost was \$15 per session, or about \$1.88 per class. A \$20,000 donation from the Arizona Diamondbacks and Presidential Pools also made it possible to discount more than 1,600 spaces to three dollars.

This summer, the Department expanded swim lesson programs at six pools with classes designed for children ages three to five, who are among the most at risk for drowning. A total of 206 children participated. Swim lessons were promoted through the Department website, social media, flyers at pools, and local media interviews.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.



Downtown North-South Bikeway Study Update - Districts 7 & 8

This report provides the Transportation, Infrastructure, and Planning Subcommittee an update on the Downtown North-South Bikeway Study on 3rd Street from Lincoln Street to Roosevelt Street.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Summary

At the May 21, 2025 Subcommittee meeting, a member of the Transportation, Infrastructure, and Planning Subcommittee requested the Street Transportation Department (Department) provide an update on the Downtown North-South Bikeway Study.

In 2014, the City of Phoenix published its first Bicycle Master Plan which identified and prioritized 39 potential bicycle corridors to focus future active transportation infrastructure investments within the City of Phoenix. Among those active transportation corridors, 3rd Street between Indian School Road and Buckeye Road, approximately 4.5 miles, was ranked as the highest active transportation corridor in the plan.

Since 2014, the most notable upgrades along the 3rd Street corridor occurred from Roosevelt Street to Indian School Road from 2021 through 2023 with the addition of protected bike lanes, connected sidewalks, Americans with Disabilities Act (ADA) ramps, landscaping upgrades, pedestrian hybrid beacons, and shade structures. Referred to as the 3rd Street Improvement Project, this project completed 2.5 miles of the highest ranked active transportation corridor.

The Downtown North-South Bikeway Study Phase 1 was initiated in 2022 to identify a connector route for the active transportation network in the downtown core while considering downtown development, expansion of the light rail system, and the evolving needs of vulnerable road users including people who walk, ride bicycles, or use micromobility devices such as e-bikes or e-scooters. The study area was bounded by Lincoln Street to the south, Roosevelt Street to the north, Central Avenue to the west, and 7th Street to the east. The study evaluated traffic impacts, parking impacts,

corridor directness, serving destinations, event impacts, and implementation barriers while also considering community input. The results of the study confirmed that 3rd Street was the preferred route in the downtown core with 1st Street being selected as an alternate route during special event days. Ultimately, the study produced a conceptual design, referred to as Concept 1, that included the following:

- Vertical protection (concrete curbs) is used on the entire corridor.
- Mountable curb islands.
- Sidewalk level bikeway (between Washington and Monroe Streets).
- Railroad signal and active device modification.
- Conversion of 3rd Street to two-way travel.
- Traffic signal modifications to provide for two-way travel and bicycle exclusive signals.
- Microsurfacing, paint, and signage.
- 1st Street alternate route improvements (paint and signage).
- Bikeway detour route dynamic message signs.

The cost of this concept was estimated at \$17 million.

During the study, adjacent stakeholders along 3rd Street expressed concern with the recommended design concept as the vertical elements and reconfiguration of the street impacted event ingress and egress as well as activation of the streets for events. To address these concerns, the Department initiated Phase 2 of the study in summer 2025 and tasked the design consultant to develop an alternative concept that would address stakeholder concerns and be more cost-effective. No funding currently programmed for the final design and construction of these improvements.

The alternative concept, referred to as Concept 2, that was developed includes replacing the vertical elements with non-vertical elements. This approach includes parking-protected bike lanes, paint, and signage. This concept would have less impact on event activity and also reduces construction costs and timeline for implementation. The cost of this concept was estimated at \$2.1 million.

The project design elements of Concept 2 include:

- Non-vertical solutions (mostly paint and signage) are used on the entire corridor.
- On-street parking and horizontal buffers for bike lane protection.
- Flex posts and short segments of modular raised bumps only at intersections and driveways.
- Lane and turn-lane removal.
- Microsurfacing, paint, and signage.

While removal of the vertical elements addressed some of the event activity concerns and the high construction costs of Concept 1, there are still concerns with how the removal of travel lanes and left-turn lanes impacts daily traffic. There is also concerns with how reconfiguration of the street impacts ingress and egress of existing garages with access on 3rd Street. In addition, there is extensive coordination needed with Union Pacific Railroad on required changes that are needed at or near their existing railroad crossing south of Jefferson Street.

For these reasons, staff recommends the following next steps:

- Modify limits of project to terminate at Jefferson Street.
- Additional traffic analysis of the lane and turn-lane removal.
- Additional stakeholder engagement to understand event activity impacts to refine design elements.
- Share updated design concept with Community.

Provided the updated design concept meets project goals, addresses stakeholder concerns, and reduces construction costs, the Department would explore funding opportunities to complete final design and construct the revised design Concept 2.

Location

3rd Street from Lincoln Street to Roosevelt Street
Council Districts: 7, 8

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Street Transportation Department.



Approval of Historic Preservation Plan (PreserveHistoricPHX 2025) - Citywide

This report requests the Transportation, Infrastructure and Planning Subcommittee recommend City Council approval of the City's historic preservation plan update, PreserveHistoricPHX 2025.

Summary

The City of Phoenix adopted its first comprehensive historic preservation plan, PreserveHistoricPHX, in 2015. PreserveHistoricPHX 2025, a plan update, provides the opportunity to celebrate the achievements made after the original plan adoption, identify challenges, and assess new opportunities to further historic preservation in Phoenix. PreserveHistoricPHX 2025 is intended as a more specific plan to augment PlanPHX 2025 and to protect and promote the historic and archaeological resources of Phoenix.

The plan update initiative began when the City hired a consultant to conduct stakeholder meetings to identify challenges and create a series of recommendations to advance historic preservation in Phoenix based on practices occurring across the country. The City began a public engagement effort based on the findings of this study with a series of public meetings and a publicly posted survey from the fall of 2023 through the summer of 2024. The City Archaeology Office also provided recommendations to the historic preservation office because the protection of archaeological resources is a key component of historic preservation, as reflected in the City's Historic Preservation Ordinance (Chapter 8 of the Zoning Ordinance).

These engagement efforts revealed that the original five goals of the 2015 plan continue to have relevance:

1. Protect Archaeological Resources
2. Protect Historic Resources
3. Explore Preservation Incentives
4. Develop Community Awareness
5. Promote Partnerships

PreserveHistoricPHX 2025 outlines new possible policies, actions, and tools that can be used to achieve these goals over the next decade (**Attachment A**).

Concurrence/Previous Action

Staff recommended approval of the PreserveHistoricPHX 2025 plan (**Attachment B**).

VPC Action: 14 Village Planning Committees (VPCs) considered the request. Two VPCs recommended approval per the staff recommendation and twelve recommended approval per the staff recommendation, with direction, as reflected in **Attachment C**.

HPC Action: The Historic Preservation Commission considered the request on July 14, 2025 and recommended approval per the staff recommendation by a vote of 8-0.

PC Action: In response to recommendations from the VPCs and HPC, staff developed the Addendum A Staff Report (**Attachment D**). Modifications to the draft plan included additional information regarding the benefits of historic preservation, a revised acknowledgements page, information pertaining to the possible impact of A.R.S. § 9-462.13 (Middle Housing Law) to historic districts, and new tools such as the creation of enhanced design guidelines. The Planning Commission considered the request on September 4, 2025 and recommended approval per the Addendum A Staff Report, by a vote of 6-0 as reflected in **Attachment E**.

Location

Citywide

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**

HEARING DRAFT

Preserve
HISTORIC
PHX

PHOENIX
FINANCIAL CENTER

PHOENIX
FINANCIAL CENTER

Historic Preservation Plan | **2025**





PLANNING & DEVELOPMENT

PRESERVE SHAPE BUILD

Cover images courtesy of Larry Mischler

Acknowledgments

Mayor

Kate Gallego

City Council Members

District 1:

Vice Mayor Ann O'Brien

District 2:

Councilmember Jim Waring

District 3:

Councilmember Deborah Stark

District 4:

Councilmember Laura Pastor

District 5:

Councilmember Betty Guardado

District 6:

Councilmember Kevin Robinson

District 7:

Councilmember Carlos Galindo-Elvira

District 8:

Councilmember Kesha Hodge Washington

City Manager's Office

Jeffrey Barton, City Manager

Alan Stephenson, Deputy City Manager

Historic Preservation Commission

Dan Garcia, Chair

Tricia Amato, Vice Chair

Chad Gestson

Taz Khatri

Dan Klocke

Francesca Miller

Christina Noble

Brenda Thomson

Keely Varvel-Hartsell

Planning & Development Department

Joshua Bednarek, Director

Historic Preservation Office

Helana Ruter, Historic Preservation Officer

Kevin Weight, Principal Planner

Desiree Aranda, Planner III

Crystal Carrancho, Planner II

Jodey Elsner, Planner II

Maura Jackson, Planner II

Emma Collins, Planner I

Cletus Montoya, Planner I

Bridget Collins, Secretary III

City Archaeologist

Christopher Schwartz, Ph.D.

Editing and Layout by City Clerk Department

Printing, Design & Mailing Services

Contents

Acknowledgments	3
Contents	4
Land Acknowledgement	5
Executive Summary	6
Purpose of the Plan	9
Public Benefits of Historic Preservation	10
Legal Basis for Historic Preservation	12
Preservation in Phoenix: A Timeline	16
Phoenix Historic Preservation Program	23
Plan Accomplishments and Evolution	32
Current Preservation Planning.....	39
Goal 1: Protect Archaeological Resources	54
Goal 2: Protect Historic Resources	56
Goal 3: Explore Preservation Incentives	58
Goal 4: Develop Community Awareness	60
Goal 5: Promote Partnerships	62
Bibliography & Further Reading	64
APPENDIX B - PlaceEconomics Report (2023)	66
Archaeological Site Etiquette Guide	67

Land Acknowledgement

The City of Phoenix acknowledges that Phoenix is located within the homeland of the O’Odham and Piipaash peoples and their ancestors, who have inhabited this landscape from time immemorial to present day. The landscape is sacred and reflects cultural values central to the O’Odham and Piipaash way of life and their self-definition. This acknowledgement demonstrates our commitment to work in partnership with the ancestral Indigenous communities to foster understanding, appreciation and respect for this heritage. The Salt River Pima-Maricopa Indian Community (SRPMIC) and the Gila River Indian Community (GRIC) claim aboriginal title (Original Indian Title) to lands exclusively used and occupied by the Akimel O’Odham and Piipaash equaling 3,751,000 acres of South Central Arizona. Ancestral O’Odham settlements are located throughout the entirety of present-day Phoenix. This land continues to be spiritually connected to the O’Odham of the SRPMIC and the GRIC, both of which are confederations of two unique cultures with their own languages, customs, cultures, religions and histories. Both the O’Odham and the Piipaash are oral history cultures and the song culture of these people are specifically tied to tangible places. These places can be natural landforms like the mountains that surround our valleys, but they also include archaeological sites because they are part of a cultural landscape associated with specific historic, cultural and religious values. Those places are tangible reminders to the O’Odham and Piipaash about shared attitudes, goals and practices that characterize who they are, where they belong and how they related to each other in the past, continuing today and into the future. The City of Phoenix has preserved and continues to steward several Ancestral O’Odham sites and landscapes and is committed to honor the vital meaning and intent of this land acknowledgement.

Executive Summary

PreserveHistoricPHX 2025 is an update to the City's first comprehensive historic preservation plan, which was adopted by the Phoenix City Council in 2015. This document builds off the framework of the existing plan while providing space for new ideas and tools to guide the goals and objectives of the City's historic preservation program over the coming decade. PreserveHistoricPHX 2025 pulls the threads from the past through to today to help us connect with our historic and cultural resources as they play a key role in the vision of PlanPHX, the City's 2025 General Plan update, to become *A More Connected Phoenix*.

PreserveHistoricPHX 2025 demonstrates the benefits of historic preservation as they relate to PlanPHX's five core values: create a network of vibrant cores, centers and corridors; connect people and places; strengthen our local economy; celebrate our diverse communities and neighborhoods; and build the most sustainable desert city. This plan gives a summary of the legal basis for historic preservation, a timeline of past preservation efforts in the city and a brief overview of the City's historic preservation program.

PreserveHistoricPHX 2025 provides a summary of accomplishments achieved in historic preservation in Phoenix after the adoption of the 2015 plan, which set the stage for the current planning effort. Through a study completed by the internationally recognized historic preservation consulting firm, PlaceEconomics, titled *Tools, Strategies, Policies, Incentives for Historic Preservation in Phoenix* (see Appendix B), and a new public engagement process with Phoenix residents, it became clear that the five goals identified in the 2015 PreserveHistoricPHX plan are still relevant today. New opportunities to achieve these goals have emerged, and this plan update will propose new tools to move forward to achieve the vision of PreserveHistoricPHX 2025 over the next decade.

ORPHEUM

Goals

Goal 1



**Protect
Archaeological
Resources**

Goal 2



**Protect Historic
Resources**

Goal 3



**Explore
Preservation
Incentives**

Goal 4



**Develop
Community
Awareness**

Goal 5



**Promote
Partnerships**



Purpose of the Plan

PreserveHistoricPHX 2025 is a long-term vision for the City's historic preservation program, identifying the goals and associated tools for shaping Phoenix's continued growth over the next decade. This plan is a supplement to the General Plan for the City of Phoenix, PlanPHX 2025, and highlights how historic preservation and heritage resources, including buildings, structures, objects, sites, traditional cultural places (TCPs) and districts, are an integral part of the vision and core values of PlanPHX 2025.

PreserveHistoricPHX 2025 pinpoints the ways in which heritage resources contribute to economic development, the growth of small and legacy-owned business, connectivity, neighborhood diversity, sustainability and building community and civic pride nesting into the five core values of PlanPhx 2025 to:

Connections to History, Culture, Identity and the Material past are fundamental to the city's vision of creating A MORE CONNECTED PHOENIX.



Create a Network of Vibrant Cores, Centers and Corridors



Connect People & Places



Strengthen our Local Economy



Celebrate our Diverse Communities and Neighborhoods



Build the Most Sustainable Desert City

What does the historic preservation plan do?

PreserveHistoricPHX 2025 does the following:

- * Provides the background for historic preservation and the City's historic preservation program.
- * Highlights the issues and concerns of residents and professionals regarding the preservation and enhancement of cultural and historic resources.
- * Details the City's historic preservation goals.
- * Recommends the implementation of specific actions for achieving those goals.
- * Guides future historic preservation projects and programs in the city.

¹ The term Historic Preservation can be used to encompass the planning and management of cultural resources on a timeline of precontact (prehistoric and protohistoric or ethnohistoric), and historic periods (typology developed by archaeologists). Resources from the prehistoric and protohistoric periods are typically classified as "cultural" where those from the historic period are classified as "historic". The term "heritage resources" is used to refer to both cultural and historic resources.

Public Benefits of Historic Preservation

Historic preservation offers numerous benefits to the people of Phoenix—cultural, economic and environmental. Sustaining our cultural heritage advances public goals including those set forth in the City’s General Plan, PlanPHX 2025. These goals and examples of how historic preservation contributes to them² are noted below:



Create a Network of Vibrant Cores, Center & Corridors

The historic neighborhoods of Phoenix are **dense**—1,000 people per square mile more dense than residential neighborhoods in the rest of the city.

Commercial areas with a concentration of heritage buildings are **magnets for small businesses, legacy businesses, and businesses in the creative and knowledge categories.**

Legacy businesses—those in business for 25 years or longer—make up 12% of businesses in heritage commercial areas, versus 3% in the city overall.



Connect People & Places

Historic places—including buildings, landscapes, archaeological sites, memorials and public art—honor the contributions and experiences of previous generations and contribute to **a sense of place** as well as **unique local cultures and identities.**

Heritage sites, parks and neighborhoods **attract residents and visitors alike**, connecting people to the places that make Phoenix special.

Most of Phoenix’s historic neighborhoods and parks are **located along public transit corridors.**



Strengthen Our Local Economy

During the real estate crisis which accompanied the Great Recession, **foreclosure rates in historic neighborhoods were measurably lower** than the rest of the city, a pattern that has continued in every year since.

Even during recent years of a boom cycle in real estate, **property values in historic districts have outperformed the city as a whole.**

Job growth rates for businesses in the **creative and knowledge sectors**, which prefer to locate in heritage areas and buildings, have all been higher over the past decade in heritage commercial areas than in the city as a whole.

² The examples are key findings in *Preservation Phoenix Style: A Study of the Impacts of Historic Preservation in Phoenix*, prepared by PlaceEconomics for the City of Phoenix, October 2021.



Celebrate Our Diverse Communities & Neighborhoods



Phoenix historic neighborhoods are **diverse** neighborhoods, by race, ethnicity and income.

Phoenix historic neighborhoods are diverse in their housing stock with a much wider range of housing options than most Phoenix subdivisions. These neighborhoods also have a **diversity of housing prices**.

The city's inventory of **older housing stock is providing affordable housing** largely without subsidy, likely due to its age, condition and smaller unit size.

Build the Most Sustainable Desert City



Historic neighborhoods in Phoenix are **walkable**—most rated “Very Walkable” as contrasted to “Car Dependent” for the city as a whole.

The **tree cover** typically found in historic areas has six times the value of air quality benefits per acre, five times the value of water saved and sequesters five times the carbon dioxide of the rest of the city.

Reusing existing buildings encourages adaptive reuse and **diverts waste from our landfills**.

These are only some of the benefits that historic preservation offers to the people of Phoenix, demonstrating the synergy between conserving our heritage and other worthwhile goals like connectivity, economic prosperity, diversity and sustainability.

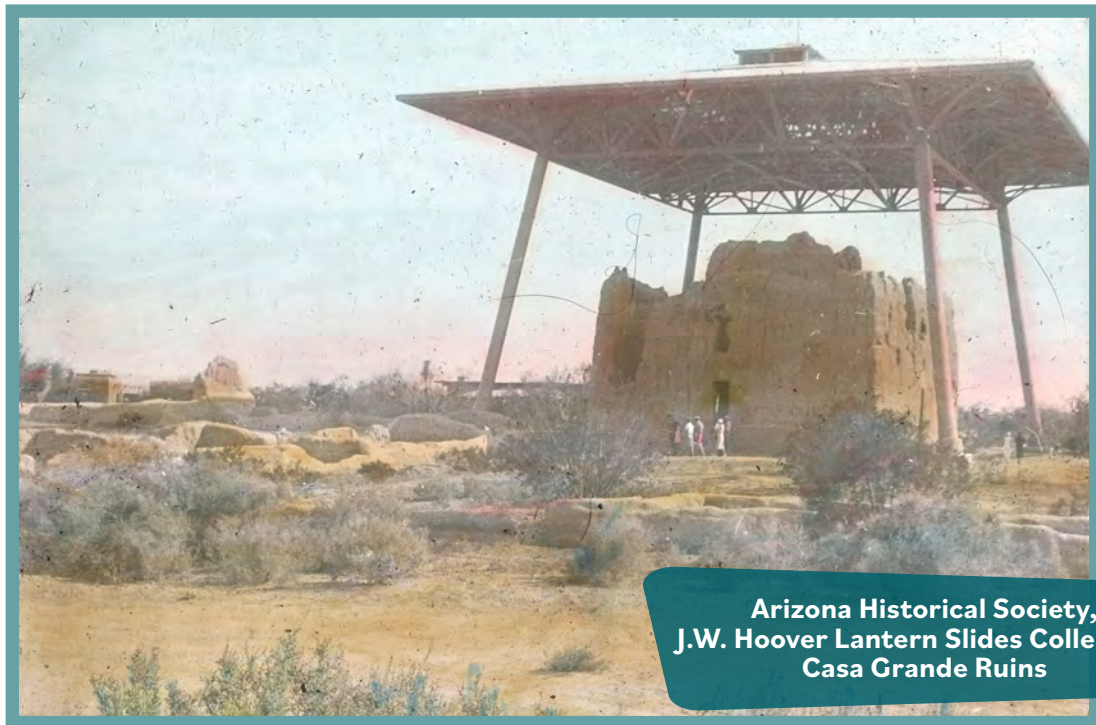


Legal Basis for Historic Preservation

The legal basis for historic preservation is grounded in federal, state and local policy. Below is a summary of key historic preservation laws and programs that influence the work of the City of Phoenix Office of Historic Preservation.

Federal

1892 Casa Grande Reservation: President Benjamin Harrison proclaimed the 480 acres around Casa Grande (Siwañ Wa'a Ki) a prehistoric and cultural reserve – the first such designation in the United States.



Arizona Historical Society,
J.W. Hoover Lantern Slides Collection,
Casa Grande Ruins

1906 Antiquities Act: This was one of the first pieces of federal legislation aimed at protecting Precontact Native American sites and artifacts on federal lands in the American West. The act authorized permits for legitimate archaeological investigations and penalties for taking or destroying antiquities without permission. It also authorized the president to proclaim “historic landmarks, historic and prehistoric structures and other objects of historic or scientific interest” as national monuments.

1916 National Park Service Organic Act: Congress created the National Park Service (NPS) with the passage of this law (16 U.S.C. 123, and 4). A unit of the Department of the Interior, the NPS is the federal agency responsible for administering and implementing the National Historic Preservation Act, (see below). As the lead federal preservation agency, the NPS sets the standards and guidelines for identifying and treating historic and cultural resources, and it maintains the National Register of Historic Places (NRHP) (see below). It also offers technical support and administers grant funding for state and tribal historic preservation offices and Native Hawaiian officials.

1935 Historic Sites Act: This act (Public Law 74-292) declared that “it is a national policy to preserve for public use historic sites, buildings and objects of national significance for the inspiration and benefit of the people of the United States.” The law authorized the NPS to research, survey and document historic and archaeological sites.

1966 National Historic Preservation Act: President Lyndon B. Johnson signed the National Historic Preservation Act (NHPA) into law on October 15, 1966 (Public Law 89-665). The preamble to the law declared that the historical and cultural past of the nation should be preserved as ‘a living part’ of community life in order to ‘give a sense of orientation to the American people.’ The NHPA established the NRHP and led to the creation of state, county and municipal historic preservation programs nationwide. Section 106 of the NHPA ensures historic preservation review of any development project utilizing federal dollars, approval, or land.

1966 Department of Transportation Act: This policy intends to preserve natural and human-made sites along highway routes. Section 4(f) of this act specifies preservation responsibilities of the Secretary of Transportation.

1966 Demonstration Cities and Metropolitan Development Act: This act directs the Secretary of Housing and Urban Development “to assert an interest in historic preservation and reduce its Urban Renewal activities by clearing older buildings.” It encourages existing housing to be recycled and reused instead of demolished and replaced.

U.S. Department of the Interior: The Department of the Interior (DOI) is the federal department responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed or eligible for listing in the NRHP. The Secretary of the Interior’s Standards for the Treatment of Historic Properties apply to all proposed development involving federal funds and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects and districts. Many historic preservation programs across the United States base their state and local design guidelines on these federal standards.

Certified Local Government Program: Amendments to the NHPA in 1980 broadened the federal-state preservation partnership to include local partners (towns, cities and counties), which led to the creation of the national Certified Local Government (CLG) program. This federal program is administered by the NPS, while the CLG is typically a local historic preservation office or planning department. CLGs must have established a preservation ordinance and a formalized means of identifying, registering and protecting cultural resources within their boundaries. These certified governments perform much of the historic property survey work in Arizona. There are 30 cities and one county (Pima) in Arizona with certified historic preservation programs; Phoenix became a CLG in 1988.



Advisory Council on Historic Preservation: The Advisory Council on Historic Preservation (ACHP) is an independent federal agency that “promotes the preservation, enhancement and sustainable use of our nation’s diverse historic resources³, and advises the President and Congress on national historic preservation policy.” The ACHP administers Section 106 of the NHPA, offers trainings and conducts outreach.

State

Arizona State Museum: In 1893, the Arizona Territorial Legislature created the first and largest anthropology museum in the Southwest—the Arizona State Museum. The museum is the state’s official permitting agency for archaeological and paleontological projects and the official archaeological repository. It administers the Arizona Antiquities Act and helps state and federal agencies enforce related legislation.

Arizona Antiquities Act: In 1927 the state legislature passed an antiquities act which required that fifty percent of archaeological artifacts or fossils recovered from sites on federal or state land be deposited in a public museum in the state of Arizona and established the requirement for persons or corporations to obtain a permit from the University of Arizona and the relevant county board of supervisors prior to survey or excavation. The legislature amended the act in 1960 giving oversight to the Arizona State Museum which was authorized to create regulations and professional standards for archaeological practice. Further amendments were made to the law in 1973 and 1990.

Arizona State Parks Board: In 1957, preservationists were part of a coalition that successfully lobbied the state legislature to create the Arizona State Parks Board. While the Parks Board focused primarily on acquiring parks and establishing camping, picnicking and other recreational services, prominent Arizona historian and Parks Board member Bert Fireman persuaded the board to include several historic sites among the first state parks.

Arizona State Historic Preservation Office: The NHPA mandated the creation of state historic preservation offices (SHPOs) that would work with the NPS and the ACHP to establish a list of properties important to the nation’s history. The act also mandated state historic preservation offices to work with federal agencies on preventing the destruction of these properties and on administering a program of grants-in-aid to ensure the properties’ preservation. Arizona Governor Samuel Pearson Goddard, Jr. (1965-1967), appointed Arizona State Parks Director Dennis McCarthy as the first state historic preservation officer.

State Historic Preservation Plan: Preparation of the first statewide historic preservation plan began in 1969. The National Park Service approved Arizona’s Interim Plan for Historic Preservation in December 1970, which allowed the state to continue receiving its allocation from the Historic Preservation Fund. This plan established a process for identifying and nominating properties within Arizona to the NRHP.

Arizona Register of Historic Places: The Arizona State Legislature established the Arizona Register of Historic Places in 1974. This is the state’s register of historic sites, buildings, structures, objects and districts. The list is administered by the SHPO.

State Historic Property Tax Reclassification Program: This program began in 1979 and encourages preservation in the private sector by reducing tax assessments for owner-occupied residential and income producing properties.

State Historic Preservation Act: This act, signed in 1982, encouraged the preservation of historic resources by state agencies and expanded the role of SHPO to include reviewing plans by state agencies to determine whether such plans would adversely affect historic properties.

Municipal Planning: In Arizona, historic preservation is accomplished through the zoning power, which allows local governments to regulate the use of property. State legislation [Arizona Revised Statutes, Section 9-462.01(A)(10)] enables cities, towns and counties to pass zoning regulations, including for the purpose of establishing districts of historical significance.

Local

Phoenix Historic Preservation Ordinance: In 1984, Mayor Terry Goddard and the City Council created an Ad Hoc Committee on Historic Preservation, which recommended, among other things, the adoption of a city historic preservation ordinance. Adopted in 1985, the preservation ordinance (Chapter 8 of the City's Zoning Ordinance) provided for the establishment of historic preservation overlay zoning and spelled out the duties of the Historic Preservation Commission (HPC) and Historic Preservation Office (HPO).

Historic Preservation Commission: Appointed by the City Council, the HPC is composed of nine individuals with demonstrated special interest, knowledge or experience in historic preservation. At least one member of the commission must fulfill each of the following roles: registered architect, real estate professional, archaeologist, and historian.

Phoenix Historic Property Register: The ordinance also codified the criteria for listing properties, the effects of historic-preservation zoning, the processes for reviewing projects for Certificates of No Effect and Certificates of Appropriateness, and the steps necessary when considering a property for demolition and/or removal from its original site.



Preservation in Phoenix: A Timeline

Phoenix's diverse communities have preserved their history, culture and sacred places in a multitude of ways over time, both within and outside of formal preservation programs. The following is a timeline of key events that have shaped preservation policy in Phoenix today. It is not a comprehensive list of all preservation activities that have occurred within the city.⁴

1924

1924: A group of Phoenixians, with the help of U.S. Senator Carl Hayden, purchases 13,000 acres from the federal government to create what is now known as South Mountain Park and Preserve. The park is home to thousands of petroglyphs created by the Huhugam and their descendants, the ancestral O'odham.



**South Mountain
Park & Preserve**

1929

1924-1929: The City of Phoenix acquires a Huhugam (Hohokam era) platform mound and the surrounding Park of Four Waters, which contains the remains of major irrigation canals built by the Huhugam on the north side of the Salt River. Opening in 1929 as the Pueblo Grande Museum (now S'edav Va'aki Museum), it is an archaeological site museum and repository open to the public.

1938

1938: Pioneers' Cemetery Association (PCA) forms to preserve the seven historic cemeteries near the State Capitol Complex. The original PCA disbanded at the onset of World War II but was reestablished in 1983.

⁴ "A comprehensive history of preservation in Phoenix can be found in the 2015 PreserveHistoricPHX plan."

1942

1942: The City of Phoenix and Arizona State Museum initiate the preservation and restoration of an adobe building believed to be the home of Phoenix pioneer Darrell Duppa but was more likely a barn built by subsequent property owner John B. Montgomery to support his farming operations there.

1954

1954: The Camelback Improvement Association forms in opposition to construction on Camelback Mountain.

1966

1966: Congress passes the National Historic Preservation Act, and the Arizona SHPO is established. Pueblo Grande (now S'edav Va'aki) is the first property in Phoenix to be added to the National Register of Historic Places and is designated as a National Historic Landmark.

1968

1968: Camelback Mountain is donated to the City of Phoenix after a successful campaign led by Barry Goldwater and the Save Camelback Mountain Foundation.

1972

1972: Funding to protect urban mountains as parks is allocated through a voter-approved bond.



Rosson House

1976

1976: Heritage Square in downtown Phoenix is established as part of the National Bicentennial Celebration; the Junior League of Phoenix and former Phoenix Mayor John Driggs lead the effort. Arizona: Past & Future Foundation is created in opposition to proposed freeway construction plans and with the purpose of preserving historic and archaeological resources along the route.

1978

1978: The City adopts the Special Conservation District Ordinance, which created a mechanism for neighborhoods to have an organized voice in planning their growth.

1979

1979: The state's first preservation nonprofit organization, the Arizona Preservation Foundation, is established to promote and protect Arizona's historic resources. The Phoenix Historic Building Survey is completed.



Encanto-Palmcroft

1983

1983: The Roosevelt and Encanto-Palmcroft neighborhoods are listed on the National Register, the first residential historic districts to be designated in Phoenix.

1984

1984: Phoenix Mayor Terry Goddard assembles the Phoenix Ad Hoc Committee on Historic Preservation, which spurs the formation of Phoenix's historic preservation program the following year. The Junior League completes the Historic Phoenix Commercial Properties Survey.

1985

1985: City Council adopts a local historic preservation ordinance that establishes the Phoenix Historic Preservation Commission and the Phoenix Historic Properties Register. The Historic Preservation Commission is formed and holds its first meeting. City Council approves a temporary ban on razing historic buildings listed on the National Register.

1986

1986: The City's first Historic Preservation Officer is hired. The first three historic districts (Roosevelt, Coronado and Phoenix Union High School), as well as 15 individual properties, are listed on the Phoenix Historic Properties Register.

1989

1989: City Council passes a provision requiring review of demolition permits for structures older than 50 years old, although it is later removed due to concerns about its impact on private property rights. Voters approve \$15 million in bond funds for historic preservation. The funds allow the City to hire new staff members, purchase and stabilize Tovrea Castle and establish new programs to provide grants to owners of historic buildings.



Tovrea Castle

1990

1990: The Phoenix Historic Preservation Office creates the Exterior Rehabilitation Assistance, Demonstration Project and Low-Income Historic Housing Rehabilitation grant programs with remaining bond funds. A voter initiative creates the Arizona State Parks Heritage Fund.

1992

1992: The Arizona Heritage Alliance forms to protect, preserve and enhance Arizona's historic, cultural and natural heritage. Its focus is to protect the Arizona State Parks Heritage Fund.

1993

1993: Historic Homes of Phoenix: An Architectural Guide is published. It wins the 1994 Governor's Award for Historic Preservation in the education category.

1996

1996: The City acquires Phoenix Indian School, a Bureau of Indian Affairs-operated school from 1891 to 1990. Three of the school's 29 structures are spared from demolition during the creation of a 73-acre park known as Steele Indian School Park and are added to the National Register of Historic Places. The same year, the George Washington Carver Museum and Cultural Center is established to honor and share African American heritage, art, and culture in Phoenix.



Steele Indian School Park

1997

1997: The City of Phoenix is presented with a National Preservation Honor Award for its Bond Program, which is recognized as the "largest municipal historic preservation fund in the nation." The Phoenix Historic Neighborhoods Coalition forms, initially meeting as a group of just a few historic neighborhoods and going on to obtain non-profit status in 2013.

2000

2000: The City Council requests that the City Manager appoint a panel of citizens to perform a comprehensive review of the City's Historic Preservation Program, which is now 15 years old. The Ad Hoc Historic Preservation Advisory Panel meets over the course of a year and forwards a set of recommendations to the City Council, 11 of which are formally adopted.

2001

2001: Phoenix voters approve an additional \$14.2 million in bond funds for the City's Historic Preservation Program.

2004

2004: City completes a survey of African American historic properties, initiated at the urging of the Ad Hoc Historic Preservation Advisory Panel. Modern Phoenix Neighborhood Network is founded.

2005

2005: A coalition of advocates led by the Arizona Asian American Association fights to save the Sun Mercantile Building, one of the last remaining historic Chinese groceries in downtown Phoenix.

2006

2006: The Hispanic Historic Property Survey is completed. Another round of bond funding is approved, allocating \$13.1 million to historic preservation and establishing the Warehouse & Threatened Building grant program. Arizona voters pass Proposition 207, the Private Property Rights Protection Act, which curtailed historic designation activities.

2007

2007: The Historic Preservation Office completes a survey of Asian American historic properties in Phoenix

Japanese Free Methodist/ Vietnamese United Baptist



In 1932, the Arizona Free Methodist Church for Japanese opened across the street from the Japanese Hall on Indian School Road east of 43rd Avenue. Upon the relocation of Japanese Americans during WWII to Mayer and Poston Internment camps, the church's congregation was split. After the war ended, the church returned to order. In 1965, a new church was built a block north of its original location. The congregation relocated classrooms and a social hall from their former Indian School location to their new two-acre property at 4143 N 43rd Avenue and constructed a new church sanctuary. The Vietnamese United Baptist Church acquired the property in 2016.



2011

2011: Midcentury Marvels: Commercial Architecture of Phoenix 1945-1975 is published and wins the Governor's Heritage Preservation Grand Honor Award.

2012

2012: Preserve PHX is formed partly due to the urgency created by the threatened demolition of the David and Gladys Wright House. The organization is a grassroots network of advocates for the protection of historic places throughout Phoenix. Members of Modern Phoenix create the Postwar Architecture Task Force of Greater Phoenix.

2015

2015: City Council approves Phoenix's first comprehensive Historic Preservation Plan.

2016

2016: City of Phoenix enacts a citywide 30-day demolition hold for commercial properties 50 years of age or older and for properties previously determined eligible for the Phoenix Register of Historic Places. It is later amended with the 2018 building code adoption to include all properties over 50 years in the Downtown Code Area.

2021

2021: City Council adopts the PlaceEconomics Report Preservation Phoenix Style which documents the historic preservation efforts of the City and the positive impacts that historic preservation has had on the community. City Council also appropriates \$200,000 from the General Fund to renew the Exterior Rehabilitation Grant Program.

2022

2022: City Council appropriates \$500,000 from the General Fund to renew the Threatened Building Grant Program (renamed the Phil Gordon Threatened Building Grant program in 2023). Rehabilitation begins on Santa Rita Hall, the site of Cesar Chavez's 24-day fast in 1972 during which he protested new anti-union legislation in Arizona, a policy harmful to U.S. farmworkers. The building was listed on the Phoenix Historic Property Register in 2007.

2023

2023: Voters approve an additional \$5 million in historic preservation bond funds for capital improvements to City-owned historic buildings and to renew the historic preservation grant programs. Pueblo Grande Museum and Archaeological Park is renamed S'edav Va'aki Museum, which means "Central Vahki" in O'odham, referring to the large platform mound preserved at the site. The renaming highlights the connection that the site has with both the Ancestral Sonoran Desert People and the native communities that currently live around the Phoenix metropolitan area, including local O'odham and Piipaash communities.

Phoenix Historic Preservation Program

The Historic Preservation Office (HPO) works to protect and enhance historic neighborhoods, buildings and sites in Phoenix. The HPO works closely with the Historic Preservation Commission (HPC) to identify and designate eligible properties and districts for listing on the Phoenix Historic Property Register (PHPR). Protection is provided to designated properties through City review and approval of exterior alterations to buildings and demolition requests. The HPO also administers Historic Preservation grant funds that support several financial assistance programs for historic properties.

Historic Property Inventory, Surveys and Contexts

As of October 2024, the City of Phoenix's inventory of historic properties consisted of 988 entries, made up of approximately 10,000 individual resources – buildings, structures, sites, objects and districts. The inventory includes properties listed on both the PHPR and the National Register of Historic Places (NRHP). It also includes properties that have been recommended eligible for listing but have not yet been added to a historic register. The inventory is housed in a geodatabase, which is maintained by City staff and available to the public online through Phoenix's My Community Map and Open Data Portal.⁵

New properties are added to the inventory primarily through the completion of historic property surveys. Depending on the purpose of the survey, it may attempt to identify every eligible historic property in the survey area, or it may focus on the eligibility of properties relating to a particular theme (such as commerce, agriculture, or ethnic heritage). The historic context is a key component to the survey, as it provides the basis for evaluating the significance of properties identified in the survey. Each context is based on a specific theme and the geographical and chronological limits of that theme. Without historic contexts and their accompanying surveys, proper identification and evaluation of historic properties could not take place.

Phoenix Historic Property Register

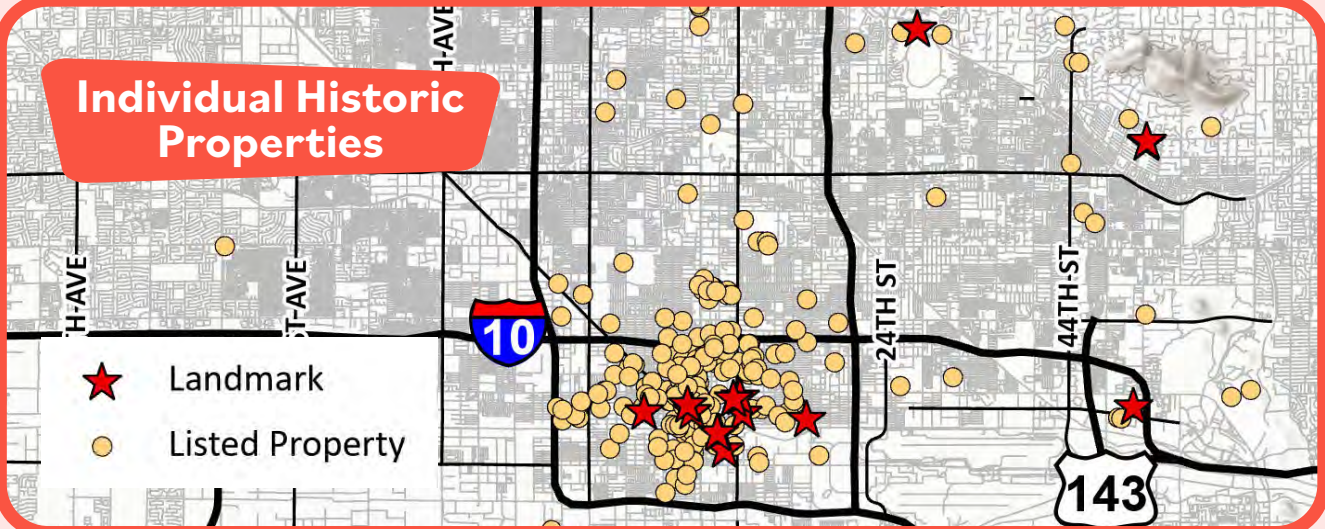
Properties listed on the PHPR are rezoned with a Historic Preservation (HP) or Historic Preservation-Landmark (HP-L) zoning overlay. The landmark designation is used to recognize exceptionally significant historic properties. The procedures to establish an HP or HP-L overlay are described in Sections 807 and 808 of the Phoenix Zoning Ordinance. HP and HP-L rezoning applications are presented to the Historic Preservation Commission, Village Planning Committee, Planning Commission and City Council at public hearings; the City Council makes the final decision to designate properties and list them in the PHPR. Once rezoning is approved, the properties are formally protected through a special permit review process administered by the HPO. These properties are also eligible for financial incentives offered by the City of Phoenix. A total of 36 residential historic districts, 9 non-residential historic districts (4 of which are landmarks) and 232 individually listed properties (12 of which are landmarks) have been listed in the PHPR since 1986.

⁵ The URL for My Community Map is <https://www.phoenix.gov/pdd/mycommunitymap>.

The URL for the City of Phoenix Open Data Portal is <https://www.phoenixopendata.com>.

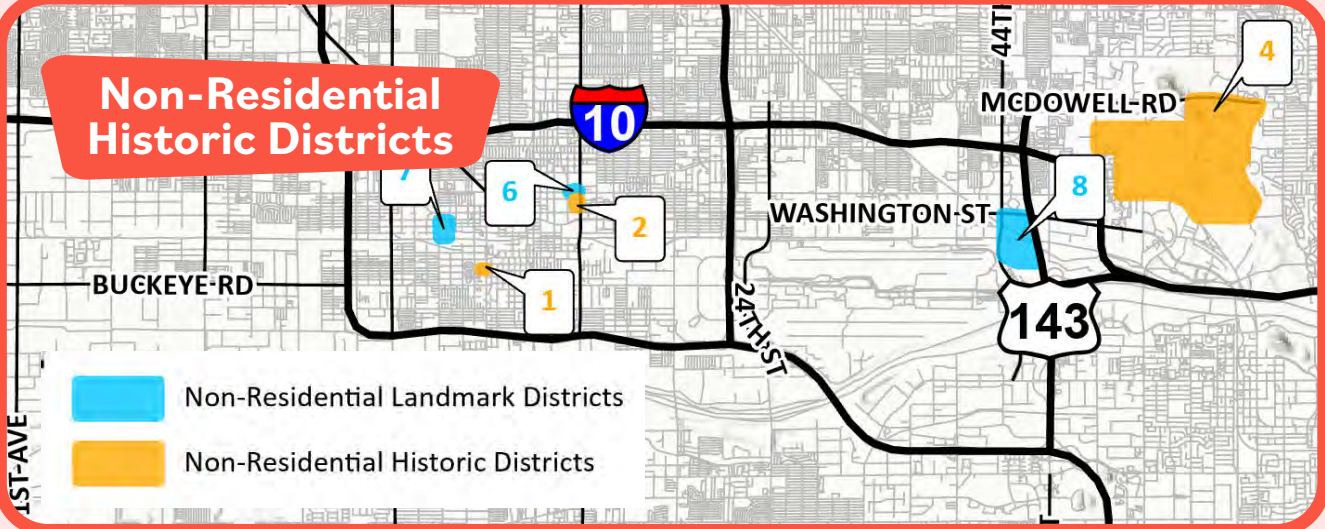
Individual Historic Properties

- ★ Landmark
- Listed Property



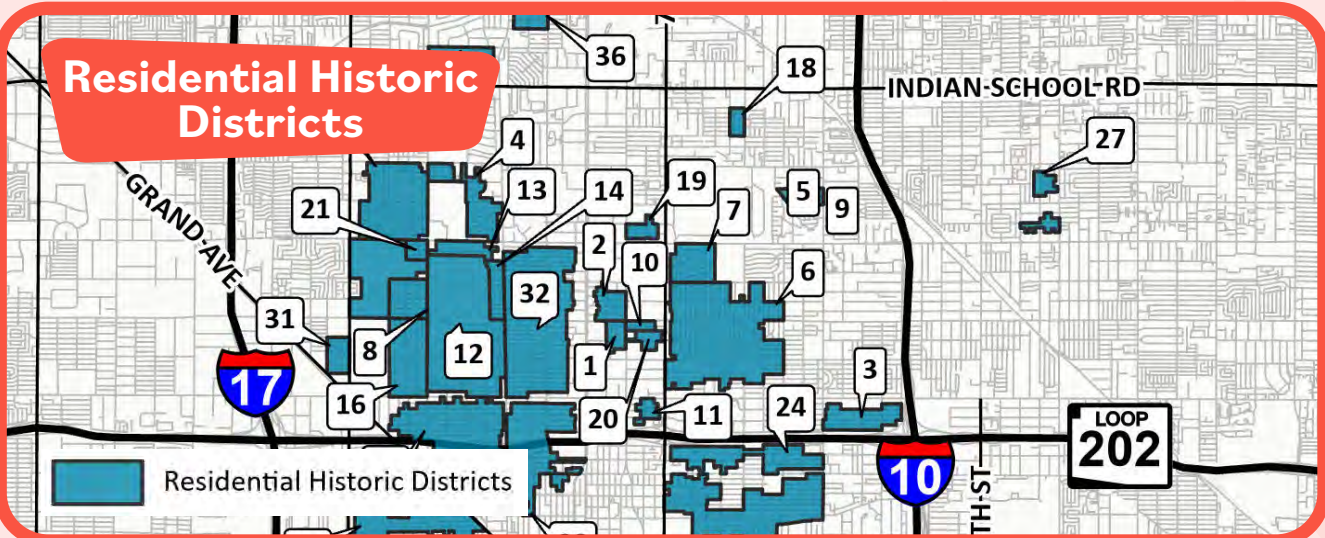
Non-Residential Historic Districts

- Non-Residential Landmark Districts
- Non-Residential Historic Districts



Residential Historic Districts

- Residential Historic Districts



The HPO launched its efforts to identify and set evaluation requirements for post-World War II resources in Phoenix by contracting for a multi-family property historic context covering the period from 1945-1980. The context identified factors that shaped the development of multi-family housing as well as the prominent types of housing, duplex to high rises, and architectural styles. The document provides an analytical framework for the identification and evaluation of historic-age properties for eligibility for designation in the PHPR.



National Register of Historic Places

Properties are listed in the National Register through a nomination process. Information about preparing a National Register nomination is described in the “How to Complete the National Register Registration Form” bulletin published by the National Park Service. Nominations for properties located in the city of Phoenix are reviewed by the City Historic Preservation Office, the State Historic Preservation Office, the Arizona Historic Sites Review Committee, and the Keeper of the NRHP (located in Washington D.C.) The Keeper ultimately determines whether a property is historic and should be listed in the register. Contributors to National Register listed districts and individually listed properties are eligible for the Arizona State Historic Property Tax Reclassification Program.



Design Review

The HPO recognizes that change is inevitable and that some alterations to historic properties can support their viability and longevity. Design review is a critical part of protecting those elements of historic properties and districts that make them unique and important while charting a fair process that allows for sensitive alterations. For properties within a historic preservation overlay district, the HPO reviews all exterior work that requires a building permit. For construction projects, there are two types of approvals: a Certificate of No Effect and a Certificate of Appropriateness.

A Certificate of No Effect may be issued for minor work that does not materially change the historic character of the property and is clearly within the adopted design guidelines for historic properties. These certificates are frequently approved at the time of the initial request.

A Certificate of Appropriateness is required if the proposed work will make material changes that may alter, diminish, eliminate or affect the historic or architectural character of the property in any way. Larger additions and street-visible changes fall into this category. These certificates require a pre-application meeting and a public hearing to determine whether the proposed project meets the “General Design Guidelines for Historic Preservation” and the “Secretary of the Interior’s Standards for Rehabilitation” (links in Appendix A).

The HPO also reviews Requests for Demolition as part of its design review responsibilities.

30-Day Demolition Hold

All buildings in the City’s inventory of historic properties, all commercial properties at least 50 years old, and all buildings 50 years old or older in the Downtown Code area are subject to a 30-day hold prior to demolition. During the 30-day hold staff conducts research as necessary to make a recommendation of eligibility for historic designation which is circulated to the members of the HPC and historic preservation advocacy organizations.

Technical Advice

The HPO provides information about preserving, rehabilitating and restoring historic buildings. Staff offers technical advice on preservation projects to help identify and determine the best approach for resolving common issues before beginning work. The HPO also publishes guides for historic-property owners on such topics as the appropriate treatment for historic window repairs, masonry cleaning and repointing, paint removal and wood shingle roofs. In addition, the NPS publishes Preservation Briefs that address treatment of various traditional building materials, specific architectural features, the reuse of different building types and broader themes such as how to understand architectural character and make historic buildings accessible.

National Historic Preservation Act, Section 106 Review

Section 106 of the National Historic Preservation Act of 1966 (as amended 2004) requires federal agencies to consider the effects on historic properties of projects they carry out, assist, permit, license or approve (undertakings). The Phoenix HPO completes these assessments to identify and evaluate historic properties, assess the effects of their undertakings on historic properties, and attempt to negotiate an outcome that will balance project needs and historic preservation values. The HPO coordinates with other City departments such as Neighborhood Services, Housing, Street Transportation and Aviation, to complete the reviews to ensure the City’s future access to federal funding opportunities and maintain the City’s compliance with Section 106.

City Council has set aside \$200,000 of general fund monies to fund this program since 2021 with 37 approved applications between 2021 and 2023. The property owner at 1622 W Wilshire Drive was awarded grant funds to assist with the rehabilitation of historic steel casement windows.



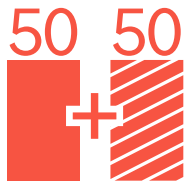
Grants and Incentives

There are several financial incentive programs available to preserve and rehabilitate historic buildings and properties:



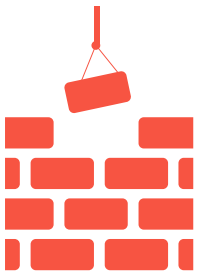
Exterior Rehabilitation Assistance Program

This program helps residents sensitively rehabilitate the exteriors of historic homes while promoting reinvestment in Phoenix's historic neighborhoods. Owners of historic homes, either in City-designated historic districts or individually listed on the Phoenix Historic Property Register, are eligible to apply. The program reimburses owners on a 50/50 matching basis for pre-approved work up to \$20,000. In exchange for receiving financial assistance, the owner sells the City a conservation easement to protect the building's exteriors.



Demonstration Project Program

This program encourages the exterior rehabilitation of significant historic properties used for multi-family residential, commercial, or institutional purposes. The program provides funding on a reimbursement basis for exterior work that preserves and rehabilitates historic buildings and supports adaptive use projects that keep a historic building economically viable. The program pays 100 percent for grant-eligible work items, provided that the property owner is funding an equal amount of work for non-grant-eligible work items (such as plumbing, mechanical or electrical repairs). In exchange for financial assistance, the property owner conveys to the City a conservation easement to protect the historic character of the property's exteriors.



Phil Gordon Threatened Building Program

This program helps property owners rehabilitate the exteriors of threatened historic buildings and historic downtown warehouses and to return them to a viable use. Eligible buildings are either historic commercial buildings located in the downtown warehouse overlay district or are City-designated historic buildings located elsewhere in the city that are threatened either by their deteriorated condition or by possible demolition. The program pays 100 percent for grant-eligible work items and no matching funds are required. In exchange for financial assistance, the property owner conveys to the City a conservation easement to protect the historic character of the property's exteriors.



State, Federal and Other Incentives

The state and federal governments as well as public and private foundations have developed incentives to assist in the restoration, maintenance, and rehabilitation of historic resources.



Arizona State Historic Property Tax Reclassification Program

The State of Arizona maintains a property tax reduction program for residential non-income-producing properties listed on the NRHP and a property tax incentive program for income-producing commercial properties listed on the National Register. The SHPO, in conjunction with the county assessors, administers this program.



Arizona Heritage Fund

Restored by the Arizona Legislature in 2020, the Historic Preservation focus of the Arizona Heritage Fund is to provide public funding for preservation planning and rehabilitation projects. The funds are available for resources listed in or determined eligible for listing in the Arizona Register of Historic Places and NRHP. Funds are available when legislatively appropriated.



Federal Historic Preservation Tax Incentive

The NPS administers financial incentive programs for historic buildings in partnership with the AZ SHPO and the Internal Revenue Service. This includes a 20 percent rehabilitation tax credit on federal income taxes for certified historic building rehabilitation projects. For these projects, buildings must be listed or eligible for listing in the NRHP and comply with the Secretary of the Interior's Standards for Rehabilitation.



National Trust for Historic Preservation

The National Trust, through its financial assistance programs, demonstrates that preserving our heritage improves the quality of life in American communities. The National Trust's grant and loan programs have assisted thousands of innovative preservation projects that protect the continuity, diversity and beauty of our communities.

“Historic buildings are part of what make neighborhoods unique, and preserving these buildings can spur economic activity as developers create jobs to revitalize aging properties”

- on Historic Tax Credit program - J.P. Morgan Chase



New Market Tax Credits

The New Markets Tax Credit Program is a federal government program that was established by Congress in 2000 to encourage investments in locating businesses and real estate projects in low-income communities. The program attracts investment capital by permitting individual and corporate investors to receive a tax credit against their federal income tax return in exchange for making equity investments in specialized financial institutions called “community development entities.”



Outreach

Outreach is critical to fostering a more informed and engaged community that understands the benefits of preservation and supports the activities and initiatives that result in the protection of our city's resources. HPO outreach efforts include the following:

- * Publications on topics in preservation including books, brochures, newsletters and pamphlets.
- * Attendance at neighborhood and preservation organization meetings.
- * Workshops such as proper rehabilitation techniques for a historic home.
- * Information on the City website.
- * Presence at historic-home tours by staffing a booth at the event.
- * Use of social media such as Facebook, Twitter and Instagram.
- * Events and celebrations during National Preservation Month.

Outreach is also achieved through collaborations with partner organizations and the 36 residential historic districts within the city. Such organizations include the Arizona Preservation Foundation, the Phoenix Historic Neighborhood Coalition, Modern Phoenix, the Downtown Voices Coalition, Phoenix Community Alliance, Preserve Phoenix, and the State Historic Preservation Office.

Archaeology

Since 1929, the City of Phoenix has had a City archaeologist. The City Archaeology Office (CAO) is located at the S'edav Va'aki Museum and is part of the Arts and Culture Department.

Archaeological investigations are required for development projects in the state of Arizona whenever there is state or federal funding, permitting or licensing involved. In addition, state law (Arizona Revised Statutes, Sections 41-844 and 41-865) strictly regulates the removal and disposition of human remains and funerary objects, both on private and public lands.

The City of Phoenix Zoning Ordinance (Section 802.A) acknowledges the significance of archaeological resources within the city:

It is hereby declared as a matter of public policy that the protection, enhancement and preservation of properties and areas of historical, cultural, archaeological and aesthetic significance are in the interests of the health, prosperity and welfare of the people of the City of Phoenix. It is further intended to recognize past needless losses of historic properties which had substantial value to the historical and cultural heritage of the citizens of Phoenix, and to take reasonable measures to prevent similar losses in the future.

The ordinance also states the following (Section 802.B.2):

With respect to archaeological resources:

- a) To encourage identification of the location of both pre-historic and historic archaeological resources.
- b) To assist with the preservation of these resources, within developments where appropriate, and with recovery of the resources where applicable.
- c) To encourage recognition of the fact that archaeological resources found on public land are the property of all citizens, and are not private property. Archaeological resources found on City-owned lands are the property of the City.

Responsibilities of the CAO are as follows:

- * Monthly consultation meetings with the Gila River Indian Community and Salt River Pima-Maricopa Indian Community Tribal Historic Preservation Offices to understand and address the concerns of the O’odham Tribes, who are culturally connected to the Phoenix area.
- * Assessing development projects—those that are City-sponsored, are on City-owned land, or are undergoing planning review (including private development)—for potential impacts on archaeological resources.
- * Coordinating the development of treatment plans if archaeological resource impacts are identified; treatment plans may involve excavations to examine and document subsurface deposits.
- * Assisting private development projects with the archaeology process required for construction permit stipulations.
- * Providing technical oversight for all City-sponsored archaeological projects, including those that involve federal agencies (e.g., Department of Housing and Urban Development, Federal Transit Administration, Federal Highway Administration and Federal Aviation Administration) and state agencies (e.g., Arizona State Land Department).
- * Participating in State Historic Preservation Act and Section 106 consultation, providing guidance for the treatment of archaeological resources.
- * Reviewing and ensuring the appropriateness of all archaeological fieldwork and technical reports of data recovery results within the City.
- * Managing the S’edav Va’aki Museum publication series, including Anthropological Papers, Occasional Papers and Technical Reports.
- * Coordinating the Arizona Site Steward Program for the City of Phoenix with the assistance of a Cultural Resource Ranger. The stewards document site vandalism, damage and other disturbances, and report it to the City Archaeologist, who then conducts a field visit and takes appropriate actions to prevent further damage.
- * Coordinating the S’edav Va’aki Museum Platform Mound Stabilization Program. The S’edav Va’aki platform mound or va’aki is one of only two such remaining prehistoric structures that are preserved in the Salt River Valley. It is subject to erosion and destruction from wind and rain, and it requires routine stabilization activities that meet the Secretary of the Interior’s Standards. These activities are conducted by a team of volunteers.
- * Conducting archaeological research for public exhibits and publications and interact with the media. S’edav Va’aki Museum produces exhibits and publications that require review, research, and written material from the City Archaeologist.



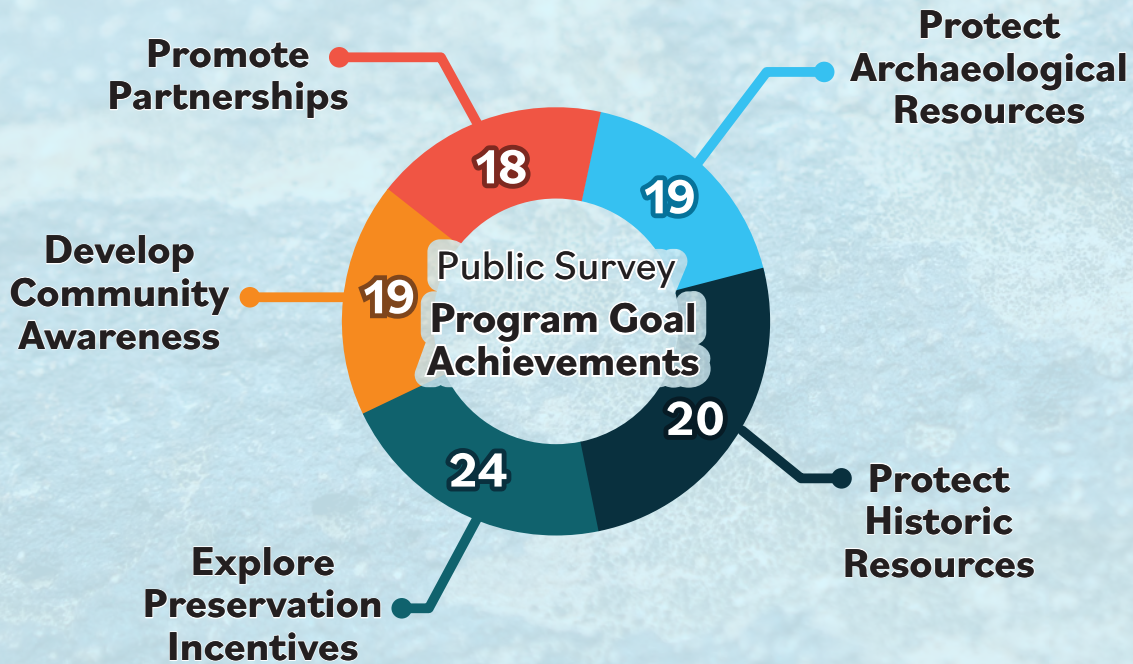
The CAO works closely with descendant Tribes through monthly face to face consultation meetings with the Gila River Indian Community and Salt River Pima-Maricopa Indian Community Tribal Historic Preservation Offices. These meetings began with just City Archaeology and Repatriation compliance discussions and have since expanded to include discussions about museum programming, exhibits, and renaming initiatives. Tribal names are being considered for new housing developments. Several trails in the South Mountain Park and Preserve have been given new O’odham names to replace inaccurate or offensive names. This collaboration also resulted in the renaming of the Pueblo Grande Museum to S’edav Va’aki Museum with museum mural art entitled “Legacy” created by Salt River Pima Maricopa Indian Community (SRPMIC) resident and enrolled Tohono O’odham Nation artist Thomas “Breeze” Marcus with the help of O’odham artists Dwayne Manuel (SRPMIC) and Zachary Justin (Gila River Indian Community).

Plan Accomplishments and Evolution

The 2025 PreserveHistoricPHX plan is an update to the existing historic preservation plan, the first of its kind in Phoenix, which was adopted in 2015 and identified five program goals:



The City Archaeology Office (CAO), Historic Preservation Office (HPO), Historic Preservation Commission (HPC) and community made substantial headway in achieving aspects of these goals following plan adoption. A recent public survey revealed that the public perceives a nearly even level of successes across the goal categories.





What We've Done Together



Protection of Archaeological Resources

The CAO, in partnership with local tribal cultural resource officers, worked to facilitate a name change for Pueblo Grande, the large prehistoric village site where the CAO and the Pueblo Grande Museum are located. The name S'edav Va'aki (and S'edav Va'aki Museum), or Central Platform Mound in the O'Odham language, reflects the connection between the Hohokam era occupation of the Salt River Valley and the current O'Odham communities and their lineal relationship. A story map on S'edav Va'aki and its connections to the descendent O'Odham Tribes has been completed and is published online. The CAO and City HPO have retained a consultant to develop an ethnohistory and historiography to provide greater understanding of the continuum of indigenous occupation in the Phoenix basin.

CAO commissioned a Geographic Information Systems (GIS) map of all known sites and surveys in South Mountain Park and Preserve and has worked to conduct surveys and cultural overviews for Phoenix Mountain and North Mountain Preserves, places of cultural significance to neighboring tribal communities. CAO has also worked with a group of volunteers to develop the Phoenix Mapping Archaeology Project, a GIS effort to digitize all features and excavations conducted at S'edav Va'aki and other large village sites along the Salt River.

City archaeology guidelines were updated in 2020 and a new general citywide Historic Properties Treatment Plan for Archaeology was adopted in 2024. The new Treatment Plan includes an updated media policy, a protocol for obtaining permission to present technical project results at conferences and in publications, and requirements for how to provide GIS data to CAO upon project completion.



Protection of Historic Resources

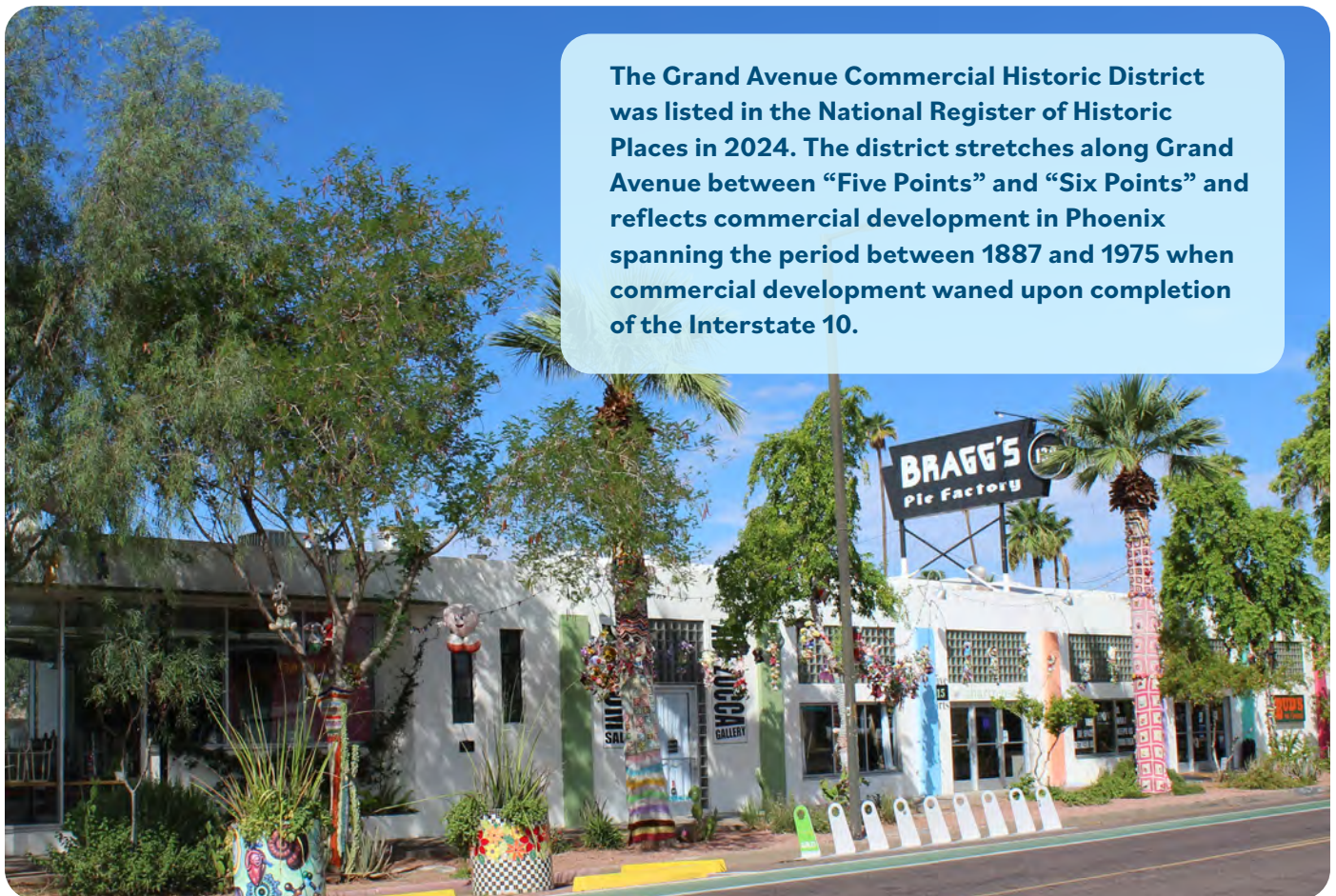
The HPO, with significant community input, worked with the Planning and Development Department (PDD) leaders in 2016 to establish a 30-day demolition hold for commercial properties over 50 years of age and those properties previously identified eligible for historic designation. The code was revised in 2018 to incorporate all buildings over 50 years of age located within the Downtown Code zoning area. This is a public notification process which provides staff recommendations on designation eligibility of resources to the

historic preservation commission and historic preservation advocacy organizations.

In 2018, PDD created the publicly accessible My Community Map which is a geodatabase of property-specific information that identifies historically designated and eligible properties. This map allows residents and real estate professionals to have real time, accurate information to facilitate planning and engagement with the historic preservation office.

The HPO contracted for the preparation of two National Register of Historic Places (NRHP) nominations for commercial historic districts, the Miracle Mile and Grand Avenue Commercial Historic Districts, which provide opportunities for federal, state and local financial incentives for rehabilitation.

The historic preservation commission has prioritized survey and historic context development for post-World War II properties. The office has contracted for the development of post-war multi-family property, religious architecture and commercial building contexts, types of properties identified as threatened through ongoing management of the 30-day demolition hold process.



The Grand Avenue Commercial Historic District was listed in the National Register of Historic Places in 2024. The district stretches along Grand Avenue between “Five Points” and “Six Points” and reflects commercial development in Phoenix spanning the period between 1887 and 1975 when commercial development waned upon completion of the Interstate 10.

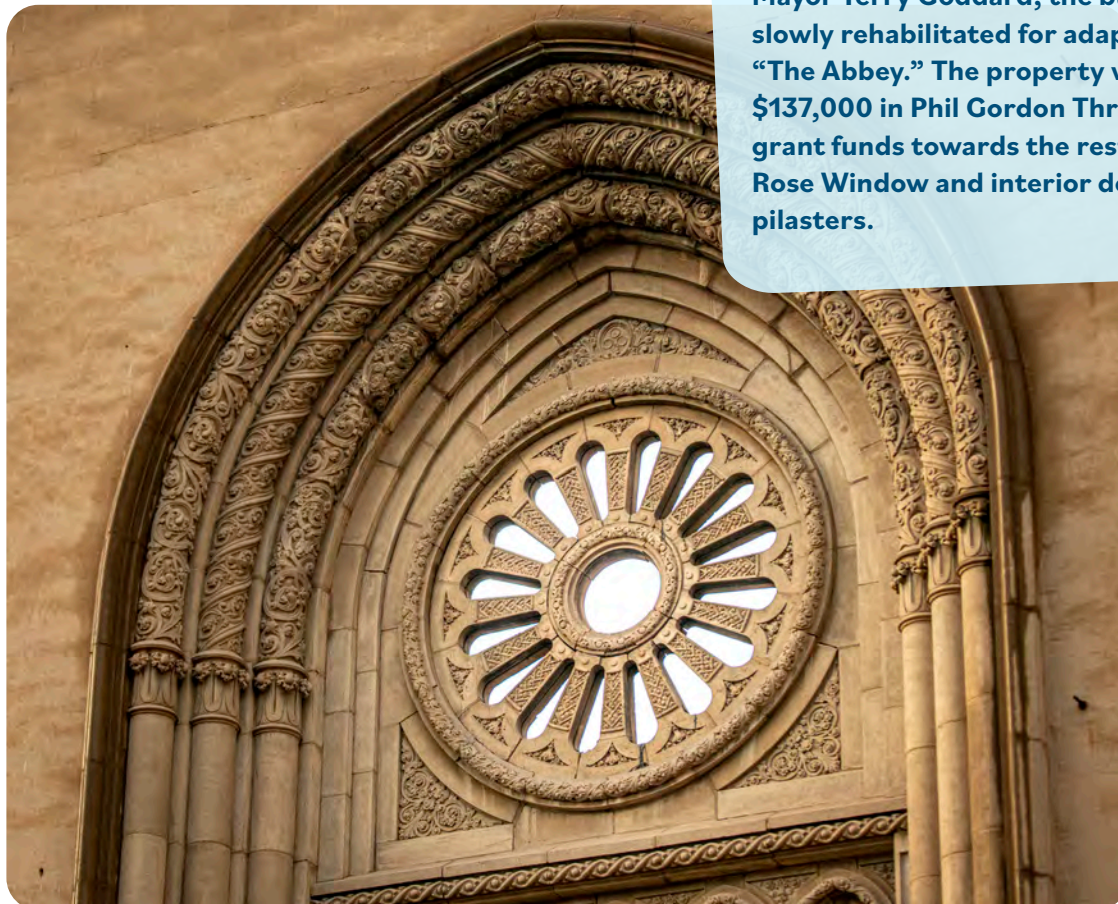


Explore Preservation Incentives

The HPC advocated to the Mayor, City Council and City Manager's Office for the dedication of general funds to replace the former historic preservation grant programs that had been funded through the 2006 municipal bond. The City Council appropriated \$200,000 in funds for a Residential Exterior Rehabilitation Grant Program (offering matching grants up to \$20,000) in 2021 and established \$500,000 for a Threatened Building Grant Program in 2022, later renamed the Phil Gordon Threatened Building Program. As a

result, 37 residential grants have been awarded for scopes of work such as foundation repair, roof replacement and historic window rehabilitation. Phil Gordon Threatened Building grants have been awarded to five different projects for work including masonry rehabilitation, roof replacement and building relocation.

Phoenix citizens voted in the General Obligation Bond Fund election in November of 2023 to allocate \$5 million toward a historic preservation program over the next five years to include capital improvement projects for City-owned historic buildings as well as funds to be dedicated towards grants for the rehabilitation of public and privately owned buildings.



The historic First Baptist Church was subject to a massive fire in 1984 and over the next four decades, through the tireless efforts of Mayor Terry Goddard, the building was slowly rehabilitated for adaptive reuse as "The Abbey." The property was awarded \$137,000 in Phil Gordon Threatened Building grant funds towards the restoration of the Rose Window and interior decorative stucco pilasters.

Pretty Fly for a Cacti

The Fuller Paint Company Warehouse rehabilitation, which included the construction of a new hotel, demonstrates the successful partnering of the Government Property Lease Excise Tax (GPLET) program with historic preservation grant funding provided through the Phil Gordon Threatened Building Program. The historic warehouse building was adaptively reused as a lobby and dining area with a connecting element to a new multi-story hotel. This project won a Governor's Heritage Award for historic preservation in 2024.



Develop Community Awareness

The CAO, in partnership with local tribal cultural resource officers, created a land acknowledgement statement to strengthen preservation efforts as well as a homeland map depicting areas of significance to the O'Odham and introducing O'Odham place names for geographic features on the landscape.

The HPO celebrated the 30th anniversary of the first historic designations in the Phoenix Historic Property Register in 2016 in a public event with Mayor Terry Goddard, who facilitated the establishment of the office, as an honored speaker. The last eight years have seen trivia nights, brown bags presentations, a historic neighborhood preservation summit and the development of the groundbreaking Preservation Phoenix Style report prepared by PlaceEconomics, which specifically looked at the impact of historic preservation in Phoenix. This report was adopted by the City Council and serves as a foundational reference work for other City departments.

In 2020 and 2021, staff created three ethnic heritage story maps based on the African American, Hispanic and Asian American historic contexts originally developed between 2004 and 2007. These maps are available online and let the public engage virtually with ethnic heritage resources. These maps won both Governor's Heritage and the Arizona Chapter of the American Planning Association awards. A video series accompanies these maps.



Promote Partnerships

The City of Phoenix HPO works in close partnership with the SHPO to further preservation, protection, and awareness of historic properties. The City successfully applied for a SHPO heritage fund grant for the rehabilitation of the historically designated Sargeant-Oldaker property located in downtown Phoenix, to be relocated and rehabilitated on site to create a restaurant.

Partner advocacy organizations such as Arizona Preservation Foundation, Preserve PHX, Phoenix Historic Neighborhoods Coalition, Downtown Voices Coalition and Phoenix Community Alliance focus on a broad set of issues impacting historic properties and play a vital role in the community advocating for historic preservation issues.

Historic Preservation collaborates with different departments within the City of Phoenix. The Community and Economic Development Department (CED) provides dedicated annual funding towards grants for the rehabilitation of commercial properties. Work with CED has seen advancement of the GPLET for historic preservation adaptive reuse projects which incorporate new development.

There are 36 residential historic districts, the vast majority of which have formal neighborhood organizations. These organizations have served as partners to the HPO in maintaining the historic character of their neighborhoods and promoting preservation and fostering connectedness through newsletters, street festivals and community spaces.



Grand Ave Festival





Current Preservation Planning

Acknowledging there is historic preservation work yet to be done in Phoenix, the City commissioned the firm PlaceEconomics to identify ongoing challenges as well as innovative tools and strategies to further advance historic preservation goals in Phoenix. During focus group interviews in Phoenix, the firm asked the question: What are the challenges to historic preservation in Phoenix? Through the responses, the firm identified the following themes:

The firm then researched tools and policies used by municipal and

- ★ **Lack of Knowledge, Education, and Information**
- ★ **Insufficient Community Engagement**
- ★ **Development Pressure**
- ★ **Existing Regulations**
- ★ **Inadequacy of Existing Tools**

non-profit historic preservation organizations across the country to develop a series of recommendations which resulted in the aforementioned report *Tools, Strategies, Policies, Incentives for Historic Preservation in Phoenix*. The recommendations varied in complexity, cost, impact, effectiveness and likely stakeholder acceptance.

This report served as the basis for a public participation process with city residents that included meetings and a public survey to facilitate the historic preservation plan update PreserveHistoricPHX 2025.

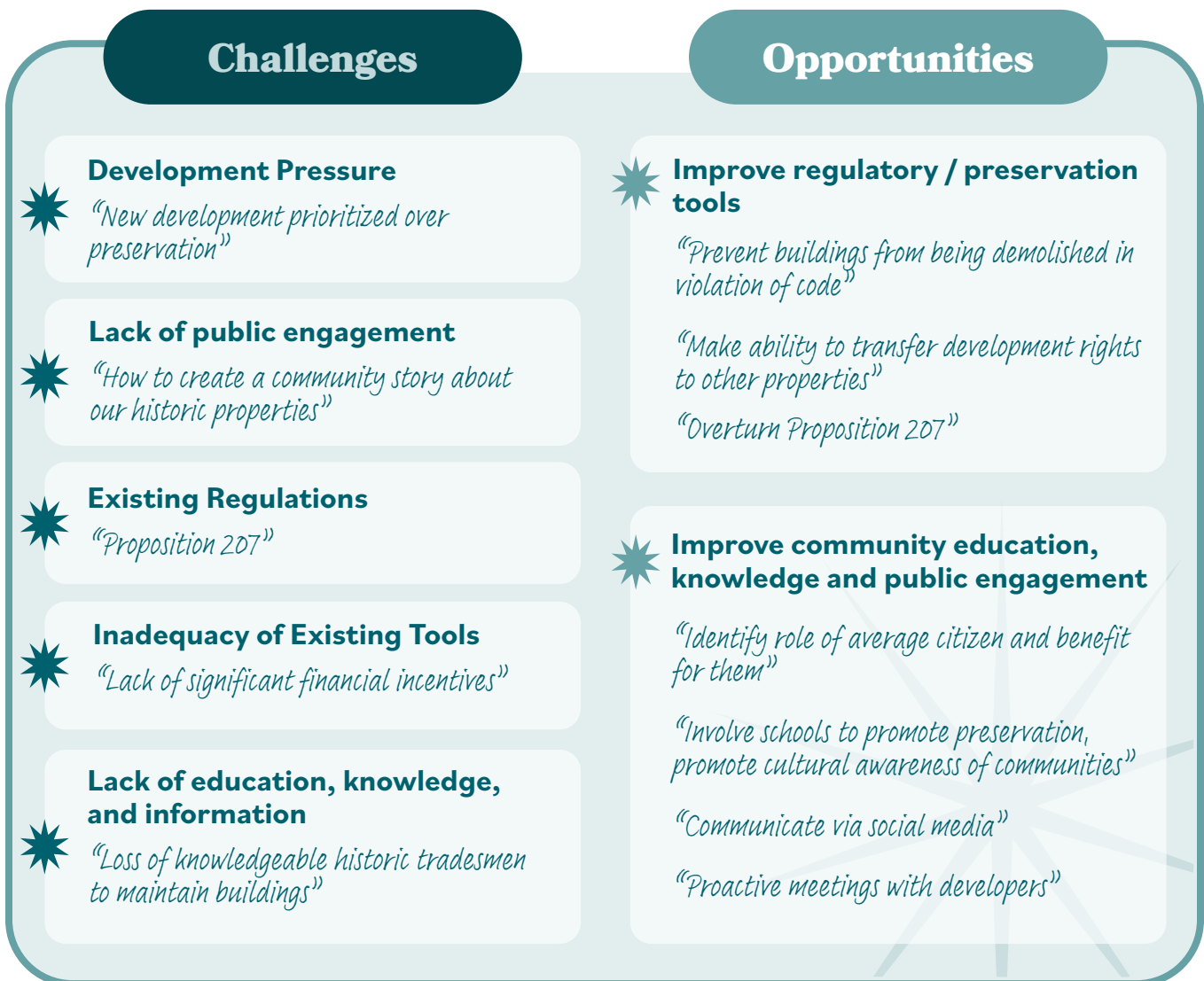


Public Participation

Meetings

The HPO kicked off the public participation component of the historic preservation plan update at the first public meeting for the City's 2025 General Plan update. This meeting was held on October 13, 2023, at the George Washington Carver Museum. A standalone historic preservation plan update meeting was held in person at Burton Barr Library on February 24, 2024, followed by a virtual meeting on March 7, 2024. Additional presentations were given on March 9, 2024, to the Downtown Voices Coalition and on April 18, 2024, to the Phoenix Historic Neighborhoods Coalition. Additionally, a virtual "brownbag" presentation on the historic preservation plan update for City employees was held April 9, 2024.

Participants were asked what they saw as the biggest challenges and opportunities for Historic Preservation in Phoenix. Many of the challenges and opportunities identified in the series of public meetings fit within the categories identified by PlaceEconomics.



Survey

A public survey was drafted and posted on the City of Phoenix website and promoted on social media. The survey garnered 390 responses and began with a whimsical question about what the respondent would do to further historic preservation in Phoenix if they had a magic wand.

Responses included:

"Set policies and change codes to make it attractive to do adaptive reuse of established buildings."

"Offering spaces to Local First Arizona businesses in adaptive reuse buildings."

"Retain old store fronts and low rise / midrise buildings for adaptive reuse. Plant more shade trees and return to desert oasis / shade awnings off buildings, no super block buildings."

"Preserve buildings of cultural significance regardless of their grandiose nature. Communities of color historically did not have the resources to have the best or most "advanced" structures, but their history/legacy is also worth saving."

"Launch a concerted effort to highlight and celebrate the historic buildings that are living in plain sight in our city. Education of our community on the historical buildings is important as a start to then communicate the importance of preserving our shared history."



Survey respondents were then asked to identify the top three challenges or threats facing historic preservation in Phoenix and were provided specific choices as well as a fillable blank space to include other ideas. A breakdown of the responses is below:

Top Three Challenges/Threats to Historic Preservation in Phoenix

✦	253	Redevelopment
✦	233	Historic places perceived as inefficient and expensive to maintain
✦	230	Demolition by neglect
✦	186	Limitations of historic preservation regulatory enforcement
✦	91	Gentrification
✦	63	Limitations of designation under Proposition 207 (Private Property Rights Protection Act)
✦	45	Other

Current real estate market conditions are evident in the top four challenges selected by respondents and for good reason.

Demand for housing and increasing real estate prices have placed direct pressure on historic resources. Arguments that existing housing is inefficient, expensive to maintain or is more suitable for demolition and redevelopment continue to lead to the loss of historic buildings in Phoenix. Market conditions and lack of awareness have also led investors to purchase historically designated homes and carry out renovation or demolition work without required historic preservation plan review and permits. With limited recourse on the part of the City, respondents expressed concerns about the limitation of zoning enforcement for unpermitted work. Responses under the “Other” category included lack of financial resources and lack of public engagement.

Carrying Forward the Five Goals

Tools, Strategies, Policies, Incentives for Historic Preservation in Phoenix focused on identifying challenges and opportunities for historic preservation with built environment (historic) resources. Historic preservation staff consulted with the CAO to identify continuing challenges to cultural resource management. The combination of the data collected by PlaceEconomics, from the CAO and public meetings demonstrated that the original five goals identified in PreserveHistoricPHX 2015 continue to have relevance and value today.

The recommendations from the PlaceEconomics report and the CAO served as the basis for a number of the potential tools queried to respondents in the public survey to help direct the actions the historic preservation office, partners and individuals can carry out to achieve the five goals.

Protection of Archaeological Resources

Respondents were asked to identify two new tools for the Protection of Archaeological Resources which would provide the most benefit in Phoenix. Respondents prioritized the development of new administrative regulations to facilitate the protection of archaeological resources and the formalization of compliance guidelines. Respondents also identified tribal representation on the historic preservation commission as a need, given the close ties between neighboring tribal communities and Phoenix. With just one full-time position in the CAO, respondents also prioritized the creation of permanent cultural resource review staff.

Policies/Tools for Protection of Archaeological Resources

- ✦ **194** Formalize Policies Related to Protection of Archaeological Resources
Historic places perceived as inefficient and expensive to maintain
- ✦ **160** Tribal Representation on Historic Preservation
- ✦ **133** Permanent Cultural Resource Review Staff
- ✦ **115** Zoning Ordinance Enhancement
- ✦ **86** Survey and Inventory of City Mountain Preserves
- ✦ **62** Develop Traditional Cultural Property Plan
- ✦ **14** Other



Protection of Historic Resources

Respondents were asked when setting new priorities for the Protection of Historic Resources which two would provide the most benefit. Priority was given to enhancing existing regulations as they relate to demolition and alteration. Amendment of the historic preservation zoning ordinance could include a component to enhance enforcement for unpermitted work on designated properties.

Policies/Tools for Protection of Historic Resources

★	229	Enhance Enforcement for Illegal Alteration/Demolition of Designated Properties
★	176	Enhance Demolition Delay Practices for Historically Eligible Properties
★	118	Explore Historic District Designation under Proposition 207 (Private Property Rights Protection Act)
★	94	Amend the Historic Preservation Zoning Ordinance
★	83	Create Formal Survey and Designation Plan
★	45	Enhance Demolition Notification Practices
★	21	Other

Exploring New Historic Preservation Incentives

Respondents were asked to provide their top two priorities for Exploring New Historic Preservation Incentives. The overwhelming response was to build off the existing efforts to provide grant funding through general and bond funds followed by a more proactive means to incorporate historic buildings into new higher density developments.

Policies/Strategies for Historic Preservation Incentives

- ✦ **282** Advocacy for Continued General and Municipal Bond Funding for Historic Preservation Grants
- ✦ **164** Incorporate/adaptively reuse historic commercial buildings as part of new development (code/zoning/cost relief)
- ✦ **143** Encourage Accessory Dwelling Unit (ADU) Development in Residential Historic Districts Through the Creation of a Design Pattern Book for Streamlined Approval.⁷
- ✦ **132** Transferrable Development Rights for Historic Preservation (expansion of Sustainability Bonus structure)⁸
- ✦ **35** Other

⁷ The City adopted an ADU ordinance (November 2023; revised December 2024) to allow for ADUs in single-family zoning.




⁸ The City has an existing Sustainability Bonus Credit system for properties within the Downtown Code area which allows points to be obtained for rehabilitation or preservation of historic properties to afford things like greater height/density, reduced parking, etc. on a parcel without a historic property (transferrable development right). This program could be expanded outside of the Downtown Code area to encompass other sending/receiving zones.



Developing Community Awareness

In setting new priorities for Developing Community Awareness for Historic Preservation, respondents were asked for their top two selections. Responses weighed heavily toward creating a formal community engagement plan and creating ombudsman staff to assist with rehabilitation and adaptive reuse of historic and historic-age resources.

Strategies/Tools for Developing Community Awareness

-  **222** Develop a Formal Community Engagement Plan
-  **215** Historic Preservation Ombudsman Staff to Educate Property Owners on Opportunities for Property Rehabilitation/Adaptive Reuse
-  **160** Presentations at Neighborhood/Organizational Meetings
-  **124** Website/Social Media Enhancement
-  **33** Brown Bag Lunch/Speaker Series
-  **22** Other

Promote Partnerships

The survey's questions about partnerships centered on how internal improvements within the City can contribute to positive preservation outcomes. Respondents were asked to provide their top two priorities for Promoting Partnerships, and the top priorities identified were to integrate site planning into historic preservation plan reviews and to train building inspectors to ensure that onsite work is being carried out according to approved historic preservation plans. Broader cross training between different departments carrying out plan review was also highlighted.

Strategies/Policies for Promoting City Partnerships

- ✦ **216** Integrate Site Planning into Historic Preservation Plan Reviews
- ✦ **188** Training Building Inspectors for Review of Work at Historic Buildings
- ✦ **168** Cross Training Between Different Departments Within the City Responsible for Plan Review, i.e., Water Services, Street Transportation, Fire, etc.
- ✦ **109** Cross Training Between Different Planning and Development Plan Review Sections
- ✦ **73** Promote use of International Existing Building Code for Plan Reviewers for Designated Properties
- ✦ **14** Other

Information from the public meetings and the survey served as the basis for PreserveHistoricPHX 2025, which will guide historic preservation program goals and objectives for the next 10 years.

MOVING



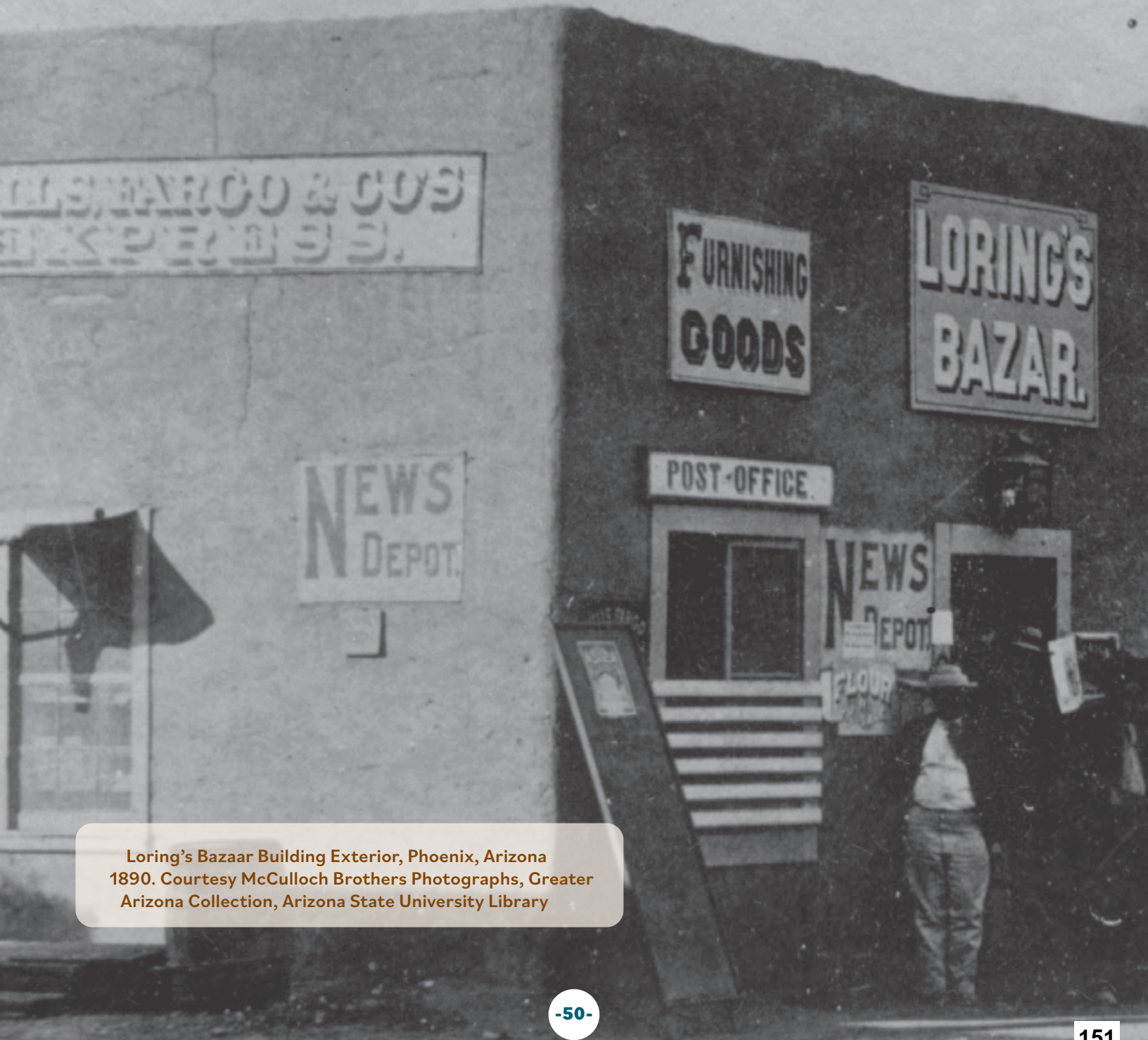


Forward

Vision Statement

Phoenix is a vibrant and dynamic place with many layers of history. Together with PlanPHX's central vision of a "More Connected Phoenix," PreserveHistoricPHX 2025 envisions a city linked by an appreciation for its diverse heritage and a desire to sustain it for the benefit of present and future generations.

WITH *Connecti*



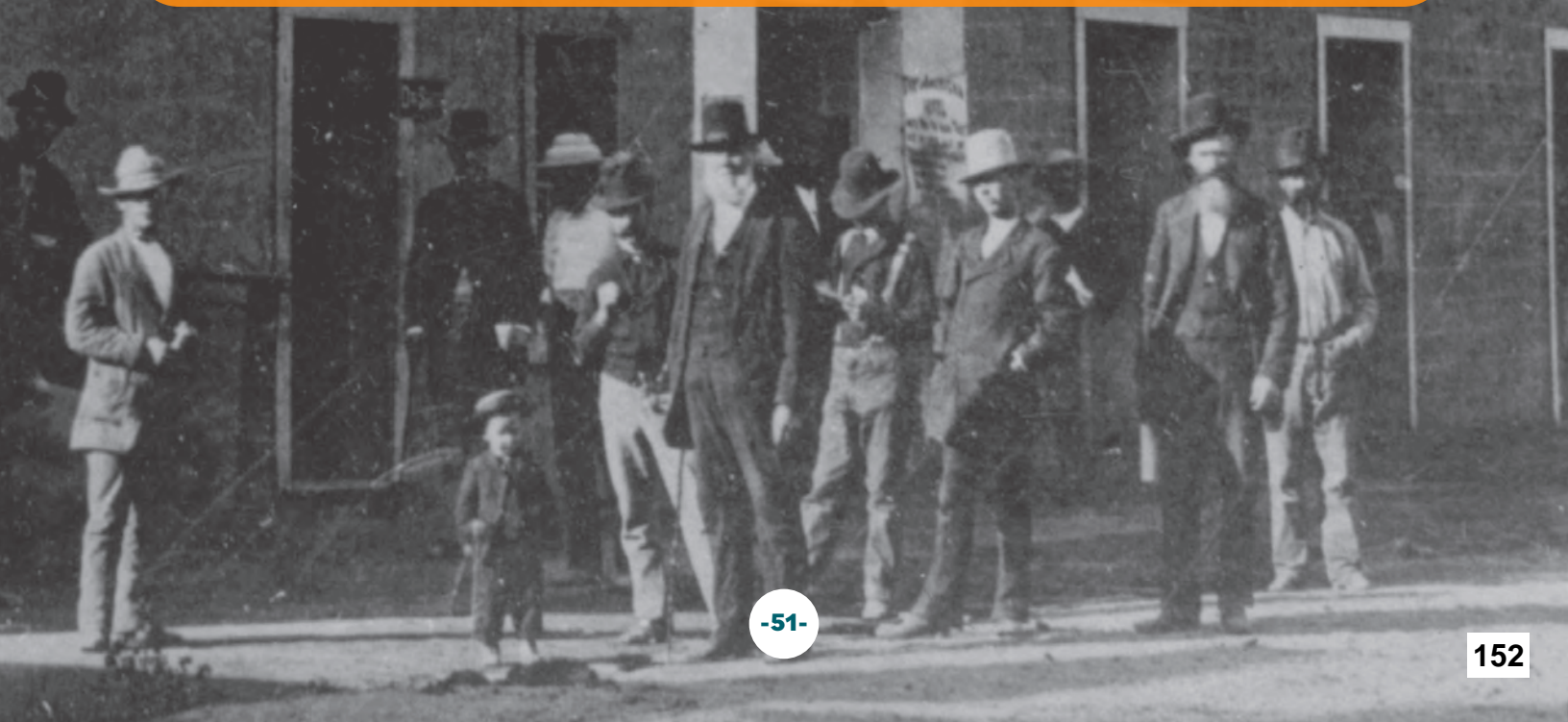
Loring's Bazaar Building Exterior, Phoenix, Arizona
1890. Courtesy McCulloch Brothers Photographs, Greater
Arizona Collection, Arizona State University Library

ns TO THE Past

While recognized as a young city, the roots of 21st century Phoenix can be found dating back to the Ancestral O'Odham occupation of the Phoenix basin beginning in the first century AD. The Huhugam farmed and lived in, what would become known as Phoenix, for 1500 years developing an extensive irrigation canal system. As Euro-Americans arrived in the late 1860s and capitalized upon the former irrigation canal networks of the Ancestral O'Odham, the area was reshaped. The half square mile Phoenix townsite was established in 1870 and Phoenix's growth into the early 20th century was tied to its role as a business and banking hub for outlying agricultural enterprises. Floods along the Salt River threatened homes and businesses prior to the establishment of the Roosevelt Dam in 1911. Streetcars facilitated residential development to the north while the railroad tracks to the south served as a functional dividing line between communities of color and the majority white population.

World War II set the stage for new industries to develop in Phoenix resulting in rapid growth in the postwar era, the city physically expanding to 17.1 square miles with a population of 106,818 by 1950. Advocates for racial equality made headway in breaking down color barriers in the 1950s and 1960s which impacted where people could work, live and go to school. Inexpensive land fueled residential developers such as John F. Long to build master planned communities on the outskirts of the city with new shopping centers, schools, and banks to meet the needs of suburban dwellers. The low cost of living and surging workforce also drew technology and industry to Phoenix to capitalize on land and labor. The city now encompasses 519 square miles with a population of 1,674,600.

Through stories and the tangible reminders of Phoenix's past we can maintain connections that are significant to the community as Phoenix continues to grow and change.





MISSION *Statement*

Phoenix works collaboratively with community partners to identify places of historic and archaeological importance and implements strategies for their long-term preservation and sustainability.

The following section summarizes the goals, actions to be taken to achieve the goals, the lead(s) responsible for carrying out the action and the anticipated timeframe for accomplishment. The timeframes for accomplishment are defined as short term (1-3 years), medium term (4-6 years) and long term (7-10 years) to reflect the work anticipated to be carried out before the next major update of the Historic Preservation Plan to be completed by 2035.

Recommendations are also included for how Phoenixians can get involved in helping the City meet its goals.



Goal 1

Protect Archaeological Resources

The Ancestral O’Odham turned the arid lands of the Salt and Gila River valleys and other areas of southern Arizona into lush farmlands and thriving villages by building a highly sophisticated system of irrigation canals. Many of the canals were so well engineered that Euro and Hispanic Americans, arriving in the area in the late 1860s, reused them for their own farming needs. In the Salt River Valley, the Ancestral O’Odham built nearly a thousand miles of canals that conveyed water to large villages, farmsteads and agricultural fields. These resources, as well as petroglyphs and pictographs from Native Americans demonstrate the continuum of human occupation from the Ancestral O’Odham to the descendent O’Odham Tribes with the historic Phoenix townsite reflecting the Euro, Hispanic, Asian, and African American influences on the growth and development of the community.

How to Get Involved

* Volunteer at S’edav Va’aki Museum or as a site steward.

* Support the City Archaeology Office at city budget hearings.

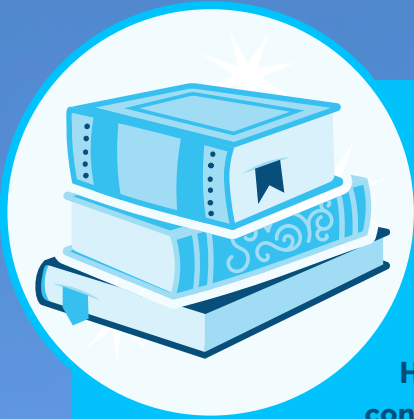
Spotlight

‘Onk ‘Akimel: An Ethnohistory and Historiography of Land Use on the Lower Salt River

The City contracted with a consultant to prepare a report that documents the history of the Ancestral O’Odham after AD 1450 to provide a greater understanding of the continuum of indigenous occupation of the Phoenix basin following the Hohokam era.

Implementation

Action	Lead(s)	Timeframe
Increase staffing to carry out compliance reviews to meet existing and future workloads.	CAO, Arts and Culture, City Manager's Office	Short term
Investigate zoning ordinance enhancement to include tribal representation on historic preservation commission.	HPO, PDD, Arts and Culture, City Attorney's Office	Short term
Amend Historic Preservation Ordinance for program and process improvements.	HPO, CAO, City Attorney's Office, PDD, Arts and Culture	Short term
Create an Administrative Rule for protection of archaeological resources and compliance guidance.	CAO, City Manager's Office	Medium term
Continue survey and inventory of Mountain Preserves in conjunction with park infrastructure development projects with interpretive signage, traditional cultural inventories and cultural overviews developed as appropriate through tribal consultation.	CAO partnering with consultants and tribal historic preservation programs	Long term
Maintain inventory of archaeological resources.	CAO	Long term



Goal 2

Protect Historic Resources

Historic built environment resources embody Phoenix’s past and connect us to our shared heritage. These resources have innumerable community benefits such as historic residential districts reflecting the most densely populated areas with the greatest urban tree canopy and walkability to parks, libraries, and cultural institutions. The majority of the 36 residential historic districts have neighborhood associations that sponsor community events and have connective elements, such as community gardens. Heritage commercial buildings provide ideal incubator space as well as unique accommodations for new small businesses in the creative and knowledge sectors and serve as popular locations for legacy owned businesses. These buildings, which are often part of the downtown, support the city’s cultural identity and create a unique character, contributing to a vibrant downtown. Historic-age housing also plays a significant role in existing housing affordability. Finally, the “greenest building is the one that is already built,” and retaining these resources reduces local landfill waste and the city’s carbon footprint.

How to Get Involved

- * Patronize businesses located in historic buildings
- * Support the HPO at city budget hearings
- * Repair rather than replace historic windows and other character-defining features
- * Attend HPC meetings

Spotlight

With the national trend of declining church membership, post-World War II historic-age religious properties, particularly those with significant acreage, have been under increasing development pressure. As demolition applications for religious properties have increased, the City contracted a consultant to complete a post-war religious architecture survey and NRHP Multiple Property Documentation Form to assist with the identification of significant properties and facilitate designation and preservation of significant architecture.

Implementation

Action	Lead(s)	Timeframe
Action	Lead(s)	Timeframe
Explore demolition delay practices for properties identified as eligible for historic designation.	HPO, PDD	Short term
Amend Historic Preservation Ordinance for program and process improvements.	HPO, City Attorney's Office, PDD	Short term
Complete context development and surveys of post-World War II property types.	HPO partnering with consultants	Short term
Create a survey and designation program for ethnic heritage properties.	HPO, HP Commission	Short term
Strengthen enforcement for unpermitted alteration and/or demolition of designated properties.	HPO, City Attorney's Office, PDD, Neighborhood Services Department	Medium term
Investigate ways to mitigate Proposition 207 concerns when designating historic districts.	HPO, City Attorney's Office, PDD	Medium term
Explore creation of honorific Heritage Property/District classification.	HPO, PDD	Long term



Goal 3

Explore Preservation Incentives

Financial incentives, including grant funds and tax abatement, help rehabilitation projects move forward. Programs such as the City's Adaptive Reuse Program not only provide cost savings to customers but also offer development guidance, streamlined processes and reduced turnaround times for reviews and approvals by PDD. Opportunities exist to encourage adaptive reuse of buildings on the PHPR as well as those listed solely on the NRHP. Incentives may include direct financial assistance as well as the potential for additional development rights. Exploring and encouraging programs such as these is an important way to stimulate historic preservation, growth and sustainability in Phoenix.

How to Get Involved

- * Seek grants for preservation activities.
- * Encourage owners of properties eligible for the State Historic Property Tax Reclassification Program to enroll.
- * Support future bond elections for historic preservation funding.
- * Support historic preservation grant programs at city council budget hearings.
- * State Level - Advocate for state income tax credit program for historic property rehabilitation.
- * State Level - Advocate for dedicated funding for Arizona Heritage Fund grant program

Spotlight

The rehabilitation of the historic Masonic Temple serves as a success story of the utilization of the Sustainability Bonus Credit system. A developer's investment of \$500,000 in exterior rehabilitation and the property owner's recordation of a 30-year conservation easement resulted in an award of 50 sustainability bonus points for the developer to utilize at another development site downtown.

Implementation

Action	Lead(s)	Timeframe
Encourage sensitively designed ADUs in residential historic districts through the creation of standardized plans.	HPO, PDD	Short term
Explore expansion of sustainability bonus credits along light rail corridors and other locations outside of Downtown Code area.	HPO, PDD	Short to medium term
Develop tools that encourage and facilitate the rehabilitation and adaptive reuse of historic buildings and potential heritage commercial buildings.	HPO, PDD, HPC, City Council	Medium to long term



Goal 4

Develop Community Awareness

Developing community awareness of heritage resources serves to connect residents to Phoenix's past, broadens understanding of the economic, environmental, social and cultural benefits of these resources and assists property owners with an understanding of the requirements of owning a historic property. Educating policy makers, property owners, architects, other City departments, contractors, real estate professionals and others is essential when maintaining a historic preservation program. The City of Phoenix needs to empower its residents with the tools and information to stimulate more historic preservation projects.

How to Get Involved

- * Attend neighborhood tours and events at city historic parks
- * Investigate the history of a historic property or neighborhood
- * Learn about rehabilitating a historic property
- * Share information with the public on the benefits of historic preservation to gain support to address Proposition 207

Spotlight

In honor of Historic Preservation Month, the Historic Preservation Office has hosted a Phoenix History Trivia Night for three years. This lively and popular event engages folks who are interested in Phoenix History and historic buildings. Some come to seriously compete and others come to enjoy the festivities, all experience a connection with the stories of Phoenix's past. The 2024 trivia night took place at Memorial Hall at Steele Indian School Park (the site of the historic Phoenix Indian School).

Implementation

Action	Lead(s)	Timeframe
Develop educational tools for real estate professionals.	HPO	Short term
Enhance social media presence and website content.	HPO, Public Information Office (PIO)	Short term
Present on relevant HP topics at neighborhood and organization meetings.	HPO	Short to long term
Celebrate preservation successes through events, awards and other recognition methods.	HPO, PDD, PIO	Short to long term
Create an HP 101 Series to include handouts and presentations for public education.	HPO, PIO, CAO	Medium term
Partner with Office of Customer Advocacy to educate property owners on programs for the rehabilitation/adaptive reuse of historic and heritage commercial buildings.	HPO, PDD	Medium term
Develop a formal community engagement plan.	HPO partnering with consultants and community	Medium to long term



Goal 5

Promote Partnerships

Historic preservation, when it is most effective, is the work of all parts of the community and all divisions of government. Neighborhood groups, historic-home owners, educators, public officials and historic preservation professionals and advocates join together to develop priorities, list historic properties and preserve the history of Phoenix for future generations. City of Phoenix departments and sections work together to prioritize and facilitate the protection and adaptive reuse of heritage resources.

How to Get Involved

- * Attend events sponsored by preservation organizations
- * Volunteer at a historic park or event
- * Attend the meeting of a historic neighborhood association or other historic preservation organization or serve on the board

Spotlight

The leadership of the Sunnyslope Historical Society has become actively engaged in the identification of properties within the Sunnyslope area of Phoenix that are eligible for historic designation and working with properties owners to seek listing in the Phoenix Historic Property Register. The Thompson (also known as Sunnyslope) Rock Garden is one such property. Grover Cleveland Thompson acquired the property in 1954 and began the development of this rock garden which he continued to work on over the next two decades of his life. This unique folk-art environment includes free-form concrete and mortar, statuary, native rock and cast concrete pieces with tile mosaics that emulate people, places, and buildings. The property and art have continued to be cared for by the current property owner who acquired it in 1978.

Implementation

Action	Lead(s)	Timeframe
Integrate site plan reviews into historic preservation plan reviews.	HPO, PDD	Short term
Develop cross training program between building inspectors and historic preservation planners.	HPO, PDD	Short term
Partner with tribal historic preservation offices (THPOs) to better understand and promote the protection of cultural resources.	CAO, THPOs	Short to long term
Partner with community organizations and preservation professionals to better protect historic and cultural resources.	HPO, community organizations	Short to long term
Increase dialogue with other City departments to ensure historic preservation goals and objectives are reflected in the goals and objectives of those departments.	HPO, PDD, Streets, Water Services	Medium term
Explore opportunities to form a City-affiliated historic preservation non-profit.	HPO, PDD, City Attorney's Office	Long term



Bibliography & Further Reading

Benefits of Historic Preservation

Mason, Randall. "Economics and Historic Preservation: A Guide and Review of the Literature." A Discussion Paper Prepared for the Brookings Institution Metropolitan Policy Program. Washington, D.C.: The Brookings Institution, September 2005.

National Park Service, Technical Preservation Services. *Historic Preservation is Inherently a Sustainable Practice*. [Sustainability - Technical Preservation Services \(U.S. National Park Service\)](#). Accessed January 8, 2025.

National Trust for Historic Preservation. *Why Do Old Places Matter? Economics*. [Why Do Old Places Matter? Economics | National Trust for Historic Preservation](#). January 8, 2025.

PlaceEconomics. *Measuring the Economics of Preservation: Recent Findings*. Washington, D.C.: Advisory Council on Historic Preservation. June 2011.

PlaceEconomics. *Profits Through Preservation: The Economic Impact of Historic Preservation in Utah*. Salt Lake City, UT: Utah Heritage Foundation, July 2013.

PlaceEconomics. *Preservation Phoenix Style*. Phoenix, AZ: City of Phoenix Historic Preservation Office, October 2021.

Rypkema, Donovan. *The Economics of Preservation: A Community Leader's Guide*, 2nd ed. Washington D.C.: The National Trust for Historic Preservation, 2005.

History of Preservation in Phoenix

Ad Hoc/Historic Preservation Advisory Panel 2000-2002. *Summary of 2002 Recommendations and Implementation Status*. Government Document, City of Phoenix, 2004.

Hernandez, Ruben, ed. "A Legacy Lost and Found: Finding our Latino Roots in the History of Phoenix." Phoenix: Latino Perspectives Media, 2007.

Historic Preservation Commission and Office. *Ten Vital Years in the History of Phoenix*. Government Document, City of Phoenix, 1996

Johnson, Ian P. *Historic Preservation in the Phoenix Metro Area: History, Current Challenges, Ongoing Struggles*. Master's Thesis, Arizona State University, Department of History, Tempe. December 2007.

Phoenix Ad Hoc Committee on Historic Preservation. *Phoenix Ad Hoc Committee on Historic Preservation Final Report, June 1985*. Government Document, City of Phoenix, 1985.

National Historic Preservation Act as Amended, 2016, Section 106 Review

Advisory Council on Historic Preservation. *Protecting Historic Properties: A Citizen's Guide to Section 106 Review*. Government Document, Washington, D.C.: Advisory Council on Historic Preservation, 2010, 28. Available at: [CitizenGuideSmallSizeFinal4Web.indd](#). Accessed January 8, 2025.

Arizona State Parks, State Historic Preservation Office. Review and Compliance. [Historic Preservation Compliance Consult | Arizona State Parks](#). Accessed January 8, 2025.

Congressional Research Service. The Federal Role in Historic Preservation: An Overview. [The Federal Role in Historic Preservation: An Overview](#). Accessed January 8, 2025

Grants & Incentives

Arizona State Parks, State Historic Preservation Office. *State Historic Property Tax Reclassification (SPT) for Owner-Occupied Homes*. [State Historic Property Tax Reclassification | Arizona State Parks](#). Accessed January 8, 2025.

National Park Service, Technical Preservation Services. *Tax Incentives for Preserving Historic Properties*. [Historic Preservation Tax Incentives \(U.S. National Park Service\)](#). Accessed January 8, 2025.

U.S. Department of the Treasury. *Community Development Financial Institutions Fund, New Market Tax Credit*. [New Markets Tax Credit Program | Community Development Financial Institutions Fund](#). Accessed January 8, 2025.

Technical Advice

City of Phoenix. Historic Preservation Documents & Publications. [Planning and Development Historic Preservation Publications](#). Accessed January 8, 2025.

National Park Service, Technical Preservation Services. *The Secretary of the Interior's Standards for the Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*. [rehabilitation-guidelines-1997.pdf](#). Accessed January 8, 2025.

. *Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*. [Preservation Briefs 36: Protecting Cultural Landscapes](#). Accessed January 8, 2025.

. *How to Preserve: Preservation Briefs*. [Preservation Briefs - Technical Preservation Services \(U.S. National Park Service\)](#). Accessed January 8, 2025.

. *How to Preserve: Preservation Tech Notes*. [Preservation Tech Notes - Technical Preservation Services \(U.S. National Park Service\)](#). Accessed January 8, 2025.

. *Improving Energy Efficiency in Historic Buildings*. [Preservation Brief 3: Improving Energy Efficiency in Historic Buildings](#). Accessed January 8, 2025.

. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*. [Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings](#). Accessed January 8, 2025.

PlaceEconomics. *Tools, Strategies, Policies, Incentives for Historic Preservation in Phoenix*. Phoenix, AZ: City of Phoenix Historic Preservation Office, December 2023.



TOOLS STRATEGIES POLICIES INCENTIVES *for Historic Preservation in* **PHOENIX**

COMPLETED BY PLACEECONOMICS FOR THE CITY OF PHOENIX | DECEMBER 2023



CONTENTS

Introduction.....	2
Recommendations.....	4
Recommendations to Improve Community Engagement and Enhance Knowledge, Education, and Information.....	5
Citywide Survey of Historic Resources.....	5
Create a Historic Preservation Community Engagement Staff Position and Appoint a Preservation Ombudsman	6
Improve Small Business and Property Owner Knowledge of Historic Preservation Designation	8
Create an Urban Design Center	9
Expand the Brown Bag Lunch and Speaker Series.....	9
Develop a City-Affiliated Nonprofit.....	12
Recommendations to Respond to Development Pressure	14
Actively Encourage use of ADUs in Historic and Older Neighborhoods	14
Modified By-right Zoning for Commercial Historic Properties.....	15
Enhance Protection of Commercial Corridors – Commercial Community Land Trusts	16
Enhance Protection of Commercial Corridors – Transferable Development Rights.....	18
Increase the Demolition Notification and Delay Time and Support Deconstruction Efforts	20
Simplify the State Property Tax Program for Income Producing Property Rehabilitation.....	21
Develop a Stronger Demolition by Neglect Ordinance.....	23
Increase the Penalty for Illegal Demolition and Alteration of Designated Properties.....	24
Recommendations to Improve Existing Regulations and Preservation Tools	25
Better Promote the International Existing Building Code (IEBC).....	25
Train Building Inspectors in Historic Buildings.....	26
Sidebar: The Challenges of Site Plan Review in Older and Historic Properties.....	27
Adopt Standards for Historic Building Relocation	28
Modifications to Adaptive Reuse Program.....	29
Explore Historic District Designation Under Proposition 207.....	30
Recommendations on Preservation Processes	32
Training for Commissioners.....	33
Conclusions.....	34



INTRODUCTION

In 2021, PlaceEconomics conducted a study on the economic impact of historic districts in Phoenix for the City's Historic Preservation Office. That study outlined the ways in which historic districts in Phoenix contribute to the economic vitality of the city. This report presents practical ways forward, outlining a suite of challenges facing historic preservation in Phoenix, followed by recommendations for how to address them.

To help PlaceEconomics better understand the local context and identify specific challenges to preservation in Phoenix, a series of small group meetings were held with local stakeholders including real estate experts, developers, neighborhood advocates, housing advocates, preservationists, city council members, city staff, and others (see appendix for a full list). Stakeholders were asked to identify obstacles to historic preservation and possible strategies to address those obstacles.

At a subsequent meeting with the same stakeholders, PlaceEconomics presented a list of what had been learned in previous sessions for either confirmation, clarification, or correction. With the help of these conversations, PlaceEconomics has prepared this report. The report presents preservation challenges taken directly from our stakeholder conversations, which are followed by recommendations to address the challenge. Each recommendation also includes examples from other cities that might serve as useful models and inspiration.



The preservation challenges and recommendations presented in this report are framed by the **following realities:**

- After the passage of Arizona Proposition 207, a ballot measure introduced in 2006 also known as the Private Property Rights Protection Act, municipalities are limited in their ability to designate new local historic districts. As a result, the basic tools for protecting historic assets used by virtually every other large city in America are severely limited.
- Phoenix City Council has established a high priority for “sustainability,” and sustainability in Phoenix should not be restricted to shade and water concerns. The reuse of existing buildings, historic or otherwise, is an important aspect of a comprehensive sustainability strategy.
- Most of the rules, regulations, perspectives, and code applications of Phoenix’s city government are focused on creating new and big development, not prioritizing support for existing sites and structures. This skew in priorities has a large carbon impact.
- Finally, as in every growing city, housing affordability is a big issue. New construction is one aspect of addressing this but keeping, maintaining, and reusing existing older housing is more cost-effective and should be a priority for the City.

While presenting recommendations for addressing a range of historic preservation challenges, this report is not meant to be a critique of existing tools (i.e. grants, residential property tax abatement, easements, adaptive reuse ordinance, bond funding, others) that the City’s Historic Preservation Office has used very successfully. Rather, this is a recognition that more tools, strategies, policies, and incentives are needed, and some of the existing tools need modification. It should also be noted that some of the challenges identified result from inadequate resources in the Historic Preservation Office, not an absence of effort or thought on the part of preservation staff, the Historic Preservation Commission, and other relevant City personnel.

RECOMMENDATIONS

As stated in the Introduction, the below recommendations were derived from a series of meetings with engaged stakeholders. Their insight and local knowledge were critical to PlaceEconomics' understanding of the issues and opportunities for improving the historic preservation efforts in Phoenix.

Based on these conversations, the following have been identified as the overarching challenges to historic preservation in Phoenix:

- **A LACK OF KNOWLEDGE, EDUCATION, AND INFORMATION AND INSUFFICIENT COMMUNITY ENGAGEMENT**
- **DEVELOPMENT PRESSURE**
- **EXISTING REGULATIONS AND INADEQUACY OF EXISTING PRESERVATION TOOLS**
- **PROCESSES AND PROCEDURES OF HISTORIC PRESERVATION COMMISSION**

Within these four broad categories of challenges, recommendations have been identified to address specific components of each challenge. While there are actions that the City can take to address these issues, not all of the recommendations listed below are the responsibility of the Historic Preservation Office or of the City of Phoenix. Some recommendations would require action by another department within the City, at the State level, or by non-governmental organizations.

Each recommendation is structured in a parallel fashion. At the beginning of each recommendation, the challenge being addressed will be identified, followed by an overview of the action required to enact the recommendation, a brief assessment of the impact(s) of adopting the recommendation, and a general rating on four criteria: Complexity of implementation, Cost to the City, Likely effectiveness of the recommendation and Likely acceptance of the recommendation by stakeholders.

In some cases, two or three recommendations are combined as they are largely addressing the same challenge and could be implemented together. In other instances, particularly for more complex responses, the recommendation will be a single initiative.



RECOMMENDATIONS TO IMPROVE COMMUNITY ENGAGEMENT AND ENHANCE KNOWLEDGE, EDUCATION, AND INFORMATION

Citywide Survey of Historic Resources

- ❖ **Challenge Addressed:** *There is no comprehensive survey of Phoenix's historic resources*
- ❖ **Action Required:** *City Administrative*
- ❖ **Impact(s):** *Improved community engagement, Improved information environment*
- ❖ **Complexity:** *Medium*
- ❖ **Cost:** *High*
- ❖ **Effectiveness:** *High*
- ❖ **Likely Acceptance by Stakeholders:** *Very High*

A citywide survey of historic resources provides a critical baseline of information that can aid in a number of different planning objectives and regulatory processes. In this report, the concept of a survey ties into other recommendations in this report.

Surveys are important because, often, developers get far into the development process without knowing that a building might have historic significance. Additionally, historic preservation advocates and community members don't become aware of threatened buildings or sites until it is too late to intervene. A publicly available list of surveyed buildings--created and maintained by the City or a heritage partner--would provide an important starting place for various forms of advocacy or

A CITYWIDE SURVEY OF HISTORIC RESOURCES PROVIDES A CRITICAL BASELINE OF INFORMATION THAT CAN AID IN A NUMBER OF DIFFERENT PLANNING OBJECTIVES AND REGULATORY PROCESSES.

protection. Advocates could monitor the list for permit activity, market the list to developers for rehabilitation, or begin outreach with the property owner about heritage incentives or designation. Public access to this list of eligible properties would provide heritage advocates with an opportunity to intervene early in the development process to express concerns or offer suggestions for appropriate treatment of heritage buildings. The survey process itself is a wonderful opportunity for community engagement, both broadly about the process, and in specific neighborhoods that are being surveyed.

How to do it: To launch a full-city, comprehensive windshield survey, the City would enlist a planning or Cultural Resource Management (CRM) firm to undertake and oversee the survey. Stakeholders indicated that funding for survey work has recently been approved. The field work could be conducted by community volunteers who have undergone training and are overseen by qualified historic preservation professionals. Further community engagement could come in the form of a listening session with

community members in which the City and CRM firm explain the process and its importance in the planning process, perhaps as a part of the Brown Bag Lunch Series and Speaker Series recommended in this report. The City and the consulting firm can also use this as an opportunity to gather information about what resources the community deems significant.

Resources being surveyed should be organized into a tiered categorization system. For instance, buildings that are already designated should be categorized as Grade I, resources that are not designated but demonstrate architectural merit or cultural significance should be categorized as Grade II, and so on. This will help distinguish resources during regulatory and planning processes. Finally, it is important that this survey be updated periodically—every 10 years is a good practice—so that future decisions are informed by good data.

**IT IS IMPORTANT THAT THIS
SURVEY BE UPDATED
PERIODICALLY—EVERY 10 YEARS
IS A GOOD PRACTICE—SO THAT
FUTURE DECISIONS ARE INFORMED
BY GOOD DATA.**

Resources & Examples:

- **Survey LA, City of Los Angeles and Getty Conservation Institute**

Survey LA was a citywide comprehensive survey undertaken in partnership with the City of Los Angeles and the J. Paul Getty Trust. The surveys and resource evaluations were completed by consultant teams meeting professional qualification standards in historic preservation under the supervision of the Office of Historic Resources. The findings were presented on HistoricPlacesLA, the City's online historic resource inventory and management system. HistoricPlacesLA uses Arches, an open-source, geospatial, and web-based software built as a platform for documenting and cataloging cultural heritage places worldwide. Surveyed resources were categorized into the California Historic Resources Status Codes framework.

<https://planning.lacity.org/preservation-design/historic-resources-survey>

Create a Historic Preservation Community Engagement Staff Position and Appoint a Preservation Ombudsman

- ❖ **Challenge Addressed:** *Lack of community engagement*
- ❖ **Action Required:** *City Administrative*
- ❖ **Impact(s):** *Improved community engagement*
- ❖ **Complexity:** *Low*
- ❖ **Cost:** *Medium*
- ❖ **Effectiveness:** *High*
- ❖ **Likely Acceptance by Stakeholders:** *Very High*

In a rapidly growing city, the pace of change often limits timely and meaningful community engagement, although that is when it is most often needed. Citizens can be quickly overwhelmed by all that is happening or be deterred by processes that feel overly opaque and bureaucratic. Providing access to



those involved at the city level who can help them understand how to participate in the development and preservation processes would help clarify modes of participation and boost community engagement.

Most citizens want to have a better idea of their options for engaging with developers and city staff in a positive manner. We heard from both neighborhood interests and developers that citizens often do not know what is happening in their neighborhood, and some do not know the rules that may apply to designated historic properties. This can lead to misunderstanding and, at worst, acrimony. Developing a system for sharing information and staffing public-facing positions that can help residents navigate these complex processes would improve community engagement and communication.

How to do it: To facilitate better and more timely community involvement, the City should create a staff position for a full-time community engagement person within the Historic Preservation Office. Having a person dedicated to community engagement within the HPO will allow the office to be more timely in its response to citizen and developer concerns. This person will not only be responsive to citizen questions but should also do proactive outreach work in neighborhoods that will be impacted by preservation and development initiatives.

The City should also create a Preservation Ombudsman position in the Historic Preservation Office. The role of an ombudsman is to act as a neutral representative to help individuals or groups resolve concerns or issues, in this case, relating to the conservation and rehabilitation of historic properties. The Ombudsman would also be a point source for where to go for help or to get questions answered. We understand that the Planning and Development Department already has Ombudsmen, and the Office of Customer Advocacy has an Ombudsman for adaptive reuse projects; possibly one of them should have a preservation focus.

Resources & Examples:

- **Community Engagement Specialist: Preservation Resource Center of New Orleans, LA**
The Preservation Resource Center of New Orleans has a Community Engagement Specialist on staff whose role is to work specifically with the city's multicultural communities. The Specialist works with neighborhoods across the city, helping residents understand preservation tools, gathering feedback, developing partnerships, and learning directly from residents about ways that they would like to see preservation serve their community.
<https://prcno.org/hiring-community-engagement-specialist/>
- **Housing Provider Ombudsman: Washington, DC**
Washington DC's Department of Housing and Community Development has a Housing Provider Ombudsman that helps small housing providers better understand the District of Columbia's housing laws. They may explain HRA notices, provide technical assistance on rent control, tenant opportunity to purchase (TOPA) processes, or offer other education and outreach.
<https://dhcd.dc.gov/service/housing-provider-ombudsman>

Improve Small Business and Property Owner Knowledge of Historic Preservation Designation

- ❖ **Challenge Addressed:** *Small business/property owners do not understand the historic designation process*
- ❖ **Action Required:** *City Administrative, HPO Administrative*
- ❖ **Impact(s):** *Better understanding of designation process and better buy-in from key constituent groups*
- ❖ **Complexity:** *Medium*
- ❖ **Cost:** *Medium*
- ❖ **Effectiveness:** *High*
- ❖ **Likely Acceptance by Stakeholders:** *High*

People often aren't familiar with the historic designation application process unless they've been through it, which means it's ripe for misunderstanding. Assumptions are often made about what one can or cannot do with their property once it has been designated as "historic," which leads to an overall distrust and unease around the process. Providing access to clear and easily understood information about historic designation—how it can benefit property owners and clear illustrations of what can and cannot be done to designated properties—would help reduce misunderstanding and may also encourage additional designation applications.

How to do it: Increased outreach and education through the methods outlined in the previous recommendation would also help address this challenge. The Preservation Ombudsman position would also be of value here. An ombudsman's primary role may be facilitating conversations between and among competing interests, but they can also be a reference point for information on preservation in general and designation, specifically. Business and/or property owners uncertain about the potential effects of historic designation could go to the Preservation Ombudsman with questions and get answers or directions to sources of information. The Preservation Ombudsman could also provide technical assistance with city grant applications and coordinate with the State Historic Preservation Office on state and federal tax incentives.

The City should also utilize its "Brown Bag Lunch" series (see recommendation below) to directly address the pros and cons of historic designation for small business and property owners.

PROVIDING ACCESS TO CLEAR AND EASILY UNDERSTOOD INFORMATION ABOUT HISTORIC DESIGNATION—HOW IT CAN BENEFIT PROPERTY OWNERS AND CLEAR ILLUSTRATIONS OF WHAT CAN AND CANNOT BE DONE TO DESIGNATED PROPERTIES—WOULD HELP REDUCE MISUNDERSTANDING AND MAY ALSO ENCOURAGE ADDITIONAL DESIGNATION APPLICATIONS.



Expand the Brown Bag Lunch and Speaker Series

- ❖ **Challenge Addressed:** *Lack of education about historic preservation, heritage, and local history*
- ❖ **Action Required:** *HPO Administrative*
- ❖ **Impact(s):** *Improve Information Environment*
- ❖ **Complexity:** *Low*
- ❖ **Cost:** *Low*
- ❖ **Effectiveness:** *Medium*
- ❖ **Likely Acceptance by Stakeholders:** *High*

Stakeholders expressed interest in seeing the Historic Preservation Office revive the Brown Bag Lunch series offered across the City's departments. The lunches hosted by the Historic Preservation Office featured speakers on different facets of Phoenix's architectural history and current issues in historic preservation. Many people, whether they are new to Phoenix or longtime residents, enjoy the opportunity to learn about its history and heritage. The series would also be a great way to increase the general public's understanding about preservation, more generally, increase community engagement, and provide an opportunity to educate residents on the benefits of historic preservation for Phoenix. It could also serve as an opportunity for cross-departmental engagement.

This is also an opportunity to increase mutual understanding between communities and developers. Citizens are not routinely engaged in development and are unlikely to understand the many variables that are part of that process, either from the private or public side. When development is being considered in their neighborhood without proper community engagement, that lack of understanding often leads to suspicion and concern, and sometimes active resistance. Knowledge about development, the development process, and city management tools for working with development is important when change seems to happen on a daily basis. A well-informed public will be better equipped to engage constructively in conversations about city growth and change.

How to do it: The Historic Preservation Office, or the Urban Design Center (see recommendation below) should it be created, should continue and expand the "Brown Bag Lunches" where local experts could present information on the history and heritage of the area, or on special topics related to heritage preservation.

For more formal presentations or topics needing more depth, the Historic Preservation Office, or Urban Design Center, should establish an annual "Speaker Series." People could be invited to the city to talk about a broad range of heritage, preservation, or urban design topics.

Both series could include content about development, the development process and financing, and city oversight, and invite the public and developers to attend with a goal of increasing mutual understanding of their positions. The Speaker Series should be utilized for more in-depth presentations and community conversations about development. The Brown Bag Lunch Series should offer shorter, more tightly focused overviews of timely issues. This could be a function under the Urban Design Center or through city planning.

Resources & Examples:

- **People+Place, LA Conservancy**

LA Conservancy's People+Places is a virtual conversation series that brings together advocates, experts, and community members to address topics that intersect with preservation, heritage, and identity in an approachable and open-ended way.

<https://www.laconservancy.org/people-places-virtual-conversation-series>

- **Timely Connections Lecture Series, City of Raleigh Museum, Raleigh, NC**

Timely Connections is a lecture series that focuses on North Carolina history and culture.

<https://raleighnc.gov/parks/timely-connections-lecture-series-cor-museum>

- **The Raleigh Historic Development Commission (RHDC)** serves as the City Council's official historic preservation advisory body to identify, preserve, protect, and promote Raleigh's historic resources.

<https://raleighnc.gov/planning-and-development/raleigh-historic-development-commission>
<https://rhdc.org/>

Create an Urban Design Center

- ❖ **Challenge Addressed:** *No urban design advocacy*
- ❖ **Action Required:** *City Legislative, City Administrative*
- ❖ **Impact(s):** *Improved public awareness of good design*
- ❖ **Complexity:** *High*
- ❖ **Cost:** *High*
- ❖ **Effectiveness:** *High*
- ❖ **Likely Acceptance by Stakeholders:** *High*

In Phoenix, there is no urban design center, public or private, where good design solutions can be discussed and promoted or where a design vision for the city could be debated and created. The lack of such a center limits the opportunity for developers, designers, planners, and interested citizens to discuss urban design and the built environment of Phoenix. Any advocacy for good urban design that does occur is scattered, lacking a central voice or coherent vision.

How to do it: Establish an urban design center within City Hall. Many cities have created urban design centers to help frame the city's design vision. An urban design center can be tasked with identifying target areas for redevelopment, where public funds are used to set the baseline for city improvements, in addition to demonstration or pilot projects in partnership with developers to showcase good design practices. They can also provide opportunities for broader public education through lecture series featuring designers who can share work that exemplifies the city's design goals. Urban design centers can promote advocacy and education to improve the city's overall built environment, and by extension, influence the quality of private investment in the city.



Resources & Examples:

- Planning, Design, & Development Department, Charlotte, North Carolina**
 The Planning, Design & Development Department formed an Urban Design Center in 2016 to “advance the quality of Charlotte’s built environment and bring public awareness to the importance of urban design.”
<https://charlottenc.gov/planning/urbandesign/Pages/default.aspx>
- Civic Design Center, Nashville, Tennessee**
 The Civic Design Center’s mission is “to advocate for civic design visions and actionable change in communities to improve quality of life for all.”
<https://www.civicdesigncenter.org/our-purpose/mission>
- Building Our City speaker series, Asheville, North Carolina**
 The Building Our City speaker series is a free ongoing series featuring national experts on urban design, planning, placemaking, transportation and other community development topics. Building Our City facilitates “deep-dive” community conversations dedicated to creating a better understanding about the role design plays in Asheville’s growth. The goal is to help create conversations by hosting professionals from outside the region, who will bring innovative ideas as well as examples of other communities’ successes and failures.
<https://mountainx.com/blogwire/building-our-city-buffalo-bernice-radle/>

Develop a City-Affiliated Nonprofit

- ❖ **Challenge Addressed:** *There is currently no full-time, staffed preservation advocacy organization in Phoenix*
- ❖ **Action Required:** *City Legislative, City Administrative, HPO Administrative*
- ❖ **Impact(s):** *Improve Information Environment*
- ❖ **Complexity:** *High*
- ❖ **Cost:** *High*
- ❖ **Effectiveness:** *High*
- ❖ **Likely Acceptance by Stakeholders:** *Very High*

Of the 10 largest US cities, Phoenix is the only one that does not have at least one staffed nonprofit historic preservation advocacy organization. Locally, Preserve PHX is an existing Historic Preservation Advocacy Organization with an all-volunteer board. Advocacy groups play an important role in public outreach and policy development and can also expand the capacity of the public staff by contributing to public outreach efforts, spearheading research initiatives, and advocating at public meetings and

**OF THE 10 LARGEST US CITIES,
PHOENIX IS THE ONLY ONE THAT
DOES NOT HAVE AT LEAST ONE
STAFFED NONPROFIT HISTORIC
PRESERVATION ADVOCACY
ORGANIZATION.**

hearings. Nonprofits are also able to take on roles that the city preservation staff are unable to, such as hosting preservation celebrations and raising funds for heritage protection.

How to do it: It is not the responsibility of the City of Phoenix to create a historic preservation advocacy organization. However, other cities have found it useful to develop a city-affiliated non-profit organization that is imbued with powers to educate and fundraise around issues of historic

preservation. San Antonio and Nashville both have developed city-affiliated nonprofits, described below. Such an organization does not replace a staffed advocacy organization, and nor should it. However, in the absence of an active, non-profit advocacy organization, a city-affiliated nonprofit can fill a critical educational gap. This organization can host educational events, raise money for educational events or capital campaigns, and acquire property for preservation or resell.

Resources & Examples:

- **Metro Historical Commission and Metro Historical Commission Foundation - Nashville**
Like Phoenix, Nashville does not have a fully staffed historic preservation nonprofit advocacy organization. Instead, two commissions exist within Nashville's Historic Preservation Department: the Metropolitan Historic Zoning Commission and the Metropolitan Historical Commission. The Metropolitan Historic Zoning Commission reviews applications to create new historic overlay districts and reviews and approves preservation permits in historic and conservation districts for new construction, alterations, additions, repair and demolition. The Metro Historical Commission performs functions similar to a non-profit organization. The Metropolitan Historical Commission is a municipal historic preservation agency working to document history, save and reuse buildings, and make the public more aware of the necessity



and advantages of preservation in Nashville and Davidson County, Tennessee. Created in 1966, the commission consists of fifteen citizens appointed by the mayor. Other responsibilities that fall under the Metropolitan Historical Commission include: locating, collecting and preserving historical material that it may consider relevant to the history of Davidson County; making appropriate arrangements for the purchase, preservation, promotion and use of any material; receiving and expending any money allocated to it by the Metropolitan Government; ascertaining and certifying any evaluation of gifts, bequests and devices where requested and whenever possible; sponsoring lectures, tours, exhibits and displays; sponsoring the preparation and publication of histories, guidebooks and similar material; and to take any other actions which it considers necessary and proper. The Metropolitan Historical Commission Foundation is an organization focused on history-based place, education, community outreach, and modernizing the ways in which the public can navigate local history in a mobile and interactive world. It is a 501(c)(3) nonprofit friends group which assists the Metropolitan Historical Commission in its efforts to identify, protect, study and interpret the rich history of Nashville. The MHC Foundation funds [Nashville Sites](https://www.nashville.gov/departments/historic-preservation), a major educational platform that hosts virtual tours of historic Nashville. <https://www.nashville.gov/departments/historic-preservation>

- **Power of Preservation Foundation - San Antonio**

The Power of Preservation (PoP) Foundation is a coalition of advocates, businesses, neighborhoods, and agencies that value sense of place, community preservation, and economic development. Proceeds raised by PoP support the hands-on preservation programs of the City of San Antonio Historic Preservation Office, including Rehabber Club workshops, REHABARAMA, Students Together Achieving Revitalization (S.T.A.R.), and the Living Heritage Trades Academy (LHTA). In 2018, PoP acquired the Kelso House through a donation, and have since partnered with the University of Texas at San Antonio to use the site as a learning lab for a hands-on component of the Construction Science curriculum. Through a partnership with Lake|Flato, PoP are pursuing San Antonio's first-ever residential Zero Carbon Certification from the International Living Future Institute at the Kelso House to demonstrate the intersection of carbon neutrality with historic preservation in practice. <https://powerofpreservation.org/mission>

IT IS NOT THE RESPONSIBILITY OF THE CITY OF PHOENIX TO CREATE A HISTORIC PRESERVATION ADVOCACY ORGANIZATION. HOWEVER, OTHER CITIES HAVE FOUND IT USEFUL TO DEVELOP A CITY-AFFILIATED NON-PROFIT ORGANIZATION THAT IS IMBUED WITH POWERS TO EDUCATE AND FUNDRAISE AROUND ISSUES OF HISTORIC PRESERVATION.

RECOMMENDATIONS TO RESPOND TO DEVELOPMENT PRESSURE

Actively Encourage use of Accessory Dwelling Units (ADUs) in Historic and Older Neighborhoods

- ❖ **Specific Challenge Addressed:** *Older homes on large lots zoned for multifamily*
- ❖ **Action Required:** *HPO Administrative*
- ❖ **Impact(s):** *Ease development pressures, add density*
- ❖ **Complexity:** *Medium*
- ❖ **Cost:** *Medium*
- ❖ **Effectiveness:** *High*
- ❖ **Likely Acceptance by Stakeholders:** *Medium*

Many of Phoenix's older homes are situated on large lots and many of them are zoned for multi-family use. With the need for additional housing units, encouraging ADU construction on larger parcels containing historic properties makes sense. Older neighborhoods tend to be closer to downtown with better proximity to transit, in desirable areas. Older properties on larger lots may be under significant development pressure to raze the existing structure and replace it with apartments or condominiums. ADUs offer a way to boost density and add additional housing units while still retaining older building stock. Phoenix City Council recently passed an ADU (Accessory Dwelling Unit) ordinance, and this option should be strongly encouraged as a way to both increase needed density, but also retain architecturally and culturally important housing.

How to do it: The use of ADUs should be actively encouraged both in designated historic districts and in potentially eligible areas. Create pattern book for ADUs in historic districts. This does not dictate the design for a homeowner but would provide ten or twelve examples of appropriate design that, if chosen by the property owner, would effectively fast track the approval process through the Historic Preservation Office.

MANY OF PHOENIX'S OLDER HOMES ARE SITUATED ON LARGE LOTS AND MANY OF THEM ARE ZONED FOR MULTI-FAMILY USE, SO ENCOURAGING ADU CONSTRUCTION IN HISTORIC DISTRICTS MAKES SENSE.

Resources & Examples:

- **Denver Single Family + Initiative**

Denver has created the West Denver Single Family + initiative to encourage the construction of ADUs. They have created a pattern book of appropriate designs for the neighborhood.

<https://www.mywdrc.org/s/WDRC-ADU-Unit-Plans-All-Combined.pdf>



Modified By-right Zoning for Commercial Historic Properties

- ❖ **Specific Challenge Addressed:** *Development pressure on lower-scale commercial neighborhoods*
- ❖ **Action Required:** *City Legislative, City Administrative, HPO Administrative*
- ❖ **Impact(s):** *Increase income; Improve investment environment, increase density*
- ❖ **Complexity:** *High*
- ❖ **Cost:** *Low*
- ❖ **Effectiveness:** *Medium*
- ❖ **Likely Acceptance by Stakeholders:** *Medium*

Small scale buildings in commercially zoned areas in Phoenix are frequently targets for acquisition and subsequent demolition of existing buildings in order to replace them with buildings both higher in stories and, inevitably, in rents. It is often these smaller buildings that are home to small, locally owned businesses. In fact, they often serve as incubators for start-up businesses. At the same time, commercial zoning can create a speculative premium for the land that encourages demolition of smaller structures. All of this is exacerbated by a property tax appraisal approach whereby land is assessed at its “highest and best use as if vacant.” If a parcel of land is zoned, for example, for an eight-story structure but is currently occupied by a one-story building, the property taxes on the land can add to the incentive to demolish and develop to the full extent the zoning ordinance allows. Finally, the lot coverage of these small buildings may be significantly less than the entire lot reflecting, again, unused development potential. Very few small-scale commercial properties in Phoenix have any protections through local historic districts or individual designation.

How to do it: Commercial properties that are designated historic or identified as eligible for historic designation should be allowed to more fully capture the development potential of the site if the historic building is appropriately incorporated into the overall design scheme. The approval of the Historic Preservation Office would determine if the proposal appropriately incorporated the historic building(s) but would include consideration of visibility from the street, accessibility, etc. If approved, the site could be developed to the maximum density permitted under current zoning for the land not occupied by the historic building. In some cases, it might be permitted to demolish rear portions of the building when they do not include significant architectural features.

Resources & Examples:

- **Washington, DC, Commercial Historic District Design Guidelines**

Washington, DC, has a wealth of historic buildings of monumental scale. But it’s also home to dozens of neighborhood commercial areas with more modest buildings which are still important in the city’s culture and history. Because of the constraints imposed by the District’s boundaries, additional development cannot be obtained through annexation of adjacent land. There is also a scarcity of vacant land that is not in public use, such as parkland and related uses. Therefore, new development needs to be accommodated within existing buildings, including those designated

IT IS OFTEN THESE SMALLER BUILDINGS THAT ARE HOME TO SMALL, LOCALLY OWNED BUSINESSES. AT THE SAME TIME, COMMERCIAL ZONING CAN CREATE A SPECULATIVE PREMIUM FOR THE LAND THAT ENCOURAGES DEMOLITION OF SMALLER STRUCTURES.

and protected as historic. The design guidelines for historic commercial buildings emphasize maintaining character defining features but also allow new development, both as infill construction of vacant lots but also in the form of additions to existing historic buildings.

https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/HPO_commercial_guidelines_revis_08_2010.pdf

- **Washington, DC, Mixed Use Neighborhood Design Guidelines**

For some DC historic districts, design guidelines are created at the neighborhood level to reflect any nuances and special circumstances of the area. One such example is the George Washington University historic district. This is a mixed-use area that includes residential, commercial, and institutional buildings and uses. It is also an area where additional new construction is anticipated. Buildings within the area have been assigned a grade based on their respective importance to the district, including non-contributing status. The appropriateness of additions, permitted demolition, and new construction are based in part on the level of historic building that is being affected by the proposal.

https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/GW%2520We%2520End%2520Design%2520Guidelines_2.pdf&sa=U&ved=2ahUKEwiZvJucoYT_AhW1D1kFHRt-BnQQFnoECAYQAQ&usq=AOvVaw1a7qO8FxXOvwJPFbkM7onz

Enhance Protection of Commercial Corridors – Commercial Community Land Trusts

- ❖ **Challenge Addressed:** *Development pressure on smaller scale commercial districts*
- ❖ **Action Required:** *City Legislative, City Administrative*
- ❖ **Impact(s):** *Reduce development pressure on commercial corridors*
- ❖ **Complexity:** *High*
- ❖ **Cost:** *High*
- ❖ **Effectiveness:** *High*
- ❖ **Likely Acceptance by Stakeholders:** *Medium*

Beyond development pressure on individual older commercial buildings, there is also significant pressure on older commercial corridors. In the earlier PlaceEconomics study, six commercial corridors with a concentration of older and potentially historic commercial structures were identified. These

**A COMMERCIAL COMMUNITY
LAND TRUST MAY ACHIEVE
GOALS OF BOTH PRESERVATION
AND MAINTAINING AFFORDABLE
COMMERCIAL RENTS.**

districts included: Uptown District, Melrose District, Grand Avenue District, Miracle Mile District, West Van Buren District, and the Warehouse District. Some of the historic buildings in these districts are protected through preservation easements which were often negotiated as part of a grant or other incentive program. However, most easements are only in place for five to twenty years. None of these districts has the protection provided by a local historic district.



How to do it: Fortunately, there are viable options available for protecting historic commercial corridors, including creating a Commercial Community Land Trust. While this option is more complex than most of the recommendations in this report, its ability to have a positive impact on preservation and affordability means it should at least merit consideration.

Community Land Trusts (CLTs) are usually created to provide affordable housing. PRIDE ([Phoenix Residential Investment Development Effort](#)) is a local example that focuses on affordable housing. [The Arizona Community Land Trust](#) addresses affordable housing as well, but also acquires community gardens and agricultural properties. But the basic CLT model can be applied to commercial property.

A Community Land Trust (CLT) acquires land and maintains long-term ownership. Commercial CLT structures can include lease models, ownership models, or other models, such as cooperatives or co-working spaces. With a lease model, the CLT owns both the land and building and leases both to commercial tenants. An ownership model allows tenants to purchase their commercial space through various mechanisms, such as a long-term ground lease or lease-to-own option. A ground lease typically includes provisions that restrict the building sale price so it remains affordable. In a cooperative structure, business owners buy shares that entitle them to partial ownership with variable stakes of a property. With a co-working model, members pay to use shared space provided by the CLT. (<https://antidisplacement.org/tool/community-land-trust/>)

An owner committed both to preserving historic buildings, but also affordable commercial rents could convey at or below market value commercial properties to a CCLT which could be either newly created or one of the existing organizations. Additionally, the City could acquire and reconvey to the CCLT properties at risk of demolition, properties in weaker neighborhoods, and foreclosed properties that lenders may be eager to dispose of during economic downturns. During the Great Recession, Phoenix acquired some 450 foreclosed residential properties as part of a comprehensive affordable and workforce housing initiative. If historic preservation, small business, and affordable commercial rents are policy priorities for the City, a Commercial Community Land Trust could be an effective way to address all three.

Resources & Examples:

- **The Crescent City Community Land Trust, New Orleans**
CCCLT expanded upon the traditional CLT model to include permanently affordable residential rental and commercial.
<https://www.ccclt.org>
- **A number of cities around the country have assisted with the establishment of Commercial Community Land Trusts, including:**
Anchorage, AK: <https://anchorage.landtrust.org>
Saint Paul, MN: <https://rondoclt.org>
Oakland, CA: <https://oakclt.org>
- For general discussion of CCLTs see article in [ShelterForce](#)

Enhance Protection of Commercial Corridors – Transferable Development Rights (TDR)

- ❖ **Challenge Addressed:** *Development pressure on smaller scale commercial districts*
- ❖ **Action Required:** *City Legislative, City Administrative*
- ❖ **Impact(s):** *Reduce development pressure on commercial corridors*
- ❖ **Complexity:** *High*
- ❖ **Cost:** *Medium*
- ❖ **Effectiveness:** *Medium*
- ❖ **Likely Acceptance by Stakeholders:** *Medium*

Another way to encourage the protection of undesignated, historic commercial corridors is through transferable development rights. TDRs allow property owners to benefit from developable space that they technically own by trading the right to develop on their parcels containing historic structures to another location that is better suited to higher density development.

How to do it: Many cities have created Transferable Development Rights (TDR) programs. Under a TDR there is an area designated for protection as a "sending area" and a "receiving area" where the enhanced rights (e.g., increased height, lot coverage, reduced parking) can be applied. There are around twenty-five cities in the US that have enacted historic-preservation-specific TDRs. While these have had mixed results, given the right parameters, a TDR for designated heritage properties along the historic corridors could be effective. The city already has a modified program in downtown Phoenix, which could be expanded along the prime arterials.

**TDR PROGRAMS HAVE BEEN
INSTITUTED THROUGHOUT THE
COUNTRY FOR HISTORIC
PRESERVATION WITH MIXED
SUCCESS.**

PlaceEconomics has reviewed nearly all of the preservation-based TDR programs. Those that are successful seem to share common characteristics:

- A strong real estate market with significant development pressures.
- "Receiving zones" that are not limited to properties abutting the sending property.
- Existing zoning that creates a supply of space that is less than demand, thereby creating a market for additional development rights.

Conversely, the vast majority of programs that have not been particularly successful are usually characterized by one or more of the following:

- Ample amounts of "by-right" development capacity.
- Other incentive programs are easier, faster, and/or cheaper to use, thereby reducing the value (and subsequent use) of the TDR program.
- Low market demand.
- Lack of understanding in the marketplace.



To make this work the City should look at publicly owned land as a receiving site for the enhanced development rights forfeited by the heritage properties. Additionally, the City should encourage new development on sites with surface parking lots and in one-story strip developments that are not historically significant. A list of identified vacant lots or non-heritage sites appropriate for redevelopment provided by the City would help developers select projects that do not threaten historic buildings. Directing development to vacant lots eliminates demolition costs and may streamline permitting processes. Above all, prioritizing the development of vacant lots or non-heritage sites would both accommodate development and promote the conservation of significant historic resources.

Resources & Examples:

- **Transfer of Development Rights enabling legislation, Arizona**

In 2020 the State of Arizona updated legislation authorizing Transferable Development Rights.

<https://law.justia.com/codes/arizona/2020/title-11/section-11-817/>

- **Transfer of Development Rights, Arlington, VA**

Arlington, Virginia, is experiencing strong growth and development pressure. Arlington has a TDR program for historic preservation and affordable housing with a specific receiving zone being a commercial corridor, Clarendon.

<https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2014/03/Clarendon-SectorPlan06.pdf>

- **Transfer of Development Rights, San Francisco, CA**

The City of San Francisco is one of the most successful preservation-based TDR ordinances.

https://sfplanning.org/sites/default/files/forms/TDREligibility_SupplementalApplication.pdf

Increase the Demolition Notification and Delay Time and Support Deconstruction Efforts

- ❖ **Challenges Addressed:** *The current thirty-day hold on demolition is not enough time to find alternatives; demolition debris in landfills.*
- ❖ **Action Required:** *City Legislative, City Administrative, HPO Administrative*
- ❖ **Impact(s):** *Deconstruction of eligible properties*
- ❖ **Complexity:** *Low*
- ❖ **Cost:** *Low*
- ❖ **Effectiveness:** *Medium*
- ❖ **Likely Acceptance by Stakeholders:** *Medium*

Stakeholders consistently indicated that the 30-day hold on demolition did not provide staff sufficient time to research and disseminate a recommendation of eligibility or allow advocates to identify options that might save the heritage structures. Providing earlier notice of proposed demolition and an increase in the delay for register-eligible properties may allow property owners and advocates more time to develop alternatives to demolition, which could include materials recycling via deconstruction.

**STAKEHOLDERS
CONSISTENTLY INDICATED
THAT THE 30-DAY
DEMOLITION HOLD IS
INSUFFICIENT.**

How to do it: Create a notification system to alert stakeholders when the 30-day hold for a property has begun. Change the demolition delay to 60 days for properties determined “eligible” for listing in the National Register—through comprehensive survey—or for contributing properties located within a National Register Historic District. The City should continue to pursue a deconstruction program, which can be coordinated with demolition review to incorporate deconstruction as a possible alternative. Any designated building should be deconstructed to the greatest extent possible.

Resources & Examples:

- **City of Portland Deconstruction Ordinance**
Portland, Oregon was the first city in the US to legally require deconstruction and recycling of building materials. Portland City Council adopted its deconstruction ordinance in 2016, which requires that projects meeting certain requirements and seeking demolition permits must be deconstructed rather than mechanically demolished. The ordinance was amended in 2019 to raise the year-built threshold from 1916 to 1940. Single family homes and duplexes are subject to the ordinance if they were built in 1940 or earlier, or if they are designated a historic resource.
<https://www.portland.gov/bps/climate-action/decon/deconstruction-requirements>
- **CALGreen Construction and Demolition Recycling**
In California, qualifying projects must recycle or salvage a minimum of 65% of nonhazardous construction and demolition waste or meet local standards if they are more stringent.
<https://calrecycle.ca.gov/lqcentral/library/canddmodel/instruction/newstructures/>



Simplify the State Property Tax Program for Income Producing Property Rehabilitation

- ❖ **Challenge Addressed:** *The commercial rehabilitation tax incentive is difficult to use and only works for large projects.*
- ❖ **Action Required:** *State legislation, County Assessor Administrative*
- ❖ **Impact(s):** *Reduce operating costs, encourage rehabilitation*
- ❖ **Complexity:** *Very High*
- ❖ **Cost:** *High*
- ❖ **Effectiveness:** *High*
- ❖ **Likely Acceptance by Stakeholders:** *Very high*

Arizona currently has a property tax incentive for both commercial and residential properties. The residential program seems to be working well, but the commercial version is not. As described by the State Historic Preservation Office,

THE STATE PROPERTY TAX PROGRAM FOR THE REHABILITATION OF INCOME PRODUCING PROPERTIES, AS STRUCTURED, DOES NOT ACHIEVE ITS GOAL OF ENCOURAGING ADDITIONAL COMMERCIAL REHABILITATION.

Upon entering the program, the County Assessor's Office will do an assessment of the property as is. Over the next 10 years, improvements are taxed at 1% instead of the normal commercial rate. Without a substantial amount of rehabilitation, this program will have little or no effect upon a building's property tax. As with the ITC program, all work must conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and be preapproved by SHPO. Unlike the ITC, properties must already be listed on the National Register of Historic Places in order to be admitted into the program.

Many states have similar programs, but the provision for "County Assessor's Office will do an assessment of the property as is...." adds an unnecessary complication.

How to do it: The County Assessor's Office assigns a "Full Cash Value" to every taxable property in the county. This number represents an approximation of the market value of the property. Based on formulas in state statute, a "Limited Value" is established. It is this Limited Value to which an assessment rate is applied, resulting in how much property tax is owed. When a property is rehabilitated, the assessor would typically reappraise the property for its new Full Cash Value and resulting Limited Value. To simplify the program, the ten-year reduced tax rate is simply applied to the difference between the "before rehabilitation" and "after rehabilitation" Limited Value. This is the approach that most states take when there is a property tax incentive for historic properties.

Resources & Examples:

- **Historic Preservation Special Tax Valuation, Seattle, WA**

In 1985, the Washington State Legislature passed a law allowing "special valuation" for certain historic properties. This "special valuation" revises the assessed value of a historic property, subtracting, for up to 10 years, those rehabilitation costs that are approved by the local review board. For the purposes of the Special Valuation of Property Act, the Seattle Landmarks Preservation Board acts as the Local Review Board. The primary benefit of the law is that, during the 10-year special valuation period, property taxes will not reflect substantial improvements made to the historic property.

<https://www.seattle.gov/neighborhoods/historic-preservation/preservation-incentives#stateandlocalincentives>

- **Bailey Bill, Columbia, SC**

The Bailey Bill was passed by the state legislature in 1992 to give local governments the option of granting property tax abatement to encourage the rehabilitation of historic properties. Following amended state legislation in 2004, Columbia's City Council also adopted a local amended version of the bill in July of 2007. If you invest a minimum of 20% of your building's assessed value back into the building, and the work is *eligible and approved*, then the assessed value of your property is abated for the next 20 years (i.e., the value of your property may increase over time, but you will continue to be taxed at the pre-rehabilitation assessed valuation for 20 years).

<https://planninganddevelopment.columbiasc.gov/historic-incentives/>

- **Mills Act, California**

Enacted at the state level in 1972, the Mills Act legislation grants participating local governments the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. Each local government establishes their own criteria and determines how many contracts they will allow in their jurisdiction.

https://ohp.parks.ca.gov/?page_id=21412

**THE EXISTENCE OF AN
EFFECTIVE STATE HISTORIC
TAX CREDIT CAN INCREASE
USE OF THE FEDERAL
HISTORIC TAX CREDIT
BETWEEN 40-60%.**



Develop a Stronger Demolition by Neglect Ordinance

- ❖ **Challenge Addressed:** Demolition by neglect
- ❖ **Action Required:** City Legislative
- ❖ **Impact(s):** Reduce loss of historic properties
- ❖ **Complexity:** Very High
- ❖ **Cost:** High
- ❖ **Effectiveness:** High
- ❖ **Likely Acceptance by Stakeholders:** Medium

Buildings that are not maintained and are left to the elements will eventually deteriorate to the point that they become a hazard and demolition becomes the only option. This is referred to as "demolition by neglect." Structures, commercial or residential, that have deteriorated to the point that their preservation is no longer possible, will need to be addressed, ideally before they reach that state.

How to do it: Rather than allow properties, commercial or residential, to reach a state where demolition is deemed the best choice, the City should develop a robust demolition by neglect ordinance. Under such an ordinance the City will have the option to direct the property owner to fix any public health and safety issues, or the City will do them and put a lien on the property.

When a property owner requests a demolition permit, there needs to be a city inspector to review the property to assess its status and to see if deconstruction should be required. Any City-mandated building removal should require deconstruction and materials recycling to the greatest extent possible.

Resources & Examples:

- **Knoxville, TN**
The City of Knoxville has an effective Demolition by Neglect ordinance, that includes the opportunity for citizens to suggest historic properties that may fit the demolition by neglect definitions to the City.
https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_109478/File/Neighborhoods/Resources/Demolition_by_Neglect.pdf
- **Preventing Demolition by Neglect: Strategies for Arizona**
A 2021 white paper by former Arizona Deputy SHPO Christopher Cody titled Preventing Demolition by Neglect: Strategies for Arizona explores options for addressing demolition by neglect, including demolition by neglect ordinances:
https://www.preservationmaryland.org/wp-content/uploads/2021/10/PreventingDemoByNeglectinAZ.CCODY_2021.pdf
- **"Demolition by Neglect: Where Are We Now,"** Rachel Ann Hildebrandt, master's thesis, University of Pennsylvania, 2012
https://repository.upenn.edu/cgi/viewcontent.cgi?article=1190&context=hp_theses

Increase the Penalty for Illegal Demolition and Alteration of Designated Properties

- ❖ **Challenge Addressed:** *Illegal demolitions and illegal alterations*
- ❖ **Action Required:** *City legislative, City administrative*
- ❖ **Impact(s):** *Reduce demolition*
- ❖ **Complexity:** *Low*
- ❖ **Cost:** *Medium*
- ❖ **Effectiveness:** *High*
- ❖ **Likely Acceptance by Stakeholders:** *High*

Like many other cities, Phoenix has an established process for reviewing and permitting the demolition of historic structures. While this is beneficial, there are instances in which owners either choose not to follow these procedures or are not aware that they exist. Ideally, a city's preservation ordinance includes unambiguous language regarding the consequences incurred by undertaking illegal demolition or demolition by neglect. However, the current penalties seem inadequate to meaningfully deter illegal demolition. In many cities, illegal and unpermitted demolition is a serious issue and modest fines and fees aren't a strong enough deterrent.

How to do it: Significantly increase the penalty for illegal demolition and alteration of designated properties. Currently, the fines and fees associated with unpermitted demolition in Phoenix vary depending on the building and permit type, but typically don't exceed \$10,000, with no stay on the issuance of new permits for a site where a structure has been illegally demolished. Other US cities have adopted much more stringent requirements including fines and stays or required rebuilding of unlawfully demolished historic buildings.

IN MANY CITIES, ILLEGAL AND UNPERMITTED DEMOLITION IS A SERIOUS ISSUE AND MODEST FINES AND FEES AREN'T A STRONG ENOUGH DETERRENT.

Resources & Examples:

- **Virginia § 15.2-819. Demolition of historic structures; civil penalty.**
Virginia law allows penalties up to the assessed value of the property for the illegal demolition of historic properties.
<https://law.lis.virginia.gov/vacode/title15.2/chapter8/section15.2-819/>
- **"Just Fine? Rethinking penalties for illegal demolition in local historic districts,"**
Preservation Resource Center, white paper.
The Preservation Resource Center in New Orleans published a whitepaper on trends in illegal demolition ordinances. Among the strongest cited was Laguna Beach, California that can impose fines up to \$100,000 plus a five-year moratorium on any permits to develop the site.
<https://prcno.org/just-fine-rethinking-penalties-illegal-demolition-local-historic-districts/>



RECOMMENDATIONS TO IMPROVE EXISTING REGULATIONS AND PRESERVATION TOOLS

Better Promote the International Existing Building Code (IEBC)

- ❖ **Challenge Addressed:** *The IEBC and its potential impact for historic buildings is not widely understood.*
- ❖ **Action Required:** *City administrative, HPO administrative*
- ❖ **Impact(s):** *Simplify rehabilitation of historic structures*
- ❖ **Complexity:** *Low*
- ❖ **Cost:** *Low*
- ❖ **Effectiveness:** *High*
- ❖ **Likely Acceptance by Stakeholders:** *High*

Building codes are critical in protecting life and safety of building users. However, in many cities, as building materials have standardized, building codes are designed with new construction as the baseline. It can be extremely challenging to retrofit older buildings to meet modern codes because they simply don't recognize the properties of historic materials and construction methods. That does not mean that historic buildings are unsafe, but rather that standards of safety change over time. Codes need to remain relevant and easy to navigate, so they tend to favor current construction materials and methods. Fortunately, the International Existing Building Code (IEBC) was developed to address this issue.

In 2018, Phoenix adopted the International Existing Building Code. The IEBC encourages the use and reuse of existing buildings and gives greater flexibility to historic buildings. The intent is to allow the historic character of the building to remain while ensuring that life-safety and accessibility is provided to the maximum extent feasible. Section 12 of the IEBC specifically addresses historic buildings.

Many jurisdictions, including Phoenix, have adopted the IEBC in lieu of several existing building codes used in different areas of the country. In the past, codes for new construction, existing buildings, and historic buildings were combined, leaving little room for flexibility. In response, IBC is more "performance-based" in its approach, as opposed to "prescriptive," and evaluates each building on its individual merits. This allows greater cost savings and further protection of historic resources. Many states and localities are adopting individual rehabilitation sub-codes specific to historic buildings. Greater flexibility, cost savings and protection of historic resources are experienced in states with these codes. This is beneficial because IBC's section on historic buildings is more compatible with the Secretary of the Interior's Standards.

Resources & Examples

- A [straightforward explanation](#) of the International Existing Building Code was presented at the Pennsylvania Building Officials Conference in 2022 and includes numerous examples of the application of the IEBC to historic structures.

Train Building Inspectors in Historic Buildings

- ❖ **Challenge Addressed:** *It is not well known among inspectors that the International Existing Building Code exists and what it means for historic buildings.*
- ❖ **Action Required:** *City administrative*
- ❖ **Impact(s):** *Improve Information Environment*
- ❖ **Complexity:** *Medium*
- ❖ **Cost:** *Low*
- ❖ **Effectiveness:** *High*
- ❖ **Likely Acceptance by Stakeholders:** *Medium*

Often, there is a gap in the technical knowledge for building inspectors when it comes to heritage buildings. While the adoption of the International Existing Building Code (noted in the recommendation above) is an important step toward streamlining and supporting the rehabilitation of historic buildings, the code alone is only as effective as its implementation. If building inspectors are unfamiliar with the implications of the IEBC, specifically Chapter 12 on Historic Buildings, then the code cannot have its intended effect. It is important that building inspectors be knowledgeable on historic building systems, the IEBC's implications for existing and historic buildings, and empowered to apply the IEBC's code relief for historic buildings where appropriate.

How to do it: The City should establish a training program for building inspectors, zoning administrators, and area architects and builders on the 2018 International Existing Building Code (IEBC), especially Chapter 12, Historic Buildings. This would likely require a significant investment of time and resources to develop. Alternatively, the City could sponsor inspectors to take a training offered by an organization specializing in historic building inspection. The Historic Building Inspectors' Association (HBIA) provides resources for its members to improve and increase their knowledge of historic preservation. The City of Phoenix might engage the HBIA to provide training or a speaker session with one of their experts.

Resources & Examples:

- **Historic Building Inspectors' Association (HBIA)**
The Historic Building Inspectors' Association (HBIA) is a US-based membership organization for licensed building inspectors that provides resources for its members to improve and increase their knowledge of historic preservation.
<https://inspectthistoric.org/>



The Challenges of Site Plan Review in Older and Historic Properties

Site plan review is an important aspect of City oversight on development, but it can be very costly, especially when required for small projects or projects where only modest changes are being proposed. While site plan reviews can be valuable when there are boundary questions raised by a project, requiring new site surveys can add additional and possibly unnecessary expense when there may already be a recent survey on record.

Developers of historic buildings expressed frustration that any change of use triggers site plan review. Often a modest rehabilitation of a small historic building will trigger much more costly processes, like sidewalk review or replacing significant portions of pavement on the street. However, in PlaceEconomics' second round of interviews with stakeholders, several participants expressed hesitation about making exceptions to site plan review. Some stakeholders voiced concern that community members would feel site plan review exemptions would result in too little oversight over the development in their neighborhoods.

This topic requires further study. Therefore, PlaceEconomics is not proposing recommendations to provide site plan review relief. However, the City should devote time to explore this issue more fully.

The City's Adaptive Reuse Program could be a useful vehicle for these conversations to take place. The Program already offers personalized assistance with the development process, streamlined permitting, regulatory relief, incentives and waivers. Once an adaptive reuse project is submitted for review, an advocate is assigned to serve as the applicant's contact until project completion. This contact assists in coordinating with other city departments should any issues arise. These advocates understand the usual challenges that adaptive reuse projects face, including burdensome site plan review.

Boulder, Colorado has a provision for site plan review waivers. There, Site Plan Review (SPR) regulations allow a waiver for minor projects that are likely to have minimal impact from the full SPR process. According to the provision, "these projects are eligible for an expedited review called the "Site Plan Review Waiver (SPRW)," during which the SPR standards are analyzed in a shorter time frame (2 weeks)."

Adopt Standards for Historic Building Relocation

- ❖ **Challenge Addressed:** *If you move a listed building it loses its heritage designation and is no longer protected*
- ❖ **Action Required:** *HPO Administrative*
- ❖ **Impact(s):** *Facilitates moving historic structures as a last resort*
- ❖ **Complexity:** *Low*
- ❖ **Cost:** *Low*
- ❖ **Effectiveness:** *Medium*
- ❖ **Likely Acceptance by Stakeholders:** *Medium*

Moving a historic building is sometimes the only way to save that structure from demolition. Stakeholders expressed concern that, under current practice, when designated historic structures are moved they may lose their heritage designation, precluding access to tax credits and other preservation incentives, and may put the property at risk. It also puts the property at risk of placement in an inappropriate setting. While any building necessarily loses its historic context when it is relocated, there are steps that can be taken to ensure that the site chosen as the building's new location is appropriate. Considerations include the relationship of the building to its setting, the orientation of the building to the street, and the shape, mass, and scale of adjacent structures.

How to do it: The City of Phoenix should adopt standards for historic building relocation and a policy stating that when a designated property is relocated consistent with these standards, historic designation status should be maintained.

Resources & Examples:

- **"Moving Historic Buildings,"** John Obed Curtis, Technical Preservation Services, US Department of the Interior
<http://npshistory.com/publications/preservation/moving-hist-bldgs.pdf>
- **Policy Statement and Design Guidelines for Evaluating Historic Buildings, Newport, RI**
The City of Newport, Rhode Island has specifically included provisions in their design guidelines for the treatment of historic buildings that have to be moved.
<https://www.cityofnewport.com/CityOfNewport/media/City-Hall/Boards-Commissions/Commissions/Historic%20District%20Commission/HDC-Policy-Statement-Design-Guidelines-for-Elevating-Historic-Buildings-Jan-21-2020-APPROVED.pdf>



Modifications to Adaptive Reuse Program

- ❖ **Challenge Addressed:** *Costs required to receive adaptive reuse code benefits*
- ❖ **Action Required:** *City Administrative*
- ❖ **Impact(s):** *Increase use of Adaptive Reuse Program*
- ❖ **Complexity:** *Low*
- ❖ **Cost:** *High*
- ❖ **Effectiveness:** *Very High*
- ❖ **Likely Acceptance by Stakeholders:** *Very High*

Phoenix has adopted an Adaptive Reuse Program (ARP). Its specific intent is "to revitalize existing buildings to preserve our history, contribute to economic vitality by promoting small business, and create more vibrant neighborhoods." The intent of the program is highly commendable. Unfortunately, it is not as effective as it could be, particularly for smaller older and historic buildings. The underperformance of the program was described by those who have used it or who have tried to use the ARP as a result of additional costs imposed on a property for compliance and infrastructure provisions. Having to comply with parking and water retention requirements, particularly on a small lot, is often simply not feasible. Additionally, a property owner attempting to use the ARP is frequently assessed for the costs of water and sewer line expansions disproportionate to the size of the structure.

How to do it: There will be significant costs to the City if these recommendations are adopted. But if "revitalizing existing buildings, preserving history, promoting small business, and creating vibrant neighborhoods" are truly worthy public policy goals, direct or indirect expenditures will be necessary. Changes to the Adaptive Reuse Ordinance should include: 1) waiving of requirements for parking, water retention, etc. 2) 100% of fees waived for designated historic properties; 3) 50% of fees waived for properties identified as eligible but not designated; 4) a proportional charge on water and sewer line expansions based on the size of the building.

Resources & Examples:

- **Adaptive Reuse Ordinance, Los Angeles**

The Adaptive Reuse Ordinance that has been most successful in bringing back to life not just older buildings, but entire neighborhoods, is the program in Los Angeles. It may be useful to compare the provisions of that program with the ARP in Phoenix to see if there are additional areas of program modification that would make adaptive reuse an even better alternative.

<https://www.ladbs.org/services/core-services/plan-check-permit/plan-check-permit-special-assistance/adaptive-reuse-projects>

Explore Historic District Designation Under Proposition 207

- ❖ **Challenge Addressed:** *Due to Proposition 207, historic district designation is nearly impossible in Arizona.*
- ❖ **Action Required:** *City Administrative*
- ❖ **Impact(s):** *Increase the number of protected structures in Phoenix.*
- ❖ **Complexity:** *Medium*
- ❖ **Cost:** *Medium*
- ❖ **Effectiveness:** *Very High*
- ❖ **Likely Acceptance by Stakeholders:** *High*

Since the 2006 passage of Arizona Proposition 207, also known as the Private Property Rights Protection Act, municipalities have been limited in their ability to designate new local historic districts. Proposition 207 requires local governments to compensate a private property owner if the value of a person's property is reduced by the enactment of a land use law, including historic designation. As a result, the basic tools for protecting historic assets used by virtually every other large city in America are severely limited. Property owners must either waive their entitlements voluntarily or be compensated for the reduction in value of their property. Compensation is an expensive option for local governments in many cases, and so municipalities have been justifiably hesitant to trigger Prop 207 by enacting new land use laws.

However, numerous studies across the country have demonstrated that historic designation does not have an adverse impact on property values. In fact, quite the opposite has been proven: property values in designated local historic districts increase at a greater rate than properties in the rest of the city. Historic district designation also has a stabilizing impact on property values in times of economic downturn--historic districts across the country saw their property values dip less and recover faster than properties in the rest of the city during the 2008 recession. In fact, the previous study on the impact of historic preservation in Phoenix completed in 2021 by PlaceEconomics found that not only do homes in historic districts have higher values per square foot than the rest of the city, but the rate of increase in value per square foot for houses in historic districts is greater than the rest of the Phoenix.

How to do it: The City of Phoenix should attempt to designate new neighborhoods as historic districts. There is nothing in the Prop 207 legislation that prevents the City of Phoenix or local partners from working with property owners to voluntarily waive their claims for diminution. If there is strong citizen desire for a historic district within a neighborhood, the City can work with the unwilling few to achieve a resolution. Alternatively, the City might opt to exempt property owners that object from the historic district entirely. A historic neighborhood with 75% protection is certainly better than forgoing designation altogether. As stated in the Act:

"Nothing in this section prohibits this State or any political subdivision of this State from reaching an agreement with a private property owner to waive a claim for diminution in value regarding any proposed action by this state or a political subdivision of this state or action requested by the property owner."



Moreover, property owners have a three-year window in which they can legally request compensation for a diminution in value because of a historic district designation.

*"An action for just compensation based on diminution in value must be made or forever barred within **three years** of the effective date of the land use law, or of the first date the reduction of the existing rights to use, divide, sell or possess property applies to the owner's parcel, whichever is later."*

Historic designation is an important tool that supports vibrant neighborhoods and economic development. In Phoenix, far fewer properties are designated than ought to be the case. Only 1% of Phoenix's land area is protected by historic districts. This is a disservice to the heritage of Phoenix, particularly from the Post-War era. Phoenix should explore designating historic districts again.



RECOMMENDATIONS ON PRESERVATION PROCESSES

PlaceEconomics was commissioned to conduct this analysis and make recommendations based on our experience in tools, strategies, and incentives for historic preservation. It will most likely be the staff of the Historic Preservation Office and the members of the Historic Preservation Commission who decide which of the recommendations that require only Historic Preservation Office administrative action should be implemented. It will also be the staff and Commissioners who decide which recommendations should be forwarded to the City Manager and the Council for their consideration. Whichever recommendations are ultimately implemented will no doubt add responsibilities to both staff and Commissioners.

Perhaps this is an opportunity to examine internally the policies and procedures that guide the actions of the staff and Commissioners. This could entail both a review of roles and responsibilities of staff positions, but also how the Commission conducts its business. Issues such as term lengths and lengths, qualifications of Commissioners, and attendance requirements might require changes to City ordinances. Other issues such as setting the agenda, use of meeting times for which there is no business to conduct, etc. can be decided at the commission level. Because PlaceEconomics claims no expertise in the operation of Historic Preservation Commissions, we have no specific recommendations on the above issues, other than to suggest that it is useful to periodically review practices and procedures of any such both.



Training for Commissioners

With both the increased complexity of the issues coming before the commission and the legal liability that a public commission bears, it is important that long-time commissioners—but particularly those new to the body—are well trained in the issues, procedures, and policies that the position entails. The most effective focused training for preservation commissioners is provided by the National Alliance of Preservation Commissions through their Commission Assistance and Mentoring Program (CAMP) workshops. Attendance at a CAMP training should be mandatory for new commission Members and encouraged among longer term members.

It may also be useful to prepare a handbook/guidebook for Historic Preservation Commissioners. An example of an excellent and comprehensive handbook was prepared for preservation commissions in Connecticut.

The members of the Phoenix Historic Preservation Commission devote considerable unpaid time to protect and enhance the city's wealth of heritage resources. They deserve to be as well informed and prepared as possible.

Resources & Examples:

- **Commission Assistance & Mentorship Program, National Alliance of Preservation Commissions**
<https://www.napcommissions.org/camp>
- **Handbook for Historic District Commissions and Historic Property Commissions in Connecticut**
<http://lhdct.org/documents/Handbook%20for%20Historic%20District%20Commissions%20in%20CT.pdf>

CONCLUSIONS

For a young city, Phoenix has demonstrated a strong commitment to historic preservation. Despite the constraints imposed by Proposition 207, Phoenix has made effective use of the tools available to protect and enhance its historic resources, and the recent voter approved bond reflects an ongoing commitment. The recommendations contained in this report should not be read as a critique of existing efforts or tools, but rather a menu of possibilities to expand the role that historic buildings could play in the economic, social, environmental, and cultural life of the Phoenix.

There is one final recommendation that cannot be enacted by the City of Phoenix. It is included here, however, to encourage the readers and users of this report to take action to encourage the Arizona Legislature to pass and the Governor to sign a bill creating the Arizona Historic Preservation Tax Credit. Some 35 States have historic tax credits and are being effectively used to attract investment into heritage buildings. Almost every one of the recommendations above would work better if they were accompanied with an effective state historic tax credit.

The adoption of a state historic tax credit and the implementation of the recommendations above can help in continuing preservation efforts in the Phoenix Style.



ACKNOWLEDGEMENTS

We would like to acknowledge all the stakeholders that contributed their experiences, ideas, and feedback to this process. Their input was invaluable.

Samantha Keating, Deputy Director - City of Phoenix Housing Department

Cindy Stotler, Housing Director - Phoenix IDA

Spencer Self, Director - City of Phoenix Neighborhood Services Department

Kevin Weight, Principal Planner - City of Phoenix Historic Preservation Office

Sherry Rampy, Realtor - Former City of Phoenix Historic Preservation Commission Chair

Dan Klocke, Development Project Manager - Gorman & Company, Former City of Phoenix Historic Preservation, Commission Chair

GG George, President - Phoenix Historic Neighborhoods Coalition

Ashley Harder, President - Harder Development, Board Member, Preserve Phoenix

Robert Warnicke, Attorney - Warnicke Law and Vice President, Phoenix Historic Neighborhoods Coalition

Donna Reiner, Board Member - Preserve Phoenix and Arizona Preservation Foundation

Robert Graham, Historic Architect

Debra W. Stark, Phoenix City Councilwoman

Grady Gammage, Jr., Attorney - Gammage and Burnham

Michelle Dodds, Retired City of Phoenix Historic Preservation Officer

Laura Pastor, Phoenix City Councilwoman

Jim McPherson, President - Arizona Preservation Foundation

Kathryn Leonard, Arizona State Historic Preservation Officer

Lorenzo Perez, Cofounder, - Venue Projects

Kevin Rille, President - KLMN Properties

Chuckie Duff, Farnam Equus



TOOLS STRATEGIES POLICIES INCENTIVES *for Historic Preservation in* **PHOENIX**

COMPLETED BY PLACEECONOMICS FOR THE CITY OF PHOENIX | DECEMBER 2023



City of Phoenix



PlaceEconomics

Archaeological Site Etiquette Guide

Help Preserve Archaeological Sites



Artifacts, in context (where they lie), tell a story. Once they are moved, a piece of the past is destroyed forever. Digging, removing artifacts, or piling them up changes what can be learned from these pieces of the past.



Walls are fragile and continually deteriorating. Climbing, sitting or standing on walls can damage them. Picking up or moving rocks alters the walls forever.



Fragile desert plants and soils that are part of archaeological sites are destroyed when you stray from the trail. Please stay on trails...they are there for your protection.



Fire destroys prehistoric organic materials, impairs the potential for chronometric dating, and damages or even destroys rock art by covering it with soot. Absolutely no fires, candles, or smoking should occur at archaeological sites.



Oils from even the cleanest hands can cause deterioration of prehistoric drawings and destroy the dating potential for future scientists trying to unravel the meaning of symbols painted and pecked on stone. Please refrain from touching rock art.



Graffiti (drawing, painting, scratching and carving) is destructive and can destroy rock art, as well as deface wood and stone buildings. Graffiti destroys rock art and architecture.



Pets can damage sites by digging, or depositing their waste in them. Please do not bring pets into archaeological sites.

Camping and Driving



Avoid driving or riding your bicycle through sites; pitching your camp in a site; dismantling historic buildings for firewood or any other use; and camping or making campfires in any historic building.

Archaeological Protection Laws



All archaeological sites on federal and tribal lands in Arizona are protected by the Archaeological Resources Protection Act and archaeological sites on state lands are protected by the Arizona Antiquities Act. These laws prohibit digging, removing artifacts, damaging, and/or defacing archaeological resources and provide for related felony and misdemeanor prosecution with imprisonment and fines.

Vandalism



If you see people vandalizing sites, please report it as soon as possible by calling **1-800-VANDALS**. Obtain as much information about the people without putting yourself in danger. Do not confront them! They may be dangerous.

By following these simple guidelines, you can help preserve these unique and fragile remnants of our American heritage. Thanks for your cooperation, and we hope you enjoy visiting archaeological sites in Arizona!

Archaeological sites are non-renewable resources.

Help us preserve America's cultural heritage!

For more information on site etiquette, becoming a site steward and Arizona's historic places, visit Arizona State Parks

State Historic Preservation Office

[azstateparks.com/SHPO/index.html] Website.







City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Staff Report: Historic Preservation Plan – *PreserveHistoricPHX2025* May 22, 2025

INTRODUCTION

The first comprehensive plan for historic preservation in the city of Phoenix was adopted in 2015. *PreserveHistoricPHX2025* provides the opportunity to assess the achievements made after the adoption of the original plan, new challenges as well as new opportunities to advance historic preservation in Phoenix. A copy of the draft version of *PreserveHistoricPHX2025* can be accessed here: [PreserveHistoricPHX | City of Phoenix](#).

STAFF REQUEST

Staff requests that the Village Planning Committees review and provide comments regarding the draft Historic Preservation Plan, *PreserveHistoricPHX2025*, and recommend its approval.

BACKGROUND

The city commissioned the preeminent historic preservation data analysis firm PlaceEconomics to conduct stakeholder meetings to identify challenges and create a series of recommendations to advance historic preservation in Phoenix based on practices occurring across the country. The city began a public engagement effort based on the findings of this PlaceEconomics study with a series of public meetings and a publicly posted survey from fall of 2023 through summer of 2024 to evaluate the relevancy of the original 2015 goals and to set priorities for the next decade.

The City Archaeology Office played an important role in developing recommendations for *PreserveHistoricPHX2025* because archaeology is a key component of historic preservation. The city of Phoenix Historic Preservation Ordinance – Chapter 8 of the Zoning Ordinance – mandates the identification and preservation of archaeological resources and the recognition that “archaeological resources found on public land are the property of all citizens and are not private property. Archaeological resources found on City-owned lands are the property of the City.” (§802.B.2(c))

These engagement efforts revealed that the original five goals of the 2015 plan continue to have relevance:

1. Protect Archaeological Resources
2. Protect Historic Resources
3. Explore Preservation Incentives
4. Develop Community Awareness

5. Promote Partnerships

Stakeholders helped prioritize the potential tools and incentives to help achieve the five goals for the creation of the *PreserveHistoricPHX2025* draft plan. The goals and tools can be found starting on page 54 of the draft plan.

PreserveHistoricPHX2025 is intended as a more specific plan to augment PlanPHX2025 and to protect and promote the historic and archaeological resources of Phoenix.

PROJECT TIMELINE

Below is the tentative timeline set for *PreserveHistoricPHX2025*.

	DATE
Encanto Village Planning Committee	6/2/2025
Paradise Valley Village Planning Committee	6/2/2025
Camelback East Village Planning Committee	6/3/2025
Desert View Village Planning Committee	6/3/2025
Central City Village Planning Committee	6/9/2025
Laveen Village Planning Committee	6/9/2025
Rio Vista Village Planning Committee	6/10/2025
South Mountain Village Planning Committee	6/10/2025
Maryvale Village Planning Committee	6/11/2025
North Gateway Village Planning Committee	6/12/2025
Deer Valley Village Planning Committee	6/17/2025
Estrella Village Planning Committee	6/17/2025
North Mountain Village Planning Committee	6/18/2025
Ahwatukee Foothills Village Planning Committee	6/23/2025
Alhambra Village Planning Committee	6/24/2025
Historic Preservation Committee Meeting	7/21/2025
Planning Commission	8/7/2025
CC Subcommittee (Transportation, Infrastructure & Planning)	9/17/2025
City Council Meeting	10/15/2025

CONCLUSION

Staff requests that the Village Planning Committees review and provide comments regarding the attached draft of *PreserveHistoricPHX* and recommend its approval.

WRITER/TEAM LEADER

Helana Ruter
5/22/2025

ATTACHMENT C

PreserveHistoricPHX 2025: Historic Preservation Plan Update Village Planning Committee Summary Results

Village	Recommendation Date	Recommendation	Vote
Ahwatukee Foothills	6/23/25	Approval with direction	10-0
Alhambra	7/22/25	No quorum	-
Camelback East	6/3/25	Approval with direction	17-0
Central City	6/9/25	Approval with direction	8-0
Deer Valley	6/17/25	Approval with direction	10-0
Desert View	6/3/25	Approval	12-0
Encanto	6/2/25	Approval with direction	14-0
Estrella	6/17/25	Approval with direction	5-0
Laveen	6/9/25	Approval with direction	10-0
Maryvale	6/11/25	Approval with direction	13-0
North Gateway	6/12/25	Approval with direction	9-0
North Mountain	6/18/25	Approval with direction	9-0
Paradise Valley	6/2/25	Approval	14-0
Rio Vista	6/10/25	Approval with direction	5-0
South Mountain	7/8/25	Approval with direction	14-0

Village Planning Committee Meeting Summary Historic Preservation Plan Update (PreserveHistoricPHX 2025)

Date of VPC Meeting	June 23, 2025
Request	Request to adopt the Historic Preservation Plan update (PreserveHistoricPHX 2025)
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	10-0

VPC DISCUSSION:

One member of the public registered to speak on this item.

STAFF PRESENTATION

Helana Ruter, the City of Phoenix Historic Preservation Officer, provided a presentation regarding the draft Historic Preservation Plan update, highlighting the public outreach, the plan goals, and next steps, and asking the Committee to provide any final comments and make a formal recommendation.

QUESTIONS FROM COMMITTEE

Committee Member Broberg asked about archeological resources in the village. **Ms. Ruter** replied with examples, including those found at South Mountain, noting that preservation of archeological resources is required by ordinance.

Committee Member Blackman asked about the limits on development resulting from historic designation. **Ms. Ruter** replied that HP designation is a zoning overlay and requires that any exterior renovation must be reviewed by the Historic Preservation Office for design review. **Ms. Blackman** followed up with a question about windows. **Ms. Ruter** replied that windows only require review when the size is changed.

Committee Member Jain asked if there will be changes to address the state legislation. **Ms. Ruter** replied that the City cannot supersede state law, and the task is to figure out how to allow the mandated density while adhering to the design review.

Chair Gasparro asked about the incentives for historic preservation. **Ms. Ruter** noted standardized plans for ADUs and that the City is looking to make HP compatible ones, and highlighted the incentive program in downtown code and grant programs funded through the recently approved bond.

Committee Member Maloney asked how an HP designation starts. **Ms. Ruter** stated that it needs to be community driven because of Proposition 207, noting that the City wants at least 80% of property owners to sign waivers in order to consider HP designation and that the City is looking at an honorific designation to avoid the Proposition 207 concerns.

Chair Gasparro asked about tax incentives. **Ms. Ruter** replied that non-income producing properties on the National Register qualify for a reduction in property taxes.

Vice Chair Mager asked about the implications and enforcement of HP designation. **Ms. Ruter** replied that HP properties have a stay of demolition, but then a building can still be demolished, noting creative solutions are achieved such as a house downtown being moved in order to preserve it and allow development.

Committee Member Barua commended the Historic Preservation Office and the vision they have looking to the past and to the future.

Committee Member Fisher asked about the reason behind historic designation beyond simply looking at age, noting that a neighborhood of a certain age isn't necessarily interesting. **Ms. Ruter** stated that age is only one component and that 50-years is a standard benchmark used around the country, reviewing the details of the other two factors for determining designation, which are significance and integrity. **Mr. Fisher** noted that a 50-year time span today is not as significant as it was in the past and we should be looking for something unique or significant.

Vice Chair Mager commented about looking at today's development as creating the historic districts of the future.

Committee Member Broberg stated that the City of Phoenix owns land that could be used for developments that are more unique, which could stand out in the future, particularly noting that land is being used to house the un-housed population. **Ms. Blackman** noted that it would require an architect who wanted to leave a legacy.

PUBLIC COMMENTS

Eric Gilmore introduced himself and spoke about concerns with the recently passed state legislation addressing missing middle housing, noting that it would significantly impact 22 historic neighborhoods within one mile of downtown and asking the VPC to vote to approve with direction to add an analysis of the impact of the legislation on historic neighborhoods.

Committee Member Broberg asked about the purpose of the analysis. **Mr. Gilmore** stated we cannot change the state law, but there should be analysis done of the impact of it. **Vice Chair Mager** noted that it could be beneficial to at least put the impact on the record. **Mr. Fisher** asked if staff has a position on the suggested motion. **Ms. Ruter** stated that the City doesn't have any concerns with adding the language to the plan, noting that they will be doing annual reporting as well.

Chair Gasparro asked if the analysis would be done in-house. **Ms. Ruter** replied that it would likely be done in-house.

Committee Member Jain asked if the Historic Preservation Office will be able to review permits for new homes built under this legislation. **Ms. Ruter** stated that there would still be a design review.

Committee Member Strem asked about determining what meets the criteria for designation. **Mr. Gilmore** replied that it is an analysis of the history of a building while understanding the need for new housing.

Chair Gasparro suggested looking at the original plats for any restrictions, which might be a practical solution to the issue.

COMMITTEE DISCUSSION

Committee Member Jain stated a concern with the proposed motion from Mr. Gilmore, noting the cost of doing the analysis.

Committee Member Blackman stated that without the ability to control historic preservation, the historic areas will be lost.

Committee Member Broberg stated that this could be something that happens in Ahwatukee in the future.

MOTION

Darin Fisher made a motion to recommend approval of the Historic Preservation Plan update, per the staff recommendation, with direction that staff amend the report to include an assessment and analysis of how the Missing Middle Housing Law (A.R.S. Section 9-462.13, HB 2721) will impact historic districts within one mile of Phoenix's Central Business District. **Toni Broberg** seconded the motion.

VOTE

10-0; motion to recommend approval of the Historic Preservation Plan update, per the staff recommendation, with direction passed; Committee Members Barua, Blackman, Broberg, Fisher, Golden, Jain, Maloney, Strem, Mager, and Gasparro in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

Village Planning Committee Meeting Summary Historic Preservation Plan Update (PreserveHistoricPHX 2025)

Date of VPC Meeting	June 3, 2025
Request	Request to adopt the Historic Preservation Plan update (PreserveHistoricPHX 2025)
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	17-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

Helana Ruter, the City of Phoenix Historic Preservation Officer, provided a presentation regarding the draft Historic Preservation Plan update, highlighting the public outreach, the plan goals, and next steps, and asking the Committee to provide any final comments and make a formal recommendation.

Committee Member Whitesell asked if the plan has language relative to the impact of state legislation on historic preservation, noting a concern with the House Bill to expand the boundaries of the Central Business District. **Ms. Ruter** stated that the City is aware of the issues and that the plan must be approved by the end of the year.

MOTION:

Committee Member Whitesell made a motion to recommend approval of the Historic Preservation Plan update, per the staff recommendation, with direction that considerations of the actions of the State Legislature be reflected in the report.

Committee Member Williams seconded the motion.

VOTE:

17-0; motion to recommend approval of the Historic Preservation Plan update, per the staff recommendation, with direction passed; Committee Members Abbott, Augusta, Beckerleg Thraen, Eichelkraut, Garcia, Langmade, McClelland, Noel, Schmieder, Sharaby, Siegel, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

Village Planning Committee Meeting Summary Historic Preservation Plan Update (PreserveHistoricPHX 2025)

Date of VPC Meeting	June 9, 2025
Request	Request to adopt the Historic Preservation Plan update (PreserveHistoricPHX 2025)
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	8-0

VPC DISCUSSION:

One member of the public registered to speak on this item and did not indicate support or opposition.

STAFF PRESENTATION

Helana Ruter, staff, provided a presentation regarding the Historic Preservation Plan Update. Ms. Ruter introduced the project timeline, described the plan's five goals, described studies conducted on the impact and challenges of preservation, shared the results from a public survey, and explained that her team is coordinating with the City's Archaeology Department. Ms. Ruter requested final comments from the Committee, asked for a recommendation of approval, and stated that the plan will be ultimately adopted by City Council.

QUESTIONS FROM THE COMMITTEE

Committee Member Jordan Greenman asked about mechanisms for historic preservation similar to those available for adaptive reuse and asked whether the Historic Preservation Office is exploring incentives beyond the existing framework. **Ms. Ruter** explained that the Downtown Code includes a sustainability bonus that may be applicable in certain situations, stated that her office is interested in expanding these types of tools, stated that rehabilitation grants are available, and expressed a goal to build stronger partnerships with the Office of Customer Advocacy.

Committee Member Greenman asked if there are specific areas the Historic Preservation Office is targeting for designation. **Ms. Ruter** stated that there are no

geographic priority areas at this time and explained that the office is supportive of efforts such as the National Register nomination for Grand Avenue the Miracle Mile corridor. Ms. Ruter explained that staffing and funding resources were significantly reduced after the recession, stated that capacity is gradually returning, and explained that the office generally responds to community-initiated requests.

Chair Cyndy Gaughan asked whether properties eligible for historic designation have a defined path to being listed and recommended that a timeline be established to guide those efforts. **Ms. Ruter** stated that her office develops a survey designation plan each year, explained that there has been a focus in recent cycles on postwar-era properties, and stated that updates are underway for the City's ethnic heritage survey. Chair Gaughan asked whether community-based resources are being leveraged to support this work and help lighten the load. Ms. Ruter stated that this was a valuable comment.

Vice Chair Darlene Martinez asked how information about the City's rehabilitation programs is being shared with the public. Ms. Ruter responded that outreach is being coordinated with the City's Public Information Office and explained that efforts include posts on social media, updates to the department webpage, neighborhood outreach, and the development of online tutorial content. **Chair Gaughan** stated that City Council offices distribute information regarding historic preservation programs through their regular email newsletters.

Chair Gaughan asked about the proposal to extend the 30-day demolition hold. **Ms. Ruter** stated that the current policy applies to commercial properties over 50 years old that are either eligible for historic designation or located within areas covered by the Downtown Code and explained that the plan proposes increasing the hold period to 60 days.

PUBLIC COMMENT

Opal Wagner introduced herself, stated that she serves on the Encanto Village Planning Committee (VPC), and explained that the Encanto VPC considered the plan at a recent meeting. Ms. Wagner explained the Encanto VPC voted to recommend approval with the condition that the plan includes an analysis of the impact of the Missing Middle Housing Bill. Ms. Wagner stated that the state legislation will allow multifamily housing on properties currently zoned for single-family use and will enable further subdivision of lots, expressed concern that the Bill will incentivize demolitions in historic neighborhoods, and explained that the Bill is not addressed in the draft Historic Preservation Plan.

STAFF RESPONSE

Ms. Ruter thanked Ms. Wagner for her comments, stated that the Encanto Village has a large number of residential historic districts, stated that similar concerns have been raised in other villages, and confirmed that the impact of the Missing Middle Housing Bill on historic properties will be incorporated into the Historic Preservation Plan.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

Committee Member Edward Vargas asked for clarification on the specific concern.

Ms. Ruter explained that under the new legislation the R1-6 zoning district would allow up to four dwelling units per lot, stated there are concerns that the Bill will encourage demolition of existing historic homes, and explained that there is a one-year demolition stay for properties with official historic designation.

Committee Member Janey Pearl Starks asked whether the legislation limits the number of stories that can be built. **Ms. Wagner** stated that the Bill allows for a maximum height of two stories.

Motion:

Committee Member Zach Burns made a motion to recommend approval of the Historic Preservation Plan, per the staff recommendation, with direction that staff amend the Historic Preservation Plan to include an assessment and analysis of how the Missing Middle Housing Law (ARS Section 9-462.13, HB2721) will impact historic districts within one mile of Phoenix's Central Business District. **Vice Chair Darlene Martinez** seconded the motion.

Vote:

8-0, motion to recommend approval the Historic Preservation Plan, per the staff recommendation, with direction that staff amend the Historic Preservation Plan to include an assessment and analysis of how the Missing Middle Housing Law (ARS Section 9-462.13, HB2721) will impact historic districts within one mile of Phoenix's Central Business District passed, with Committee Members Ban, Burns, Greenman, Johnson, Starks, Vargas, Martinez, and Gaughan in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary Historic Preservation Plan Update (PreserveHistoricPHX 2025)

Date of VPC Meeting	June 17, 2025
Request	Adoption of the Historic Preservation Plan update (PreserveHistoricPHX 2025)
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	10-0

VPC DISCUSSION:

One member of the public registered to speak on this item.

Staff Presentation:

Kevin Weight, staff, gave a presentation regarding the update to the city's Historic Preservation Plan. Mr. Weight stated that the city's first comprehensive Historic Preservation Plan was adopted in 2015 and the current update was the result of a collaborative effort that began with two consultant studies in 2021 and 2024, both of which included focus groups and outreach, the results of which were incorporated into the plan update. Mr. Weight stated the plan update supports and expands upon the historic preservation goals outlined in the recently adopted general plan update, and details the public benefits of historic preservation, while providing a legal and historical background for preservation both nationally and in Phoenix. Mr. Weight stated that the plan update includes a timeline of historic preservation activities in Phoenix over the last 100+ years and outlines the functions of the City of Phoenix Historic Preservation Commission, Historic Preservation Office, and City Archaeology Office, as well as listing the city's accomplishments since the adoption of the 2015 plan. Mr. Weight added that the plan update includes five goals, those being to protect archaeological resources, protect historic resources, explore preservation incentives, develop community awareness, and promote partnerships. Mr. Weight summarized the timeline for approval stating that the Historic Preservation Office has been presenting to the various villages with the intent of seeking a recommendation from each village. Mr. Weight summarized the upcoming Historic Preservation Committee meeting, Planning Commission, City Council Sub-Committee meetings, and City Council formal sessions, with final approval to occur in October of this year and an effective date in January 2026. Mr. Weight asked for input from the Village Planning Committee and that the Committee recommend approval of the plan update.

Questions from the Committee:

Chair Gregory Freeman asked if there were any historic districts in the Deer Valley Village. **Mr. Weight** stated there were no historic districts but there are some individually eligible properties in addition to the Deer Valley Rock Art Center and some early 20th Century buildings. Mr. Weight stated it is a shifting 50-year mark and that more properties will surface over time.

Committee Member Ricardo Romero asked about community engagement. **Mr. Weight** stated they had presented to the Historic Preservation Commission, which is a nine-member body appointed by the City Council. Mr. Weight stated that the Historic Preservation Commission has committed to being more active. Mr. Weight stated they have had a presence at certain activities and community events and have been working their way north into areas that have not had much activity in the past. Mr. Weight stated they have been working to establish partnerships with non-profit groups.

Committee Member Trilese DiLeo asked about the criteria needed to receive Historic status. **Mr. Weight** stated that the city's criteria mirrors that of the National Park Service and the State of Arizona, which requires the site to be at least 50 years old, with some exceptions, that the site be significant in terms of local, state or national history, and that the site retain its integrity with respect to location, materials, design, and workmanship.

Committee Member Gerrald Adams asked about the presence of archeological sites. **Mr. Weight** stated that Historic Preservation and Archeology are separate entities within the city and that he is not a trained archeologist but that there are locations in the area such as the Deer Valley Rock Art Center. Mr. Weight stated there are state laws in place that protect archeological sites and that if a site is known to have archeological significance, then monitoring of the site would be required during the development of the site to allow documentation of any findings. Mr. Weight stated that such findings do not necessarily stop the development of a site but allow the site to be managed in a way that is sensitive to the archeological resources, so they are not lost. Mr. Weight stated that some sites might be so significant that they are listed on the Register, which does protect the site. Mr. Weight stated that if human remains are found, the tribes are notified and the remains preserved per tribal customs. Committee Member Adams asked about time limits associated with the findings of human remains. Mr. Weight referenced a project at Tovrea Castle where a human body was discovered during clearing activities related to the caretaker's quarters and police were called in to investigate a crime.

Public Comments:

Tom Doescher identified himself as a member of the Encanto Village Planning Committee. Mr. Doescher stated that a couple weeks prior, the Encanto Village Planning Committee voted to approve the proposed Historic Preservation Plan update with direction to require the plan to include an analysis of the effects the Missing Middle Housing Bill would have on Historic Preservation efforts within the City of

Phoenix. Mr. Doescher stated that the bill was passed in late 2024 with an effective date of January 1st, 2026 and that the bill affects cities with greater than 75,000 population, allowing duplexes, triplexes, and fourplexes up to two stories in height in and within one-mile of the city's Central Business District. Mr. Doescher stated that 22 of the 33 historic districts in Phoenix are located within that one-mile border. Mr. Doescher stated that the bill will have devastating effects on historic neighborhoods. Mr. Doescher stated that he resided in the Willo District, which received historic status in 1986 under a conservation plan, prior to the Historic Preservation Ordinance having taken effect. Mr. Doescher stated that the first house in the district was constructed in 1913. Mr. Doescher stated that under the new Bill, a developer could buy a property, let it sit for a year, then tear it down to build affordable housing. Mr. Doescher stated that the Willo District was designated largely as single-family homes, with two multifamily exceptions. Mr. Doescher reiterated that the bill will have a devastating effect on the neighborhood and will not provide affordable housing. Mr. Doescher gave two examples of projects in the area that were constructed in a manner that was out of character with the neighborhood. Mr. Doescher stated that the Encanto Village Planning Committee has received a consensus among the other Village Planning Committees to give direction that the plan update include an analysis of the effects that House Bill 2721 would have on historic neighborhoods in Phoenix. Mr. Doescher stated that other cities within the state that have historic neighborhoods will also be affected by the bill and that the City of Tucson prepared a 77-page analysis on the subject. Mr. Doescher stated that the Willo District tried to get an amendment to the bill, but it was too late in the legislative session and that they would seek changes to the bill during the next legislative session. Mr. Doescher reiterated his request to the Village Planning Committee.

Committee Member James Sutphen asked what can be done if the law has already been passed. **Mr. Doescher** stated that the Committee could give direction to staff to look at what can be done to exempt historic districts from this law. Mr. Doescher stated that he understands that this might be perceived as being against affordable housing but also stated that the Willo District and others were supportive of the law concerning accessory dwelling units, citing examples of garage conversions that had taken place over time. Mr. Doescher stated they were not opposed to affordable housing but did not believe that House Bill 2721 will have any effect on a statewide housing shortage when applied to historic neighborhoods. Mr. Doescher stated that the city must have an ordinance adopted by January 1, 2026.

Committee Member Sandra Hoffman asked if they had looked at placing deed restrictions on the properties. **Mr. Doescher** stated that they all have restrictions and are looking at Proposition 207.

Staff Response:

Mr. Weight stated that the other Village Planning Committees were in agreement that the effects of House Bill 2721 present a challenge that needs to be addressed in the plan update, and that staff is in support. Mr. Weight stated that the process of updating the plan began prior to the passage of House Bill 2721 and that a Text

Amendment to implement that bill is in progress. Mr. Weight stated that other municipalities such as Tucson have already begun working on the issue.

Discussion:

Committee Member Trilese DiLeo asked who wrote the Missing Middle Housing Bill. **Chair Freeman** stated that it was the State Legislature that wrote the bill. Committee Member DiLeo asked how a building could get torn down and if there would be any sort of rezoning process. **Mr. Weight** stated that if the property is listed, the Historic Preservation Office can delay the demolition of the building for a period of one year, during which time alternatives to the demolition of the building would be identified. Mr. Weight stated that under the current ordinance, the owner can propose a suitable replacement, which would be evaluated based on its density and character; however, under the new law, that density could be dramatically different than the adjacent neighborhood. Committee Member Dileo asked for clarification that if any home was to be destroyed by fire, could the owner come back with a fourplex as opposed to like-for-like as currently written in the ordinance. Mr. Weight clarified that would be the case within the Central Business District and within a one-mile radius of that district. Mr. Weight stated that it does not currently affect the Deer Valley Village but it does affect about two-thirds of the historic districts, primary those that are south of Thomas Road.

Committee Member Adams asked about rezoning the property. **Mr. Kuhfuss**, staff, stated that any property owner would have the right to file a rezoning application but that granting the rezoning request is not a foregone conclusion. **Chair Freeman** summarized that the new law prevents the city from stopping this type of development from occurring within this area. **Committee Member DiLeo** asked for confirmation of the maximum number of units. **Mr. Weight** stated the maximum number of units is four.

Mr. Weight stated that other recent changes to state law such as accessory dwelling units have been implemented fairly well within the historic districts, but that House Bill 2721 allows the replacement of relatively small buildings with much more density. Mr. Weight stated that he would appreciate the Committee's support and that if the Committee wanted to take into account Mr. Doescher's request to include an analysis on the effects of House Bill 2721, they would gladly comply.

MOTION:

Committee Member Trilese DiLeo motioned to recommend approval of the Historic Preservation Plan update (PreserveHistoricPHX 2025), per the staff recommendation, with direction for staff to include an analysis of the effects of House Bill 2721 in the plan update. **Committee Member Ricardo Romero** seconded the motion.

Additional Discussion:

Committee Member Hoffman stated that she wanted the analysis to include both the positive and negative aspects of House Bill 2721.

VOTE:

10-0, motion to recommend approval of the Historic Preservation Plan update (PreserveHistoricPHX 2025), per the staff recommendation, with direction for staff to include an analysis of the effects of House Bill 2721 in the plan update passes with Committee Members Adams, Clark, Davenport, DiLeo, Herber, Hoffman, Hoover, Romero, Sutphen and Freeman in favor and none opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary Historic Preservation Plan Update (PreserveHistoricPHX 2025)

Date of VPC Meeting	June 3, 2025
Request	Request to adopt the Historic Preservation Plan update (PreserveHistoricPHX 2025)
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	12-0

VPC DISCUSSION:

Committee Member Michelle Santoro returned, bringing the quorum to 12 members.

No members of the public registered to speak on this item.

Staff Presentation:

Kevin Weight, with the City of Phoenix Historic Preservation Office, introduced himself and provided an overview of the Historic Preservation Plan update (PreserveHistoricPHX 2025). Mr. Weight discussed what the update includes and its collaborative effort. Mr. Weight shared the goals and the vision statement of the PreserveHistoricPHX 2025 plan. Mr. Weight concluded with the public hearing schedule and stated that staff recommends the Village Planning Committee provide any final comments and take action to recommend formal City Council approval of the plan.

Questions from Committee:

None.

Public Comments:

None.

Staff Response:

None.

Discussion:

Chair Steven Bowser stated that Phoenix is in its infancy of historic preservation. Chair Bowser complemented the picture on the cover of the PreserveHistoricPHX 2025 plan of a historic building on Central Avenue and Osborn Road.

Committee Member George Birchby concurred.

Committee Member Reginald Younger asked who the Arizona Veterans Memorial Coliseum is owned by. **Mr. Weight** responded that it is owned by the State and is part of the Arizona State Fairgrounds. Mr. Weight added that they have been working with the Arizona State Historic Preservation Office to encourage the Fairgrounds to preserve it. Mr. Weight stated that they have been somewhat non-committal, but they have not demolished it, which is good. Mr. Weight stated that it is on their list of significant historic properties for the post-World War II era.

Chair Bowser stated that there are interesting resources available about historic properties and historic preservation.

MOTION:

Committee Member Gary Kirkilas made a motion to recommend approval of the Historic Preservation Plan update (PreserveHistoricPHX 2025), per the staff recommendation. **Committee Member Jason Israel** seconded the motion.

VOTE:

12-0; the motion to recommend approval of the Historic Preservation Plan update (PreserveHistoricPHX 2025) per the staff recommendation passes with Committee Members Barto, Birchby, Carlucci, Israel, Kirkilas, Kollar, Nowell, Reynolds, Santoro, Younger, Lagrave and Bowser in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.



Village Planning Committee Meeting Summary

Historic Preservation Plan Update (PreserveHistoricPHX 2025)

Date of VPC Meeting	June 2, 2025
Request	Adoption of the Historic Preservation Plan update (PreserveHistoricPHX 2025)
VPC Recommendation	Approval, per staff recommendation, with direction
VPC Vote	14-0

VPC DISCUSSION:

One member of the public registered to speak on this item in opposition.

STAFF PRESENTATION:

Helana Ruter, Historic Preservation Officer for the City of Phoenix, provided an overview of the Preserve Phoenix 2025 Plan and its current progress and noted that this is the City's first comprehensive, citywide historic preservation plan, which was originally adopted by the Phoenix City Council in 2016. Ms. Ruter stated that the planning process began with a consultant study which included focus groups and identified both challenges and opportunities in historic preservation. Mr. Ruter stated with this foundation, staff initiated a public engagement process to refine and prioritize preservation goals and strategies. Ms. Ruter said that Preserve Phoenix 2025 is a supplement to the City's General Plan and supports its vision and core values by highlighting the role of historic preservation and heritage resources in shaping Phoenix's future. Ms. Ruter stated the updated plan builds on the previous 2015 efforts and considers emerging tools, policies, and actions to address current needs. Ms. Ruter acknowledged that the process has evolved over the last 18 months, especially in response to recent state legislation focused on housing and new laws have introduced challenges by limiting local zoning and design review authority, which affects how Phoenix can enforce overlays and guidelines that protect the character of historic properties and neighborhoods. Ms. Ruter stated that language addressing these challenges will be included in the updated draft plan and the plan includes updated tools and policy recommendations that will require extensive public engagement to address

evolving issues. Ms. Ruter stated the importance of balancing growth with the preservation of Phoenix's unique historic character and that not everything can be preserved, and the city must be strategic about what and how it preserves. Ms. Ruter stated the Historic Preservation Commission is a nine-member advisory body that will review the progress during its annual work session in August and in that session, it will help assess achievements, identify gaps, and plan future actions. Ms. Ruter stated the city's continued commitment to protecting historic resources within the constraints of new legislative limitations and that the final draft of the plan will reflect public comments and, upon completion, will be presented to the Phoenix City Council. Ms. Ruter stated once adopted, the updated plan will not only guide staff efforts but also serve to elevate public awareness and reaffirm the city's dedication to historic preservation.

QUESTIONS FROM THE COMMITTEE:

Committee Member Warnicke stated that they understood federal funding for the State Historic Preservation Office (SHPO) may be ending, and it was unclear what alternative funding options might exist for the SHPO. Committee Member Warnicke asked how the SHPO's inability to operate effectively would impact the City's ability to protect historic resources and fulfill the objectives of the Preserve Phoenix 2025 plan.

Ms. Ruter responded that while the City's Historic Preservation Program is somewhat insulated due to being city funded, the city is still facing broader budget challenges. Ms. Ruter stated that the city does not directly receive federal funds for its preservation program, but it does regularly consult with the SHPO and noted that grants for privately owned historic properties often flow through the SHPO and they are crucial in the federal compliance process. Ms. Ruter said if the SHPO were unable to operate, all required consultations would have to go directly to the Advisory Council on Historic Preservation, creating delays and complications. Ms. Ruter stated that the city's Government Affairs Office is aware of the issue and is working to advocate for the continuation of SHPO funding.

Committee Member Wagner thanked Ms. Ruter for the presentation and asked whether any changes had been made to the draft plan since the previous presentation in April and if it remained the same. **Ms. Ruter** responded that there had been some updates, particularly related to how the plan addresses legal and policy challenges stemming from new state legislation. Ms. Ruter stated that she has been working closely with the City's Law Department to carefully craft language that explains these challenges, especially those posed by the missing middle housing law without drawing unwanted attention or concern from the legislature. Ms. Ruter explained that while the city aims to continue its current design review processes, there are specific provisions in the new law, such as limitations on restricting building heights to two stories, that require careful legal interpretation, and these considerations are still being refined for inclusion in the final draft of the plan.

Committee Member Kleinman asked if the draft version is currently available is intended to be the final version presented for adoption, or if a more complete version will be developed. Committee Member Kleinman expressed concern that, while a draft had been made available, it may not yet reflect all relevant updates, particularly given recent developments, and asked for clarification on the timing for a finalized version. **Ms. Ruter** responded that a draft version of the plan has been available since April and that it included a link for public review and comment and noted that beyond recent updates related to state legislation, no significant additional comments had been received to date. Ms. Ruter stated that she is actively working on incorporating further comments as they are submitted by Village Planning Committees. Ms. Ruter stated the Planning Commission will receive the plan as an information item this month in June, and it is scheduled to return in August for a formal recommendation and the goal is to compile all feedback into a final draft by then.

Committee Member Wagner asked why a recommendation was being requested at this stage when key information especially regarding the impact of recent state legislation had not yet been fully incorporated. Committee Member Wagner questioned asked if there was a compelling reason to move the plan forward now rather than delaying it until all outstanding issues could be addressed and if there was a specific funding-related deadline or another reason for moving forward. **Joshua Bednarek**, Director of the Planning and Development Department, responded that staff would welcome a recommendation from the committee, including direction to address state legislation as part of that recommendation. Mr. Bednarek stated that due to the political sensitivity surrounding recent laws passed by the state legislature, staff have been advised to proceed cautiously in how that language will be incorporated. Mr. Bednarek stated that while the legislation affects only a small portion of the plan, the overall significance of Preserve Phoenix 2025 lies in its reaffirmation of the city's and the community's commitment to historic preservation. Mr. Bednarek encouraged the committee to make a recommendation on the plan while also providing guidance on how to address legislative challenges in the final draft.

Committee Member Kleinman asked for clarification, inquiring whether staff was requesting the committee to submit language that would be legally binding, or whether this would be more of a policy recommendation. **Mr. Bednarek** responded that the committee could choose to recommend approval of the plan along with direction to staff to incorporate language addressing the challenges posed by recent state legislation. Mr. Bednarek stated that this would not be legally binding but would serve as policy guidance and that such a recommendation would help emphasize the importance of the issue as the City Council considers the plan.

Committee Member Perez asked whether previous public feedback submitted prior to the most recent legislative changes had been incorporated into the draft. Committee

Member Perez expressed concern that while the committee was being asked to comment on the new legislative language, it was unclear whether earlier feedback had already been addressed and asked how the committee could confirm that their prior input had been meaningfully considered. **Mr. Bednarek** responded that in addition to incorporating forthcoming comments on state legislative language, any feedback already submitted apart from the new legal concerns has been reviewed. Mr. Bednarek encouraged committee members to notify staff if there are any previously submitted comments that appear to be missing from the updated draft. Mr. Bednarek emphasized that comments about the legal and practical impacts of state legislation are being addressed in collaboration with the Law Department and will be reflected in future revisions.

Committee Member Wagner stated that the only comments previously provided appeared to be focused on the missing middle housing legislation. **Mr. Bednarek** confirmed that those legal concerns have been received and that staff are working with the City's Law Department to find appropriate language to incorporate into the plan. Mr. Bednarek invited any additional input and reassured the committee that the issue is being taken seriously.

Committee Member George asked what the overall expectation was for the committee in relation to the proposed plan. **Mr. Bednarek** responded that it is important to support the goals and strategies outlined in the plan and that staff recommends forwarding a recommendation of approval to the City Council, along with any additional direction the committee may wish to provide, especially regarding recent state legislation.

Committee Member Procaccini asked whether property taxes are addressed in the proposed plan. **Mr. Bednarek** responded that he did not believe the plan addresses property taxes and could not speak with certainty on whether such provisions were included in any associated legislation.

PUBLIC COMMENT:

Mr. Eric Gilmore introduced himself as a resident of a historic neighborhood and addressed the committee, expressing concern about the state legislation and the status of the Historic Phoenix Plan. Mr. Gilmore noted that while the plan includes technical details, it could benefit from additional emphasis on the cultural and demographic aspects of historic preservation. Mr. Gilmore recommended incorporating more data on demographics such as older adults, youth, and marginalized communities and emphasized the importance of preserving the city's cultural fabric. Mr. Gilmore also referenced prior reporting and urged staff to ensure that findings from earlier studies are adequately reflected in the updated plan.

Committee Member Wagner stated that there are remaining comments and questions, noting that while the legal issues had not been discussed in detail, it was important to

clarify that under the new legislation, developers could potentially demolish existing historic homes on single-family lots and construct multi-family units of up to four dwellings. Committee Member Wagner asked whether this interpretation was accurate, emphasizing its potential to significantly alter the character of historic neighborhoods. **Mr. Bednarek** responded that staff is preparing a text amendment to bring the City into compliance with the newly enacted state law. Mr. Bednarek cautioned the committee against engaging in detailed discussion on the forthcoming amendment, as it would return to the committee as a formal agenda item and asked committee members to submit questions in advance to help facilitate a productive discussion when the text amendment is presented. Mr. Bednarek reiterated that the text amendment and the historic preservation plan are separate items, though related. Committee Member Wagner acknowledged the clarification but stated that the text amendment, the state law, and the preservation plan are inherently linked due to their shared impact on historic districts. Committee Member Wagner reiterated concern about moving forward before fully addressing these issues.

Committee Member Doescher commented that the committee was being asked to support the preservation plan while significant concerns remained unresolved and that the request for approval without complete information felt premature. **Mr. Bednarek** responded that the preservation plan is a policy document and does not carry the legal authority to modify or enforce state legislation. Mr. Bednarek clarified that while there is a connection between the preservation plan and the state mandated text amendment, they are distinct in function and the text amendment will be developed and adopted separately to meet the January 1, 2026 compliance deadline set by the state. Mr. Bednarek stated the preservation plan is intended to guide the city's long-term preservation efforts but does not have regulatory power over zoning or development entitlements.

Vice Chair Matthews closed the discussion and called for a motion.

STAFF RESPONSE:

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE:

MOTION:

Committee Member Wagner made a motion to recommend approval of the Preserve Phoenix 2025 Historic Preservation Plan Update, per the staff recommendation, with direction:

Motion to approve the Preserve Historic Phoenix 2025 Historic Preservation Plan Update to include an assessment and analysis of how the Missing Middle Law ARS

(Arizona Revised Statutes) §9-462.13/HB (House Bill) 2721 will impact historic districts with one mile of Phoenix's Central Business District.

Committee Member G.G. George seconded the motion.

VOTE:

14-0, motion to recommend approval of the Preserve Phoenix 2025 Historic Preservation Plan Update, per the staff recommendation, with direction passes with Committee Members Cardenas, Doescher, Garcia, George, Kleinman, Mahrle, Perez, Picos, Procaccini, Schiller, Tedhams, Wagner, Warnicke, and Matthews in favor.

Committee Member Warnicke commented that the state has become the biggest single threat to the city's neighborhoods.

Committee Member Wagner stated that the legislation poses a clear threat to historic preservation and should be prioritized in the plan's list of identified challenges.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary

Historic Preservation Plan Update (PreserveHistoricPHX 2025)

Date of VPC Meeting	June 17, 2025
Request	Adoption of the Historic Preservation Plan update (PreserveHistoricPHX 2025)
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	5-0

VPC DISCUSSION:

Two members of the public registered to speak on this item.

Staff Presentation:

Helana Ruter, with the City of Phoenix Historic Preservation Office, provided an overview of the Historic Preservation Plan update (PreserveHistoricPHX 2025), noting that the plan will set the framework for historic preservation in Phoenix for the next 10 years. Ms. Ruter stated that the plan is an update to the 2015 plan. Ms. Ruter discussed what the PreserveHistoricPHX 2025 plan includes and the five goal areas of the plan. Ms. Ruter concluded with the public hearing timeline and stated that staff recommend that the Village Planning Committee provide any final comments and take action to recommend formal City Council approval of the plan

Questions from the Committee:

Kristine Morris asked if only government buildings or residential buildings could be listed as historic. **Ms. Ruter** stated that a historic preservation overlay is not limited to government buildings or residential buildings and noted examples such as grain silos. Ms. Ruter noted that the recent bond allowed people to apply and encouraged a diversity of buildings and structures. **Ms. Morris** asked for more information regarding identifying historic properties because she was the superintendent of a school that was currently restoring a schoolhouse from the 1920's. **Ms. Ruter** noted that there were land surveys from the 1980's through the early 2000's but that that stopped during the recession. Ms. Ruter stated that with this updated plan, there is a larger initiative to start surveying properties again. Ms. Ruter requested Committee Member Morris to follow up with her regarding the schoolhouse.

Chair Parris Wallace stated that numerous of these historic neighborhoods consisted of the working class. Chair Wallace asked how the update would address gentrification. **Ms. Ruter** stated that the way properties are identified as historic was by rezoning the site to include the Historic Preservation Overlay in the zoning designation. Ms. Ruter added that that designation would have to go through the public hearing process and be approved by

the City Council. Ms. Ruter stated that there is a certain classification that does not require rezoning the property. Ms. Ruter added that this would give individual properties the recognition of historic designation without it being regulatory. Ms. Ruter noted that a historic preservation overlay doesn't limit development, if the property meets all the requirements. Ms. Ruter provided some examples like keeping the building façade.

Chair Wallace asked how the update would impact future development or redevelopment. **Ms. Ruter** stated that if a property was over 50 years old, then it is put on hold for 30 days to allow the Historic Preservation Office to analyze the property and possibly save it from being torn down. Ms. Ruter added that some property owners do not want the historic designation on their property but that their department requests small features to tie the property to the past.

Vice Chair Lisa Perez remembered the Circles Records and Tapes store that faced a lot of backlash when it was demolished. Vice Chair Perez stated that Phoenix does not have a deep history. Chair Perez mentioned the historic building on 3rd Street and Osborn which was able to restore the façade, but the building was used for a different use.

Ms. Ruter stated that with the update, she hoped that there would be more initiatives such as grants to assist these developments and improvements. **Vice Chair Perez** mentioned the rezone case that consisted of a historic laundromat and how there were a wide range of opinions.

Ms. Morris asked why historic properties were not included in the General Plan Update discussions. **Vice Chair Perez** noted that the General Plan Land Use Map focused on land use and not necessarily the historic property designation.

Ms. Morris asked how they provide feedback regarding the update. **Ms. Ruter** noted that they were seeking a recommendation from the committee but that she would be happy to discuss any comments and comments can still be provided now or via email.

Marcus Cenicerros asked for more information regarding the amtrack, and the old train station located in downtown Phoenix. **Ms. Ruter** stated that that property was owned by a private entity but that it was both on the National and Phoenix Historic Registry.

Public Comment:

Opal Wagner stated that she was on the Encanto Village Planning Committee and noted that she lived in the oldest historic districts in the city. Ms. Wagner noted that the Encanto committee has requested the Historic Preservation Office to amend the plan to address the missing middle housing. Ms. Wagner voiced her concern on how the state level initiatives could affect over 22 different neighborhoods. Ms. Wagner noted that many of the houses located in these historic neighborhoods are one story and that the initiative could potentially cause a lot of demolition to allow for additional houses. Ms. Wagner requested the Estrella committee to include the same direction in their recommendation as the Encanto committee.

Aaron Montano noted that he was also on the Encanto Village Planning Committee and that he echoed and supported the comments and request presented by Opal Wagner. Mr. Montano agreed that Phoenix does not have many historic buildings and noted that these historic neighborhoods dated back to the 1930's. Mr. Montano stated that he supported affordable housing but that the updated needed to be updated to address the missing middle housing.

Committee Discussion/Motion/Vote:

Vice Chair Perez noted that there was a collision that focused on the missing middle housing movement. Vice Chair Perez was skeptical that this approach would provide affordable housing. Vice Chair Perez thanked both members of the public for coming to the Estrella Village Planning Committee meeting to provide their comments. Vice Chair Perez noted that she was familiar with the level of engagement and passion by residents that live in these historic neighborhoods. Vice Chair Perez voiced her support to add the same direction as the other committees.

Chair Wallace thanked the members of the public for their comments but noted that four houses would help serve the community more than one.

Ms. Wagner noted that they were not opposed to additional or affordable housing but would like the updated plan to assess how it would affect historic neighborhoods.

Motion:

Vice Chair Lisa Perez motioned to recommend approval of the Historic Preservation Plan update (PreserveHistoricPHX 2025), per the staff recommendation, with direction that staff amend the report to include an assessment and analysis of how the Middle Housing Law, ARS Section 9-426-13, House Bill 2721 will impact Phoenix historic districts. **Kristine Morris** seconded.

Vote:

5-0, motion to recommend approval of the Historic Preservation Plan update (PreserveHistoricPHX 2025), per the staff recommendation, with direction passed with Committee Members Cenicerros, Dominguez, Morris, Perez, and Wallace in favor.

Staff Comments Regarding VPC Recommendation:

None.

Village Planning Committee Meeting Summary

Historic Preservation Plan Update (PreserveHistoricPHX 2025)

Date of VPC Meeting	June 9, 2025
Request	Adoption of the Historic Preservation Plan update (PreserveHistoricPHX 2025)
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	10-0

VPC DISCUSSION:

Three members of the public registered to speak on this item.

Staff Presentation:

Kevin Weight, with the City of Phoenix Historic Preservation Office, introduced himself and provided an overview of the Historic Preservation Plan update. Mr. Weight shared how to access the plan. Mr. Weight discussed what the update is for and the collaborative effort of the plan update. Mr. Weight shared what the plan update includes and the goals of the plan update. Mr. Weight concluded with the public hearing timeline and stated that staff recommends the Village Planning Committee provide any final comments and take action to recommend formal City Council approval.

Questions from the Committee:

None.

Public Comment:

Chair Stephanie Hurd asked Phil Hertel if he would like to speak since he submitted a speaker card. **Phil Hertel** noted that he did not need to speak.

Dan Penton voiced his support for the preservation plan. Mr. Penton noted that one of the plan's goals was identifying and protecting the neighborhood heritage concept. Mr. Penton stated that numerous properties in the Laveen village would meet the 40–50-year criteria to be identified as a heritage neighborhood. Mr. Penton requested more historic preservation enforcements that would prevent historic properties from being neglected or demolished. Mr. Penton added that South Mountain Park should be designated as cultural property to further protect it from future development.

Tom Doescher stated that he was there representing the Willo Historic Neighborhood. Mr. Doescher requested that the updated plan address the missing middle housing. Mr. Doescher stated that historic houses could be torn down and converted into four units, thus eliminating history. Mr. Doescher reiterated his request to add a recommendation to address missing middle housing in the updated plan.

Staff Response:

Mr. Weight appreciated the support voiced by the members of the public and noted that they have discussed the request to include missing middle housing during the Encanto Village Planning Committee meeting. Mr. Weight added that the committee was supportive of the direction and approved the updated plan. Mr. Weight noted that this would not affect Laveen but understood the community's request to preserve single-family houses. Mr. Weight stated that he would not oppose the Laveen committee's decision if they wanted to add direction to address missing middle housing.

Committee Discussion/Motion/Vote:

None.

Motion:

Kristi McCann motioned to recommend approval of the Historic Preservation Plan update (PreserveHistoricPHX 2025), per the staff recommendation, with direction that staff amend the report to include an assessment and analysis of how the Middle Housing Law, ARS Section 9-426-13, House Bill 2721 will impact Phoenix historic districts. **Mixen Rubio-Raffin** seconded.

Vote:

10-0, motion to recommend approval of the Historic Preservation Plan update (PreserveHistoricPHX 2025), per the staff recommendation, with direction passed with Committee Members Darby, McCann, Nasser-Taylor, Ortega, Perrera, Rouse, Rubio-Raffin, Serrette, Barraza, Jensen, and Hurd in favor.

Staff Comments Regarding VPC Recommendation:

None.

Village Planning Committee Meeting Summary

Historic Preservation Plan Update (PreserveHistoricPHX 2025)

Date of VPC Meeting	June 11, 2025
Request	Request to adopt the Historic Preservation Plan update (PreserveHistoricPHX 2025)
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	13-0

VPC DISCUSSION:

Committee Member Lupita Galaviz arrived during this item bringing the quorum thirteen.

One member of the public registered to speak on this item.

Helana Ruter, City of Phoenix Historic Preservation Officer, indicated that the PreserveHistoricPHX 2025 plan is an update to the first historic preservation plan adopted by the City of Phoenix ten years ago. Ms. Ruter noted a firm and focus group were employed to provide recommendations which kicked off a public engagement process. Ms. Ruter said the majority of the historic districts are on the periphery of downtown. Ms. Ruter stated there was an effort at the state level with legislation trying to limit municipal design review and zoning to keep buildings more affordable.

Ms. Ruter added that coming later in the Fall to the Village Planning Committees is a text amendment related to the missing middle housing. Ms. Ruter said she mentioned it as it applies to the historic areas around downtown and it will impact the historic districts. Ms. Ruter noted the plan outlines what the City's Historic Preservation and Archaeology Office does and outlines their goals. Ms. Ruter said the original five goals of the 2015 plan are still relevant but this plan now provides background information and recommended tools or policy action items which vary in complexity. Ms. Ruter said it's a broad overarching document and mentioned she would be going out to the other Villages to make this presentation. Ms. Ruter said that today she was ultimately looking for a recommendation of approval.

Vice Chair Derie asked for the criteria for a building. **Ms. Ruter** said it could be archaeological resources and the built environment. Ms. Ruter said the Maryvale Terrace is a neighborhood of important significance. Vice Chair Derie asked for

the results of the David and Gladys Wright House. Ms. Ruter said the house was listed on the National Register of Historic Places and a historic conservation easement was put on the house. Vice Chair Derie asked because it was about an event center.

Al DePascal asked if it is mainly for the downtown area. **Ms. Ruter** said this is citywide and the plan looks beyond the city to be more innovative.

Vice Chair Derie asked if the Western Savings building was considered historic. **Ms. Ruter** said it was not designated but eligible. Vice Chair Derie said the City of Phoenix used to not see the significance of preserving historic structures.

Warren Norgaard asked if the actual plan was the link from the QR Code. **Ms. Ruter** said that was the 55 pages and outlines goals as a summary of the different resources and tools they'd like to implement over the next decade.

PUBLIC COMMENTS:

Opal Wagner from the Encanto Village Planning Committee said that her village has some of Phoenix's largest and oldest historic areas in the City. Ms. Wagner brought to the attention of the committee the missing middle housing legislation in the areas near downtown. Ms. Wagner said the Encanto Village Planning Committee recommended approval of the PreserveHistoricPHX 2025 Historic Preservation Plan update with the stipulation that staff amend the report to include an assessment and analysis of how the Missing Middle Housing Law (A.R.S. Section 9-462.13, HB 2721) will impact Phoenix's historic neighborhoods.

Ms. Wagner added the Camelback East, Central City, Laveen and Rio Vista Villages adopted the same amended language. Ms. Wagner shared her concerns with the plan update and asked if the Maryvale Village Planning Committee would consider doing this.

Al DePascal asked if the State Legislature and what the State passed would allow the demolition of historic structures and build 2-story homes in place of them. **Vice Chair Derie** asked if the suggested recommendation would be to amplify the voice together of the different Villages. **Ms. Wagner** said yes and the suggestion would make the report better.

Ken DuBose thought what was being asked was not a whole lot.

Al DePascal asked what the Governor said and Ms. Wagner said she had signed the House Bill.

Vice Chair Derie asked if they had information about the plan update before and **Mr. Moric** said the Village Planning Committee received a brief update at a

previous meeting and the Historic Preservation Plan staff report was provided in the monthly packet.

Motion

Patricia Jimenez motioned to recommend approval of the PreserveHistoricPHX 2025 Historic Preservation Plan update, per the staff recommendation, with direction that the staff amend the report to include an assessment and analysis of how the Missing Middle Housing Law (A.R.S. Section 9-4692, 13, HB2721) will impact Phoenix's historic neighborhoods. **Vice Chair Derie** seconded the motion.

Vote

13-0, Motion to recommend approval of the PreserveHistoricPHX 2025 Historic Preservation Plan update, per the staff recommendation, with direction passed, with Committee Members Acevedo, Alonzo, Demarest, DePascal, DuBose, Ewing, Galaviz, Jimenez, Norgaard, Ramirez, Weber, Derie and Barba in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

Village Planning Committee Meeting Summary Historic Preservation Plan Update (PreserveHistoricPHX 2025)

Date of VPC Meeting	June 12, 2025
Request	Adoption of the Historic Preservation Plan update (PreserveHistoricPHX 2025)
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	9-0

VPC DISCUSSION:

One member of the public registered to speak on this item, with concerns.

Staff Presentation:

Helana Ruter, with the City of Phoenix Historic Preservation Office, provided an overview of the Historic Preservation Plan update (PreserveHistoricPHX 2025), noting that the plan will set the framework for historic preservation in Phoenix for the next 10 years. Ms. Ruter stated that the plan is an update to the 2015 plan. Ms. Ruter discussed what the PreserveHistoricPHX 2025 plan includes and the five goal areas of the plan. Ms. Ruter concluded with the public hearing timeline and stated that staff recommends that the Village Planning Committee provide any final comments and take action to recommend formal City Council approval of the plan.

Questions from Committee:

None.

Public Comments:

Tom Doescher introduced himself as a member of the Encanto Village Planning Committee, with concerns. Mr. Doescher stated that the Encanto Village Planning Committee recommended approval of the plan with direction. Mr. Doescher stated that the Arizona State Legislature passed a bill called the Missing Middle Housing bill (HB 2721) a year ago, which will allow duplexes, triplexes and fourplexes in single-family residential areas within a mile of the central business district. Mr. Doescher expressed concerns with the impacts HB 2721 would have on historic single-family districts and historic single-family homes, noting that a majority of the historic districts are within a mile of the central business district in Phoenix. Mr. Doescher stated that the Encanto Village Planning Committee recommended approval of the plan with direction to include an analysis of how HB 2721 would impact historic neighborhoods. Mr.

Doescher requested that the North Gateway Village Planning Committee include this same direction in their recommendation.

Staff Response:

None.

Discussion:

Committee Member Paul Carver asked for clarification if the request would be to take HB 2721 into consideration. **Mr. Doescher** responded affirmatively, noting that the Encanto Village Planning Committee tried to get an amendment to the bill to exempt historic districts from the bill, but it was at the end of the legislative session and would not be heard. Mr. Doescher stated that the State Legislature encouraged them to come back to the next session to consider it. Committee Member Carver stated that a consideration would not remove the problem to leave the historic districts untouched. Mr. Doescher clarified that the recommendation would be approval with direction to staff to look at how HB 2721 would impact historic districts. Committee Member Carver responded that he would be supportive of this recommendation.

Chair Julie Read stated that the City must comply with State law and cannot exempt historic districts if the law does not allow it. Chair Read stated that the direction could be for staff to note it and look into it. Chair Read added that Committee members could testify at the next legislative session speaking as a member of the Committee, but not on behalf of the Committee.

Ms. Ruter stated that the City is working on a Text Amendment to address HB 2721, which has to be adopted by the end of the year.

Committee Member Paul Li expressed concerns with adding a stipulation that is fairly vague.

Adrian Zambrano, staff, stated that it would not be a stipulation, but rather would be direction for staff to look into this topic and include it in an updated version of the plan.

Vice Chair Michelle Ricart asked for clarification if it would be included only if staff is able to include it. **Mr. Zambrano** responded that this is a policy plan and is not regulatory, so that information on how the bill affects historic neighborhoods could be included.

MOTION:

Committee Member Li motioned to recommend approval of the Historic Preservation Plan update (PreserveHistoricPHX 2025), per the staff recommendation, with direction to include an analysis of how the Missing Middle Housing bill (HB 2721) will impact historic neighborhoods. **Vice Chair Ricart** seconded the motion.

VOTE:

9-0; the motion to recommend approval of the Historic Preservation Plan update (PreserveHistoricPHX 2025) per the staff recommendation with direction passed with

Committee members Carver, Crouch, Li, Manion, McCarty, Salow, Stein, Ricart and Read in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary Historic Preservation Plan Update (PreserveHistoricPHX 2025)

Date of VPC Meeting	June 18, 2025
Request	Adoption of the Historic Preservation Plan update (PreserveHistoricPHX 2025)
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	9-0

VPC DISCUSSION:

Two members of the public registered to speak on this item.

Staff Presentation:

Helana Ruter, staff, stated that the draft plan is available online and directed the Committee to either the link in the staff report or the QR code in the flyer. Ms. Ruter stated that the current plan update is an update to the first plan that was adopted in 2015. Ms. Ruter stated that the city contracted with a consultant to prepare a report and hold various focus groups that identified challenges with historic preservation. Ms. Ruter stated that the report was published in 2023, but since that time things have come up including recent state legislation, which will have an effect on some of the historic districts within one mile of the downtown area. Ms. Ruter stated that she anticipated hearing public comments later in the evening and looked forward to providing additional information in the plan update to address those concerns. Ms. Ruter stated that plan update serves as a framework that discusses the underpinnings of historic preservation, the legal basis for historic preservation, accomplishments over the last ten years, and outlines the goals for the coming ten years. Ms. Ruter stated that the original goals of the 2015 plan were still very relevant but that certain tools needed to achieve those goals were missing. Ms. Ruter stated that the city has a city archeologist who operates within the city's Archeology Office under the Arts and Culture Department. Ms. Ruter stated that Chapter 8 of the Phoenix Zoning Ordinance includes protections of archeological resources but needs some bolstering. Ms. Ruter stated that the Historic Preservation Office worked with the city's Archeology Office to provide policy guidance in the plan update to address these needs. Ms. Ruter discussed the implementation of the goals of the plan update and their timing, as well as the role of the Historic Preservation Commission. Ms. Ruter reminded the Committee of the historic preservation video that was presented to the Committee a couple months back. Ms. Ruter stated that they were looking to take the plan update to the Historic Preservation Commission for recommendation in July, with City Council action in the Fall. Ms. Ruter stated they were looking for a

recommendation from the Committee as well as any direction the Committee may have.

Public Comments:

Aaron Searles identified himself as the Chair of the Encanto Village Planning Committee and the Vice President of the Willo District Neighborhood Association. Mr. Searles stated that the plan update is missing a discussion regarding the effects of the Missing Middle Housing Bill that was passed into law and represents one of the greatest challenges to historic preservation that has happened in the last 40 years as it represents a radical change to historic neighborhoods located within one mile of downtown. Mr. Searles stated that the new law essentially allows historic neighborhoods to be torn down and redeveloped as fourplexes without a single-story restriction. Mr. Searles stated that the majority of the homes in the Willo District are single-story and that the new law would drastically change the character of the neighborhood. Mr. Searles stated that the city does not have a lot of history and cannot afford to erase what history it has. Mr. Searles stated that when the plan update was presented to the Encanto Village Planning Committee, the Committee included the following direction for staff: "I move that the Encanto Village Planning Committee recommend approval of the Preserve Historic Phoenix 2025 Historic Preservation Plan Update with a stipulation that staff amend the report to include an assessment and analysis of how the Missing Middle Housing Bill will impact Historic districts within one mile of the Central Business District." Mr. Searles stated that they had been out talking to the other Village Planning Committees regarding this issue and that he hopes that the North Mountain Committee will join the effort so that others will know the potential impact the bill will have on their communities. **Committee Member Joshua Carmona** asked for clarification that the intent was that the plan update includes data and other information that discusses how the redevelopment of sites as fourplexes etc. are affecting historic neighborhoods. Mr. Searles stated that was correct and that the law goes into effect in January of 2026. **Committee Member Massimo Sommacampagna** asked if they had contacted other entities. Mr. Searles stated that they had contacted Save Historic Arizona to raise awareness and that they had collected over 2,000 signatures. Mr. Searles stated that he has yet to hear anyone state that they knew anything about this bill. **Committee Member Ricardo Romero** asked that the plan provide clarity as to the neighborhoods that are affected and asked if they were looking for any mitigation efforts. Mr. Searles stated they were only asking for the Committee's recommendation to include a requirement that information regarding this issue be included in the plan so that people are aware.

Eric Gilmore stated that he was on the local board with Mr. Searles and was in agreement. Mr. Gilmore stated they were not opposed to middle housing but wanted to protect the integrity of their historic neighborhood.

Staff Response:

Ms. Ruter stated that she understands what they are trying to accomplish and has no issues with providing that information. Ms. Ruter stated that a Zoning Text Amendment would be forthcoming and that she anticipates that it will be business as

usual with respect to Design Review, but the city cannot prohibit the types of housing that state law allows.

Discussion:

Committee Member Heather Garbarino asked if the inclusion of the requested information will impact the timing of the approval process. **Ms. Ruter** stated that the Zoning Text Amendment has not been drafted and that the challenge will be to figure out the functional mechanics of how this will be implemented. Ms. Ruter stated that the plan update sets up an outline and does not have a lot of narrative attached, and that it might be an ongoing effort to analyze the effects of the legislation. Ms. Ruter stated that absent the law being repealed, the city does not have the option of not complying with the law.

Committee Member Arick O'Hara stated that he had been paying close attention to the bill from a public safety perspective since it could result in additional people living in a neighborhood that was designed for something different. Committee Member O'Hara stated that the bill discusses the central business corridor as being a one-mile buffer around that area but does not go into specific detail as to where that might occur. Committee Member O'Hara asked if the city has already defined the boundary. **Ms. Ruter** stated that her understanding was that the intent was to make the downtown area the Central Business District, and that the law would apply to that area and a one-mile buffer. Committee Member O'Hara asked if that would include the Willo District. Ms. Ruter stated that it would include 22 historic neighborhoods including the Willo District. Committee Member O'Hara asked the committee if there was any interest in entertaining Mr. Searles' request and while clarifying that he was not making a motion, read Mr. Searles' proposed motion into the record as follows: "I move that North Mountain Village Planning Committee recommend approval of the Preserve Historic Phoenix 2025 Historic Preservation Plan Update with a stipulation that staff amend the report to include an assessment and analysis of how the Middle Housing Law, ARS Section 9-462-13, House Bill 2721 will impact historic districts within one mile of Phoenix's Central Business District." **Committee Member Gabriel Jaramillo** asked if that should be amended to include the forthcoming coming Zoning Text Amendment. **Mr. Kuhfuss**, staff, stated that the text amendment was not on the table for discussion and that the Committee would potentially be looking for staff to include an analysis of the house bill in the plan update. Committee Member Garbarino stated that she would like to add potential mitigation measures. **Committee Member Jim Larson** stated that he understood that the Committee was to vote on the plan update and asked for clarification as to how mitigation measures would be included in the plan update. Committee Member Garbarino stated that it would be included in the discussion.

MOTION:

Committee Arick O'Hara motioned to recommend approval of the Historic Preservation Plan update (PreserveHistoricPHX 2025), per the staff recommendation, with direction that staff amend the report to include an assessment and analysis, and possible mitigation, of how the Middle Housing Law, ARS Section 9-462-13, House

Bill 2721 will impact historic districts within one mile of Phoenix's Central Business District. **Committee Member Heather Garbarino** seconded the motion.

VOTE:

9-0, motion to recommend approval of the Historic Preservation Plan update (PreserveHistoricPHX 2025), per the staff recommendation, with direction with Committee Members Alauria, Carmona, Garbarino, Jaramillo, Knapp, Larson, O'Hara, Sommacampagna, and Matthews in favor and none opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None

Village Planning Committee Meeting Summary Historic Preservation Plan Update (PreserveHistoricPHX 2025)

Date of VPC Meeting	June 2, 2025
Request	Request to adopt the Historic Preservation Plan update (PreserveHistoricPHX 2025)
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	14-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

Kevin Weight with the Historic Preservation Office provided an update of the City's Historic Preservation Plan update. Mr. Weight noted this was an update to the city's first Historic Preservation Plan which was adopted in 2015. Mr. Weight added that a collaborative effort began with a consultant's recommendations for improvements to advance historic preservation in Phoenix which launched a public engagement process to identify goals/tools/actions to create a draft plan update.

Mr. Weight stated the PreserveHistoricPHX 2025 plan supports and refines the goal in the General Plan under Celebrate Our Diverse Communities and Neighborhoods to encourage historic and cultural preservation in the planning process. Mr. Weight added that it details the social and cultural, economic and environmental benefits of historic preservation. Mr. Weight said it supplies a legal and historical background on historic preservation nationally and in Phoenix. Mr. Weight stated it provides a timeline of historic preservation in Phoenix, outlines the City of Phoenix Historic Preservation Program, and assesses accomplishments since the adoption of the historic plan from 2015.

Mr. Weight said the PreserveHistoricPHX 2025 plan includes five goal areas, each of which has defined tools, processes or actions to facilitate accomplishment and achieve the vision of the 2025 plan. Mr. Weight stated the goal areas include protect archaeological resources, protect historic resources, explore preservation incentives, develop community awareness, and promote partnerships. Mr. Weight added the Vision Statement for the plan as: Phoenix is a vibrant and dynamic place with many layers of history. Together with PlanPHX's central vision of a "More Connected Phoenix," PreserveHistoricPHX2025 envisions a city linked by an appreciation for its diverse heritage and a desire to sustain it for the benefit of present and future

generations. Mr. Weight concluded his presentation by sharing a timeline for plan approval and noted staff was recommending approval of the plan.

Mr. Wise noted he read about a legislative bill where historic buildings could be torn down to put up multiple buildings like in the Encanto area. **Mr. Weight** said it is the missing middle housing bill and said it was being addressed but not part of the initial plan as the bill was passed a month or two ago. Mr. Weight said it would affect neighborhoods mainly in the Encanto and Central City Villages. Mr. Weight added the Village Planning Committees will work with staff on a text amendment to work through it as gracefully as they can as it is not popular in the historic districts but still will need to meet the intent of the state legislation.

Motion

Roy Wise motioned to recommend approval of the historic preservation plan per the staff recommendation. **Paul Hamra** seconded the motion.

Vote

14-0; motion to recommend approval of the historic preservation plan update per the staff recommendation passes with Committee members Balderrama, Franks, Goodhue, Gubser, Hamra, Marcolla, Mazza, Petersen, Schmidt, Sepic, Soronson, Wise, Sommer, and Mortensen in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

Village Planning Committee Meeting Summary

Historic Preservation Plan Update (PreserveHistoricPHX 2025)

Date of VPC Meeting	June 10, 2025
Request	Adoption of the Historic Preservation Plan update (PreserveHistoricPHX 2025)
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	5-0

VPC DISCUSSION:

One member of the public registered to speak on this item.

Staff Presentation:

Kevin Weight, with the City of Phoenix Historic Preservation Office, introduced himself and provided an overview of the Historic Preservation Plan update. Mr. Weight shared how to access the plan. Mr. Weight discussed what the update is for and the collaborative effort of the plan update. Mr. Weight shared what the plan update includes and the goals of the plan update. Mr. Weight concluded with the public hearing timeline and stated that staff recommends the Village Planning Committee provide any final comments and take action to recommend formal City Council approval.

Questions from the Committee:

Committee Member Eileen Baden asked if there is a focus on reusing historic buildings and if there are any incentives for historic preservation. **Mr. Weight** responded affirmatively, noting that it was addressed in the 2015 plan and has been expanded upon in the plan update. Mr. Weight stated that there is a fairly robust grant program that is funded both by the general fund as well as the 2023 General Obligation Bond. Mr. Weight stated that the grant program provides incentives and funds for rehabilitation and adaptive reuse. Mr. Weight added that the Historic Preservation Offices works closely with the Office of Customer Advocacy for their adaptive reuse program. Mr. Weight stated that there are also fee waivers and preferential treatment of the building code for adaptive reuse projects.

Chair Dino Cotton asked if there are historic underground tunnels in Phoenix. **Mr. Weight** responded that some do exist, but they may not be to the extent that people have rumored. Mr. Weight stated that there are basements that are connected and some government buildings that are connected underground.

Committee Member Will Holton asked how far back historic preservation goals in Phoenix go and if there is any federal interest in historic preservation. **Mr. Weight** responded that two of the goals in the plan are to protect archaeological resources as well as historic resources. Mr. Weight stated that the historic built environment started when Phoenix first became a city around 1867. Mr. Weight added that there is a lengthy history with indigenous people in Phoenix, which the Archaeology Office works with to protect archaeological resources. Mr. Weight stated that the City of Phoenix Historic Preservation Office works closely with the Arizona State Historic Preservation Office and the National Park Service. Mr. Weight added that their office follows the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Mr. Weight stated that the state and federal level also have tax incentives for historic preservation. Committee Member Holton asked what impact archaeological discoveries have on construction. Mr. Weight responded that there are strict laws regarding archaeological resources, especially for human remains.

Committee Member Baden stated that Phoenix used to have trolleys and San Francisco has turned their trolley system into a tourism opportunity. Committee Member Baden asked if the plan addresses the trolley lines in Phoenix. **Mr. Weight** responded that it does not address trolley lines specifically. Mr. Weight stated that light rail has been a big transportation investment in Phoenix, and they have worked with the Planning staff to support light rail and ensure minimal impact to historic properties as the light rail lines are constructed. Mr. Weight added that there are maps that show where the trolley lines were and there are still some rails buried in certain locations along certain streets.

Committee Member Ozzie Virgil asked if there are any maps showing where stagecoach lines were. **Mr. Weight** responded that there is documentation in data archives that shows where stagecoach lines were, noting that some did go as far north in Phoenix as the Rio Vista Village. Mr. Weight stated that this would be of interest for their office to research moving forward for the next 10 years.

Committee Member Baden stated that human remains can typically be found around river corridors, since that is where people used to live. Committee Member Baden asked if there could be opportunities for wayfinding signage or mile markers along the river corridors to incorporate cultural significance into the signage as the river corridors are improved, such as for Rio Reimagined project. **Mr. Weight** responded affirmatively, noting that they would encourage it and it is something that would fit nicely into the plan. Mr. Weight stated that they have done it along the light rail lines for historic properties.

Public Comments:

Opal Wagner introduced herself as a member of the Encanto Village Planning Committee. Ms. Wagner stated that the Encanto Village has many of Phoenix's oldest and largest historic districts. Ms. Wagner stated that there was a bill called the Missing Middle Housing bill that was signed into law last year, which targets all single-family neighborhoods within one mile from the central business district, which includes 22 historic districts, for redevelopment as multifamily. Ms. Wagner stated that each lot could be developed into as many as four units. Ms. Wagner stated that many historic

homes are one-story, but the bill does not allow height restriction less than two stories. Ms. Wagner stated that the bill also allows lot splits into four parcels. Ms. Wagner stated that the plan update does not include anything about the Missing Middle Housing law. Ms. Wagner stated that the Encanto Village Planning Committee recommended approval with a condition to amend the plan to include an assessment and analysis of how the Missing Middle Housing law (HB 2721) will impact historic districts. Ms. Wagner stated that the Central City, Camelback East, and Laveen Village Planning Committees also recommended this.

Staff Response:

Mr. Weight responded that staff supports Ms. Opal's recommendation. Mr. Weight stated that it was not deliberate to exclude mention of the Missing Middle Housing law in the plan but rather a timing issue. Mr. Weight stated that this would be the time to address anything that is missing from the plan.

Discussion:

Committee Member Virgil asked for clarification that Mr. Weight was not the one that left the Missing Middle Housing law out of the plan. **Mr. Weight** responded that he was not. Mr. Weight stated that it was a timing issue, since the plan update began back in 2021 and the law was just recently passed. Mr. Weight added that staff appreciates any feedback of missing items from the plan.

Committee Member Holton asked if there is anything that needs to be tailored to the Rio Vista Village. **Vice Chair Scott Lawrence** responded that there are no historic districts within the Rio Vista Village.

Chair Cotton stated that the only historic property in the Rio Vista Village may be Pioneer Village.

MOTION:

Vice Chair Lawrence motioned to recommend approval of the Historic Preservation Plan update (PreserveHistoricPHX 2025), per the staff recommendation, with direction to amend the plan to address how the Missing Middle Housing law (HB 2721) will impact historic properties, per the Encanto Village Planning Committee recommendation. **Committee Member Virgil** seconded the motion.

VOTE:

5-0; the motion to recommend approval of the Historic Preservation Plan update (PreserveHistoricPHX 2025) per the staff recommendation with direction passed with Committee members Baden, Holton, Virgil, Lawrence and Cotton in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary
Historic Preservation Plan Update (PreserveHistoricPHX 2025)

Date of VPC Meeting	June 10, 2025
Request	Request to adopt the Historic Preservation Plan update (PreserveHistoricPHX 2025)
VPC Recommendation	Continuance to the July 8, 2025 Village Planning Committee meeting
VPC Vote	11-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

One member of the public registered to speak on this item and did not indicate support or opposition.

STAFF PRESENTATION

Helana Ruter, staff, provided a presentation regarding the draft *PreserveHistoricPHX 2025* Historic Preservation Plan Update. Ms. Ruter stated that the plan builds upon the 2015 plan, stated that the plan is intended to guide the City’s preservation efforts over the next decade, explained that consultant work for the plan identified key challenges facing preservation, and stated that the project included robust public outreach. Ms. Ruter stated that feedback from Village Planning Committees emphasized the need to reflect recent state legislation, including the Missing Middle Housing Bill, explained that the plan includes five overarching goals, and stated that the plan is designed to be nested under the General Plan. Ms. Ruter requested final comments from the Committee, asked for a recommendation of approval, and stated that the plan will be ultimately adopted by City Council.

QUESTIONS FROM THE COMMITTEE

Committee Member George Brooks shared that there are many historic buildings in South Phoenix, expressed concern that there is confusion among residents about how historic preservation regulations apply, and stated that property owners often wish to modify their homes while retaining historic designation. **Ms. Ruter** responded that the goal of the plan is not to preserve buildings in a static or “amber-like” state, but to allow for respectful alterations that maintain historical integrity.

PUBLIC COMMENT

Tom Doescher explained that he is a member of the Encanto Village Planning Committee, described the Missing Middle Housing Bill, explained that the bill was passed by the State Legislature in 2024, and explained that the bill allows additional

residential units within one mile of the Central Business District (CBD). Mr. Doescher stated that most of Phoenix's historic districts fall within the one-mile radius of the CBD, expressed concern that the bill could lead to increased demolition of historic buildings, and requested that the plan include an analysis of its potential impacts.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

Committee Member Fred Daniels asked whether funding is being pursued for historic home rehabilitation and referenced a requirement that recipients live on the property. **Ms. Ruter** stated that the City currently has GO Bond funds available for grants, some of which are allocated to residential properties, stated that the funding focuses on exterior improvements, and explained that the funding allows for up to \$20,000 in matching funds.

Committee Member Mark Beehler stated that he did not understand the issue with the Missing Middle Housing Bill and asked for information on the Bill's impact on the Historic Preservation Plan. **Ms. Ruter** stated that a Missing Middle Housing Text Amendment is forthcoming and acknowledged concerns that the bill has not been referenced in the plan. Ms. Ruter stated that she is requesting recommendation of approval and that information will be added to address how state-level changes may impact historic preservation.

Committee Member Kassandra Alvarez stated that she needs more information about the Missing Middle Housing Bill, expressed concern that the plan is vague on protections for archaeological resources, and stated that Indigenous people should be represented in the process. **Ms. Ruter** stated that archaeological protection is addressed by another department that meets with four tribes and stated that protecting archaeological resources is important to the City.

Vice Chair Emma Viera asked what exactly was being requested. **Ms. Ruter** stated that she was requesting approval of the Historic Preservation Plan Update, stated that the plan is intended to be nested under the General Plan, explained the plan would be adopted by City Council, and stated that the plan establish policies that outline what the City wants to accomplish over the next ten years.

Committee Member Kay Shepard asked whether archaeology is handled by another department. **Ms. Ruter** confirmed that archaeology is handled by another department, stated that archaeological protection is within the Historic Preservation Ordinance, and explained that they are looking to partner more with the Archaeology Office.

Committee Member Brooks asked for clarification on what the motion would include. **Chair Arthur Greathouse III** asked how other Village Planning Committees had voted on the item. **Samuel Rogers**, staff, explained that Laveen and Central City Village

Planning Committees had both approved the plan with direction that the plan be amended to address how the Missing Middle Housing Bill will impact historic districts.

Committee Member Beehler stated that he had not seen the updated Historic Preservation Plan and did not want to vote on something he had not seen. Committee Member Beehler asked for clarification on the direction the other Village Planning Committees had provided. **Mr. Rogers** stated that at the other Village Planning Committees there were community concerns that the Missing Middle Housing Bill would incentivize demolition of historic buildings. Mr. Rogers stated that the Committee had received a video presentation on the Historic Preservation Plan Update at the prior meeting.

Chair Greathouse asked what options were available for a motion. **Mr. Rogers** stated that it would be at Ms. Ruter's discretion whether a continuance would be acceptable and stated that the Committee could approve, deny, or take no action on the plan.

Ms. Ruter stated that a hyperlink to the plan was included in the staff report provided in the Committee's packet, but that the full plan was not included in the packet. Ms. Ruter stated that she would ensure a direct link is distributed and stated that she is willing to return next month.

Committee Member Lee Coleman asked how many historic buildings and how many historic neighborhoods are designated in South Phoenix. **Ms. Ruter** stated that she would follow up at the next meeting.

Committee Member Brooks identified two historic properties in the South Mountain Village.

Committee Member F. Daniels asked for the criteria used to determine what qualifies as a historic property.

Chair Greathouse asked for an explanation of the Missing Middle Housing Bill. **Mr. Rogers** stated that staff are working on a Text Amendment to comply with the bill but village planning staff have not yet been educated on the bill yet.

Mr. Doescher stated that the bill would eliminate single-family zoning, expressed that the bill had good intentions but was poorly implemented, stated that legislative overreach will impact South Phoenix, stated that bills are being passed without consideration for how they affect cities and towns, and referenced a study published by the City of Tucson.

Motion:

Committee Member Kay Shepard made a motion to recommend a continuance of the Historic Preservation Plan update to the July 8, 2025 South Mountain Village Planning Committee meeting. **Committee George Brooks** seconded the motion.

Vote:

11-0, motion to recommend a continuance of the Historic Preservation Plan update to the July 8, 2025 South Mountain Village Planning Committee meeting passed with Committee Members Alvarez, Beehler, Brooks, Busching, Coleman, F. Daniels, Falcon, Shepard, Thompson, Viera, and Greathouse in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Addendum A Staff Report: Historic Preservation Plan – *PreserveHistoricPHX2025* August 22, 2025

INTRODUCTION

The first comprehensive plan for historic preservation in the city of Phoenix was adopted in 2015. *PreserveHistoricPHX2025* provides the opportunity to assess the achievements made after the adoption of the original plan, new challenges as well as new opportunities to advance historic preservation in Phoenix. A copy of the draft version of *PreserveHistoricPHX2025* can be accessed here: [PreserveHistoricPHX | City of Phoenix](#)

BACKGROUND

The city commissioned the preeminent historic preservation data analysis firm PlaceEconomics to conduct stakeholder meetings to identify challenges and create a series of recommendations to advance historic preservation in Phoenix based on practices occurring across the country. The city began a public engagement effort based on the findings of this PlaceEconomics study (included in plan as appendices) with a series of public meetings and a publicly posted survey from fall of 2023 through summer of 2024 to evaluate the relevancy of the original 2015 goals and to set priorities for the next decade.

The City Archaeology Office played an important role in developing recommendations for *PreserveHistoricPHX2025* because archaeology is a key component of historic preservation. The City of Phoenix Historic Preservation Ordinance – Chapter 8 of the Zoning Ordinance – mandates the identification and preservation of archaeological resources and the recognition that “archaeological resources found on public land are the property of all citizens and are not private property.” (§802.B.2(c))

These engagement efforts revealed that the original five goals of the 2015 plan continue to have relevance:

1. Protect Archaeological Resources
2. Protect Historic Resources
3. Explore Preservation Incentives
4. Develop Community Awareness
5. Promote Partnerships

The goals and tools can be found starting on page 54 of the draft *PreserveHistoricPHX2025* plan.

PUBLIC HEARINGS

The Village Planning Committees (VPCs) considered the request for plan approval throughout June, with an additional meeting in July. Two VPCs recommended approval, per the staff recommendation; twelve VPCs recommended approval, per the staff recommendation, with direction and one VPC did not meet quorum.

The City of Phoenix Historic Preservation (HP) Commission considered the request on July 14, 2025, and recommended approval per the staff recommendation.

Following these public hearings, updates have been made to the draft plan to address comments as well as the direction from the VPCs to assess how the Middle Housing Law (A.R.S. § 9-462.13) will impact historic districts within one mile of Phoenix’s Central Business District.

STAFF REQUEST

Staff recommends plan approval with the following changes:

Location in HP Plan	Proposed Changes
Page 3 Acknowledgements	Amend Council, Commission and Staff members as needed
Page 10 Under Create a Network of Vibrant Cores, Centers & Corridors	Replace as follows: “Commercial areas with a concentration of heritage buildings, such as the historic Grand Avenue or Miracle Mile corridors, are magnets for small businesses, legacy businesses, and businesses in the creative and technology sectors.”
Page 10 Under Connect People & Places	Add as follows: “Residents of Phoenix’s historic districts live closer to museums, libraries and other cultural institutions compared to the city overall.”
Page 10-11 Under Strengthen our Local Economy	Add as follows: “Phoenix’s heritage commercial areas are home to 20% of all jobs in arts, entertainment and recreation.”
Page 11 Under Celebrate our Diverse Communities and Neighborhoods	<p>Replace as follows: “Phoenix’s historic neighborhoods are great models of diversity, not only in architectural style or housing unit type, but also in resident demographics.”</p> <p>“As a share of housing stock, Phoenix’s historic districts have 6% of 2-to-4-unit structures versus 1% for the remainder of the city. A much wider range of housing unit options yields a diversity of housing and rent prices.”</p> <p>“Historic districts have both a slightly higher share of high income and low-income residents as compared to the city overall reflecting economic diversity.”</p> <p>“With rapid population growth between 2010 and 2020; Phoenix’s historic districts gained fewer white residents</p>

	<p>and lost fewer residents of other races than the rest of Phoenix, maintaining levels of population diversity in these areas.”</p> <p>“The city’s inventory of older housing stock is providing affordable housing largely without subsidy, likely due to its age, condition and smaller unit size.”</p>
Page 11 Under Build the most Sustainable Desert City	<p>Delete:</p> <p>“Historic neighborhoods in Phoenix are walkable—most rated “Very Walkable” as contrasted to “Car Dependent” for the city as a whole.”</p> <p>Add as follows:</p> <p>“Phoenix’s historic neighborhoods are significantly more pedestrian, bike and transit friendly than the city has a whole.”</p> <p>Modify as follows:</p> <p>“Reusing existing buildings encourages adaptive reuse and diverts waste from our landfills while also reducing carbon emissions that result from new construction.”</p>
Page 42 under table	<p>Replace as follows: “Current real estate market conditions are evident in the top four challenges selected by respondents and for good reason. Demand for housing and increasing real estate prices have placed direct pressure on historic resources. Arguments that existing housing is inefficient or expensive to maintain result in proposals for demolition and redevelopment and continue to lead to the loss of historic buildings in Phoenix. Additionally, some property owners, unaware of historic preservation requirements, or as a result of market conditions, undertake renovation or demolition work without obtaining the necessary plan reviews and permits. Respondents expressed concerns about limited enforcement mechanisms and the resulting difficulty in ensuring compliance with historic preservation requirements.</p> <p>A new state law, A.R.S. § 9-462.13, related to middle housing has heightened the concern of historic district residents about the impact of market pressures on their neighborhoods. A.R.S. § 9-462.13 requires cities to allow up to four units on single-family zoned lots within one mile of a city’s downtown or central business district. In Phoenix, while historic districts make up only 1% of the total land area of the city, they make up 78% of the single-family zoning acreage within the one-mile area of downtown, making them disproportionately impacted by</p>

	<p>this legislation. The law allows for this additional density, by right, but does not prohibit historic preservation plan review. The City of Phoenix Planning and Development Department will continue to require historic preservation plan review (demolition and/or new construction) on all housing proposals for historically designated properties</p> <p>As the long-term impacts of A.R.S. § 9-462.13 to historic districts are not yet known, city staff will monitor and collect data on new development in historic districts related to middle housing. A report will be prepared and presented at each annual work session of the Historic Preservation Commission.”</p>
Page 44 Under first paragraph	<p>Add as follows: “A primary concern expressed about the potential impact of A.R.S. § 9-462.13 to historic districts relates to the possible demolition of historic dwellings for the construction of new multi-family dwellings on the existing parcel.</p> <p>While A.R.S. § 9-462.13 grants increased rights, it does not alter the provisions of the Historic Preservation Ordinance, including the authority to impose a one-year stay of demolition for properties with HP overlay zoning.</p> <p>As part of strategies to preserve historic resources, the city may explore amending the Historic Preservation Ordinance to allow for the extension of demolition stays beyond one year. Such a measure could further discourage speculative redevelopment that undermines the historic character of neighborhoods.”</p>
Page 45 Under table	<p>Add as follows: “In the time since the original public outreach effort prioritized the development of a “pattern book” for Accessory Dwelling units (ADUs) the city has begun an initiative to develop standardized accessory dwelling unit (ADU) plans that will be preapproved and made available free to the public. Specific designs will also be preapproved for historic districts. While noted as “ADU’s” these preapproved plans will expedite the permitting of small, sensitively designed housing units which can add density in districts under A.R.S. § 9-462.13.”</p>

Page 53 Mission statement following last sentence	Add as follows: “The August annual work session of the Historic Preservation Commission will provide the opportunity for staff to report on plan achievements made the prior year and discuss action items for the coming year.”
Page 57 Implementation Table	<p>Add row in table as follows: “Create Enhanced Design Guidelines – HPO Partnering with consultants – Medium to long term”</p> <p>Revise timeframes for the following items:</p> <ul style="list-style-type: none">• Complete Context development and surveys of post-World War II property types - Short to medium term• Explore creation of honorific Heritage Property/District Classification - Short to medium term
Page 61 Implementation Table	<p>Modify third row in table as follows: “Present on relevant HP topics at neighborhood and organization meetings to include Village Planning Committee meetings.”</p> <p>Revise timeframes for the following items:</p> <ul style="list-style-type: none">• Develop educational tools for real estate professionals - Medium term• Create an HP 101 Series - Short term

PROJECT TIMELINE

PreserveHistoricPHX 2025 is tentatively set to go before the Council Transportation, Infrastructure and Planning Subcommittee on October 15, 2025, and to City Council on November 19, 2025.

WRITER/TEAM LEADER

Helana Ruter
8/22/2025

Attachment E

REPORT OF PLANNING COMMISSION ACTION September 4, 2025

ITEM NO: 2	
	DISTRICT NO.: Citywide
SUBJECT:	Presentation, discussion, and possible recommendation regarding adoption of the Historic Preservation Plan update (PreserveHistoricPHX 2025).
Applicant:	City of Phoenix Historic Preservation Commission
Representative:	Helena Ruter, City of Phoenix Historic Preservation Commission

ACTIONS:

Staff Recommendation: Approval, with the changes outlined in the Staff Report.

Historic Preservation Commission: 7/14/2025 Approval, per the staff recommendation.
Vote: 8-0.

Village Planning Committee (VPC) Recommendation:

Ahwatukee Foothills 6/23/2025 Approval, with direction. Vote: 10-0.

Alhambra 7/22/2025 No quorum.

Camelback East 6/3/2025 Approval, with direction. Vote: 17-0.

Central City 6/9/2025 Approval, with direction. Vote: 8-0.

Deer Valley 6/17/2025 Approval, with direction. Vote: 10-0.

Desert View 6/3/2025 Approval. Vote: 12-0.

Encanto 6/2/2025 Approval, with direction. Vote: 14-0.

Estrella 6/17/2025 Approval, with direction. Vote: 5-0.

Laveen 6/9/2025 Approval, with direction. Vote: 10-0.

Maryvale 6/11/2025 Approval, with direction. Vote: 13-0.

North Gateway 6/12/2025 Approval, with direction. Vote: 9-0.

North Mountain 6/18/2025 Approval, with direction. Vote: 9-0.

Paradise Valley 6/2/2025 Approval. Vote: 14-0.

Rio Vista 6/10/2025 Approval, with direction. Vote: 5-0.

South Mountain 7/8/2025 Approval, with direction. Vote: 14-0.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: Vice-Chairperson Boyd was supportive of the plan, however he raised concerns about some of the proposed changes outlined in the staff report. He was concerned about how middle housing is portrayed as a negative impact and the reference to affordability of historic properties.

Motion details: Vice-Chairperson Boyd made a MOTION to approve the PreserveHistoricPHX 2025 update, per the staff recommendation.

Maker: Vice-Chairperson Boyd

Second: James

Vote: 6-0

Absent: Odegard-Begay, Matthews

Opposition Present: Yes

Findings: PreserveHistoricPHX2025 provides the opportunity to assess the achievements made, new challenges as well as new opportunities to advance historic preservation in Phoenix.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.