



ADOA GOVERNMENTAL MALL PLANNING ACTIVITIES REPORT

CALENDAR YEARS 2019 & 2020



Pursuant to ARS § 41- 1362, the Arizona Department of Administration (ADOA), General Services Division (GSD), is responsible for reviewing, approving, and reporting for certain planning and development activities in the Governmental Mall. ARS § 41-1362 requires that ADOA:

1. Develop and maintain and amend as necessary a comprehensive long-range general plan for the development of the Governmental Mall area.
2. Encourage public agencies to enter into intergovernmental agreements or contracts to implement the general plan for the development of the Governmental Mall.
3. Review and approve or disapprove in writing requests for permission to develop structures or sites or award construction contracts for new buildings or improvements within the Governmental Mall. The department shall review requests submitted by this state or a political subdivision of this state in which this state or political subdivision has a contractual interest to ensure consistency with the approved general plan.
4. Review all planning activities within Governmental Mall boundaries.
5. Publish an annual report on the issues brought before the department and its recommendations.

The Governmental Mall is composed of the area with a western boundary of 19th Avenue, a northern boundary of all lots abutting Van Buren street, an eastern boundary of 7th Avenue and a southern boundary of the Harrison Street alignment.

DEVELOPMENT PROPOSALS SUBMITTED TO ADOA - 2019

1. Amended Special Use Permit - Human Services Campus - This application requested an expansion of the existing Special Use Permit boundaries to a total of approximately 16.9 gross acres, which incorporates Andre House of Arizona, two additional parcels obtained by Human Services Campus Inc. and the ability to operate a maximum of 1,000 beds. The increase in shelter beds is planned to provide 100 beds to a new Andre House “low barrier” shelter for the mentally ill, 50 beds to Circle the City medical respite and an additional 425 Central Arizona Shelter Services shelter beds.

ADOA ACTION: Approved

DEVELOPMENT PROPOSALS SUBMITTED TO ADOA - 2020

1. 747 W. Van Buren St. - Armory Building Partial Abandonment of ROW - City of Phoenix - This proposal received from the City of Phoenix Parks Department was initially requesting a lot split for the Armory Building, which would be necessary in order for them to sell the building. Further research revealed that the Armory Building was actually included in the ROW of the surrounding streets. They subsequently revised their request to be for approval of partial abandonment of City ROW upon which the building is located.

ADOA ACTION: Approved

2. **204 S. 12th Ave. - Human Services Campus - Electric Vehicle Charging Stations** - A proposal for a new electric vehicle charging station to be located within the Human Services Campus was reviewed by ADOA.

3. **ADOA ACTION: Approved**

4. **510 W. Monroe Street - New Duplex on an R-5 Lot - M. Burton Design, LLC** - The proposed project will provide two one bedroom residential rental units at 1510 W Monroe Street. There is currently a single-family residence on this lot. To meet City of Phoenix R-5 Zoning requirements, site improvements are required as well.

ADOA ACTION: Approved

5. **1805 W. Van Buren - Tenant Improvements - The Wightman Group, LLC** - The proposed project is for tenant improvements to this existing building. ADOA reviewed the plans submitted.

ADOA ACTION: Approved

6. **917 W. Madison - Solar Canopies - Empire Renewable Energy, LLC** - The proposal is to construct three new solar shade canopies and two new solar producing carport canopies on the building. ADOA reviewed plans and elevations for the new construction.

ADOA ACTION: Approved

7. **10th Ave. and Van Buren - Holiday Inn Express - Orcott-Winslow** - The proposal is for a new Holiday Inn Express. Complete sets of plans were submitted and reviewed by ADOA.

ADOA ACTION: Approved

8. **9th Ave. and Madison Street - Maricopa County Fueling Station** - The proposal is for a new fueling station and car wash for the Maricopa County vehicle fleet. Plans were submitted and reviewed by ADOA, and must also continue through the review and permitting process with both Maricopa County and the City of Phoenix.

ADOA ACTION: Approved

9. **CBC City of Phoenix Utility Construction Projects** - Numerous proposals were received from CBC for City of Phoenix utility construction within the GMMP area. All plans were circulated and reviewed for potential conflicts with existing fiber optic and other State utilities.

ADOA ACTION: Approved

10. **1825 W. Washington Street - MCI Fiber Optic/Small Cell Permit** - Plans were submitted to ADOA by MCI for the construction of a new fiber optic/small cell project within the GMMP area. The plans were circulated internally and reviewed for potential existing utility conflicts. No conflicts were identified for the project.

ADOA ACTION: Approved

11. 814 W. Jefferson - Special Use Permit Removal for a Bus Shelter/Station - City of Phoenix - This proposal was forwarded to ADOA by the City of Phoenix requesting the removal of a Special Use Permit for a Bus Shelter/Station on the property, so that this portion of the property could revert to C-3 zoning.

ADOA ACTION: Approved

12. 1310 W. Monroe St - Addition to Existing SF Residence - John and Aleta Lynch - Plans for this SF home addition were submitted to ADOA for review. The plans were reviewed by ADOA. The project will need to continue through the review and approval processes with the Woodland Historic District.

ADOA ACTION: Approved

13. 721 W. Jackson St. - New Prefabricated Metal Building in A-1 Industrial District - John Westerdale - The proposal submitted was for a new prefabricated metal building within the GMMP area. The property is located within an A-1 Industrial District, and within an area identified in the GMMP that is designated with a Commercial-Mixed Use land use category. The plans submitted were reviewed by ADOA.

ADOA ACTION: Approved

14. 1340 W. Monroe St. - New SF Residence on a Vacant Lot in an R-5 District - Wilt Construction, Inc. - The proposed new single family residence plans were submitted and reviewed by ADOA.

ADOA ACTION: Approved