



City Council Weekly Information Packet

Friday, July 12, 2024

Includes the following documents/information:

- 1) City Council Events Schedule
- 2) Tax Revenue Statistical Report – May 2024 Revised
- 3) Free Virtual Homeowners' Association Classes
- 4) Community Development Activity Report – July 2024
- 5) Transportation and Sustainability Department Update



City Council Events Schedule

July 12, 2024 thru December 13, 2024

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

Thu	Jul 18	12:00 p.m. – 4:00 p.m.	Summer Youth Volunteer Program – End of Summer Celebration Location Main Event Tempe 8545 S. Emerald Drive Tempe, AZ
Fri	Jul 19	9:00 a.m. – 11:00 a.m.	Tempe Fire and Medical Rescue Awards Location: Tempe History Museum 809 E. Southern Avenue Tempe, AZ
Tue	Jul 23	11:00 a.m. – 2:00 p.m.	Community Coffee with Your Cops Location: Target Shopping Center 1818 E. Baseline Road Tempe, AZ
Sat	Jul 27	5:30 p.m. – 9:30 p.m.	Farewell Dinner for Tempe Sister Cities Program Location: Church of Jesus Christ of Latter Day Saints 2707 S. College Tempe, AZ
Sat	Jul 27	6:00 p.m. – 8:00 p.m.	Special Olympics Awards Banquet Location: Westside Multigenerational Center 715 W. 5 th Street Tempe, AZ
Wed	Jul 31	6:00 p.m. – 7:30 p.m.	Career Ready Intern Celebration Location: Rio Salado Conference Center 2323 W. 14 th Street Tempe, AZ
Fri	Aug 16	5:30 p.m. – 7:30 p.m.	Pat Tillman Veterans Center's 13 th Year Anniversary Celebration Location: Arizona State University 500 E. Veteran's Way Tempe, AZ
Fri	Aug 23	11:30 a.m. – 1:30 p.m.	Tempe Chamber ASU Sun Devil Kickoff Luncheon

			Location: Arizona State University 500 E. Veterans Way Tempe, AZ
Tue - Fri	Aug 27 - 30	All Day	2024 Annual League Conference Location: Arizona Biltmore 2400 E. Missouri Avenue Phoenix, AZ
Sat	Sep 7	5:00 p.m. – 8:00 p.m.	City of Tempe Night Location: ASU Stadium 500 E. Veteran’s Way Tempe, AZ
Wed	Sep 18	12:00 p.m. – 1:00 p.m.	Bond Election Information Virtual Meeting Location: Zoom https://us06web.zoom.us/join/9151898067
Wed	Sep 18	7:00 p.m. – 8:00 p.m.	Bond Election Information Meeting Location: Kiwanis Recreation Center 6111 S. All America Way Tempe, AZ
Mon	Sep 23	6:00 p.m. – 7:00 p.m.	Bond Election Information Meeting Location: North Tempe Multi-Generational Center 1555 N. Bridalwreath Street Tempe, AZ
Tue	Sep 24	5:30 p.m. – 7:30 p.m.	Arts in the Parks Block Party: Scudder Park Location: Scudder Park 5805 S. Lakeshore Drive Tempe, AZ
Tue	Sep 24	6:00 p.m. – 7:00 p.m.	Bond Election Information Meeting Location: Temp Public Library 3500 S. Rural Road Tempe, AZ
Wed	Sep 25	5:30 p.m. – 7:30 p.m.	Backstage Pass – Councilmember Garlid Location: Hayden Ferry 60 E. Rio Salado Parkway Tempe, AZ
Wed	Sep 25	5:30 p.m. – 7:30 p.m.	Arts in the Parks Block Party: Mary and Moses Green Park Location: Mary and Moses Green Park 9325 W. Warner Ranch Drive Tempe, AZ

Thu	Sep 26	5:30 p.m. – 7:30 p.m.	Arts in the Parks Block Party: Optimist Park Location: Optimist Park 2000 E. Sesame Street Tempe, AZ
Thu - Sat	Sep 26 - 28	All Day	Democrat Municipal Officials Summit Location: Temp Mission Palms 60 E. 5 th Street Tempe, AZ
Wed	Oct 9	5:00 p.m. – 7:00 p.m.	Tempe Sister Cities New Garden Reveal Location: Tempe Public Library Community Complex 3500 S. Rural Road Tempe, AZ
Fri – Sat	Oct 11 – 13	All Day	Oktoberfest Location: Tempe Beach Park 80 W. Rio Salado Parkway Tempe, AZ
Sat	Oct 12	4:00 p.m. – 6:00 p.m.	Parque de Sol Renaming Celebration Location: Parque de Soza Park 1430 S. Cedar Street Tempe, AZ
Wed	Oct 16	5:30 p.m. – 7:30 p.m.	Arts in the Parks Block Party: Daumler Park Location: Daumler Park 2821 S. Evergreen Road Tempe, AZ
Sat	Oct 19	3:00 p.m. – 7:00 p.m.	Getting Arizona Involved in Neighborhoods (GAIN) Location: City of Tempe 31 E. Fifth Street Tempe, AZ
Tue	Oct 22	5:30 p.m. – 7:30 p.m.	Arts in the Parks Block Party: Clark Park Location: Clark Park 1730 S. Roosevelt Street Tempe, AZ
Wed	Oct 23	5:30 p.m. – 7:30 p.m.	Arts in the Parks Block Party: Indian Bend Park Location: Indian Bend Park 1250 E. Marigold Lane Tempe, AZ
Tue	Nov 12	5:30 p.m. – 7:30 p.m.	Arts in the Parks Block Party: Estrada Park Location: Estrada Park

			1801 E. Palomino Drive Tempe, AZ
Wed	Nov 13	8:00 a.m. – 10:00 a.m.	LISC Phoenix Annual Breakfast & Community Awards Location: LISC Phoenix 326 Coronado Road, Suite 204 Phoenix, AZ
Wed	Nov 13	5:30 p.m. – 7:30 p.m.	Arts in the Parks Block Party: Meyer Park Location: Meyer Park 2727 S. Dorsey Lane Tempe, AZ
Sat	Nov 16	6:00 p.m. – 9:00 p.m.	Tempe Jam Location: Tempe Sports Complex 8401 S. Hardy Tempe, AZ
Mon	Nov 18	5:00 p.m. – 9:00 p.m.	41 st Annual Don Carlos Humanitarian Awards – Tempe Community Council Location: Pera Club 1 E. Continental Drive Tempe, AZ
Fri	Dec 13	11:00 a.m. – 4:00 p.m.	Tempe Elementary Blood Drive Location: Tempe Elementary School District #3 3205 S. Rural Road Tempe, AZ

07/12/24 JR

MEMORANDUM



TO: Mayor and Council
FROM: Lauri Oszakiewski, Senior Municipal Budget & Finance Analyst
THROUGH: Lisette Camacho, Deputy City Manager

DATE: July 12, 2024
SUBJECT: Tax Revenue Statistical Report – May 2024 Revised

Introduction

The Municipal Budget Office (MBO) reviews the City’s privilege (sales) tax collections for the General Fund (1.2%), Transit Fund (0.5%) and Arts & Cultural Fund (0.1%) and the General Fund bed tax (5.0%) in order to monitor the financial performance of the City’s largest revenue source. This monthly analysis also provides the opportunity to determine if adjustments need to be made for any significant variances to ensure continuity of programs and service delivery. The May 2024 report summarizes our analysis of the April sales activity reported to the Arizona Department of Revenue (ADOR).

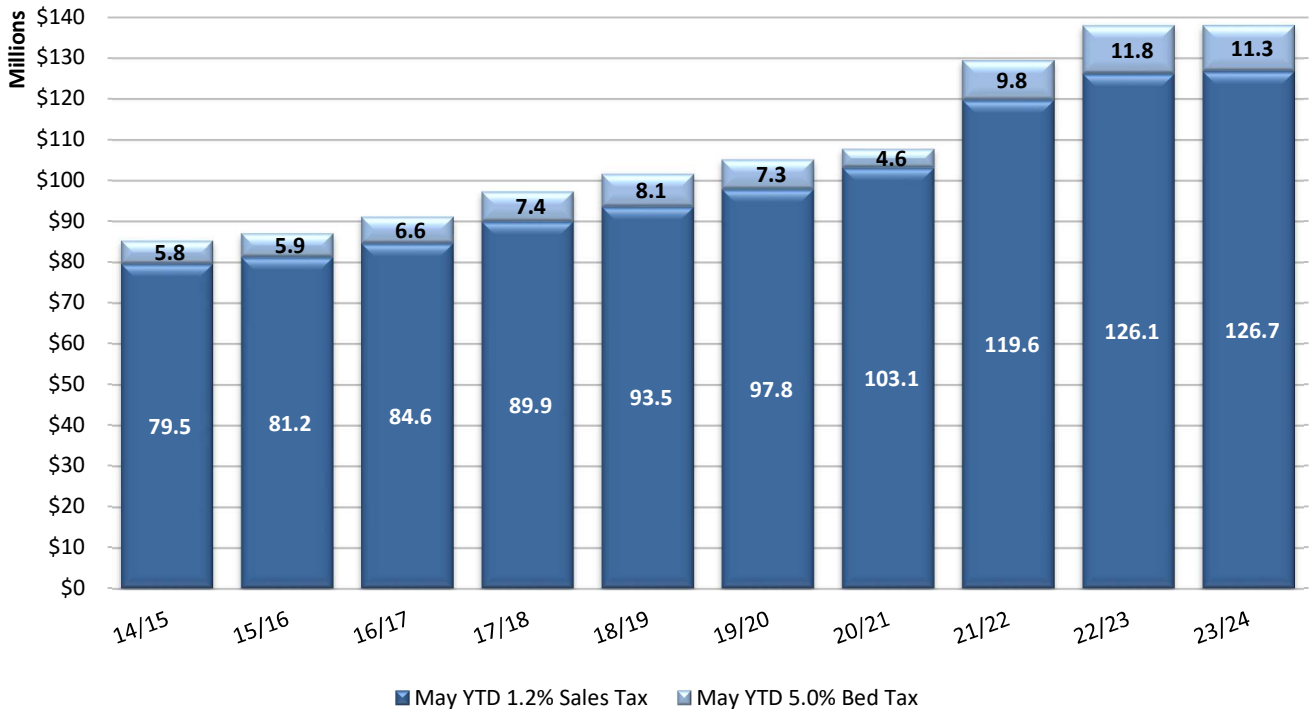
Overall Highlights

Total fiscal year to date taxable *sales* increased by 0.1% over the same year to date period in the prior fiscal year. Total sales tax *revenue* is up by 0.2% or \$392 thousand, due to growth in rentals (\$2.0 million), contracting (\$1.3 million) and restaurants (\$554 thousand) activity. The attached Executive Summary provides a summary of historical and current fiscal year taxable sales, sales tax collections by fund, tax revenues by business activity, and an analysis of retail tax revenues by activity.

General Fund Highlights

As the General Fund portion of the City’s sales and bed tax revenue collections represents the General Fund’s largest revenue source, further analysis is performed on these specific tax collections. The graph below depicts year to date General Fund historical sales and bed tax revenue from FY 2014/15 through FY 2023/24. General Fund sales and bed tax revenue for FY 2023/24 is up by 0.1% or \$79 thousand over the prior year to date period.

General Fund Year to Date Sales and Bed Tax Collections through May



Executive Summary

Current Month - MAY	2020-21	Change	2021-22	Change	2022-23	Change	2023-24	Change
Taxable Sales								
Total Taxable Sales	852,387,000	36.1%	943,067,000	10.6%	972,030,000	3.1%	979,539,000	0.8%
Retail Taxable Sales	471,130,000	29.8%	545,960,000	15.9%	516,532,000	-5.4%	523,251,000	1.3%
Tax Revenues by Fund								
General Fund								
Privilege Tax (1.2%)	9,846,000	33.4%	10,761,000	9.3%	11,358,000	5.5%	11,354,000	0.0%
Bed Tax (5.0%)	631,000	221.9%	1,154,000	82.9%	1,272,000	10.2%	1,284,000	0.9%
Privilege Tax Rebates	231,000	165.5%	279,000	20.8%	1,000	-99.6%	133,000	13200.0%
Total General Fund	10,708,000	39.7%	12,194,000	13.9%	12,631,000	3.6%	12,771,000	1.1%
Transit Fund								
Privilege Tax (0.5%)	4,103,000	33.4%	4,484,000	9.3%	4,733,000	5.6%	4,786,000	1.1%
Privilege Tax Rebates	96,000	166.7%	116,000	20.8%	-	-100.0%	-	0.0%
Total Transit Fund	4,199,000	34.9%	4,600,000	9.5%	4,733,000	2.9%	4,786,000	1.1%
Arts & Culture Fund								
Privilege Tax (0.1%)	840,000	35.0%	920,000	9.5%	947,000	2.9%	957,000	1.1%
Total Arts & Culture Fund	840,000	35.0%	920,000	9.5%	947,000	2.9%	957,000	1.1%
Totals	15,747,000	38.2%	17,714,000	12.5%	18,311,000	3.4%	18,514,000	1.1%
Tax Revenues by Business Activities								
Retail	6,571,000	0.6%	9,827,000	49.6%	9,018,000	-8.2%	9,419,000	4.4%
Rentals	2,698,000	14.3%	2,640,000	-2.1%	3,449,000	30.6%	3,396,000	-1.5%
Utilities/Communication	507,000	5.6%	542,000	6.9%	517,000	-4.6%	609,000	17.8%
Restaurants	1,292,000	112.2%	1,490,000	15.3%	1,594,000	7.0%	1,647,000	3.3%
Contracting	695,000	-34.1%	937,000	34.8%	1,308,000	39.6%	1,133,000	-13.4%
Hotel/Motel	241,000	225.7%	447,000	85.5%	486,000	8.7%	528,000	8.6%
Transient (Bed Tax)	631,000	221.9%	1,154,000	82.9%	1,158,000	0.3%	1,378,000	19.0%
Non-Recurring Business Activities	2,957,000	9756.7%	466,000	-84.2%	528,000	13.3%	178,000	-66.3%
Amusements	84,000	4100.0%	136,000	61.9%	181,000	33.1%	148,000	-18.2%
All Other	71,000	22.4%	75,000	5.6%	70,000	-6.7%	78,000	11.4%
Totals	15,747,000	38.2%	17,714,000	12.5%	18,311,000	3.4%	18,514,000	1.1%
Retail Tax Revenues by Activities								
Automotive	1,490,000	70.3%	1,508,000	1.2%	1,404,000	-6.9%	1,381,000	-1.6%
Building Supply Stores	437,000	23.1%	514,000	17.6%	436,000	-15.2%	418,000	-4.1%
Department Stores	1,139,000	50.3%	1,150,000	1.0%	1,143,000	-0.6%	1,129,000	-1.2%
Drug/Small Stores	1,368,000	60.9%	1,346,000	-1.6%	1,280,000	-4.9%	1,214,000	-5.2%
Furniture/Equipment/Electronics	590,000	42.2%	638,000	8.1%	533,000	-16.5%	541,000	1.5%
Grocery Stores	837,000	-3.1%	1,226,000	46.5%	959,000	-21.8%	948,000	-1.1%
Manufacturing Firms	317,000	-38.7%	506,000	59.6%	398,000	-21.3%	584,000	46.7%
All Other Retail	393,000	-79.3%	2,939,000	647.8%	2,865,000	-2.5%	3,204,000	11.8%
Totals	6,571,000	0.6%	9,827,000	49.6%	9,018,000	-8.2%	9,419,000	4.4%
Fiscal Year to Date - MAY								
Taxable Sales								
Total Taxable Sales	8,873,002,000	4.3%	10,411,691,000	17.3%	10,827,129,000	4.0%	10,843,179,000	0.1%
Retail Taxable Sales	5,191,995,000	11.3%	6,005,837,000	15.7%	5,825,632,000	-3.0%	5,769,886,000	-1.0%
Tax Revenues by Fund								
General Fund								
Privilege Tax (1.2%)	103,084,000	5.4%	119,644,000	16.1%	126,108,000	5.4%	126,693,000	0.5%
Bed Tax (5.0%)	4,625,000	-36.8%	9,764,000	111.1%	11,848,000	21.3%	11,342,000	-4.3%
Privilege Tax Rebates	2,282,000	-10.3%	2,953,000	29.4%	979,000	-66.8%	992,000	1.3%
Total General Fund	109,991,000	2.2%	132,361,000	20.3%	138,935,000	5.0%	139,027,000	0.1%
Transit Fund								
Privilege Tax (0.5%)	42,953,000	5.4%	49,853,000	16.1%	52,546,000	5.4%	53,200,000	1.2%
Privilege Tax Rebates	950,000	-8.6%	1,229,000	29.4%	404,000	-67.1%	-	-100.0%
Total Transit Fund	43,903,000	5.0%	51,082,000	16.4%	52,950,000	3.7%	53,200,000	0.5%
Arts & Culture Fund								
Privilege Tax (0.1%)	8,781,000	5.0%	10,216,000	16.3%	10,590,000	3.7%	10,640,000	0.5%
Total Arts & Culture Fund	8,781,000	5.0%	10,216,000	16.3%	10,590,000	3.7%	10,640,000	0.5%
Totals	162,675,000	-48.5%	193,659,000	19.0%	202,475,000	4.6%	202,867,000	0.2%
Tax Revenues by Business Activities								
Retail	91,309,000	8.7%	108,105,000	18.4%	103,219,000	-4.5%	101,042,000	-2.1%
Rentals	30,207,000	4.8%	33,754,000	11.7%	38,840,000	15.1%	40,837,000	5.1%
Utilities/Communication	6,993,000	-1.3%	7,163,000	2.4%	7,594,000	6.0%	7,967,000	4.9%
Restaurants	10,859,000	-5.1%	14,851,000	36.8%	16,204,000	9.1%	16,758,000	3.4%
Contracting	10,439,000	-15.3%	10,622,000	1.8%	11,101,000	4.5%	12,371,000	11.4%
Hotel/Motel	1,786,000	-33.7%	3,723,000	108.5%	4,693,000	26.1%	4,602,000	-1.9%
Transient (Bed Tax)	4,625,000	-36.8%	9,764,000	111.1%	11,741,000	20.2%	12,015,000	2.3%
Non-Recurring Business Activities	4,905,000	138.6%	3,120,000	-36.4%	5,908,000	89.4%	3,839,000	-35.0%
Amusements	722,000	-40.7%	1,483,000	105.4%	1,974,000	33.1%	2,388,000	21.0%
All Other	829,000	-99.5%	1,074,000	29.6%	1,202,000	11.9%	1,047,000	-12.9%
Totals	162,675,000	-48.5%	193,659,000	19.0%	202,475,000	4.6%	202,867,000	0.2%
Retail Tax Revenues by Activities								
Automotive	13,673,000	10.8%	14,949,000	9.3%	14,930,000	-0.1%	15,096,000	1.1%
Building Supply Stores	3,884,000	14.9%	4,543,000	17.0%	4,580,000	0.8%	4,284,000	-6.5%
Department Stores	11,953,000	7.7%	12,952,000	8.4%	13,429,000	3.7%	13,394,000	-0.3%
Drug/Small Stores	14,664,000	15.1%	15,259,000	4.1%	14,675,000	-3.8%	14,045,000	-4.3%
Furniture/Equipment/Electronics	7,118,000	20.7%	7,703,000	8.2%	5,009,000	-35.0%	5,511,000	10.0%
Grocery Stores	9,567,000	2.2%	10,386,000	8.6%	10,734,000	3.4%	10,952,000	2.0%
Manufacturing Firms	6,705,000	3.7%	10,057,000	50.0%	4,931,000	-51.0%	5,097,000	3.4%
All Other Retail	23,745,000	4.7%	32,256,000	35.8%	34,931,000	8.3%	32,663,000	-6.5%
Totals	91,309,000	8.7%	108,105,000	18.4%	103,219,000	-4.5%	101,042,000	-2.1%

Actual Compared to Budget Projection

Privilege Tax Revenue - General Fund (1.2%) 2023-24 Actual Compared to Budget

Monthly Amounts

	2023-24 Budget		2023-24 Actual	Over / (Under)	
	Percent	Amount		Amount	Percent
Jul	8.3%	\$ 12,015,000	\$ 11,283,000	\$ (732,000)	-6.1%
Aug	8.1%	11,727,000	11,037,000	(690,000)	-5.9%
Sep	8.1%	11,714,000	11,997,000	283,000	2.4%
Oct	8.3%	11,977,000	11,355,000	(622,000)	-5.2%
Nov	7.5%	10,818,000	10,949,000	131,000	1.2%
Dec	8.2%	11,919,000	12,048,000	129,000	1.1%
Jan	9.6%	13,913,000	13,224,000	(689,000)	-5.0%
Feb	7.9%	11,410,000	11,380,000	(30,000)	-0.3%
Mar	8.1%	11,745,000	10,331,000	(1,414,000)	-12.0%
Apr	8.9%	12,825,000	11,735,000	(1,090,000)	-8.5%
May	8.1%	11,720,000	11,354,000	(366,000)	-3.1%
Jun	8.9%	12,939,000			
Totals	100.0%	\$ 144,722,000	\$ 126,693,000	\$ (5,090,000)	-3.5%

Cumulative Amounts

	2023-24 Budget		2023-24 Actual	Over / (Under)	
	Percent	Amount		Amount	Percent
Jul	8.3%	\$ 12,015,000	\$ 11,283,000	\$ (732,000)	-6.1%
Jul-Aug	16.4%	23,742,000	22,320,000	(1,422,000)	-6.0%
Jul-Sep	24.5%	35,456,000	34,317,000	(1,139,000)	-3.2%
Jul-Oct	32.8%	47,433,000	45,672,000	(1,761,000)	-3.7%
Jul-Nov	40.3%	58,251,000	56,621,000	(1,630,000)	-2.8%
Jul-Dec	48.5%	70,170,000	68,669,000	(1,501,000)	-2.1%
Jul-Jan	58.1%	84,083,000	81,893,000	(2,190,000)	-2.6%
Jul-Feb	66.0%	95,493,000	93,273,000	(2,220,000)	-2.3%
Jul-Mar	74.1%	107,238,000	103,604,000	(3,634,000)	-3.4%
Jul-Apr	83.0%	120,063,000	115,339,000	(4,724,000)	-3.9%
Jul-May	91.1%	131,783,000	126,693,000	(5,090,000)	-3.9%
Jul-Jun	100.0%	144,722,000			

Tax and License Annual Privilege Tax Revenue Projections

Method	Privilege Tax		Over / (Under)	
	Projected	Budget	Amount	Percent
% of Increase	\$ 139,291,000	\$ 144,722,000	\$ (5,431,000)	-3.8%
% Received	\$ 139,132,000	\$ 144,722,000	\$ (5,590,000)	-3.9%

Bed Tax Revenue - General Fund (5.0%) 2023-24 Actual Compared to Budget

Monthly Amounts

	2023-24 Budget		2023-24 Actual	Over / (Under)	
	Percent	Amount		Amount	Percent
Jul	6.4%	\$ 785,000	\$ 688,000	\$ (97,000)	-12.4%
Aug	9.7%	1,188,000	534,000	(654,000)	-55.1%
Sep	12.6%	1,549,000	663,000	(886,000)	-57.2%
Oct	5.1%	626,000	854,000	228,000	36.4%
Nov	6.4%	788,000	960,000	172,000	21.8%
Dec	6.8%	838,000	1,012,000	174,000	20.8%
Jan	6.5%	795,000	834,000	39,000	4.9%
Feb	8.3%	1,025,000	1,268,000	243,000	23.7%
Mar	11.3%	1,396,000	1,468,000	72,000	5.2%
Apr	12.4%	1,528,000	1,777,000	249,000	16.3%
May	8.2%	1,010,000	1,284,000	274,000	27.1%
Jun	6.3%	773,000			
Totals	100.0%	\$ 12,301,000	\$ 11,342,000	\$ (86,000)	-1.5%

Cumulative Amounts

	2023-24 Budget		2023-24 Actual	Over / (Under)	
	Percent	Amount		Amount	Percent
Jul	6.4%	\$ 785,000	\$ 688,000	\$ (97,000)	-12.4%
Jul-Aug	16.0%	1,973,000	1,222,000	(751,000)	-38.1%
Jul-Sep	28.6%	3,522,000	1,885,000	(1,637,000)	-46.5%
Jul-Oct	33.7%	4,148,000	2,739,000	(1,409,000)	-34.0%
Jul-Nov	40.1%	4,936,000	3,699,000	(1,237,000)	-25.1%
Jul-Dec	46.9%	5,774,000	4,711,000	(1,063,000)	-18.4%
Jul-Jan	53.4%	6,569,000	5,545,000	(1,024,000)	-15.6%
Jul-Feb	61.7%	7,594,000	6,813,000	(781,000)	-10.3%
Jul-Mar	73.1%	8,990,000	8,281,000	(709,000)	-7.9%
Jul-Apr	85.5%	10,518,000	10,058,000	(460,000)	-4.4%
Jul-May	93.7%	11,528,000	11,342,000	(186,000)	-1.6%
Jul-Jun	100.0%	12,301,000			

Tax and License Annual Privilege Tax Revenue Projections

Method	Bed Tax		Over / (Under)	
	Projected	Budget	Amount	Percent
% of Increase	\$ 12,274,000	\$ 12,301,000	\$ (27,000)	-0.2%
% Received	\$ 12,103,000	\$ 12,301,000	\$ (198,000)	-1.6%

Total General Fund Tax Revenue 2023-24 Actual Compared to Budget

Monthly Amounts

	2023-24 Budget		2023-24 Actual	Over / (Under)	
	Percent	Amount		Amount	Percent
Jul	8.2%	\$ 12,800,000	\$ 11,971,000	\$ (829,000)	-6.5%
Aug	8.2%	12,915,000	11,571,000	(1,344,000)	-10.4%
Sep	8.4%	13,263,000	12,660,000	(603,000)	-4.5%
Oct	8.0%	12,603,000	12,209,000	(394,000)	-3.1%
Nov	7.4%	11,606,000	11,909,000	303,000	2.6%
Dec	8.1%	12,757,000	13,060,000	303,000	2.4%
Jan	9.4%	14,708,000	14,058,000	(650,000)	-4.4%
Feb	7.9%	12,435,000	12,648,000	213,000	1.7%
Mar	8.4%	13,141,000	11,799,000	(1,342,000)	-10.2%
Apr	9.1%	14,353,000	13,512,000	(841,000)	-5.9%
May	8.1%	12,730,000	12,638,000	(92,000)	-0.7%
Jun	8.7%	13,712,000			
Totals	100.0%	\$ 157,023,000	\$ 138,035,000	\$ (5,276,000)	-3.4%

Cumulative Amounts

	2023-24 Budget		2023-24 Actual	Over / (Under)	
	Percent	Amount		Amount	Percent
Jul	8.2%	\$ 12,800,000	\$ 11,971,000	\$ (829,000)	-6.5%
Jul-Aug	16.4%	25,715,000	23,542,000	(2,173,000)	-8.5%
Jul-Sep	24.8%	38,978,000	36,202,000	(2,776,000)	-7.1%
Jul-Oct	32.8%	51,581,000	48,411,000	(3,170,000)	-6.1%
Jul-Nov	40.2%	63,187,000	60,320,000	(2,867,000)	-4.5%
Jul-Dec	48.4%	75,944,000	73,380,000	(2,564,000)	-3.4%
Jul-Jan	57.7%	90,652,000	87,438,000	(3,214,000)	-3.5%
Jul-Feb	65.7%	103,087,000	100,086,000	(3,001,000)	-2.9%
Jul-Mar	74.0%	116,228,000	111,885,000	(4,343,000)	-3.7%
Jul-Apr	83.2%	130,581,000	125,397,000	(5,184,000)	-4.0%
Jul-May	91.3%	143,311,000	138,035,000	(5,276,000)	-3.7%
Jul-Jun	100.0%	157,023,000			

Tax and License Annual Privilege Tax Revenue Projections

Method	Total Tax		Over / (Under)	
	Projected	Budget	Amount	Percent
% of Increase	\$ 151,556,000	\$ 157,023,000	\$ (5,467,000)	-3.5%
% Received	\$ 151,242,000	\$ 157,023,000	\$ (5,781,000)	-3.7%



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

**STERLING TEMPE
1202 S TERRACE RD**



[Community Development Activity Report | July 2024](#)

- Building Permit Issued/Construction Underway*** | 145 projects
- In Plan Review for Building Permit*** | 74 projects
- Plans Approved/Entitled** | 35 projects
- In Review for Planning Entitlements** | 24 projects
- Use Permits** | 5 permits

**Building Permits listed have a valuation of \$500,000+ or are the result of a previously listed Planning Entitlement.*



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

Questions please contact Ryan Levesque.



COMMUNITY DEVELOPMENT ACTIVITY REPORT | JULY 2024

www.tempe.gov/projects

CERTIFICATE OF OCCUPANCY/ CONSTRUCTION FINALED

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE	Permit Type	BLDG SF	# OF UNITS/KEYS	MAX. HEIGHT
1	PL210292	Dutch Bros Coffee Tempe ASU	1037 S Rural Rd	Renovation to existing building	DPR/ZUP	725	N/A	23'2
2	BP212545	Tempe Center for the Arts	700 W Rio Salado	Removal and replacement of roof	A/A			
3	PL210250	Warner Commerce Center	1300 W Warner Rd	Demo of existing and construct 2 new buildings	DPR	197,000	N/A	44'
4	BP212881	Hundred Mile Brewery	690 N Scottsdale Rd	Renovate existing warehouse into restaurant/brewery	A/A			
5	BP220147	100 Mill	100 S Mill Ave	9th Floor addition of roof terrace	A/A			
6	PL190085	Parc Broadway	711 W Broadway Rd.	New mixed use housing	ZON/PAD/DPR/GPA	378,731	324	55'
7	BP212022	Filiberto's Mexican Food	620 W Baseline Rd	New Restaurant w/ Drive-Thru				
8	PL180314	Omni Tempe	7 E. University Dr.	Hotel	DPR	270,584	331	179' 4"
9	BP212657	CoT enVision Center / Resiliency Hub	1310 E Apache Blvd	Renovate entire existing building	A/A			
10	PL200288	Novus Parcel 4F	1337 E Rio Salado Pkwy	New Office buildings complex	DPR	812,400	N/A	66'
11	PL210169	Harl Industrial	6840 S Harl Ave	2 new industrial buildings	DPR	378,832	N/A	53' 11"
12	BP211106	Friendship Village Tempe - Phase 2	2645 E Southern Ave	5 Story Independent Living				
13	PL200129	Smith & Rio Apartments	1965 E Rio Salado Pkwy	New 5 Story Apartment Building	DPR/PAD/ZON/GPA	437,089	310	75'
14	PL170280	Farmer Townhomes	406 W 7th St	Construct 15 townhomes	ZON/PAD/DPR	21,630	15	37'
15	PL220183	White Castle	8755 S Jewel St	New 3,000 sqft restaurant with drive thru	PAD/DPR	3,018	N/A	19'
16	BP220579	HVAC Improvement - City Hall, West Garden Level	31 E 5th St	Replacement of existing fan coil units	A/A			
17	BP220974	Microchip C.U.B.	1220 S 52nd St	Expansion of existing central utility building	A/A			
18	PL210165	Starbucks at Southern Palms	3206 S McClintock Dr	New coffee shop with drive-through	DPR	2,626	N/A	23'
19	BP230700	West Pharmaceutical Services Inc. Phase 2 Renovation	475 W Vaughn St	TI	TI			
20	BP220531	Nike @ Tempe Marketplace	2000 E Rio Salado Pkwy	TI Suite 1253	TI			
21	PL190059	Eastline Village - Phase I	2025 E Apache Blvd	3 story mixed use dwelling & commercial	DPR	145,432	180	48' 2"
22	PL220042	Tempe Clark Park Community Center	1730 S Roosevelt St	Landscape and park Improvements, new amenities	DPR	10,272	N/A	19' 3"
23	BP230879	BKM Hohokam	2404 W 12th St	Restore from fire damage	A/A			
24	BP221804	The Arroyo Building 1295	1295 W Washington St	Interior & Exterior renovations to include new canopy	A/A			
25	BP220694	Tempe Eats! @ Valley Fair Shopping Center	85 E Southern Ave	Reuse of auto parts store for restaurant	A/A			
26	BP230715	Centria	8260 S Hardy Dr	TI	TI			
27	PL200245	Tempe Market Station Hotel	1929 E Rio Salado Pkwy	Minor DPR and PAD Amendment	DPR/PAD	79,697	N/A	60'
28	BP230438	Kyrene District Office Renovation	8700 S Kyrene Rd	Architectural renovations	A/A			
29	PL210050	Novus Parcel 3F	651 E 6th St	New multi-family development	DPR	112,481	200	84' 10"
30	BP231935	J Crew Factory @ Tempe Marketplace	2000 E Rio Salaado Pkwy	TI - Suite 201	TI			
31	BP230533	14th Floor Spec Suite	410 N Scottsdale Rd	TI	TI			
32	BP231884	Unispace/MSC Phoenix	777 S Novus Pl	TI - 6th Floor	TI			
33	BP230202	ALLEGIS	2625 S Plaza Dr	TI - Suite 201-207 & 211-213	TI			
34	BP220805	Papago Buttes TI Lobby/1st Floor	1500 N Priest Dr	TI 1st Floor Lobby	TI			
35	BP222192	AMAT S2 Tool Installation	7700 S River Pkwy	TI	TI			
36	BP231285	Chiller Replacement - Tempe Center For The Arts	700 W Rio Salado Pkwy	Hvac Improvement & Chiller Replacement	TI	80,000		
37	BP231791	BMO Harris - Interior Office Renovation - 9th & 10th Floors	1625 W Fountainhead Pkwy	TI	TI			
38	PL200086	Habitat for Humanity (Victory)	2539 E Victory Dr	Two SFR development		3,192	2	15'
39	BP231397	S2 B2	7700 S River Pkwy	TI	TI			
40	BP220497	Fire Station #1 Restroom Remodel	1450 E Apache Blvd	Remodeling of Fire Station	A/A			
41	BP222029	Gethsemane Church Addition and Remodel	1035 E Guadalupe Rd	Addition	A/A			
42	BP231418	United Health Group	410 N Scottsdale Rd	TI	TI			
43	BP231253	Hyatt Place Remodel	1413 W Rio Salado Pkwy	TI	A/A	76,591		
44	BP231075	Bang Bang Sushi	420 S Mill Ave	TI	TI			
45	BP240126	Diablo Way	2300 S Diablo Way	Tenant Improvements	TI			
46	BP221492	Bouldering Project @ The HUB	2626 S Hardy Dr	Adaptive reuse of existing building	A/A			

47	BP222070	Tesla Tempe HVAC	7015 S Harl Ave	Ading HVAC & Electrical transformer	A/A			
48	BP240425	Fox Technology Center Broadcast Expansion	2010 E Centennial Cir	Tenant Improvements	TI			

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

BUILDING PERMIT ISSUED / CONSTRUCTION UNDERWAY

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS/KEYS	MAX. HEIGHT
1	PL170320	The Muse	1020 E Spence Ave	Single-Family		36,984	16	37'
2	PL160248	The Pier	1190 E Vista Del Lago Dr	Mixed-Use		1,345,926	586	283'
3	PL180298	University Business Center	624 S River Dr	Parking	DPR	66,923	N/A	34' 4 7/8"
4	PL190046	Bakers Acre Motel	1620 E Apache Blvd	Interior TI W/MEP	TI			
5	PL190044	The Twins Duplex	109 S Roosevelt St	New Construction Residential Duplex	DPR	2,900	2	16'
6	PL180192	Hudson Lane Condos	55 W Hudson Ln	Multi-Family	DPR	21,259	11	26'2"
7	BP200330	Corbell Park	7300 S Lakeshore Dr	Playground Improvements	TI			
8	PL190217	430 W 7th St Apartments	430 W 7th St	New multi story multi family apartments	DPR/PAD	10,109	7	32'
9	BP210767	AZ Cardinals Practice Dome - HVAC	8701 S Hardy Dr	Replace and Upgrade inflation and cooling unit				
10	PL200047	Howe Ave Project (Phase II)	2173 E Howe Ave	4-Plex Apartment	DPR	9,346	4	29' 6"
11	PL200108	Habitat for Humanity (Roosevelt)	3606 S Roosevelt St	3 Single Family Lots	DPR,SBD,ZUP	6,782	3	24'
12	BP211518	Mitchell Park - Playground Renovations	915 S McKemy St	Park Improvements				
13	BP211475	Marriott Tempe at the Buttes - Window Replacement	2000 W Westcourt Way	A/A				
14	BP211066	21st Century Healthcare	443 W Alameda Dr	TI	TI			
15	BP212098	Honeywell Aerospace - Site Improvements	1300 W Warner Rd	A/A	A/A			
16	PL200251	Rio East	98 S River Dr	New Mixed-use development	DPR/PAD/ZON	363,163	335	80'
17	BP211349	Tempe Cornerstone	920 E University Dr	Exterior renovation				
18	BP212149	Hohokam Industrial Park Unit 2	1345 S 52nd St	A/A	A/A			
19	PL210061	Carvana	1110 W 1st St	2 New 3-Story office buildings & 2 parking structures	DPR/PAD	784,665	N/A	67'
20	BP212137	Wells Fargo Tempe Operations Center	1305 W 23rd St	Install solar PV shade canopies	A/A			
21	PL210034	Milhaus @ Apache	2125 E Apache Blvd	Mew Mixed-Use Development	DPR/PAD/ZON/ZUP	229,075	219	58'
22	PL200263	Aura Apache	1820 E Apache Blvd	New Mixed-use development	DPR/PAD/ZON/GPA/ZUP	445,448	296	62'
23	PL200239	Price & Baseline Roads	2160 E Baseline Rd	New multi-family development	DPR/PAD/ZON/GPA	273,097	200	59'
24	BP220753	Hayden Station Phase II	410 S Mill Ave	TI	TI			
25	BP220881	Gilliland Middle School	1025 S Beck Ave	New school Building C	A/A			
26	BP212882	Copperstate Processing Facility	2424 W University Dr	TI	TI			
27	PL200128	Banyan North Tempe	1255 E Curry Rd	Mixed Use development	DPR	971,092	651	62' 4"
28	BP211820	Sol Flower Dispensary	2424 W University Dr	A/A	A/A			
29	PL190249	Blue at Eastline Village	2058 E Apache Blvd	Mixed Use development -Comm/Multi-Fam	ZON/DPR/PAD/GPA	203,404	187	56'
30	BP221578	CoT Dwight Park - Ramada	550 W Manhattan Dr	Ramada installation	A/A			
31	BP221695	The Grand Entry Monuments	1261 N Priest Dr	Steel entry monuments with signage	A/A			
32	PL220064	Tempe Municipal Operations Center - Phase 1	2070 W Rio Salado Pkwy	New operations campus for City's consolidated facilities	DPR	44,287	N/A	35'
33	BP221563	Tempe Metro Park and Ride	1811 E Apache Blvd	A/A	A/A			
34	BP221943	AMAT Cleanroom Expansion Phase 3	7700 S River Pkwy	TI Raise existing cleanroom ceiling and expansion of suite	A/A			
35	BP221390	Viasat	8240 S River Pkwy	Construct new shell office building	A/A			
36	BP221556	HVAC Improvements - City Hall, East Garden Level	31 E 5th St	A/A	A/A			
37	PL210180	Apache Rock Apartments	1935 E Apache Blvd	New Mixed-use development	DPR/PAD/ZON	75,193	75	47'
38	BP221755	Albertsons 940 Service Replacement	750 E Guadalupe Rd	Replace existing SES	A/A			
39	BP221777	Creamery Park	1520 E 8th St	Playground Improvements	A/A			
40	BP221806	The Arroyo Building 1255	1255 W Washington St	Exterior reno to include addition of new canopies	A/A			
41	BP221807	The Arroyo Building 1275	1275 W Washington St	Exterior façade improvements with canopy, interior reno	A/A			
42	BP221805	The Arroyo Building 1225 & Garage Renovation	1225 W Washington St	New exterior canopy with exterior & interior reno	A/A			
43	BP222437	City Hall Tower	31 E 5th St	Chilled and Heating Hot Water Piping Replacement	A/A			
44	BP221500	The Shop Beer Co	920 W 1st St	Extending brewery	A/A			
45	PL210233	Dwell	430 S Farmer Ave	New Mixed-use development	DPR	99,413	129	50'
46	PL220035	Emmanuel Lutheran Church New Fellowship Hall and Classrooms	715 W Southern Ave	New church building	DPR	20,305	N/A	33'

47	BP222424	Fire Medical Rescue Station @ Tempe Fire Station No 1	1400 E Apache Blvd	Parking Lot Modifications	A/A				
48	BP222130	Tempe Gateway Exterior Improvements	222 S Mill Ave	Landscape and Hardscape Improvements	TI				
49	BP230299	Edna Vihel Community Center	3340 S Rural Rd	Electrical equipment replacement	TI				
50	BP230283	Tempe History Museum	809 E Southern Ave	Electrical equipment replacement	TI				
51	BP221738	Viasat ASURP Campus - Parking Structure	8180 S River Pkwy	New parking structure	A/A				
52	BP230127	CAVA Mezza Grill	920 E University Dr	TI	TI				
53	PL220110	Tempe Eleven	408 S Roosevelt St	New 11 unit multi-family project	DPR/PAD	25,524	11		30'
54	PL220240	Eastline Village Phase II	2030 E Wildermuth Ave	New Mixed-use development	PAD/DPR				
55	BP221405	Ferris	833 W Broadway Rd	Adaptive renovation of previous bank building	A/A				
56	BP221927	FM Industries	1530 W Broadway Rd	Addition of new processing equipment	A/A				
57	BP222097	The Arroyo Amenity Building and Site	1235 W Washington St	Construct new 5,000 sqft building	A/A				
58	BP222495	Fountainhead Reposition - 1601 W Fountainhead Pkwy	1601 W Fountainhead Pkwy	A/A Improvements to entrance/façade/shades/interior	A/A				
59	PL180037	Khan On Spence	1117 E Spence Ave	Multi-Family	DPR	14,872	6		40'
60	BP222420	Outpatient Surgery Center @ Superstition Business Park	4812 S Mill Ave	TI	TI				
61	BP221378	Papago Buttes Corporate Plaza Phase III Site Improvements	1250 W Washington St	Landscape, hardscape Improvements	A/A				
62	BP230584	Viasat ASURP Campus - Pavilion Structure	8240 S River Pkwy	Construction of shade structure	A/A				
63	BP230340	Logicalis	8945 S Harl Ave	TI - Suite 104	TI				
64	BP230472	Well Head Treatment Project - Well 7	925 S Smith Rd	Well rehabilitation and new treatment facility	A/A				
65	PL220066	City of Scottsdale Police and Fire Training Facility	911 N Stadem Dr	Renovation of training facility, Variance for addition height	DPR/VAR	56,920	N/A		50'
66	PL220095	Tempe Fire Station No. 2	3031 S Hardy Dr	New 17,677 sf two story fire station	DPR	17,677	N/A		35'
67	BP230317	Microchip Area 11 - UPW Expansion	1222 S 52nd St	Addition of new building	A/A				
68	BP230756	Steward - Tempe St. Luke's Hospital	1500 S Mill Ave	TI	TI				
69	BP230790	Impound Vehicle Storage Facility	1733 W Greentree Dr	CMU screen walls, gates, pavement, utilities	A/A				
70	BP230852	Project Coyote - Rio E	1821 W Rio Salado Pkwy	TI 1st Floor	TI				
71	BP230071	JPMC Discovery Phase II & III	2100 E Elliot Rd	New solar PV carport and rooftop	A/A				
72	BP230563	Warner Commerce Center Building A	1330 W Warner Rd	TI	TI				
73	BP230565	Warner Commerce Center Building B	1320 W Warner Rd	TI	TI				
74	PL220121	Alameda Industrial	1107 W Alameda Dr	New spec industrial building	DPR	748,788	N/A		35' 6"
75	PL220344	Three Thirty Three	430 N Scottsdale Rd	Commercial building addition	DPR				
76	BP230975	Tempe Well #20 Improvement @ Tempe Marketplace	1998 E Rio Salado Pkwy	Electrical, chemical, and PFAS treatment for well site	OTHER				
77	BP230539	Goodwin Park	1835 E Caroline Ln	Athletic lighting and ramada Improvements	A/A				
78	PL220082	Moderia Rio Salado	835 W Rio Salado Pkwy	New mixed-use development	DPR/ZON/PAD	564,042	319		99'
79	PL220022	Novus Parcel 3G	925 E 6th St	New seven story multi-family residential	DPR	346,436	333		91' 4"
80	BP222123	Blue Sushi Sake Grill	707 E 6th St	TI Suite 179	TI				
81	BP222129	Hayden Ferry - Phase II/III Landscape/Hardscape Mod	40 E Rio Salado Pkwy	Second and Third phases of landscape and hardscape	A/A				
82	BP231298	1100 Grove Manufacturing TI	1100 W Grove Pkwy	TI	A/A	53,362			
83	BP230764	Lunar Technologies - TI and Site Work	8440 S Hardy Dr	TI	TI				
84	BP231506	Grassclippings @ CoT Rolling Hills Golf Course	1415 N Mill Ave	Installation of new lighting	TI				
85	BP231224	Novartis Tempe	222 S Mill Ave	TI, Suites 201-208	TI				
86	BP231420	Viawest Sight Logistics Park Speculative Suites	6840 S Harl Ave	TI, Suite 124	TI				
87	BP231670	AMAT Endura Trill Dald	7700 S River Pkwy	Installation of semiconductor tool w/ supports	TI				
88	BP231353	AMAT IRIS Chemical Dispense System @ ASURP	7700 S River Pkwy	TI	TI				
89	PL230048	Haven at Apache	1916 E Apache Blvd	New Mixed-use development	DPR/PAD/ZON/GPA	296,767	241		75'
90	BP231313	Cousins HFL II - Lobby Remodel	60 E Rio Salado Pkwy	TI	TI				
91	BP231668	AMAT Picosun	7700 S River Pkwy	Gas and cooling process tool installation	TI				
92	BP231364	ASU Research Park AMAT EPI Tool Install	7700 S River Pkwy	TI	A/A				
93	BP231838	Papago Park	1000 N College Ave	Athletic Light Improvements	Other				
94	BP230955	CJK, Inc. (DBA VSM AZ)	410 S Madison Dr	Existing marijuana cultivation/processing expansion	A/A				
95	BP231604	Imagine Learning	100 S Mill Ave	TI	TI				
96	PL200109	Habitat for Humanity (Don Carlos)	1969 E Don Carlos	6 Single Family Lots	DPR	13,524	6		24'
97	BP231725	Selleh Park	2425 S Los Feliz Dr	Installation of ramada and repair of pond/landscaping	TI				
98	BP230204	Wentworth 2nd Floor Spec	2190 E Elliot Rd	TI	TI				

99	BP230691	Scooter's Coffee	640 E Southern Ave	Construct new drive-thru coffee kiosk	DPR				
100	BP231006	Improvements and Expansion - Well No. 6	1411 E McKellips Rd	Existing well Improvements	A/A				
101	PL210225	Electric Pickle	8688 S Emerald Dr	New dining and entertainment concept	DPR/ZUP	15,226	N/A	44' 6"	
102	BP231675	Papago Arroyo Spec Suites	1295 W Washington St	TI	TI				
103	BP231186	Silo Conceptually Social	74 E Rio Salado Pkwy	TI	TI				
104	BP231664	Wells Fargo Security Upgrade	1305 W 23rd St	Interior and exterior modifications	A/A				
105	BP231760	The Tides on South Mill Fire Restoration	3730 S Mill Ave	Rebuild portions of fire damaged building	A/A				
106	BP231887	Deloitte PHX TI	100 S Mill Ave	TI - Partial 18th Floor	TI			75'	
107	BP231928	West Pharmaceutical 470 Mezzanines	470 W Vaughn St	Commercial Alteration	A/A				
108	BP230213	IKEA	2100 S Ikea Way	New rooftop PV solar	A/A				
109	BP231740	Tempe Ambulatory Surgery Center Tenant Improvement	610 E Baseline Rd	TI	TI				
110	BP232026	Curry Elementary School AHU Replacement	1974 E Meadow Dr	AHU replacement with new curbs	TI				
111	BP231992	Tempe Fire Medical Rescue Burn Building	1340 E University Dr	Addition	A/A				
112	BP231580	Blanco Cocina + Cantina @ Novus	717 S Novus Pl	TI - New restaurant	TI				
113	BP231326	EoS Fitness	750 W Guadalupe Rd	TI	TI				
114	BP231973	Cousins HFL	80 E Rio Salado Pkwy	TI - 1st floor lobby and exterior	TI				
115	BP240305	Circle K #2701636	15 W Southern Ave	Replace and upgrade food service equipment	TI				
116	BP232078	Foresight Technologies	3015 S Priest Dr	Exterior Improvements and additions	A/A				
117	PL230164	Tempe Municipal Operations Center Phase 2	2070 W Rio Salado Pkwy	City municipal operations facility	DPR	83,909	N/A	38'	
118	BP240195	Dollar Tree	910 E Elliot Rd	Tenant Improvements	TI				
119	PL220030	Apache River Apartments	1292 S River Dr	New multi-family development	DPR	9,335	15	35'	
120	BP231263	Better Buzz Coffee Roasters	550 W Elliot Rd	New Coffee Roasters Restaurant With Drive-Thru	DPR	1,717			
121	BP232158	Kyrene District Office Renovation Phase 2	8700 S Kyrene Dr	Interior Improvements	TI				
122	BP240228	Big D Construction	58 S River Dr	Tenant Improvements	TI				
123	BP220435	Devil's Hideaway	401 S Mill Ave	TI for restaurant	TI				
124	PL230036	3A Collective	697 S Novus Pl	Three single story restaurants	DPR				
125	BP240372	AZA10	8600 S Science Way	Tenant Improvements	TI				
126	BP240119	ViaWest Sight Logistics Park Speculative Warehouse	6840 S Harl Ave	Tenant Improvements	TI				
127	BP231171	Chick-Fil-A #05301 Priest & Broadway	1139 W Broadway Rd	New Restaurant With A Drive-Thru	DPR	4800			
128	PL230142	South Pier Lot 6	1306 E Vista Del Lago Dr	New multi-family residential development	DPR/PAD	960,100	724	265'	
129	BP232027	Onsemi	2900 S Diablo Way	Tenant Improvements	TI				
130	PL200262	McClintock Eleven Homes	1020 S McClintock Dr	New single family residential development	DPR	8,448	11	36' 10"	
131	PL220032	Krispy Kreme & El Pollo Loco	1530 W Baseline Rd	Two new drive-thru restaurant buildings	DPR/PAD	5,935	N/A	24' 7"	
132	BP240368	Tempe High School - Science Lab Renovation	1730 S Mill Ave	Tenant Improvements	TI				
133	BP240369	Corona Del Sol High School - Science Lab Renovation	1001 E Knox Rd	Tenant Improvements	TI				
134	BP230860	Recharge Well No. 2	101 E Guadalupe Rd	Design and installation of equipment for recharge	A/A				
135	BP240225	Kyrene De La Mariposa	50 E Knox Rd	Tenant Improvements	TI				
136	PL230262	1020 Apache	1020 E Apache Blvd	New Mixed-use Development	DPR/PAD/ZON	565,264	289	200'	
137	BP231605	Flower Child @ Tempe Novus	737 S Novus Pl	TI - New restaurant	TI				
138	BP231606	North Italia @ Tempe Novus	697 S Novus Pl	TI - New restaurant	TI				
139	PL230360	Sams Club	2080 E Rio Salado Pkwy	New warehouse store with fuel station	DPR/PAD	154,669	N/A	29' 4"	
140	BP240539	The Centers for Habilitation	215 W Lodge Dr	TI - 1st Floor	A/A				
141	BP231865	2nd Floor South Remodel	1500 N Priest Dr	TI	TI			75'	
142	BP240646	C.O.T. Grass Clippings @ Rolling Hills G.C.	1415 N Mill Ave	Construct new beach bar & shade structures	A/A				
143	BP240740	ViaWest Sight Logistics Park Supply Chain	6860 S Harl Ave	Addition and alteration of suites 101-121	A/A				
144	BP240174	Friendship Village Arts and Recreation Center	2645 E Southern Ave	Remodel and addition	A/A				
145	BP240688	Pulte Group	222 S Mill Ave	Tenant Improvements - 4th floor	TI				

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IN PLAN REVIEW FOR BUILDING PERMIT

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS/KEYS	MAX. HEIGHT
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1	PL190094	Hilo Tempe	701 S Mill Ave	11 Story Mixed Use	PAD/DPR	165,297	122	136'
2	PL190277	Discovery Business Center Phase III	7400 S Price Rd	New 3 Story Office Building		154,618	N/A	63'
3	PL190200	One Hundred Mill Hotel	120 S Mill Avenue	13 Story hotel containing 237 keys	DPR	150,863	N/A	164'
4	PL190270	3 On Hardy Townhomes	325 S Hardy Dr	New SFR		11,184	3	33'
5	PL190232	Lemon St Single Family Residences	2001 E Lemon St	DPR for 7 Single Family Homes	DPR/ZUP	16,716	7	23' 5"
6	PL190319	Novus Phase III	700 S Novus PL	New six story office building	DPR	166,070	N/A	92' 4"
7	PL190330	Tempe Depot	300 S Ash Ave	New mixed use development	DPR/PAD/ZUP	992,904	N/A	245'
8	PL200115	Residence Inn Hotel	1724 W Greentree Dr	New 5-story hotel	DPR	80,111	N/A	63'
9	PL210297	4th Street Apartments	1235 W 4th St	Two new apartment buildings with two units each	DPR	10,816	10	18'
10	PL220023	Broadstone at the Grand Phase II	1013 W Washington St	New multi-family development	PAD/DPR	320,137	289	28' 8"
11	PL220072	Lincoln South Bank	1122 E Vista del Lago Dr	New mixed-use development with residential	DPR/PAD	697,237	352	255'
12	PL220210	5th Street Townhomes	571 W 5th St	7 unit townhouse development	DPR	18,607	7	30'
13	PL210111	Bonarden Lane Homes	1432 S Bonarden Ln	8 New attached single-family homes	DPR/ZUP	21,056	8	37'
14	PL220160	OMP Tempe Industrial Park	1480 N McClintock Dr	Variance for increased height, 3 new industrial bldgs	DPR/VAR	688,088	N/A	55'
15	PL210226	First + Farmer	206 S Farmer Ave	New Mixed-use development	DPR/PAD/GPA	157,429	200	78'
16	PL220008	Emerald Multi-Family	1607 W Commerce Dr	New multi-family development	PAD/DPR/ZUP	642,692	591	100'
17	PL220235	El Dorado 4	1964 E Don Carlos Ave	New 4-unit townhome development	DPR/ZUP	6,352	4	39'
18	PL230012	Country Club Townhomes	3250 S Country Club Way	New 7-unit townhome development	DPR		7	27' 5"
19	BP231046	Cora Restaurant TI	410 N Scottsdale Rd	New restaurant TI	TI			
20	BP231222	Getz School Reroof * Pbi	625 W Cornell Dr	Replacement Roofing	A/A	20,000		
21	BP231266	Bkm 7360 Kyrene - Suite 101 Remodel	7360 S Kyrene Rd	TI	TI	96,879		
22	BP231322	Ghost Kitchen Catering Establishment TI	205 S McClintock Dr	TI	TI			
23	BP231639	In-N-Out Burgers Drive-Through Expansion	2425 W Baseline Rd	Drive-throuhg expansion and landscaping	TI			
24	PL190275	Jinstage Tempe	6403 S Hardy Dr	Construct 24 single family townhomes	DPR	63,311	28	34' 11"
25	PL220349	La Victoria Commons	2320 E Apache Blvd	New Mixed-use Development	DPR	112,416	123	75'
26	BP231779	Spec Suite	433 S Farmer Ave	TI Suite 210	TI			
27	BP231803	3rd Floor Lobby Remodel	1500 N Priest Dr	TI	TI			
28	BP231965	2nd Floor North Remodel	1500 N Priest Dr	TI - North 2nd Floor	TI			75'
29	PL230034	Bubba's 33 Tempe	1730 W Ranch Rd	New restaurant building	DPR	7,743	N/A	27' 10"
30	BP232002	JPM Chase	2104 E Elliot Rd	Replacing 7 air handling units	TI			34' 11"
31	BP232003	Building F - Chiller Replacement	100 W University Dr	Replacing centrifugal coolers	TI			34' 11"
32	BP232004	Building G - Chiller Replacement	150 W University Dr	Replacing centrifugal coolers	TI			75'
33	BP232019	3rd Floor South Remodel	1500 N Priest Dr	Tenant Improvement	TI			34' 11"
34	BP232020	3rd Floor North Remodel	1500 N Priest Dr	Tenant Improvement	TI			75'
35	BP232054	7340 S Kyrene Suite 101 Remodel	7340 S Kyrene Rd	Interior Tenant Improvements	TI			
36	PL230329	Salvation Army	2621 S Rural Rd	Interior remodel and addition	A/A			
37	BP232182	EOS Fitness Rural & Broadway	917 E Broadway Rd	Tenant Improvements	TI			
38	PL230065	The Marshall at Tempe	1057 E Apache Blvd	New Mixed-use Development	DPR/GPA/PAD/ZON	249,520	191	90'
39	BP240092	Wisk Aero	905 W Alameda Dr	Mechanical, electrical, plumbing for parking lot	A/A			
40	PL230006	Hayden Residences	1916 E Hayden Ln	New 13-unit multi-family development	DPR	29,784	13	30'
41	PL220305	211 E 7th St	211 E 7th St	New Mixed-use Development	DPR/PAD	517,910	380	314'
42	BP240393	Arizona Foundation Solutions	3125 S 52nd St	Tenant Improvements	TI			
43	BP240461	ITAR Fencing and Access Control	1300 W Warner Rd	Fencing and access control	TI			
44	BP240655	Starbucks Coffee Co. @ ASU Novus	690 S Novus Pl	Tenant Improvements Suite 177 with patio	A/A			
45	BP240682	Kiwanis Park North Dog Park	6111 N All America Way	New dog park and site amenities	A/A			
46	BP240735	Filthy Animal Restaurant @ Centerpoint on Mill	740 S Mill Ave	Addition and alteration of suites 135-155	A/A			
47	BP240711	W & W Structural Warehouse	2318 S Industrial Park Ave	Tenant Improvements	A/A			
48	PL230278	Take 5 Oil Change	1325 W Elliot Rd	Construct new building	DPR			
49	BP240636	Hisco	1150 W Geneva Dr	Addition to existing building	A/A			
50	BP240569	Curtiss Wright - Phase II	1100 W Grove Pkwy	A/A with minor exterior work	A/A			
51	BP240568	AMAT Trill Chamber 2 Tool Installation	7700 S River Pkwy	Install trill chamber	A/A			
52	PL240031	Roosevelt 11 Homes	606 S Roosevelt St	11 single family attached homes	DPR	22,864	11	28'
53	PL230384	Hayden Ferry Lakeside Restaurant	52 E Rio Salado Pkwy	New restaurant at Hayden Ferry Lakeside	DPR	7,844	N/A	25' 4"

54	PL230365	48th & Alameda - East	2530 W Campus Dr	Construct 8' CMU screen wall w/ metal gates	DPR	22,329	N/A	37' 4"
55	PL230364	48th & Alameda - West	2727 S 48th St	New industrial development	DPR	170,902	N/A	46'
56	PL230356	Verve Tempe	1047 S Terrace Rd	New Mixed-use Development	DPR/GPA/PAD	500,750	267	175'
57	PL240007	Dupper Landscaping	9160 S Hardy Dr	Construct new office building	DPR	10,463	N/A	32' 8"
58	BP240869	Integrity Electrical Services	1711 W 17th St	Tenant and exterior improvements	TI			
59	BP240897	Ports America	222 S Mill Ave	Tenant Improvements	TI			
60	BP240948	Wilson Engineers	1620 W Fountainhead Pkwy	Tenant Improvements	TI			
61	BP241008	Conduent	4940 S Wendler Dr	Tenant Improvements	TI			
62	BP240981	Viasat TVAC Lab	2040 E Technology Cir	Tenant Improvements	TI			
63	BP241013	West Pharmaceutical Services	6860 S Harl Ave	Tenant Improvements	TI			
64	BP241066	Crest Insurance	100 S Mill Ave	Tenant Improvements	TI			
65	PL240072	AME Electrical Contracting Office	1540 W Drake Dr	New office/warehouse building	DPR	13,287	N/A	30' 4"
66	BP241117	Keyence Corporation	999 E Playa Del Norte Dr	Tenant Improvements	TI			
67	BP241108	JPMC - Discovery Bess	2108 E Elliot Rd	New battery energy storage system	A/A			
68	BP241111	Flagship @ Papago Buttes	1500 N Priest Dr	Tenant Improvements	TI			
69	BP241102	Sight Logistics Park	6860 S Harl Ave	A/A (Suites 122-124)	A/A			
70	BP241094	Hippo Vet Clinic	2130 E University Dr	A/A	A/A			
71	BP241185	O'Reilly Auto Parts	1424 W Baseline Rd	A/A w/ exterior modifications	A/A			
72	PL230318	The Quarter Suites	1272 S Price Rd	New multi-family residential development	DPR	7,682	7	33'
73	BP241218	Tempe Elementary School District - Brogan - Phase 1	1430 W Elna Rae St	Install 8 EV bus charging stations	A/A			
74	PL230180	Elliot & Hardy	835 W Elliot Rd	New commercial and industrial development	DPR/ZUP	268,775	N/A	44' 3"

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PLANS APPROVED / ENTITLED / COMPLETED

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF	# OF UNITS/KEYS	MAX. HEIGHT
1	PL210288	3rd and Priest	1416 W 3rd Street	New Mixed-use development	DPR/PAD/ZON/GPA	446,008	398	54'
2	PL210130	250 Rio	250 W Rio Salado Pkwy	New Mixed-use development	DPR/PAD/ZON/GPA	440,000	N/A	210'
3	PL220133	The DeWitt at North Miller Road	903 N Miller Rd	New mixed-use development	PAD/DPR/GPA/ZON	303,894	207	74'
4	PL220181	Perry & Rio Salado	106 S Perry Ln	New mixed-use development	PAD/ZON/DPR	527,999	308	88'
5	PL220192	Rio & McClintock	1801 E Rio Salado Pkwy	New mixed-use development	DPR/ZON/PAD	588,723	343	87' 10"
6	PL220259	Apache Central	1233 E Lemon St, 1306 E Apache Blvd	Zoning amendment to encourage new housing development	GPA/ZON			
7	PL220301	IDM Fountainhead	2750 S Priest Dr	New Mixed-use Development	GPA/ZON/PAD/DPR	876,120	584	64' 6"
8	PL220343	16 E University	16 E Univeristy Dr	New Mixed-use Development	PAD/DPR/ZUP	462,347	453	265'
9	PL220255	Rio 2100 Residences	2132 E Cameron Wy	New apartment community	DPR/PAD/ZON/GPA	463,640	390	91' 6"
10	PL230035	Vedana Tempe	2447 E Unviersity Dr	New multi-family development	DPR/PAD/ZON	16,660	8	30'
11	PL230011	McKemy-Riggs HP Overlay	135 E Bonita Way	Zoning Map Amendment to Historic Overlay	ZON			
12	PL230046	Skye Tempe	780 S Myrtle Ave	New Mixed-use Development	DPR/PAD	443,656	281	300'
13	PL230063	Apache Square	1747 E Apache Blvd	New Mixed-use Development	DPR/GPA/PAD/ZON	251,853	167	70'
14	PL230023	955 East	955 E University Dr	New Mixed-use Development	DPR/PAD/ZON	787,612	539	208'
15	PL230212	Ashley Furniture	8515 S Emerald Dr	Commercial building addition	DPR	44,679	N/A	38'
16	PL220333	780 Novus Hotel	780 S Packard Dr	New hotel	DPR	141,406	187	156'
17	PL200262	McClintock Homes Plat	1006 S McClintock Dr	Plat	SBD			
18	PL230292	Skybridge Maple	1217 S Maple Ave	Four new single-family units and plat	SBD	9,230	4	28' 4"
19	PL230139	Rio Salado & Evergreen	2525 E Rio Salado Pkwy	New 12 unit townhome development	DPR/PAD	24,756	12	38'
20	PL230147	El Dorado Plat	1962 E Don Carlos Ave	Plat	SBD			
21	PL230076	College & 7th Mixed Use	712 S College Ave	New Mixed-use Development	DPR/PAD	166,445	168	114'
22	PL240052	Warner and Hardy	811 W Warner Rd	New warehouse/office building	DPR	144,870	N/A	47' 4"
23	PL230218	Apache and McClintock	1734 E Apache Blvd	New Mixed-use Development	DPR/GPA/PAD/ZON	240,151	275	85'
24	PL230310	Creative Environments - West Yard	8949 S Beck Ave	Building addition and landscape modifications	DPR	4,000	N/A	22' 5"
25	PL220349	La Victoria Commons Plat	2320 E Apache Blvd	Plat	SBD			
26	PL230302	Tempe Gateway	2180 N Scottsdale Rd	New Mixed-use Development	DPR/PAD/ZON	1,691,403	910	69' 9"

27	PL240036	Sterling Tempe	1202 S Terrace Rd	New multi-family residential development	DPR/GPA/PAD/ZON	98,288	256	65' 8"
28	PL220286	915 E Weber Dr	915 E Weber Dr	Plat	SBD			
29	PL220116	Frances St Lot Split	1309 N Frances St	Plat	SBD			
30	PL230012	Country Club Townhomes Plat	3250 S Country Club Way	Plat	SBD			
31	PL210170	2173 E Howe Ave	2173 E Howe Ave	Amended Subdivision Plat	SBD			
32	PL240010	Diablo Clubhouse Expansion & Site Improvements	2200 W Alameda Dr	Clubhouse addition and site Improvements	DPR/ZUP	24,240	N/A	25' 2"
33	PL240050	Hudson Place Condominium Plat	2405 E Southern Ave	Plat	SBD			
34	PL230065	The Marshall at Tempe	1057 E Apache Blvd	Plat	SBD			
35	PL230364	48th & Alameda - West Plat	2787 W Alameda Dr	Plat	SBD			

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IN REVIEW FOR PLANNING ENTITLEMENTS

Development Standards proposed for review may be subject to change prior to approval and entitlement

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF*	# OF UNITS/KEYS*	MAX. HEIGHT*
1	PL210291	minima.	5454 S Beck Ave	New Mixed-use Development	PAD/DPR	57,024	72	22' 11"
2	PL190330	Tempe Depot Plat	300 S Ash Ave	Plat	SBD			
3	PL220193	806 University Apartment Complex	806 W University Dr	11 unit apartment community	DPR/ZUP	24,270	11	30'
4	PL220141	Roosevelt 11 Homes Plat	606 S Roosevelt St	Plat	SBD			
5	PL230088	NoSo	1201 S Farmer Ave	New 4-plex multi-family development	DPR		4	
6	PL230102	Tempe 20	966 E Guadalupe Rd	New apartment community	DPR		20	
7	PL230133	South Pier Lot 1	1145 E Vista del Lago Dr	New Mixed-use Development	DPR/PAD	1,448,231	312	309' 6"
8	PL230162	101 E 6th St	101 E 6th St	New Mixed-use Development	DPR/PAD	904,468	572	315'
9	PL230130	APS Ocotillo Power Plant	1500 E University Dr	Addition of two storage building	DPR	6,400	N/A	22" 4"
10	PL230176	U Haul Moving & Storage	500 N Scottsdale Rd	7-story building addition and remodel	DPR/PAD/ZUP	171,731	N/A	87'
11	PL230245	Tempe Eleven	426 S Roosevelt St	Amended subdivision plat	SBD			
12	PL230325	The Wyvern	1031 S Farmer Ave	New multi-family residential development	DPR/SBD	3,845	6	30'
13	PL230344	Apache Square	1747 E Apache Blvd	New Mixed-use Development	DPR/PAD	191,154	272	92'
14	PL240035	Mixed Use Development @ Apache & Rural	921 E Apache Blvd	New Mixed-use Development	DPR/GPA/PAD/ZON	578,963	279	89'
15	PL240051	Project Elevate - Sedona	1850 W Elliot Rd	Building expansion	DPR/PAD	442,000	N/A	127'
16	PL240106	Cabana Kyrene AKA 555 Guadalupe	515 W Guadalupe Rd	New multi-family residential development	DPR/PAD/ZON	209,634	275	50'
17	PL230406	The Craftsman (Bradland Multifamily)	919 S Wilson St	Multi-family residential development	DPR/ZUP/VAR	6,163	4	33'
18	PL240146	Culdesac Tempe (Also Known as Eastline Village)	2031 E Apache Blvd	Mixed-use development	DPR/PAD/ZON	751,731	762	60'
19	PL230365	48th & Alameda - East Plat	2530 W Campus Dr	Plat	SBD			
20	PL240121	Holbrook Expansion	1911 E Don Carlos Ave	Multi-family residential development	DPR/ZUP			
21	PL240134	University Lofts	800 W University Dr	Residential townhome development	DPR/ZUP			
22	PL240136	Friendship Village Lifecare Retirement Community Phase 3	2645 E Southern Ave	New senior independent living facility	DPR/PAD			
23	PL240155	NWC Rural and Warner	822 E Warner Rd	New commercial development	DPR/GPA/PAD/ZON			
24	PL240196	Arizona Community Church Addition	9325 S Rural Rd	Addition of new building to an existing church	DPR			

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USE PERMITS

#	*TRACK'G	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	Permit Type	BLDG SF*	# OF UNITS/KEYS*	MAX. HEIGHT*
1	PL240069	High Maintenance Smoke Shop	411 S Mill Ave, Ste 103	Use Permit to allow an intensification of use	ZUP			
2	PL240105	Rivian Service Center	7340 S Kyrene Rd	Use Permit to allow vehicle sales and rentals	ZUP			
3	PL240113	Lift-n-Wrench	3233 S McClintock Dr	Use Permit to allow vehicle repairs	ZUP			
4	PL240128	Dimes Cabaret	910 N McClintock Dr	Use Permit to allow an expansion of existing hours	ZUP			
5	PL240191	Arizona Golf Works	1920 E University Dr	Use Permit to allow secon-hand store	ZUP			

MEMORANDUM



TO: Mayor and Council

FROM: Shauna Warner, Neighborhood Services Manager

THROUGH: Keith Burke, Deputy City Manager

DATE: July 12, 2024

SUBJECT: Free Virtual Homeowners' Association Classes

The Neighborhood Services Office, in partnership with Mulcahy Law Firm and neighboring cities, offers monthly free homeowners' association (HOA) classes. A variety of classes are advertised to the community and conducted virtually through Zoom and Facebook Live. These classes are intended to help associations communicate with residents about governing laws at the state and local level while creating a positive and productive relationship with the community.

Please see the attached flier for dates and brief descriptions of each class. As a follow up to a question at the June 20, 2024 Work Study Session on Accessory Dwelling Units (ADUs), please note that the October 15 class includes an ADU related law discussion specific to HOAs.

To register for any, or all upcoming classes, simply click on the link on the bottom right section of the flier above or here <https://www.mulcahylawfirm.com/upcoming-events/> All HOA Board Members, residents and Community Property Managers are welcome to participate.



Free Virtual HOA Classes

2024 July - December classes

| All Tempe community members invited

11 A.M. - NOON

Offered via Zoom
and Facebook Live



Tuesday, July 16

Amending CC&Rs And
Implementing Rental Restrictions
& Budget Planning

Tuesday, Aug. 20

What is a Community Association?
Learn The Secrets Of Successful
Associations!

Tuesday, Sept. 17

The ABC's of Enforcement For
HOAs and Condos

Tuesday, Oct. 15

Legislative Update to include new
Accessory Dwelling Units (ADUs)
related law discussion, Federal Laws
and Preventing Crime & Limiting
Liability In Community Associations

Tuesday, Nov. 19

Solutions for Rental Properties &
Parking Headaches

Friday, Dec. 6

Deck the Halls with Questions –
bring your questions to the final
session of 2024



These free virtual classes are brought to you by
a collaborative effort between the City of Tempe,
Mulcahy Law Firm and neighboring cities.

[Click here to see event details and register](#)



Transportation and Sustainability Friday Packet July 12, 2024

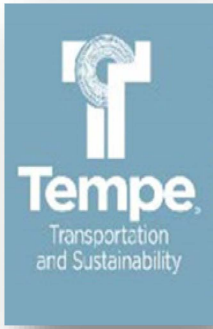
Streetcar Special Events / Reverse Running Test

During the early hours of Sunday morning, testing was conducted to better understand the feasibility of operating Streetcar service around a full closure of Mill Avenue, like the closures set for the Tempe Festival of the Arts. The test involved operating the streetcar contra-flow, against the normal direction of travel, along University Drive, Ash Avenue and Rio Salado Parkway, and required close coordination between PD, Neighborhood Services, Transportation and Valley Metro.

Barricades were set early in the morning to enable the streetcar to safely operate counter to the direction of traffic, signal timing and detection parameters were adjusted and monitored throughout the test, and PD ensured officers were present at all major intersections. Valley Metro staff from Operations, Maintenance and Safety and Security were also present. The streetcar was operated once at walking speed, and again at normal operating speed to capture data for scheduling the service in the future. The test provided some valuable insights as to what's required, from a technical and resource standpoint, to operate the streetcar in this configuration. The results will better inform our discussions and approach to streetcar special events operations moving forward.

Streetcar, which opened during May of 2022, was envisioned to operate around a full closure on Mill Avenue using the track on Ash Avenue dating as far back as the project's early planning phases. However, since streetcar was launched, service has been "truncated" during major special events with streetcars only providing service between Dorsey/Apache and 9th St./Mill Ave. The Federal Transit Administration expressed some concern with the duration and frequency of streetcar service interruptions. In partnership with Valley Metro, the City embarked upon the Tempe Streetcar Special Event Operational Feasibility Study which explores opportunities to maintain streetcar service more effectively while accommodating road closures for special events – in addition to truncated service and reverse loop operating scenarios, opportunities may exist for additional infrastructure to be implemented as part of future streetcar extension projects.





Transportation and Sustainability Friday Packet July 12, 2024



Sam Stevenson, sam_stevenson@tempe.gov, 480-858-7765