

Apache Junction Design Charrette Summary Report

Date: October 2, 2007
Time: 6 pm – 8:30 pm
Location: Four Peaks Elementary School Cafeteria
1785 N Idaho, Apache Junction

Handouts

Draft Vision
Design Charrette Gaming Map

Attendees (48):

Scott Bartlowe, Ben Belkin, Howard Benyas, Joyce Benyas, Gary Binder, Anne Coe, Mike Day, Laura Dean-Lytle, Anne Ellis, Michael Eneroth, Larry England, John Enright, Don Gabrielson, Dale Gorny, Dan Govinsky, Elizabeth Grajales, Byron Hall, Ken Hall, Sharon Hanson, Sam Jarjice, Kay Karver, Wayne Karver, Michael Kean, Sharon Keiser, Todd Kennedy, Mike Kocourek, Connie Lane, Wayne Leipold, Leandra Lewis, Bob Malec, Jeff McCormick, Royce Miller, Jim Mosier, Todd Olear, Rayna Palmer, Pat Prince, Janeen Rohovit, Brad Ross, Jessica Sarkissian, Rosemary Shearer, Tom Smith, Wayne Standage, Alex Stedman, Tami Tack, Mary Lou Van Amburg, John Wosley, Mark Wharton, Richard Wilson

MEETING SUMMARY

The purpose of the Design Charrettes was to bring together residents and stakeholders from around Pinal County to work together in developing future land use and transportation plans that implement the Vision that has evolved from the 9 Road Shows and 7 Visioning Workshops held throughout the County. Prior to the start of the event, participants browsed several exhibits which depicted some existing conditions in Pinal County, displayed potential population figures and defined various planning terms and concepts.

The event initiated with a PowerPoint presentation that described the Comprehensive Plan process and project status, provided information regarding the draft Pinal County Vision, talked to many planning considerations for Pinal County, and described the land use and transportation planning activity participants would complete following the presentation. The PowerPoint is available on the project website at: www.PinalCountyPlan.com.

After the presentation, participants broke into small groups to complete the land use and transportation planning exercise. The task for each small group was to conceptually plan the unincorporated areas of Pinal County, also taking time to consider the potential development along municipal planning area fringes and jurisdictional borders. Together with a facilitator and/or planner, small groups applied the ideas found in the draft Vision when considering and/or identifying the following elements:

- Open space (permanent, recreational, etc.)
- Historic downtowns; new communities and downtowns
- Residential development (high-, medium-, and low-density)
- Regional activity centers
- Employment centers (soft- and industrial-employment)

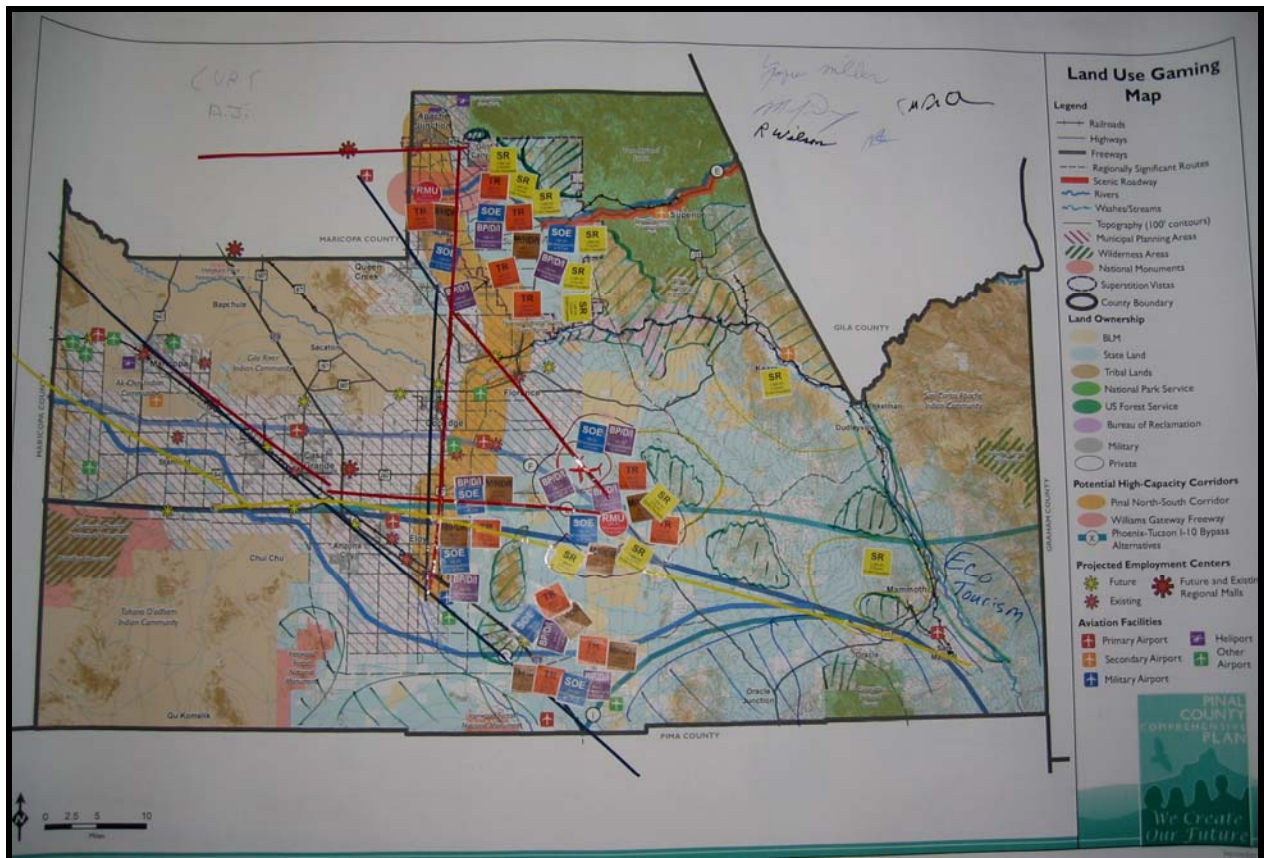
- Regional airport
- Transportation (I-10 bypass, commuter rail, bus rapid transit, area-wide shuttle transit, etc.)
- Other public services (education, health, etc.)

As the small groups used game pieces to depict the above elements, a designated member of each group completed a worksheet as a record of the decisions the small group made. A photograph of each small group and the accompanying group worksheet responses are provided in this report.

LAND USE AND TRANSPORTATION PLANNING EXERCISE SUMMARY

Facilitator: Curt Dunham

Small Group Participants: Gary Binder, Apache Junction; Mike Day, Gold Canyon; Anne Ellis, Apache Junction; Royle Miller, Apache Junction; Alex Stedman, Tempe; Richard Wilson, Gold Canyon



Describe the key concepts of the group's land use map:

"Curtville, Arizona"

- Protected natural open spaces
- Created job centers and residential areas around transportation corridors and rail corridors

- County should be considering funding mechanisms for infrastructure now

Describe how the group's land use map addressed the Pinal Vision:

Open Spaces and Places

- Rivers and mountains
- Eco-tourism in southeastern Pinal County
- Buffer forests

Sense of Community

- Protect views
- Let cities identify historic districts on their own

Economic Sustainability

- Utilize transportation corridors
- Create new city/town

Quality Educational Opportunities

- Education in regional mixed use areas
- University presence driven by population

Healthy, Happy Residents

- Hospitals and potential medical school in Pinal
- Residents close to outdoor areas

Mobility and Connectivity

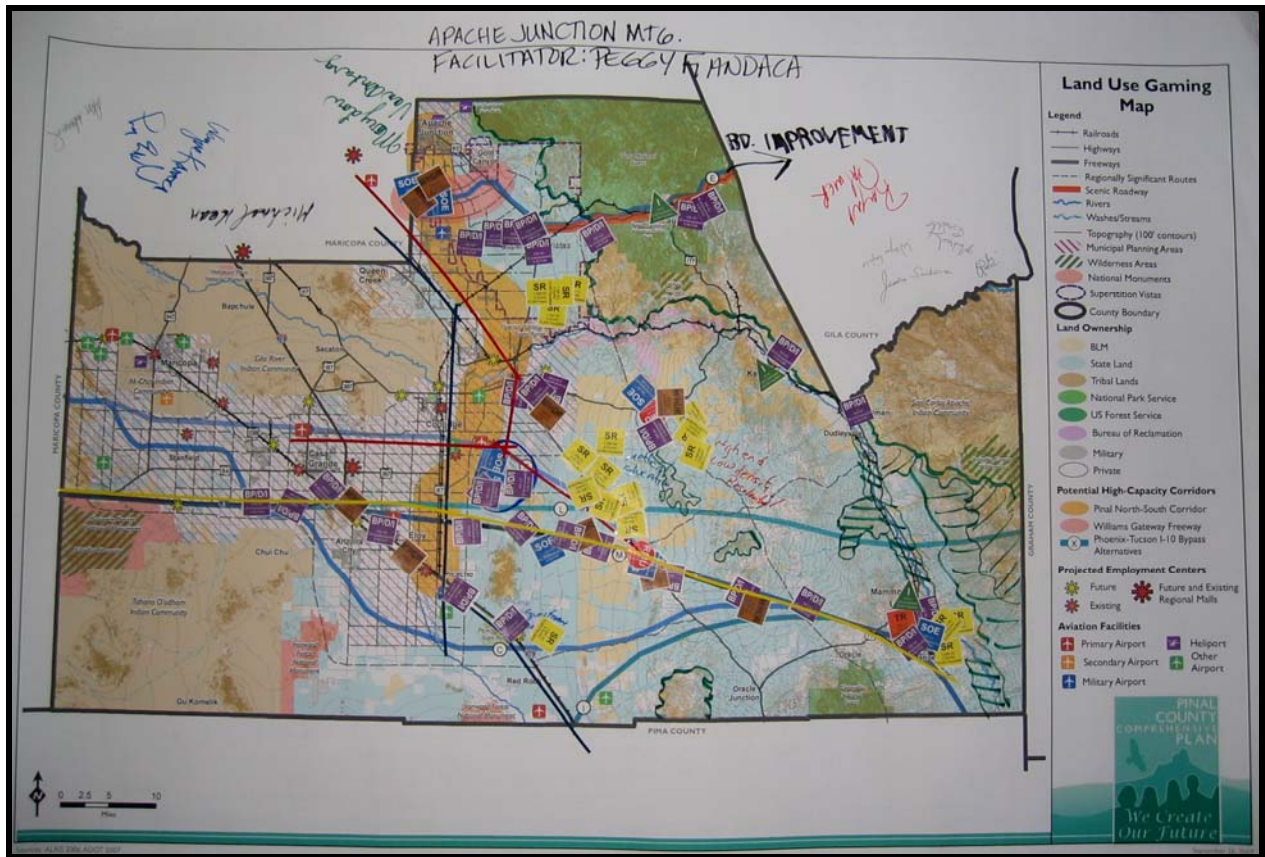
- Transit connecting major nodes
- Identify 1-10 bypass

Environmental Stewardship

- identify open space
- Transit to control cars
- Eco-tourism area
- Stay away from riparian and mountains/topography
- Concentrate on level or flat areas

Facilitator: Peggy Fiandaca

Small Group Participants: Michael Eneroth, Apache Junction; Larry England, Mountain Brook Village; Don Gabrielson, Apache Junction; Dan Govinsky, Gold Canyon; Wayne Karver, Gold Canyon; Michael Kean, Gold Canyon; Wayne Leipold, Queen Valley; Rayna Palmer, Gold Canyon; Jessica Sarkissian, Queen Creek; MaryLou VanAmburg, Mountain Brook Village



Describe the key concepts of the group's land use map:

- Open space area around Tonto with steeper slopes should extend protection area to protect hillside development on:
 - Suburban residential along 79 by intersection of bypass
 - Business park/distribution center/general industrial along mining area near Kearny, Superior and Winkelman and I-10 bypass corridor E near 79 and Superstition Vistas
 - Superstition Vistas Industrial Corridor east to west along Queen Creek Wash
- Medical & Educational near crossroads of Eastern Pinal
- Regional mixed use near county boundary and Williams Gateway & Williams Gateway Extension
 - Suburban office employment and medium- and high-density residential
- Industrial: Kearny, Superior and Mammoth
- Suburban residential: in and around San Manuel and its airport
 - Suburban office employment and business park/distribution center/general industrial

- SR 87 east side of railroad: business park/distribution center/general industrial and all along rail from 238 to Picacho
- Suburban residential near Picacho Peak with equestrian areas
- Potential airport near Coolidge and I-10 bypass alternative F
 - Suburban office employment and business park/distribution center/general industrial (no residential near airport)
- Bypass alternative M could become another Industrial Corridor
 - Regional mixed use at crossroads of 79 and I-10 Bypass alternative M; also suburban office employment and business park/distribution center/general industrial
- Commuter Rail along I-10 to 87 and to proposed airport to northwest near Williams Gateway & Casa Grande
- Transit to proposed airport and Florence and 79/Bypass Center

Describe how the group's land use map addressed the Pinal Vision:

Open Spaces and Places

- Area around Tonto National Forest is sensitive and should be protected from development. Avoid massive homes into mountainside.
- Ensure mountain slopes are kept for future generations without invasive homes, etc., in mountains

Sense of Community

- Maintain historic areas and equestrian lifestyles
- Maintain existing communities and allow for further development

Economic Sustainability

- Industrial corridor along Superstition Vistas & along SR 77 and SR 87
- Rail corridor from 238 in Casa Grande to rail near Picacho Peak
- Intensify mining and industrial area near Mammoth and Casa Grande corridor

Quality Educational Opportunities

- Education close to residential and access near crossroads with regional mixed use

Healthy, Happy Residents

- Transit opportunities
- Medical in close proximity to residential and access with regional mixed use

Mobility and Connectivity

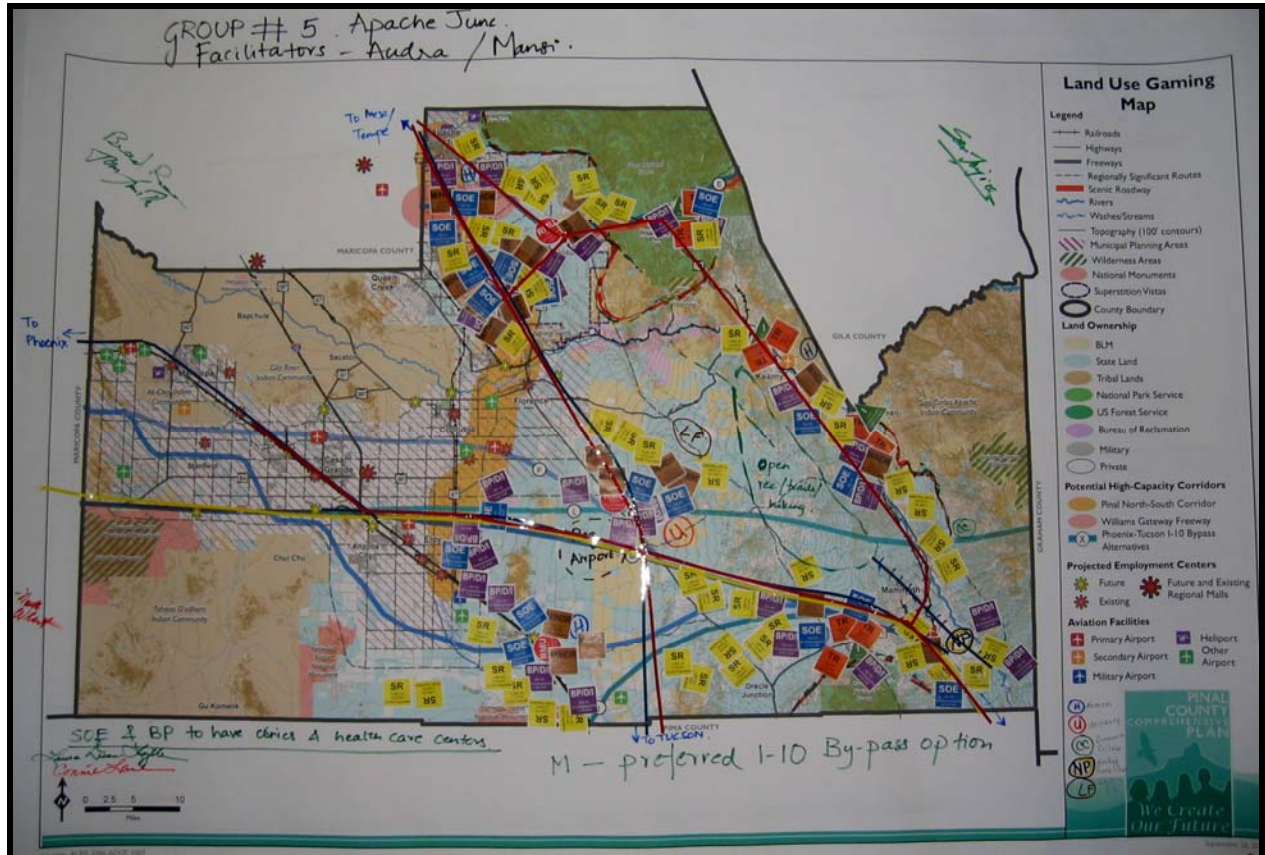
- I-10 bypass alternative M due to connections, activity centers and more State land
- I-10 bypass alternative E to be connection east to be improved

Environmental Stewardship

- Preserve mountains and wilderness areas
- Preserve river area along San Pedro River

Facilitator: Mansi Sachdev and Audra Koester Thomas

Small Group Participants: Laura Dean-Lytle, Apache Junction; Sam Jarjice, Queen Creek; Connie Lane, Pinal County Rural; Brad Ross, Mesa; Tom Smith, Gold Canyon; Mark Whart, Apache Junction



Describe the key concepts of the group's land use map:

- Major regional hospital
- Regional airport
- University
- Community colleges
- Nuclear plant
- Landfill
- Regional activity centers at main transportation major access
- Developing existing and future downtown: Superior, Kearny, San Manual
- Concentration of high-density development

Describe how the group's land use map addressed the Pinal Vision:

Open Spaces and Places

- The group decided to create a corridor in easterly direction for the preservation of open space and the wildlife corridor and place for people to get-away

Sense of Community

- Building on existing rural community
- Provide a community balance throughout the county

Economic Sustainability

- Tourism in the east, economic center in the Superstition Vista area, midway down 79 for airport accessibility

Quality Educational Opportunities

- Created university and community colleges

Healthy, Happy Residents

- Created several hospitals
- Provide recreational opportunity
- Created greenbelt areas

Mobility and Connectivity

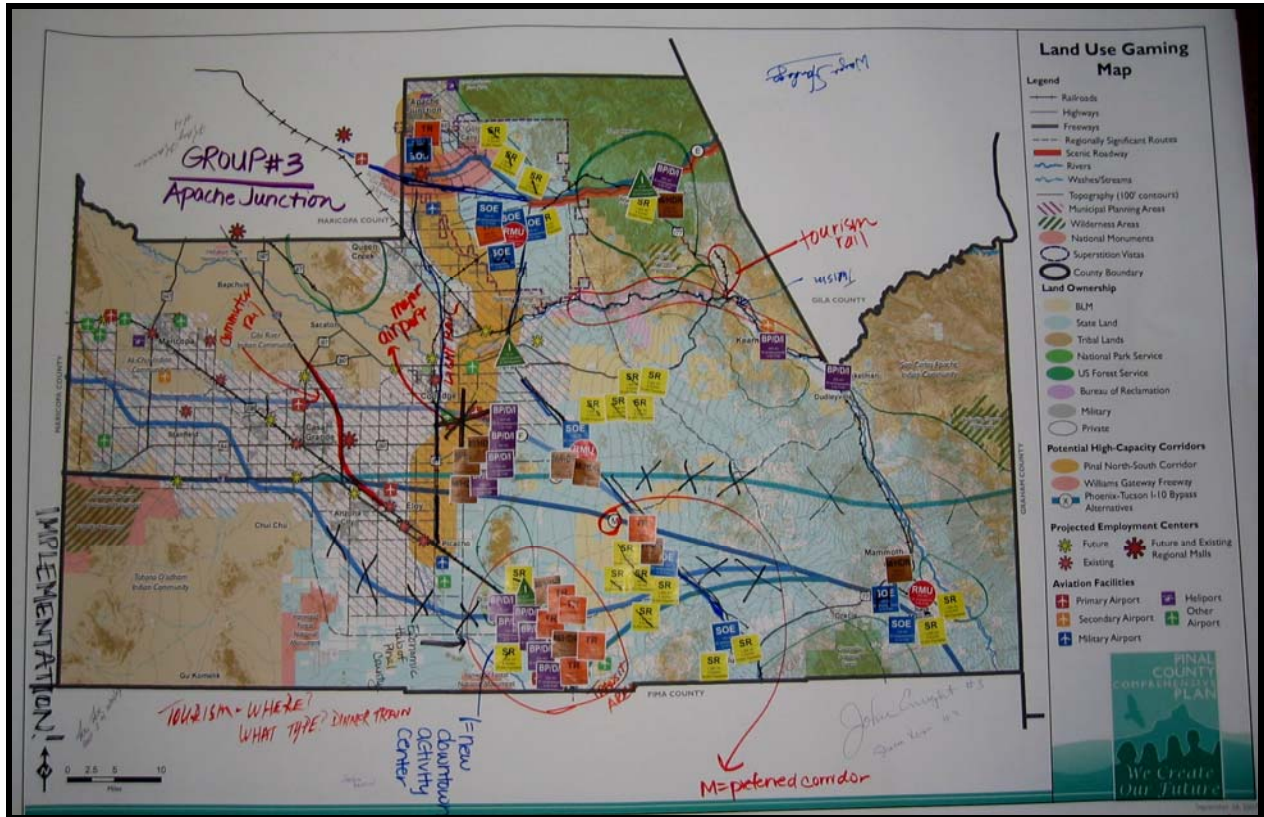
- Created north/south corridor and east/west corridor
- Multi-model transportation access

Environmental Stewardship

- Left a lot of open space
- Created landfill, wildlife corridor
- Open space around wilderness area

Facilitator: Jackie Pfeiffer

Small Group Participants: John Enright, Gold Canyon; Shoreon Hansen, Gold Canyon; Kay Karver, Gold Canyon; Sharon Keiser, Gold Canyon; Wayne Standage, Jr., Apache Junction; Tamy Tack, Gold Canyon



Describe the key concepts of the group’s land use map:

- New activity center southeast of Picacho Peak
- Industrial center near Kearny railroad – mines
- Mall near San Manuel
- Regional airport – Coolidge
- Low density in northeast quadrant of Superstition Vista
- Business in southwest quadrant of Superstition Vista
- High density at Red Rock, airport, and mines
- Florence historical site
- Oracle Junction – low density and offices
- Hwy 79 expanded and connection to Ironwood
- Route from Florence Junction to Mesa Airport (202)
- Picacho economic hub
- Good bus system around major hubs
- Develop tourism for Apache Junction and Gold Canyon
- Eliminate green route west to east
- Dinner train to mining, Kearny, and Winkelman

- Low density east of Florence
- 2-year community college upgraded to 4-year colleges
- Urban hub = Picacho (railroad/industrial)
- Coolidge = potential airport
 - transportation access
 - gasoline/pipeline
- 1 = Superior, Florence; new one at Red Rock
- Riparian areas – equestrian lots
- SR near Bureau of Land Mismanagement (BLM) – very low density
 - Enjoy views, open space
- Junior colleges to have 4-year degree
 - Central Arizona College
- Robotic technology – no people, just industry
- Oracle Junction = high-end housing – “Scottsdale” of Pinal County
 - Extension of U of A
- Transportation corridors to be expanded
 - SR 79
 - SR 87
- Commuter rail – Phoenix – Tucson
 - Along I-10 – one stop at Picacho
 - Need two economic activity areas – good connections
 - Need good public transit or car rentals
- How will land plan be implemented? Crucial to future development - will right-of-way be preserved for roads?
- Tourism = major university
 - Apache Junction
 - Superior
- Historic train (like Verde Valley) connecting old mining spurs and mountains
- Assumed that Superstition Vistas will be built out single family residential

Facilitator: Jennifer Livingston-Toth and Loras Rauch

Small Group Participants: Dale Gorny, Apache Junction; Todd Kennedy, Mesa; Leonard Lewis, Scottsdale; Jeff McCormick, Phoenix; Janeen Rohorit, Tempe; John Wosley, Mesa



Describe how the group's land use map addressed the Pinal Vision:

Open Spaces and Places

- Arboretum is important to protect east of Superstition Mountains.
- Superstition Mountains and wilderness areas need to be protected because of the country.
- San Pedro River area needs to be protected all the way through the Gila River.
- Reserve land for copper mines
- Hwy 79 corridor
- Historic Value:
 - Florence, Superior have potential downtowns
 - Superstition Vistas and all of the mining towns
 - Eloy

Sense of Community

- A great deal in Superstition Vistas and down where Picacho and Eloy; also down where Oracle is located

Economic Sustainability

- A great amount of office parks along the proposed road paralleling SR 79. Also in Superstition Vistas and in Eloy.

Quality Educational Opportunities

- Apache Junction and Winkelman
- Coolidge, Florence
- Use the tech college and junior college idea

Healthy, Happy Residents

- Oracle and Superior and Superstition Vistas

Mobility and Connectivity

- Rail and roadway access to most of the county