

Central Arizona College Design Charrette Summary Report

Date: October 3, 2007
Time: 6 pm – 8:30 pm
Location: Central Arizona College, Signal Peak Campus
Gloria R Sheldon University Center
8470 N Overfield Rd, Coolidge

Handouts

Draft Vision
Design Charrette Gaming Map

Attendees (34):

William Alkema, Ed Barbour, Jennifer Bowen, Bill Bridwell, Ken Buchanan, Roxanne Cariadi, Matt Carpenter, Steve Dorsey, Tamlin Engle, Patrick Erickson, Virginia Flahart, Kai Gerkey, Jon Hammond, Leslie Hammond, Bridgette Hill, Jim Holway, Arash Houshmand, John Irvine, Katherine Kittrell, Mary Kortsen, W. Barry McCain, Corey McGehge, Jason Meininger, Chris Mercer, TJ Murphy, Donna Neuleib, Ruth Nyman, H. Pike Oliver, Larry Pfeiffer, Frank Pratt, Ryan Andrew Sauer, Mary Simmerer, Steve Zajac, Philip Zeblisky

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

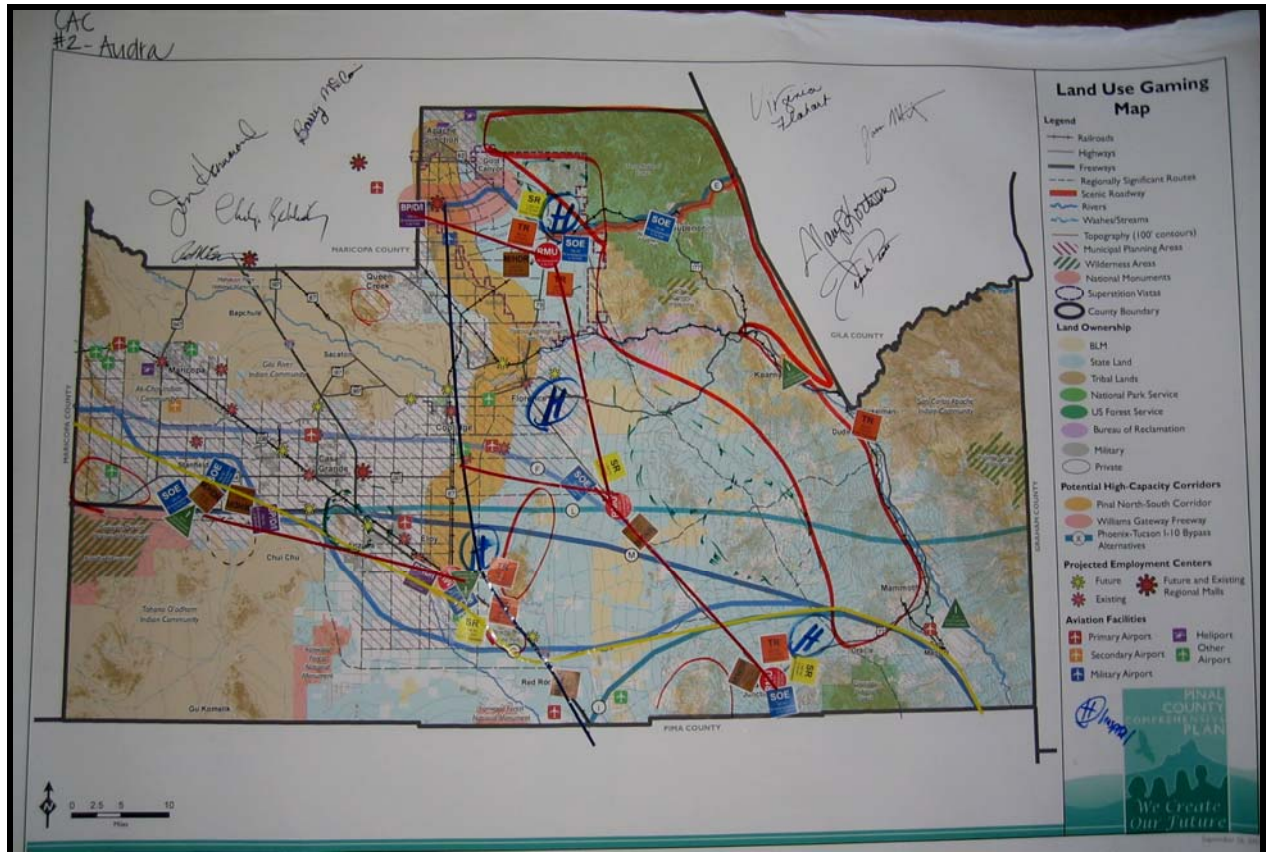
- Transportation (I-10 bypass, commuter rail, bus rapid transit, area-wide shuttle transit, etc.)
- Other public services (education, health, etc.)

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: Audra Koester Thomas

Small Group Participants: Patrick Erickson, Queen Creek; Virginia Flahart, Anthem/Florence; Jon Hammond, Casa Grande; Philip Jablisky, Developer/Sundace; Mary Kortsen, Casa Grande; Barry McCain, Arizona City; Jason Merninger, Tucson; Frank Pratt, Casa Grande



Describe the Key Concepts of the Group's Land Use Map:

- Open Space:
 - Discuss open space by airports
 - Open space corridor to far east to deal with topography in that area
 - Picacho Peak
 - San Tan area

- Tortilla Flats
- Picacho Peak – Civil War area
- San Manuel – mining
- Kearny
- Superstition Vistas – high-intensity residential and employment
- Rail – off reservations; Central Arizona Project (CAP) right-of-way
- Bus – red dots; connects
- Hospitals
- Placed high-activity area
- Identified about 7 clusters
- Bypass to connect the high-activity areas identified

Describe how the Group’s Land Use Map Addressed the Pinal Vision:

Open Spaces and Places

- Superstition Vistas – active recreational area
- East boundary of County where there is topography

Sense of Community

- 3-4 intensified historical downtown areas

Economic Sustainability

- Identified approximately 7 cluster areas that blend residential; cluster residential and employment; connect with transportation

Quality Educational Opportunities

- Not addressed

Healthy, Happy Residents

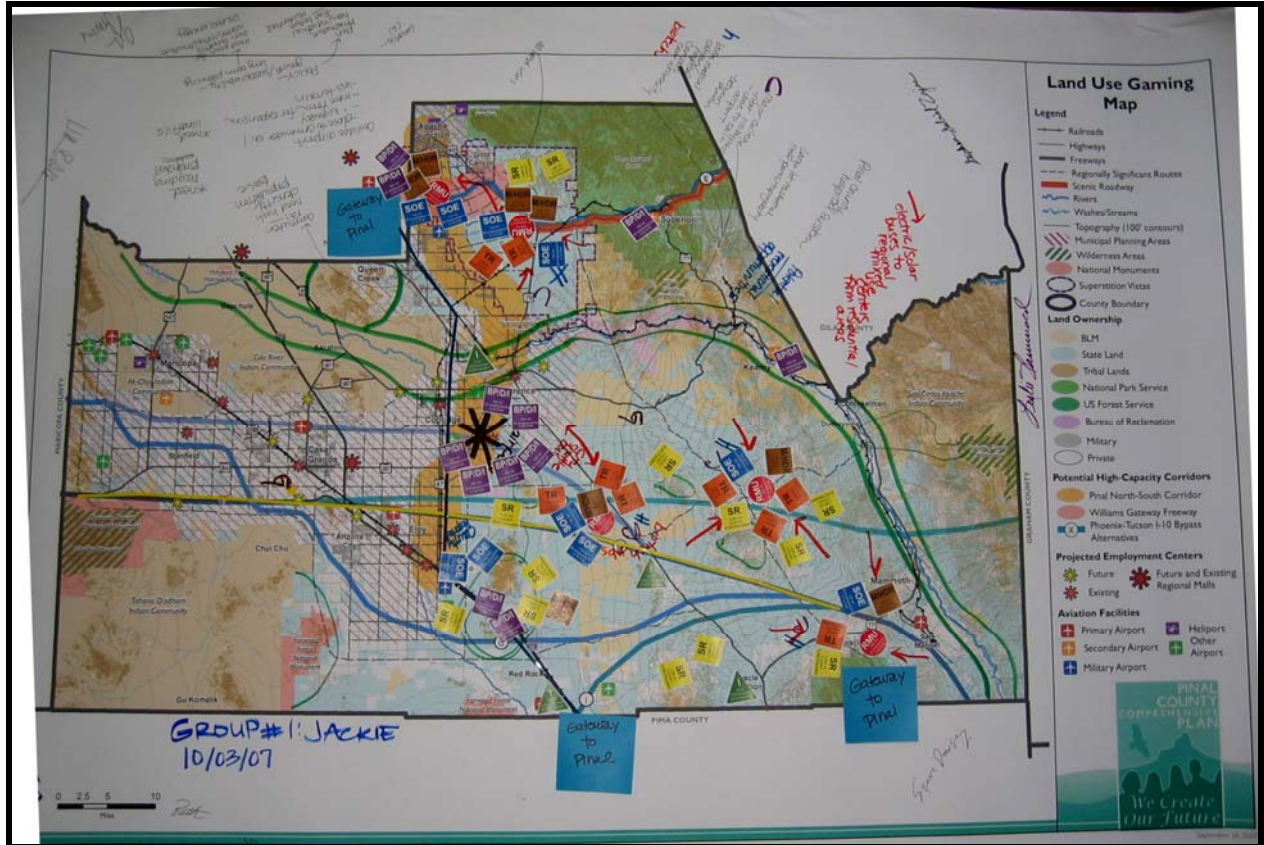
- Identified 6 hospitals in hot spot areas

Mobility and Connectivity

- Bypass connects 3 active nodes and airport in south in flatter areas
- Airport by I-10 bypass and I-8
- Bus to connect central area
- Recreational vehicles

Facilitator: Jackie Pfeiffer

Small Group Participants: Bill Alkema, Phoenix; Steve Dorsey, Queen Creek; Leslie Hammond, Casa Grande; John Irvine, Casa Grande; TJ Murphy, Phoenix; Ruth Nyman, Arizona City; Steve Zajac, Casa Grande



Describe the Key Concepts of the Group's Land Use Map:

- Our group identified an alternative route for I-10 in conjunction with the railroad, allowing for industrial areas and business development that have availability of ground, rail, and air transportation. Additionally, we identified an opportunity of creating gateways so people entering Pinal know what we stand for.

Describe how the Group's Land Use Map Addressed the Pinal Vision:

Open Spaces and Places

- Picacho – extend park and keep vistas
- Protect San Pedro
- General – transition from Indian to residential/metropolitan

Sense of Community

- Protect Oracle Junction
- Gateways so people know they're in Pinal County

Economic Sustainability

- Commuter rail from Gateway down 87 to Tucson

- RA – Coolidge – flat, close to rail, road
- BD – concentrated by airport and switch yard
- BD – mining areas – Superior and Kearny

Quality Educational Opportunities

- University/Colleges – access to rail, major highway, housing, and business

Healthy, Happy Residents

- Hospitals/Clinics
 - By college campuses as learning centers; off-shoot = Bio-tech
 - Learning centers also provide an alternative means to affordable healthcare, as it's provided by students

Mobility and Connectivity

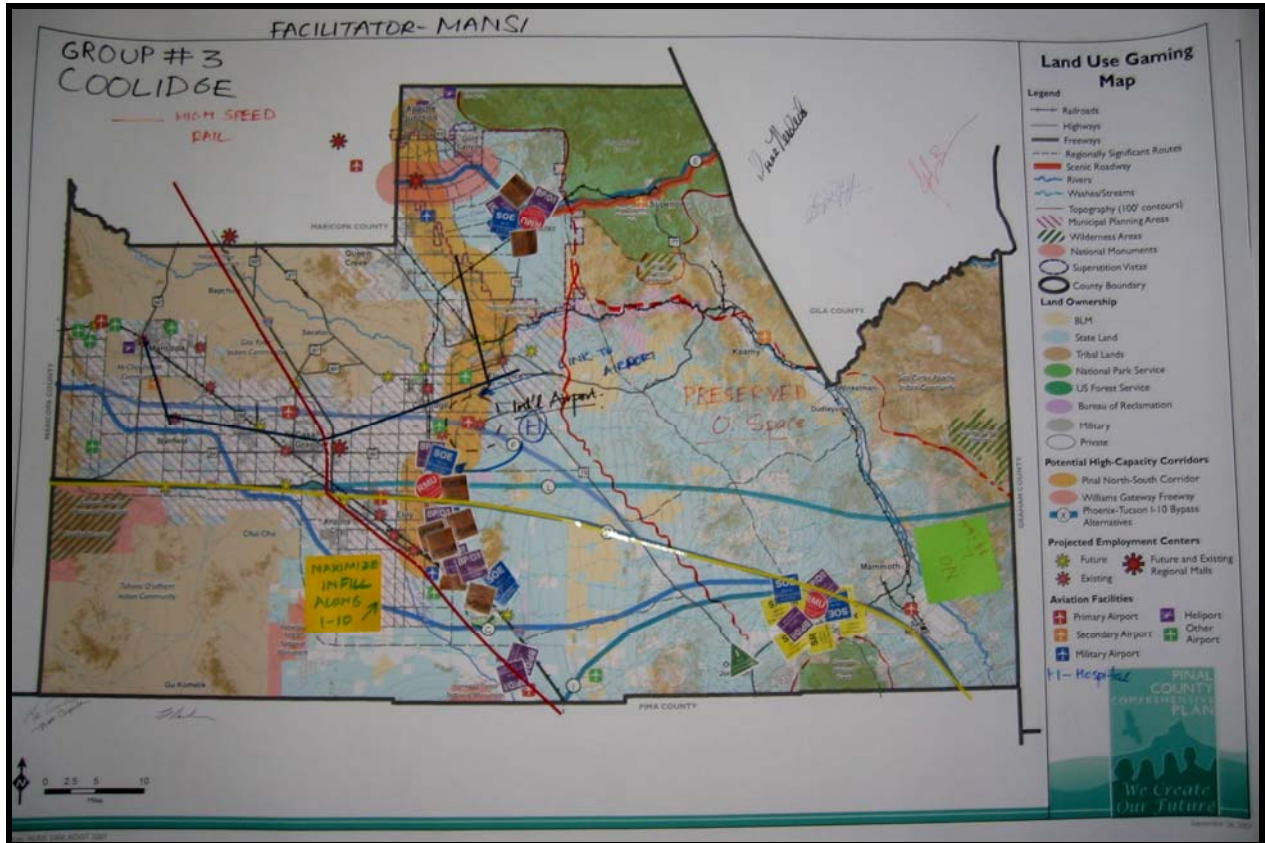
- I-10 coming off I-8
- Regional mixed use – V of L & M on I-10
- Regional mixed use – Future development
- Regional mixed use – Oracle

Environmental Stewardship

- Landfills/Recycle – mandate that future growth must plan for infrastructure prior to residential growth – must be sustainable

Facilitator: Mansi Sacdev

Small Group Participants: Ed Barbour, Casa Grande; Jennifer Bowen, Florence/Anthem@Merrill Ranch; Matt Carpenter, Phoenix; Kai Gerkey, Casa Grande; Donna Neuleib, Casa Grande; Larry Pfeiffer, Florence/Valley Farms



Describe the Key Concepts of the Group's Land Use Map:

- Group liked to preserve around Picacho Peak
- Airport – International airport possibility – Phoenix out of space; Tucson limited; Williams Gateway too congested
- Controlled development along both sides of Hwy 79
- Leave areas pristine
- ADOT needs wider freeways along transportation centers
- Growth potential still left in Florence, Coolidge, Stanfield, and Maricopa
- Transportation – commuter areas/green
- No I-10 bypass alternative L
- More distance learning – educational facilities within communities
- Hospital/airport located together
- Widen Highways 84, 87, and 79 to 6 lanes; widen Hwy 79 to 60
- Develop Hwy 79 west except Oracle

Describe how the Group's Land Use Map Addressed the Pinal Vision:

Open Spaces and Places

- Preserved 1/2 the county

Sense of Community

- Infill around existing interstates rather than sprawl

Economic Sustainability

- Closer to existing interstates/maximize infill off I-10 and Hwy 87

Quality Educational Opportunities

- Satellite/distance learning

Healthy, Happy Residents

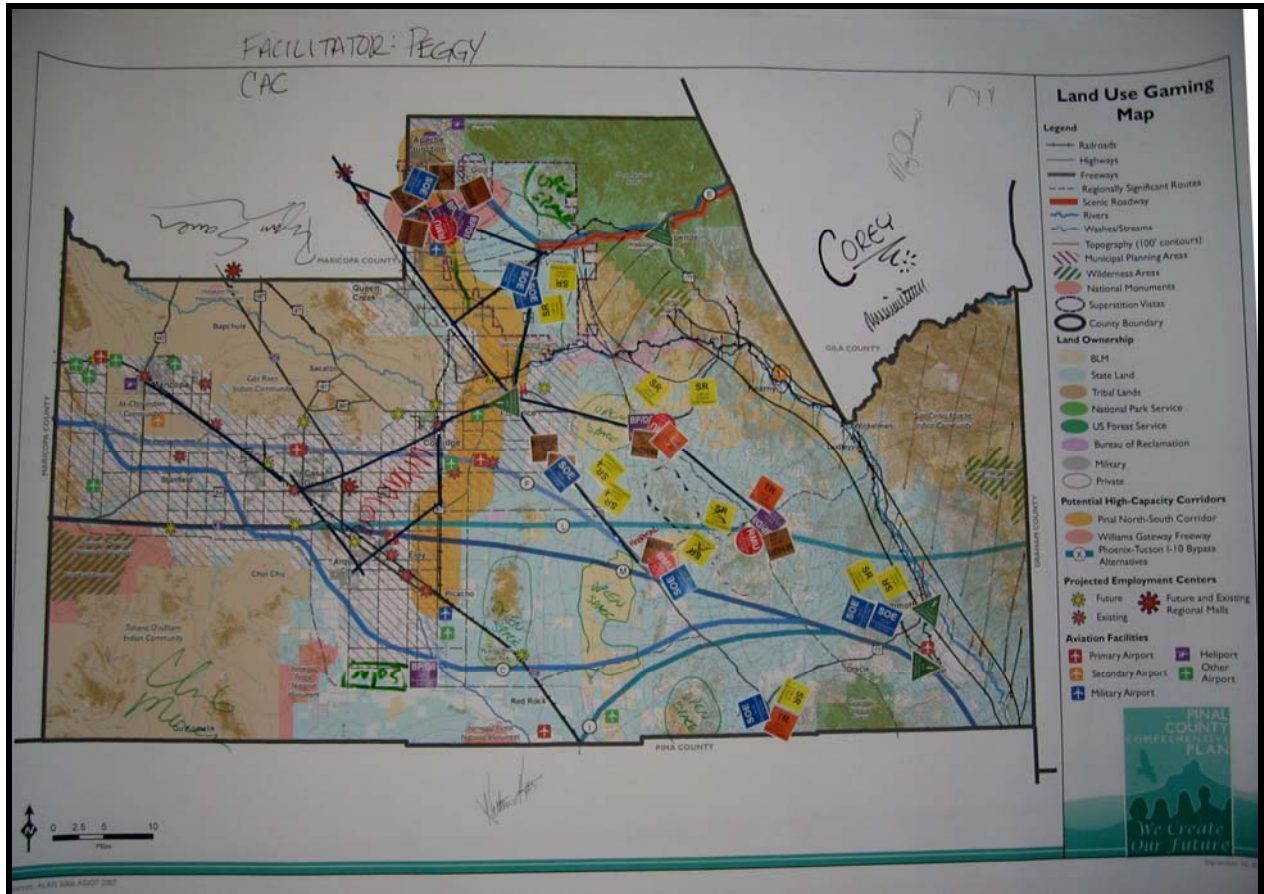
- Leave us open space/give us hospital transportation and airport

Mobility and Connectivity

- See map

Facilitator: Peggy Fiandaca

Small Group Participants: Roxanne Cariadi; Tamlin Engle; Brigitte Hill; Jim Holway; Katherine Kittrell; Corey McGehge; Ryan Sauer; Mary Simmerer



Describe the Key Concepts of the Group's Land Use Map:

- 500 acres per year of State Land released initially, less than a square mile
- 40,000 acres per year by 2030 released
- County has identified regionally significant routes
- Tucson voters have a proposition on the ballot to severely limit growth

Describe how the Group's Land Use Map Addressed the Pinal Vision:

Open Spaces and Places

- Preserve San Pedro River eastward and north to wilderness area; ¼ mile buffer to the west, for wildlife connections
- Do not develop slopes greater than 15%
- Central Arizona project canal west of Superstition Vistas preserved
- North of Oracle low density with services

Sense of Community

- Lower-density residential in foothills east of Hwy 79 to protect views
- Lower-density population along trail corridor in Superstition Vistas

- Grow east/west instead of north/south to avoid being identified with Phoenix and Tucson

Economic Sustainability

- Urban core 10 x 10 miles east side of Casa Grande
- Intensive employment, surrounding Coolidge Airport business park/distribution center/general industrial
- Business park/distribution center/general industrial at crossroads directly east of Florence with regional mixed use
- Major nodes of business along freeways
- Solar power plant south edge of Eloy
- Large employment area in Superstition Vistas coming out south of Apache Junction

Quality Educational Opportunities

- 24 colleges (based on Maricopa County's current 12)
- Build colleges in major epicenters

Healthy, Happy Residents

- Off Hwy 79, halfway between Florence/Oracle
- One hospital for every 300,000 people

Mobility and Connectivity

- Commuter rail along Hwy 79
- Florence commuter rail hub
- Consider east/west roads
- Rail and freeways go together (business as usual)
- Develop commuter rail; Coolidge – Casa Grande – Eloy – Maricopa – Florence
- Connect Williams Gateway Airport with Union Pacific Rail; connect to Sky Harbor