



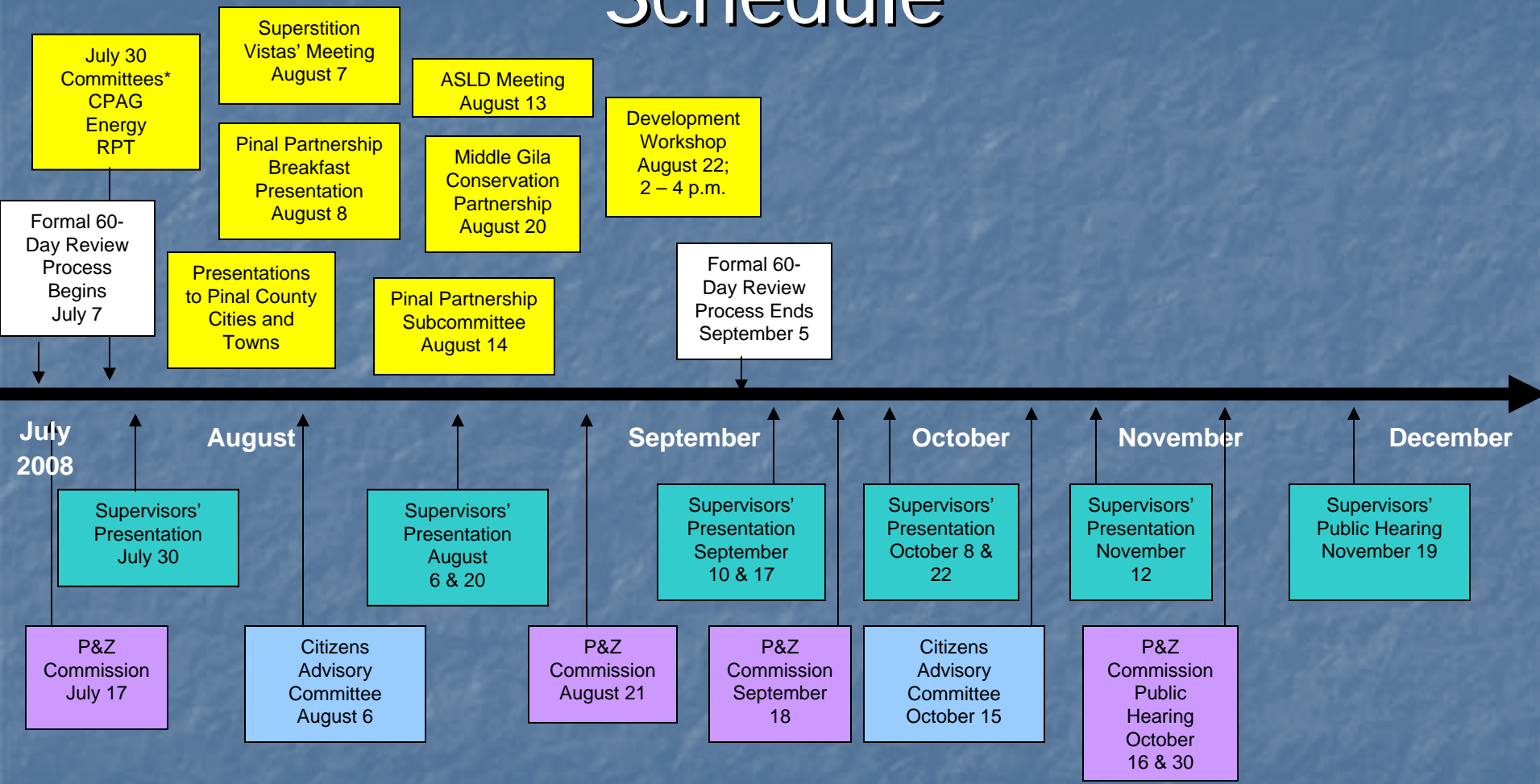
Development
Forum

Update

Citizen and
Stakeholder Values



Pinal County Comprehensive Plan Schedule

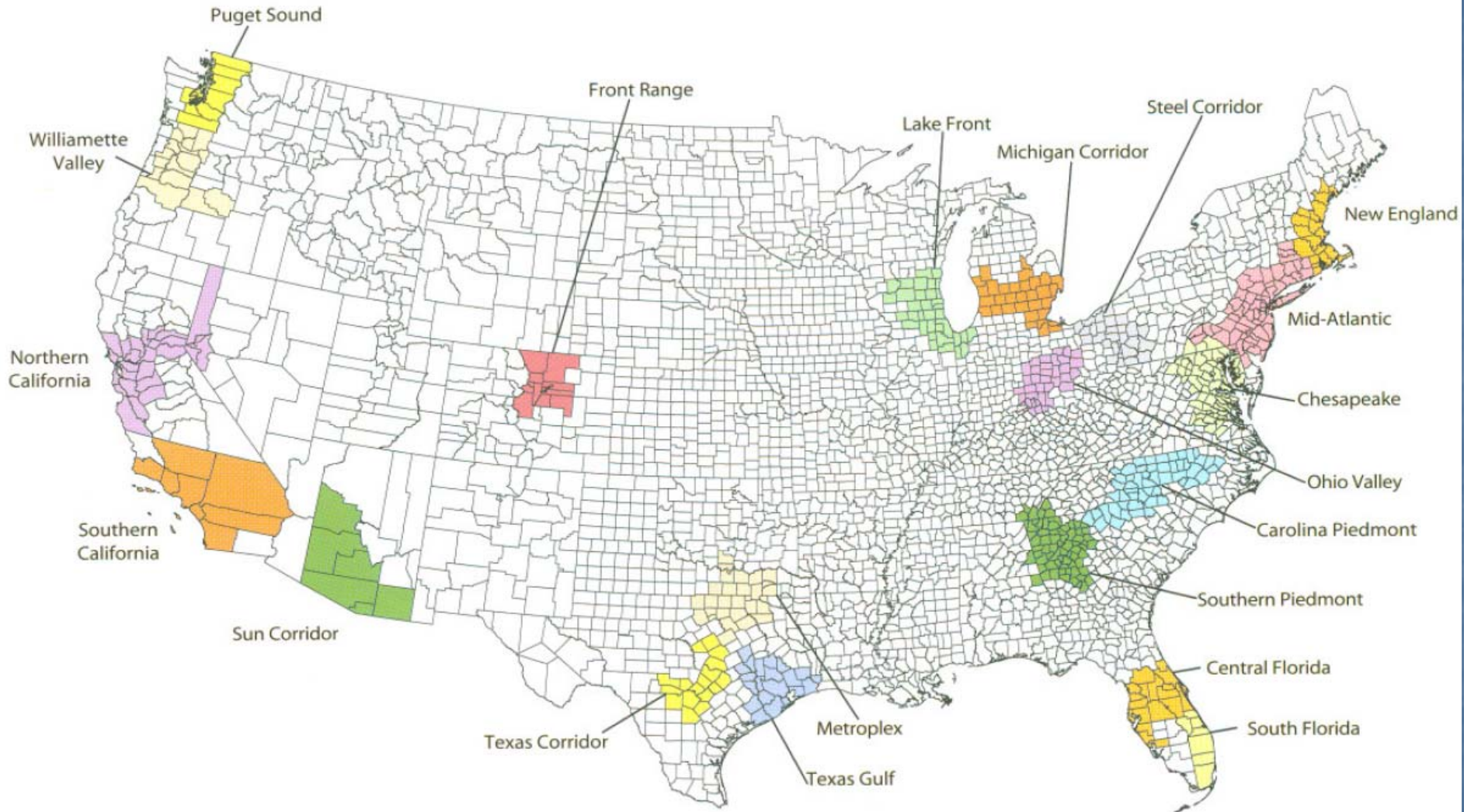


*Committees – Comprehensive Plan Advisory Group (CPAG), Energy Task Force; Regional Planning Team (RPT)

Citizen and Stakeholder Values



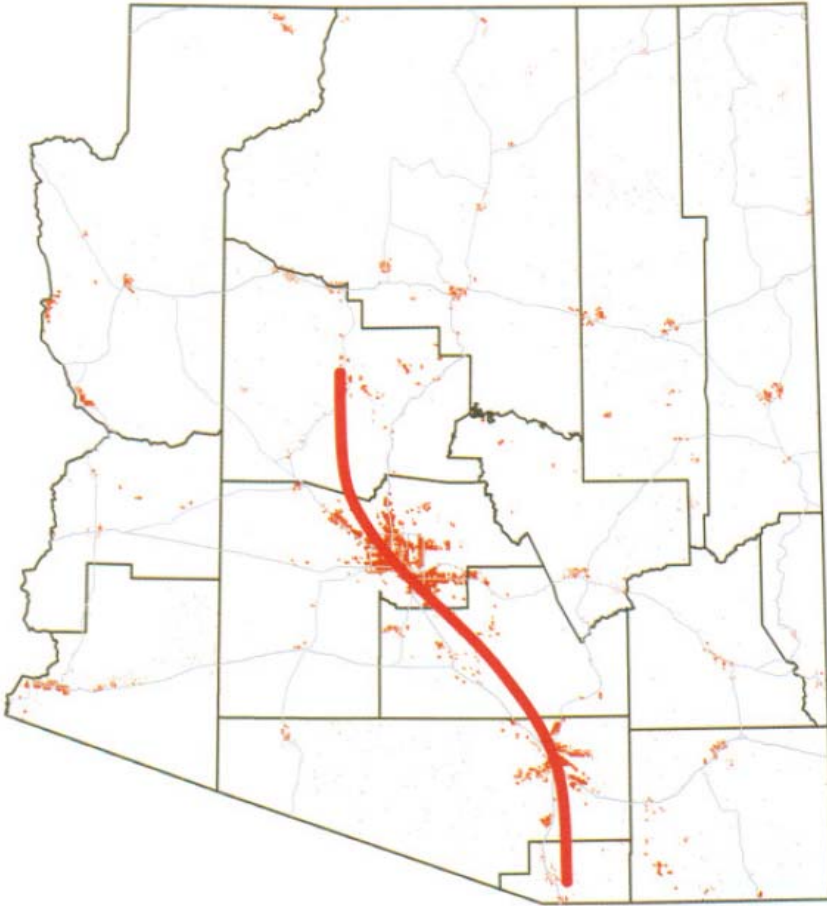
a MEGAPOLITAN NATION IS TAKING SHAPE



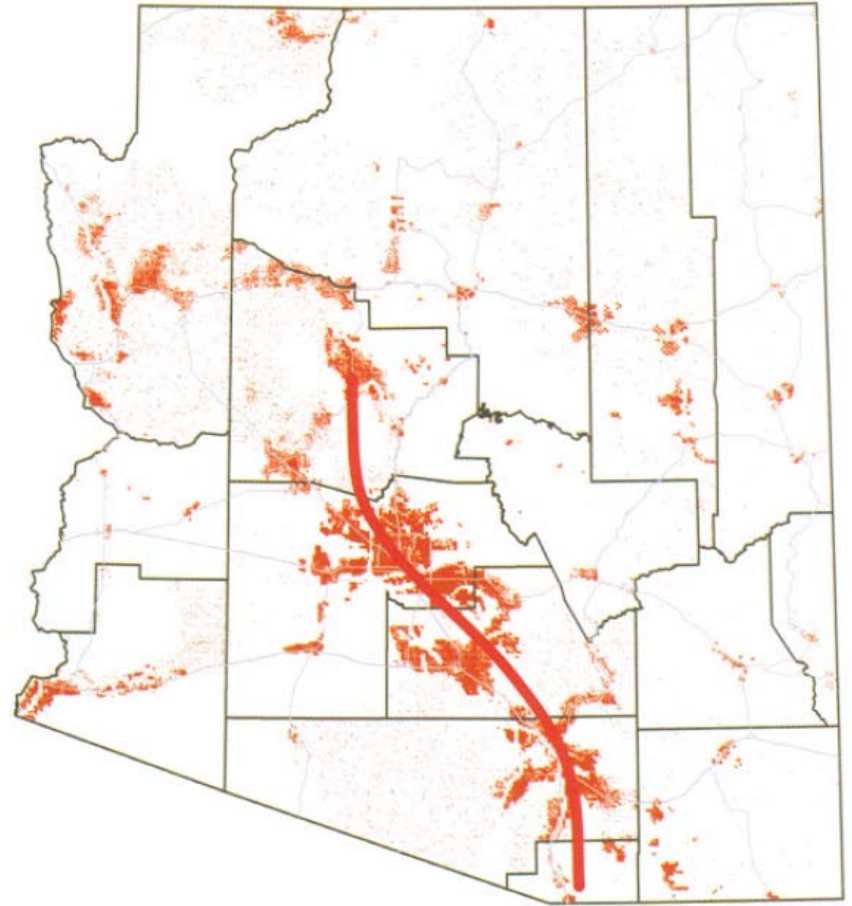
Source: Metropolitan Institute at Virginia Tech Alexandria.

ARIZONA'S POPULATION WILL NEED MORE LAND

2000



2050



Note: Populated areas shown in red.

Source: Morrison Institute for Public Policy, ASU; map adapted from Maricopa Association of Governments.

Estimated 2040 Sun Corridor Population=10 Million (Metro Chicago Today)

Pinal County Government Vision

Pinal County government provides progressive and **proactive leadership** in the areas of **economic development**, state-of-the-art technologies, **growth management** and public services to promote healthy and safe communities.



The Future at Pinal

Comprehensive Plan Update

Where are we in the process?

Task 1: Project Initiation

Task 2: Framing Pinal County Comprehensive Plan Issues

Task 3: Pinal County Comprehensive Plan Compendium

Task 4: Setting the Vision

Task 5: Policy Framework

Task 6: Alternatives Development and Analysis

Task 7: Preferred Plan Alternative

Task 8: Draft Comprehensive Plan (60-Day Review)

Task 9: Agency Review

Task 10: Implementation Plan

Task 11: Public Hearing Comprehensive Plan

Task 12: Produce Final Pinal County Comprehensive Plan

Public Participation

- Data collection and analysis: Compendium
- Road Shows (July 2007)
- Visioning Workshops (August 2007)
- Design Charrettes (October 2007)
- Youth Charrettes (December 2007)
- Alternatives Workshops (February 2008)
- Preferred Future Workshops (April 2008)
- Pinal Forum Series (May/June 2008)

Stakeholder Meetings and Presentations

- Pinal Town Hall
- SaddleBrooke Democrats Club
- Casa Grande Rotary
- Western Pinal Assn. of Realtors
- Ak-Chin Indian Community
- SaddleBrooke Homeowners Annual Meeting
- U of A Planning Graduate Class
- Gold Canyon Lions Club
- Florence Leadership Council
- Casa Grande Woman's Group
- Tucson Sierra Club
- Gold Canyon ADOBE
- East Valley Partnership
- Central Az. Economic Development Foundation
- NEPEP Economic Task Force
- Pinal Partnership Economic Development Committee
- Pinal Government Alliance
- Tohono O'odham Indian Community
- Superstition Horseman's Assn.
- Pinal Partnership Governance Committee

The Sustainable Pinal Plan

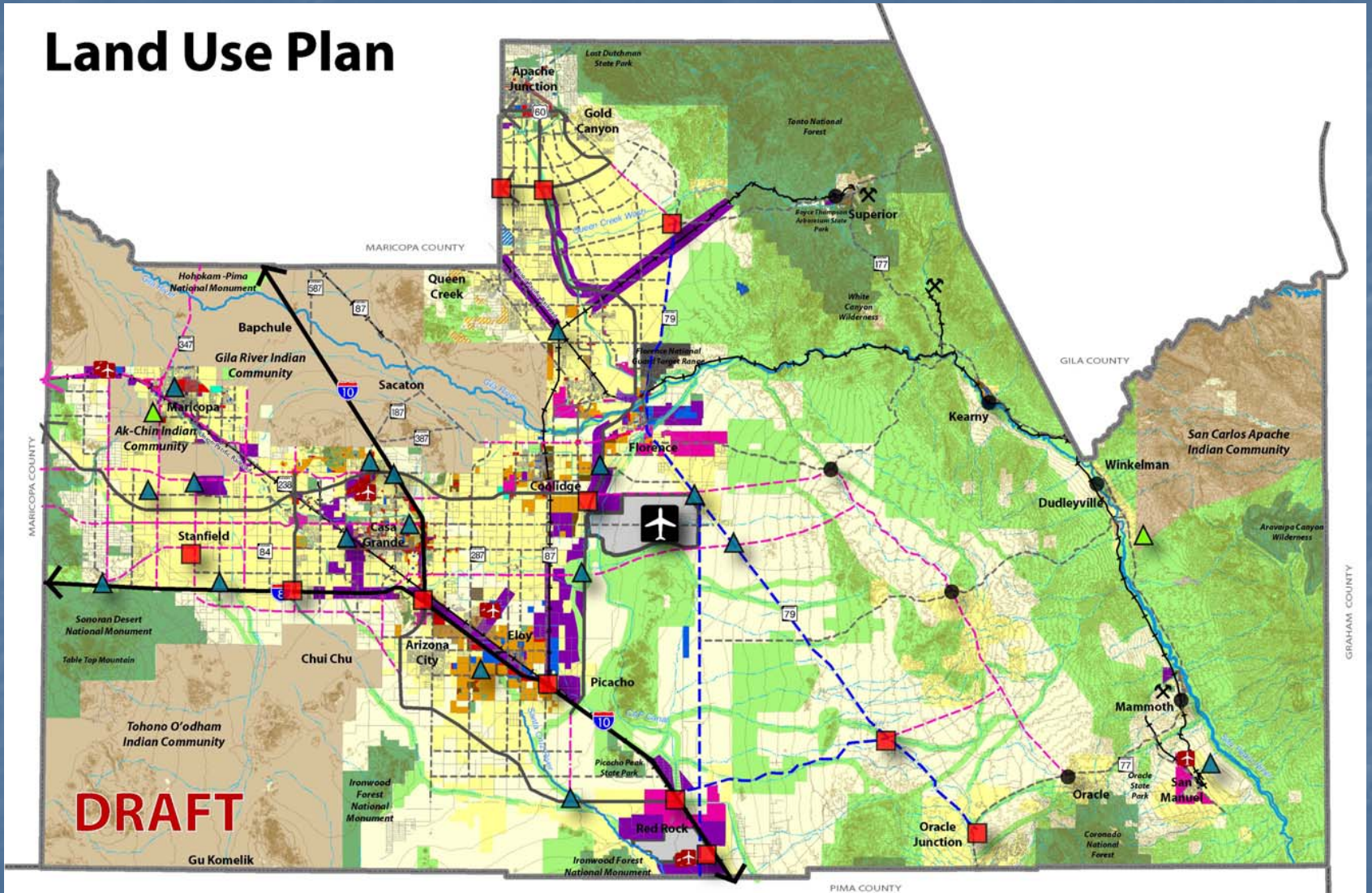
Overriding Philosophy

Consider Land Use, Multimodal Circulation and Economic Development together when making decisions

Philosophy on Land Use

- Mixed use and Economic Activity Centers in Pinal's core and preserving rural-feel of east County
- Plans for large swaths of open space
- Provides a variety of residential housing options
- Includes municipal general plans to ensure good regional connectivity
- Encourages transit-oriented development
- Planning for buildout

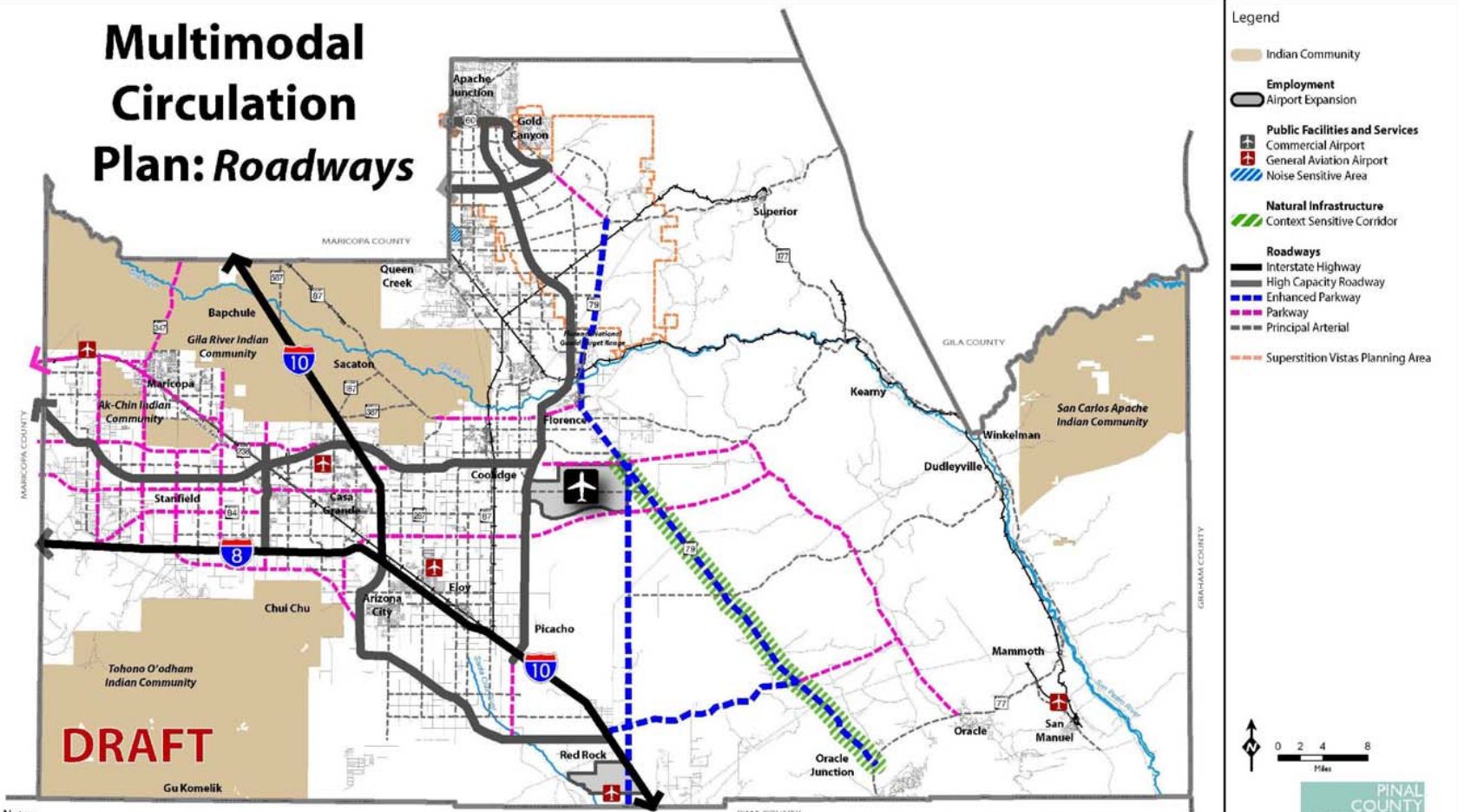
Land Use Plan



Philosophy on Multimodal Circulation

- Considers other regional studies and plans
- Plans in advance for high capacity roads
- Complement land uses and to serve economic activity centers
- Multimodal system with a number of transit options
- Context Sensitive Corridor concept

Multimodal Circulation Plan: Roadways



- Legend**
- Indian Community
 - Employment**
 - Airport Expansion
 - Public Facilities and Services**
 - Commercial Airport
 - General Aviation Airport
 - Noise Sensitive Area
 - Natural Infrastructure**
 - Context Sensitive Corridor
 - Roadways**
 - Interstate Highway
 - High Capacity Roadway
 - Enhanced Parkway
 - Parkway
 - Principal Arterial
 - Superstition Vistas Planning Area

Scale: 0 2 4 8 Miles

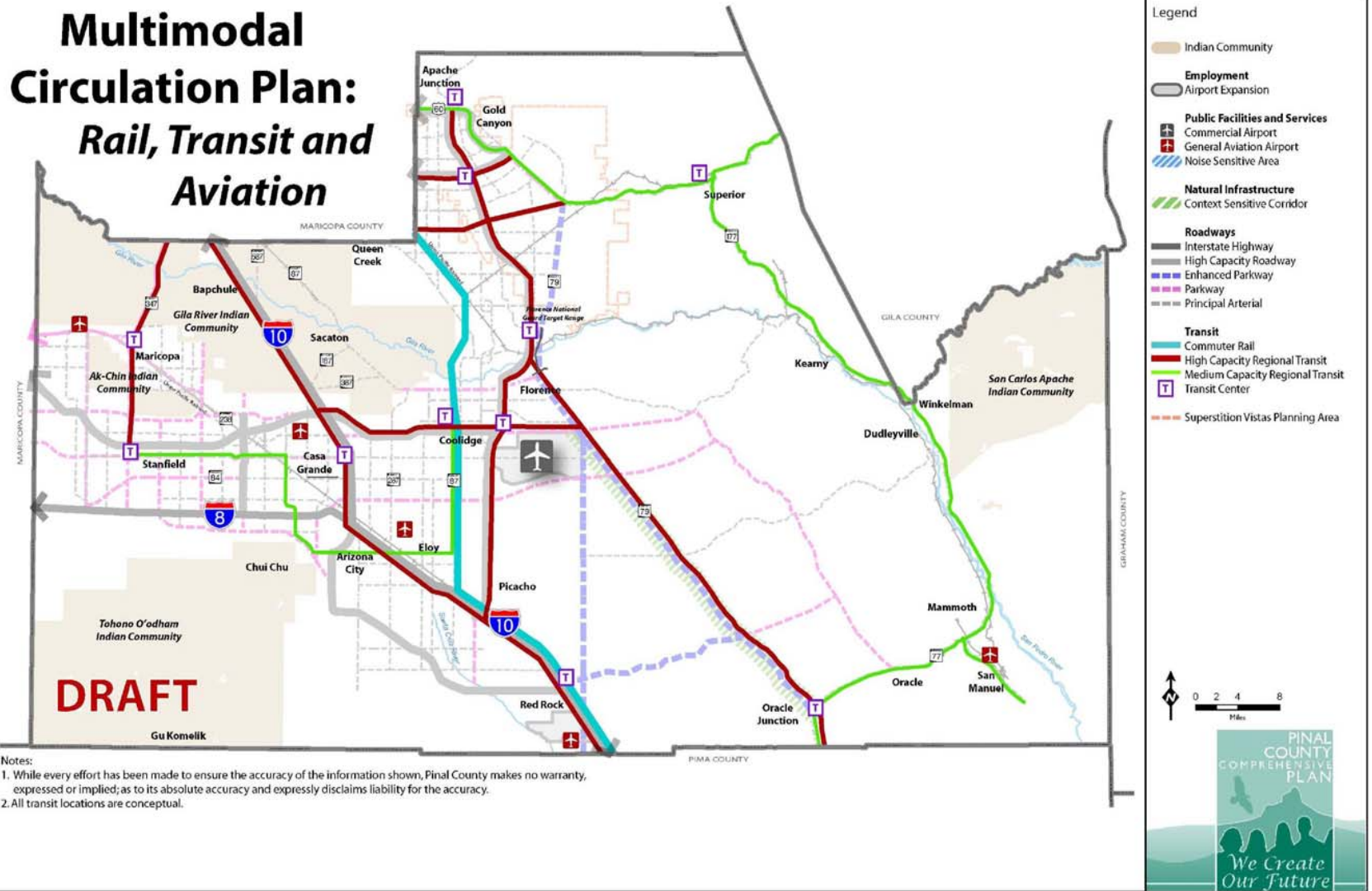
PINAL COUNTY COMPREHENSIVE PLAN

We Create Our Future

Notes:
 1. While every effort has been made to ensure the accuracy of the information shown, Pinal County makes no warranty, expressed or implied; as to its absolute accuracy and expressly disclaims liability for the accuracy.

Source: ALRS 2006; ICD 2007; Pinal County 2007; CAAG 2007

Multimodal Circulation Plan: Rail, Transit and Aviation



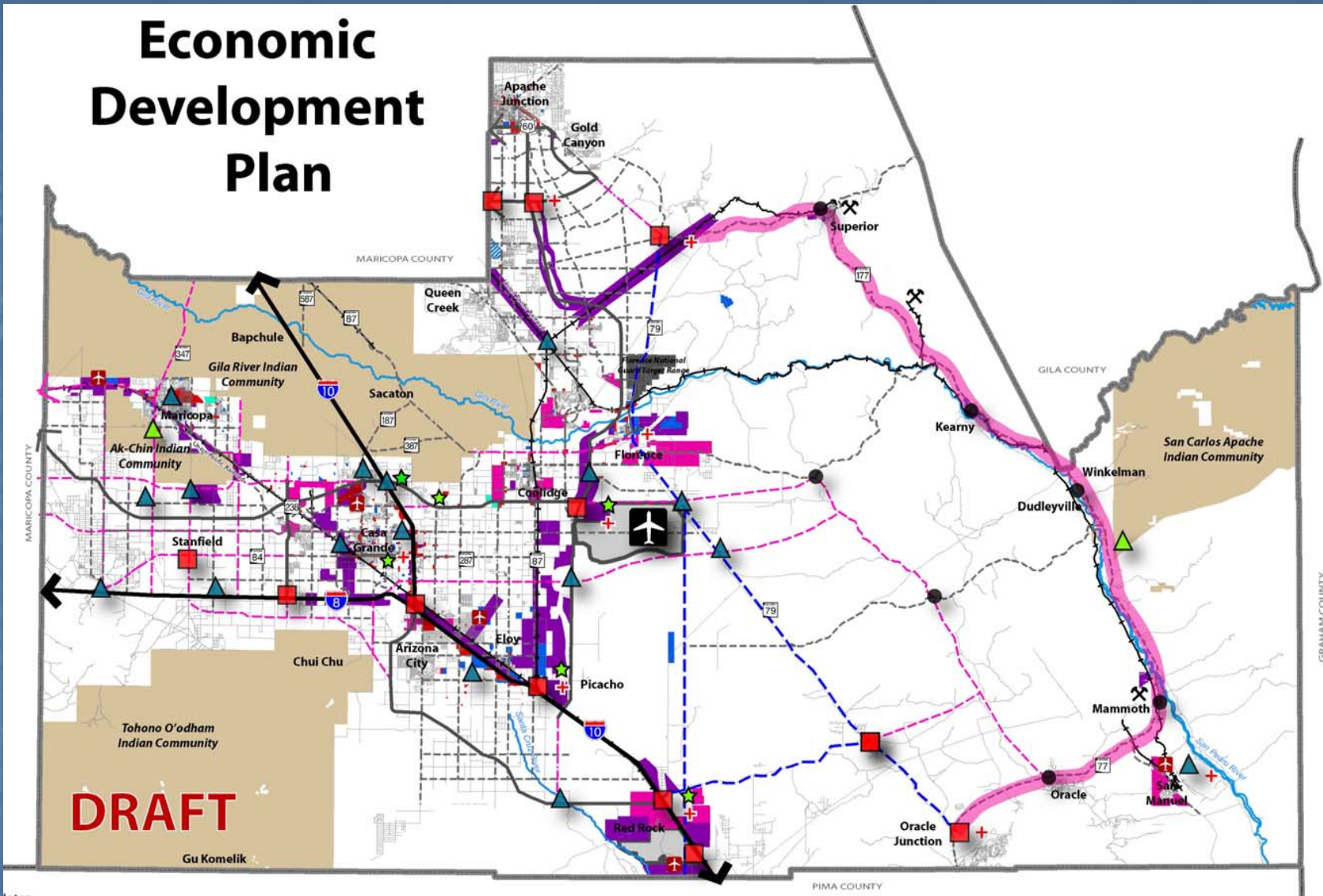
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Philosophy on Economic Development

- Concentrates infrastructure and provides for quality employment locations
- Provides locations for 530 jobs per 1,000 residents county-wide
- Identifies 39 mixed use activity centers that contain residential, office, medical, educational, and general employment activities
- Identifies potential commercial airport and airport expansion area
- Provides economic development in east County while preserving unique character

Economic Development Plan



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GRAHAM COUNTY

Mixed Use Activity Centers



Low Intensity

Approximately 100 Acres

Office, Commercial, Hospitality and Medium to High Density Residential



Mid Intensity

Approximately 500 Acres

Office, Commercial, Hospitality, Medical and Medium to High Density Residential



High Intensity

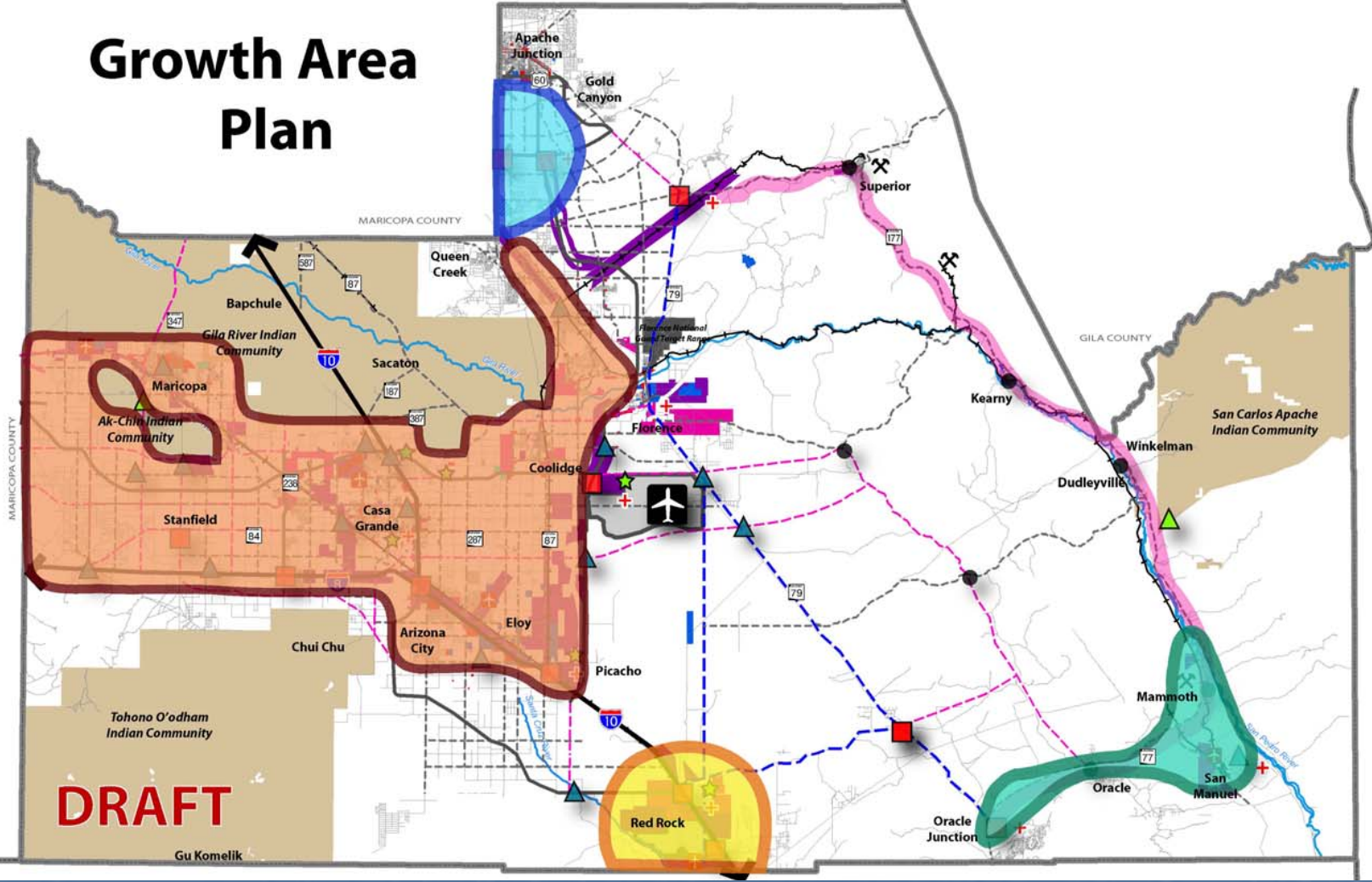
Approximately 1000 Acres+

Office, Business Parks, Industrial and Medium to High Density Residential

10 Year Look: Growth Areas

- Projected growth in next 10 years
- Concentrate infrastructure investment
- Encourage mixed use development
- Multimodal opportunities
- Detailed area planning
- Knit together regional parts

Growth Area Plan



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GRAHAM COUNTY

Next Steps

- First week in September: 60 Day Review ends
- Second week in September: Staff and Consultant will place all comments on the website
- Third week in September: Staff and Consultant will recommend changes to decisionmakers and place these on the website
- End of September: Staff Recommended Draft Plan
- Conclude the process in late fall 2008

We Create our Future

Questions for all of us:

- Will we reach our potential and add great value to State Lands and private properties?
- Will we provide good jobs and amenities for our citizens and potential homebuyers?
- Will we build a transportation system that works in a time of shrinking funding sources?
- Will we implement the values so clearly articulated by citizens and stake holders?
- Will we make this County the best it can be?

**Let's work together to
refine this plan and help
Pinal reach its full
potential**

Thank you!

Contacts Us:

Jerry Stabley, Pinal County Project
Manager

Jerrold.Stabley@co.pinal.az.us

Visit the Project Website Regularly!

www.PinalCountyPlan.com