

# Johnson Ranch Design Charrette Summary Report

Date: October 6, 2007  
Time: 9 am – 11:30 am  
Location: Walker Butte K-8 School Cafeteria  
29697 N Desert Willow Blvd, Queen Creek

## Handouts

Draft Vision  
Design Charrette Gaming Map

## Attendees (33):

Wayne Balmer, Steve Beal, Edgar Bonnice, Gordon Brown, Margaret Carstens, Tisha Castillo, Robert Crowley, Ryan Ferguson, Phyllis Frasier, Tereca Garner, Amy Gerrish, Mack Lake, Paul LoPresto, Jack Malpass, Becky McMenimen, Sharon Merrill, Alan Pease, Gail Pease, Joan Perry, Anne Reed, Chuck Robbins, Fran Robbins, Scharlotte Schmitt, John Shields, Arline Studley, Jeff Studley, Beth Sutton, Danielle Tomerlin, Tyler VanVleet, Michelle Villanueva, Char Wester, Vanessa White, David Woodson

## 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](http://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

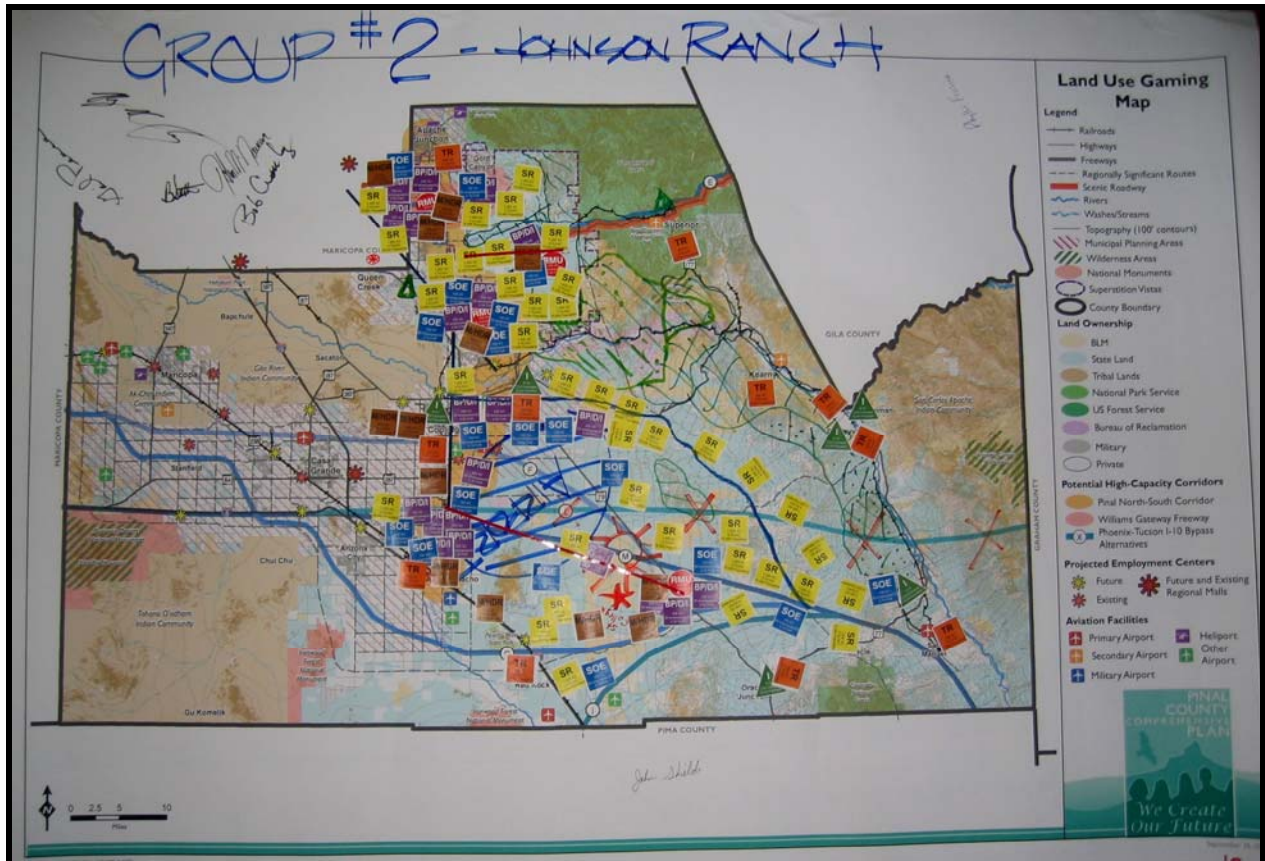
- Transportation (I-10 bypass, commuter rail, bus rapid transit, area-wide shuttle transit, etc.)
- Other public services (education, health, etc.)

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:** John McNamara

**Small Group Participants:** Robert Crowley, Johnson Ranch; Ryan Ferguson, Phyllis Frasier, Circle Cross Ranch; Johnson Ranch; Gail Pease, Johnson Ranch; John Shields, Skyline Ranch; Beth Sutton, Johnson Ranch



### Describe how the Group's Land Use Map Addressed the Pinal Vision: Open Spaces and Places

- Leave the large most southern area of Superstition Vistas as a natural park.
- Reserve area that flows to and into the White Canyon Wilderness.

### Economic Sustainability

- Eloy, Coolidge; new I-10 route/bypass = business parks/distribution center and suburban office
- Create an employment buffer around airport to protect it

### Quality Educational Opportunities

- Place multi-family units near Coolidge, Florence, and some near projected new airport.
- Provide housing for existing colleges and perspective colleges.

### Healthy, Happy Residents

- Provide and leave alone green vistas throughout communities.

### Mobility and Connectivity

- M – is the best I-10 bypass alternative route – draws the growth to this area; best place for regional airport placement, east of Eloy and Coolidge (Blue Circle shown on map).
- L – is less best for I-10 bypass because it will impact wildlife

### Environmental Stewardship

- M – best for I-10 bypass: less impact on environment; preserves White Canyon Wilderness

**Facilitator: Audra Koester Thomas and Mansi Sachdev**

**Small Group Participants:** Ed Bonnice, Johnson Ranch; Tisha Castillo, Johnson Ranch; Mack Lake, San Tan Heights; Jack Malpass, San Tan Heights; Tyler VanVleet, AZ Game & Fish Dept; Char Wester, San Tan Heights



**Describe the Key Concepts of the Group’s Land Use Map:**

- Connect the bus system to all major areas (red)
- We want libraries!
- Community center
- Mass transit
- Swaths of nature preserves

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

Open Spaces and Places

- Red means areas we would like to see preserved and allow for hiking and exploration (no ATV’s).

Sense of Community

- Developing around activity centers
- Providing multiple kinds of housing
- Libraries; community centers

### Economic Sustainability

- Ensuring employment at activity centers

### Quality Educational Opportunities

- University with nursing center – fairly close to hospital

### Healthy, Happy Residents

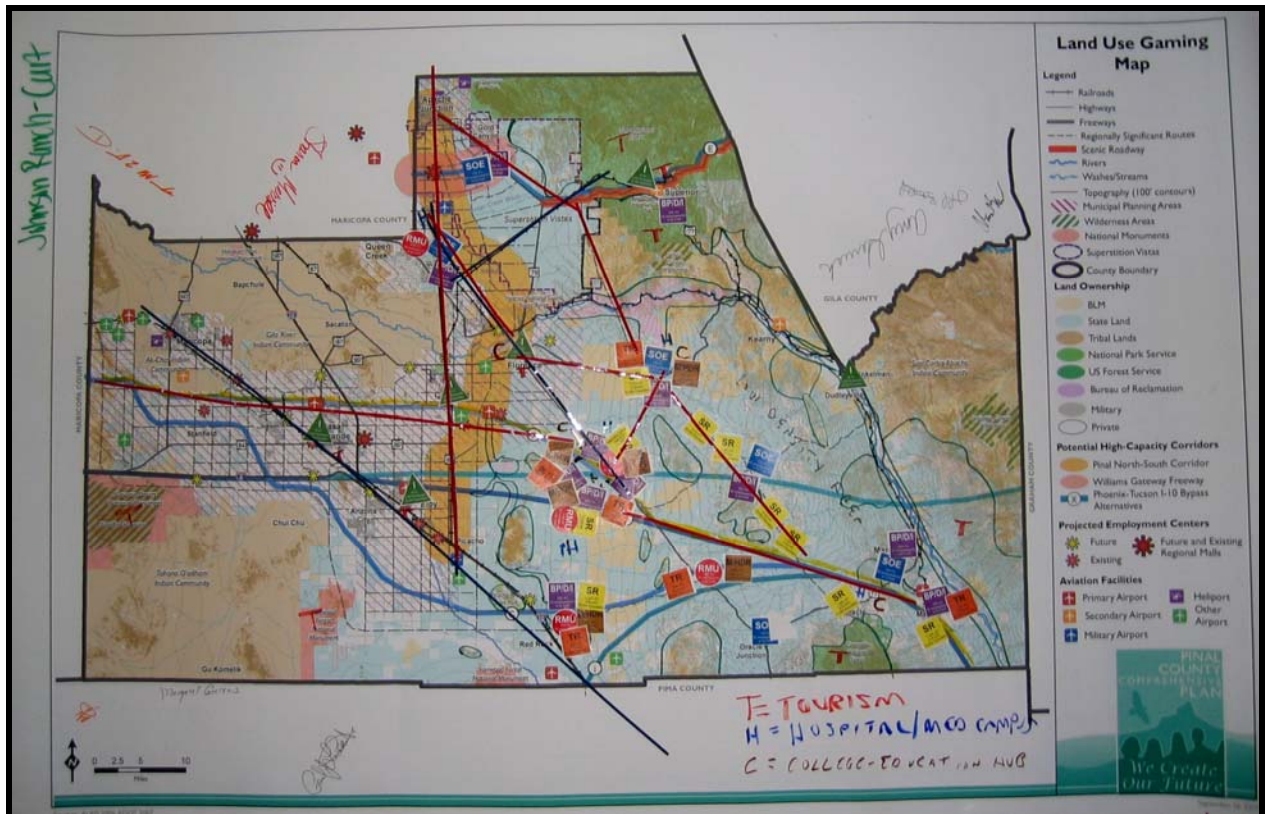
- Wildlife and residents – connect wildlife corridors – protect so not pushed into private

### Mobility and Connectivity

- I-10 bypass – have a problem – we need alternative L as a transportation corridor; commuter rail to go by hospitals, university connect to Tucson

**Facilitator: Curt Dunham**

**Small Group Participants:** Wayne Balmer, Mesa; Steve Beal, Johnson Ranch; Margaret Carstens, Johnson Ranch; Amy Gerrish, San Tan Heights; Paul LoPresto, Castlegate; Sharon Merrill, Apache Junction/County; Alan Pease, Johnson Ranch; Jeff Studley, San Tan Heights; David Woodson, Johnson Ranch



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

Open Spaces and Places

- Preserve riparian and mountains

Sense of Community

- Historical centers and community centers

Economic Sustainability

- Buffer the airport with industrial commerce.
- Industrial and suburban office employment
- Tourism

Quality Educational Opportunities

- Four campus sites

Healthy, Happy Residents

- Green development and business
- Preserve riparian and mountains

- Hospitals and doctor's offices

#### Mobility and Connectivity

- Connect I-10 bypass alternatives F to M.
- Commuter rails and bus lines
- Airport

#### Environmental Stewardship

- Green development and business
- Commuter rails and bus lines
- Preserve riparian and mountains

**Facilitator: Jackie Pfeiffer and Loras Rauch**

**Small Group Participants:** Gordon Brown, San Tan Foothills; Tereca Garner, San Tan Ranches; Becky McMenimen, Apache Junction; Diane Reed, San Tan Foothills; Arline Sturoley, San Tan Heights; Michelle Villanueva, Queen Creek Ranchos



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

- No airport – Williams Gateway gets bigger, neighboring Phoenix International and Tucson supportive
- Needs:
  - Activity centers and jobs for teens – keep children in Pinal County (stop brain drain)
  - Dense areas of residential development – requirements for park trails and recycling centers
- San Pedro area – open space for recreation
- National forest – preservation
- Railroad through mining areas - potential for scenic railroad (like Grand Canyon/Verde Railroad) – bring in economic engine without disturbing environment too much
- Buffer zone of lower intensity residential uses surrounding open space
- Heavy industrial near railroads; suburban development near major roadway intersections
- Roads in Pinal County longer (length) – capture more economic development
- All downtown areas – traditional residential development
- Quick fix – increase online courses

- State offices (increased representation in Florence)
- Need four-year university – Superstition
- Need many regional mixed centers – create polycentric county
- Can we maintain scenic roadways with economic activity areas cited on them?
- Twin cities concept – work together, support each other = Mammoth, San Manuel
- Kearny and Superior must be self-sustainable because more remote locations in mountains
- No major airport – noise, airspace issues; Williams Gateway close enough for north/west county; Tucson close enough for south/east county
- Commuter rail parallel to north-south corridor – allow park-in-rides, shuttle transit in communities to park and ride to rail

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

### Open Spaces and Places

- Major community – schools, hospitals, police, firemen
- Preserve the washboard areas as recreational; it leaves the mountains alone; benefits all the cities, economic benefits
- River/wash corridors – recreation and other supporting economic uses (historic downtown, historic railroad)
- SR 79 – scenic highway
- Low-density residential surrounding mountains/preservation areas (horse owners)
- Transition to medium-to-high residential out from open space and near transportation corridors
- All regional mixed-use centers, downtowns and high-density residential need to have affordable housing requirements to allow teachers and public service employees to live near where they work

### Sense of Community

- Downtown areas live and work in same area
- Lower density areas will have activity available to keep wholesome way of life, provide adolescent activity impact

### Economic Sustainability

- Roads will benefit economic benefits; industrial will bring jobs; office, business, commerce
- Higher density

### Quality Educational Opportunities

- All major activity areas will have schools, healthcare, police! (public servants), college
- Jobs for youth
- Community railroad to university
- Need more four-year colleges

### Healthy, Happy Residents

- Preserve open spaces for air quality
- Have hospitals in all higher density areas
- Water quality!

- Public servants, i.e., police, fireman, community centers

#### Mobility and Connectivity

- Roads will tie in all cities, help flow of traffic
- Towns will complement each other
- Light transit
- I-10 Bypass – alternative F benefits Coolidge and others; ties together Pinal County communities, more central, economic benefit, skirts mountains, flat

#### Environmental Stewardship

- Every community should be made to recycle!
- Trailheads, low density
- Regional areas need to be self sustaining
- Preserve beauty
- Protect mountains from roads
- Development permit requirements:
  - Recycling
  - 100-year proof of water supply
  - Green building requirements
- Satellite County offices – mimic services