

Maricopa Design Charrette Summary Report

Date: October 11, 2007
Time: 6 pm – 8:30 pm
Location: Pima Butte Elementary School Multipurpose Room
42202 W Rancho El Dorado, Maricopa

Handouts

Draft Vision
Design Charrette Gaming Map

Attendees (33):

Suraj Bhakta, Brent Billingsley, Thomas Bradbury, Danielle Casey, Victor Castillo, Casey Chlebek, Gina D'Abella, Nicole Dailey, Terry DeValle, Will Dunn, David Eckert, Ken Edwards, Maryeileen Flanagan, Kazi Haque, Shirley Ann Hartman, Kellee Kelley, Roger Kolman, Rodolfo Lopez, Brent Murphree, TJ Murphy, Wendy Nelson, Nancy Parks, Ashley Pascual, Thomas Poulson, Shena Rojemann, Chris Salas, Lourdes Samples, Lowell Samples, Bart Smith, Sandy Weir, Carolyn Williams, Gary Williams

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

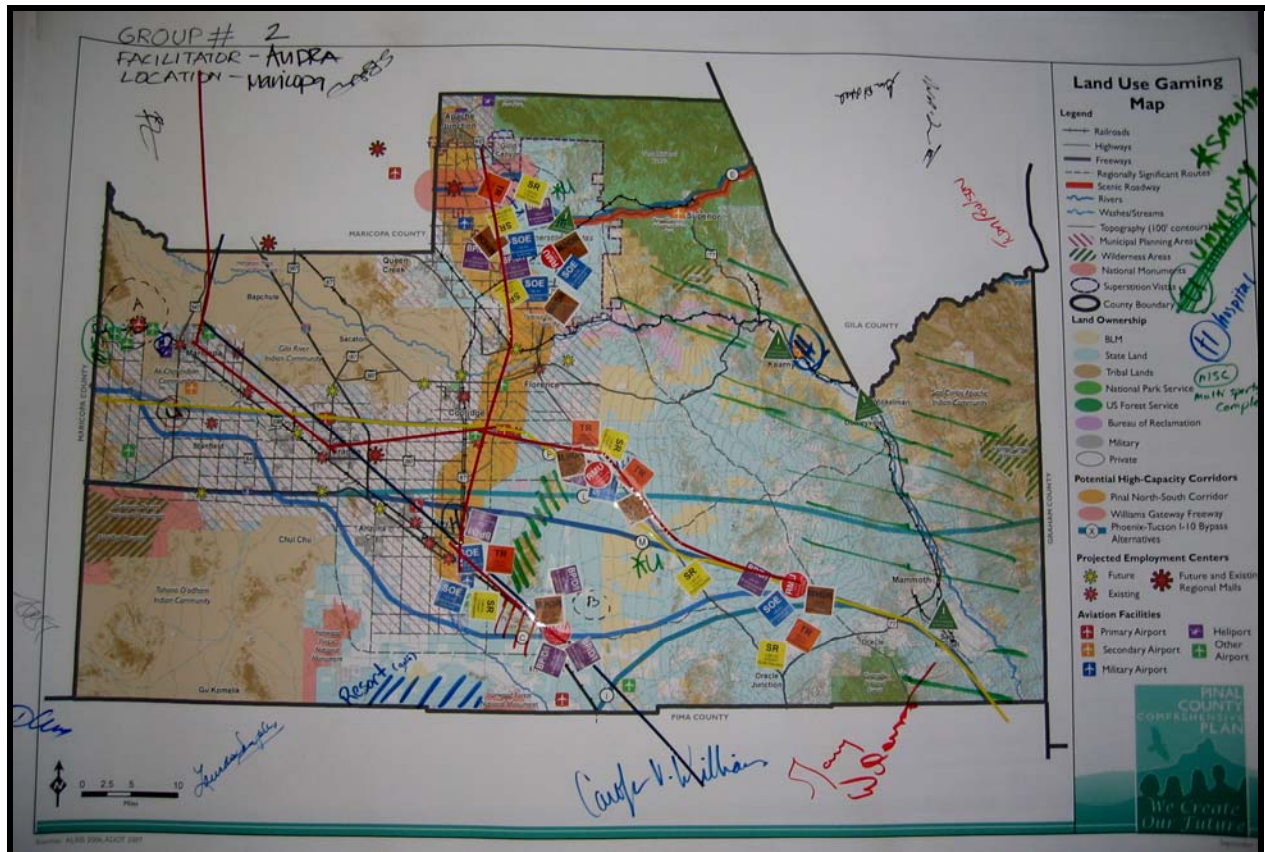
- Transportation (I-10 bypass, commuter rail, bus rapid transit, area-wide shuttle transit, etc.)
- Other public services (education, health, etc.)

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: Suraj Bhakta, Scottsdale; Danielle Casey, Maricopa; Gina D'Abella, Maricopa/Tempe; Will Dunn, Maricopa; Rodolfo Lopez, Maricopa; T.J. Murphy, Phoenix; Tom Poulson, Phoenix; Laurdea Samples, Maricopa; Carolyn Williams, Maricopa; Gary Williams, Maricopa



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

Open Spaces and Places

- Keep ATV and horses separated (maintain horse areas).
- All mountains and washes remain open spaces (greater than 15% slope).
- Excluding I-10 corridor

Sense of Community

- Historical community – San Manuel, Winkelman, Kearny
- Superstition Vistas – now modern downtown
- Areas bordering natural monuments, natural process, open space preserve as cowork (?)
rural

Economic Sustainability

- Identified four mixed areas near confluence of transportation
- I-10 corridors, railroad, north-south corridor – all have industry, all have “soft”
employment, all have regional mixed use

Quality Educational Opportunities

- University (state) south of Maricopa
- Satellite university (Superstition Vista); at clusters of population

Healthy, Happy Residents

- Historical downtown areas make out gotlanding (?) neighborhoods built into environment
- Multi-use sports complex domed, retractable roof
- Resort between national monument
- Control wildcat development

Mobility and Connectivity

- Alternatives F & M is route for I-10 bypass
- Support north-south corridor
- High-speed train along existing railroad and I-10 corridor
- Regional airport at Maricopa Airport (A) or at north of Red Rock (B)

Environmental Stewardship

- Communities bus/light rail (red lines on map)

Economic Sustainability

- East of Florence – regional mixed use and suburban office employment and business park/distribution center/general industrial at intersection of freeway and road
- Suburban residential along 79
- Regional mixed use near I-10, north of Red Rock; suburban office employment and business park/distribution center/general industrial
- Medium- to high-density residential along 79 and suburban office employment
- Some jobs, light industrial close to railroads
- Manufacturing and possible suburban office employment to provide jobs along or near transportation routes

Quality Educational Opportunities

- Expand Central Arizona College to a four-year college – south of Coolidge
- Need another community college
- Satellite campus in Maricopa, Eloy, Picacho Peak

Healthy, Happy Residents

- Orange on map: east of Florence – possible hospital
- Another hospital even further east and south
- Orange area: large lot residences

Mobility and Connectivity

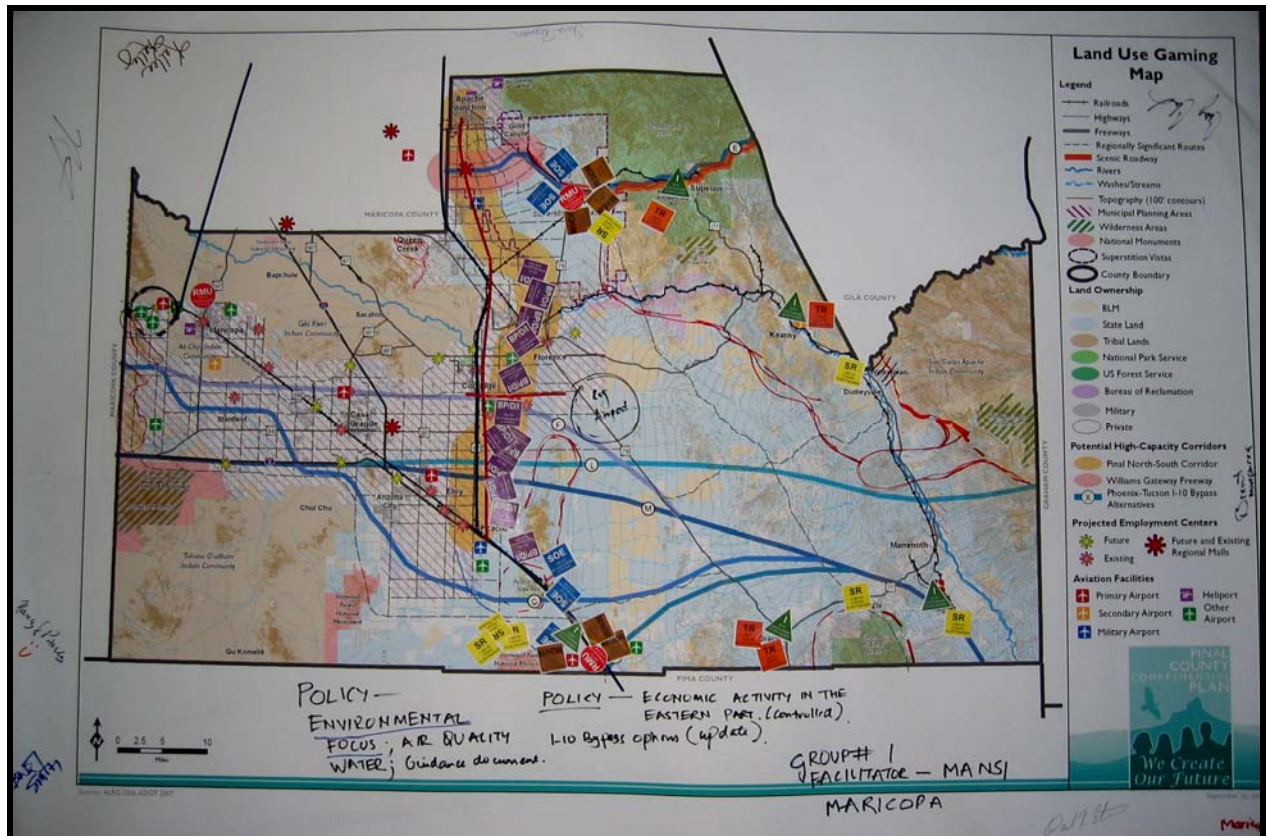
- Potential regional airport
- Expand airport in Coolidge or (black outline marker on map)
- Expand airport in Maricopa (black outline marker on map)
- Transit – commuter rail west of 347 (purple on map)
- Add a high-speed commuter rail from/to Maricopa, Casa Grande, Coolidge (east & west) – all the way to eventually regional center, maybe Oracle

Environmental Stewardship

- Regional mountain parks between town centers to provide buffers between communities

Facilitator: Mansi Sachdev

Small Group Participants: Brent Billingsley, Casa Grande; Casey Chlebek, Scottsdale; David Eckert, Maricopa; Kellee Kelley, Maricopa; Roger Kolman, Maricopa; Brent Murphree, Maricopa; Nancy Parks, Maricopa; Shena Rojermann, Maricopa; Bart Smith, Maricopa



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

- We discussed the I-10 bypass due to NAFTA Corridor and what the intent to develop these high freight traffic areas.
- Open space – NE state land (Tonto)
 - Aravaipa Canyon – nationally recognized as conservation area
 - Mining area around Kearny and Dudleyville
- Historic – San Manuel (1950s type mining town)
 - Superior – mostly privately owned
 - Red Rock – on I-10 corridor
- Regional Airport – near I-8 which would be served by current transportation corridors
 - Discussed the airport study by Maricopa and how it would serve more than just Pinal
 - Discussed if it is located in eastern part of county, it would lack connectivity
 - Maricopa airport
 - Center of county
- Regional mixed use – Superstition Vistas – near large housing development
 - Ak-Chin – center
 - Red Rock – near transportation corridor

- Interstate – (40 dwelling units) – near one another
- TR – (8 dwelling units)
- Business park/distribution center/general industrial – along transportation corridors and railways
- Residential – talked about topography of east side and the restraints that poses
- Mammoth and Oracle – extension of Oro Valley and very market specific
- Political atmosphere is hindering residential development in certain areas such as Eloy, etc.
- Eastern side of state land will get push back on certain large development patterns unless transportation corridors run adjacent, and then they can take advantage of land sales, etc.
- Interstate/Roadway studies – corridor to Mobile (on west side of Maricopa)
- Railway system:
 - Option 1 – down Union Pacific railroad line (existing corridor) to Picacho
 - Option 2 – I-10: Fed says no
 - Option 3 – through Gila River corridor
- Bus Rapid Transit – connecting community nodes to major railway system