



Pinal County Comprehensive Plan

Design Charrette

October 2007

Design Charrette Purpose

1. Develop future land use and transportation plans that illustrate the Pinal Vision.
2. Identify full range of land uses, roadways, activity center, parks & recreation, preservation areas, etc.
3. Description of how the Group's Plan addresses the Vision



Planning Process: What is the Comprehensive Plan?

- A statement of policy to guide decision-making
- A plan to anticipate & manage growth
- The determination of the appropriate role for Pinal County
- An implementation program



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 Draft)

Task 9: Agency Review

Task 10: Implementation Plan

Task 11: Public Hearing Comprehensive Plan

Task 12: Produce Final Pinal County Comprehensive Plan

Planning Process Input Structure

- Comprehensive Plan Advisory Group
- Technical Advisory Group
- Regional Planning Team
- Economic Development Task Force
- Transportation Task Force
- Stakeholder Organizations
- Public (Road Shows & Visioning Workshops)



How Did We Get Here?

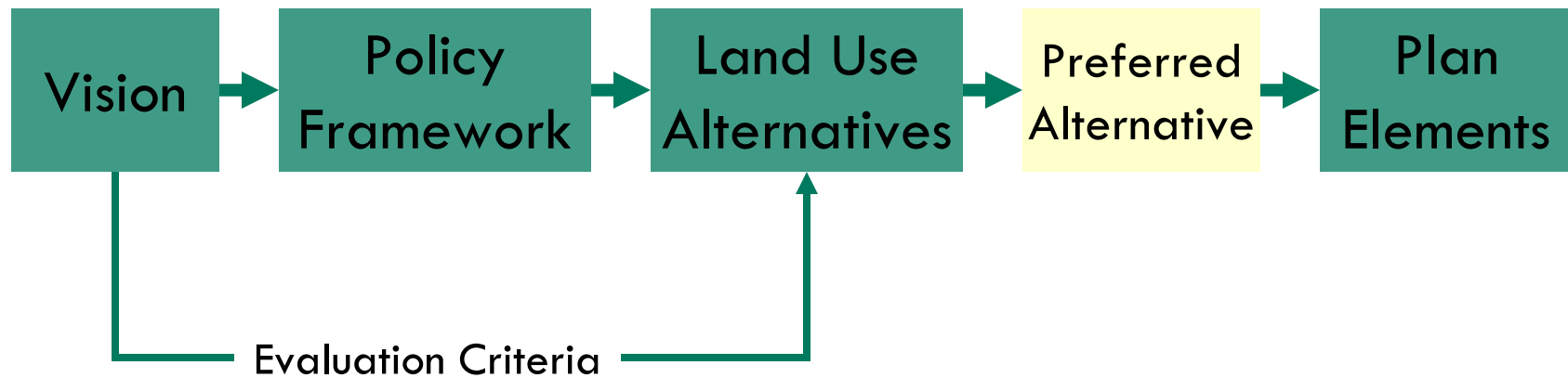
- Data Collection and Analysis – Compendium
- Road Shows Held (July 2007)
- Visioning Workshops Held (August 2007)
- Development of Draft Vision
- Initial Policy Development

Pinal County Comprehensive Plan

We Create Our Future



Where does the Vision fit?





Today's Goal

- ***Conceptual Planning*** – broad ideas about Pinal County's future development long term

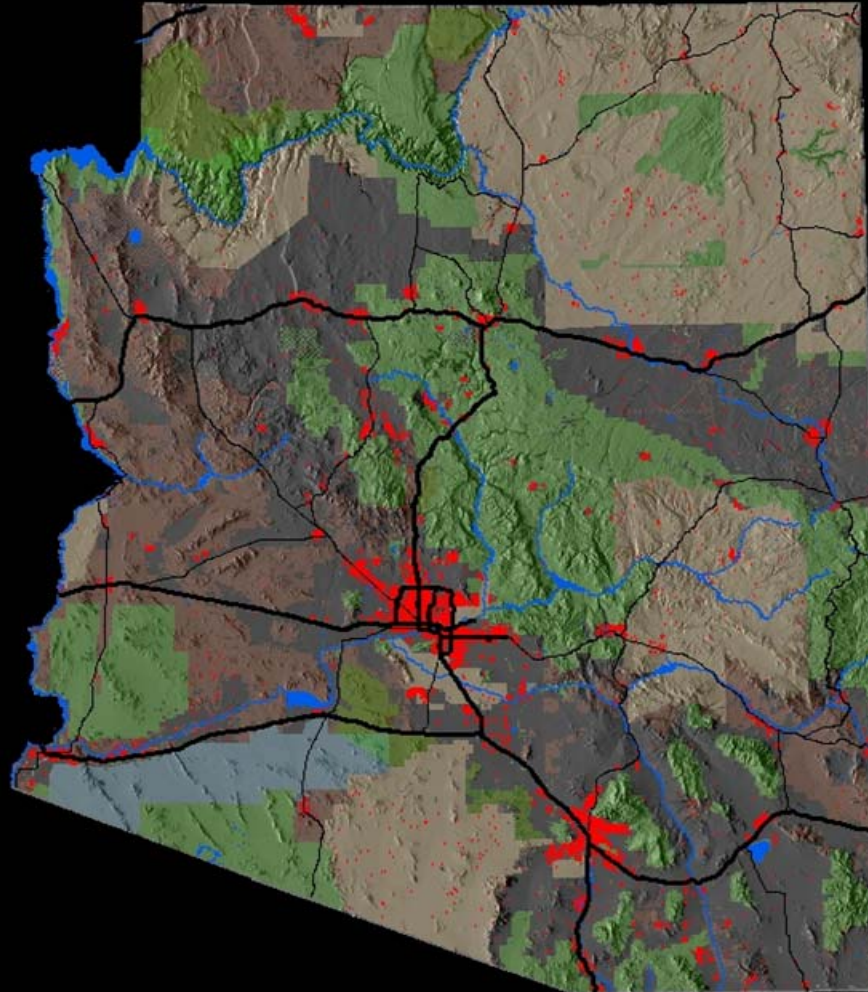
Planning Concepts to Think About

1. Growth will continue – Sun Corridor
2. Borderlands surrounding major metropolitan areas and Pinal governmental entities
3. Job creation and location of education and training facilities
4. Future Tribal development implications
5. Potential for area planning
6. Constitutional restrictions related to AZ State Land
7. Connectivity (new roadways, trails and transit options)
8. Potential for Pinal Regional Airport

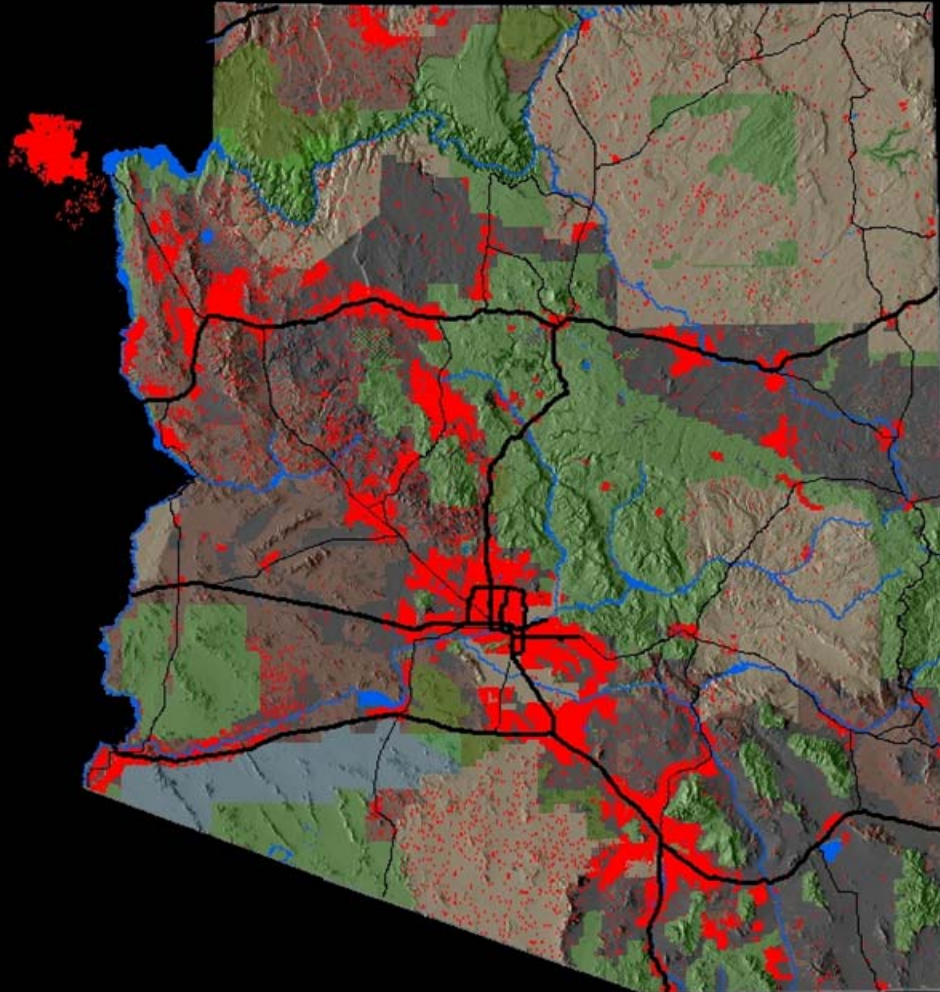
Growth will Continue – Sun Corridor

- One of 10 high growth areas in nation
- Pinal County in the center!
- Projected 10 million in 2050, how many in Pinal County?

2000



2050





Borderlands Planning

- Impacted by other jurisdictions decisions
- Ensure compatible land uses
- Ensure connectivity
- Collaborative effort necessary



Job Creation, Education and Training

- Only 1 job per 4 people
- Need places to work and learn closer to home
- Transportation system cannot keep up
- Losing a lot of the county's talent



Tribal Development

- Four Reservations within Pinal County
- Role and economic impact of agricultural activities
- Impact of gaming industry/tourism
- Industrial park growth

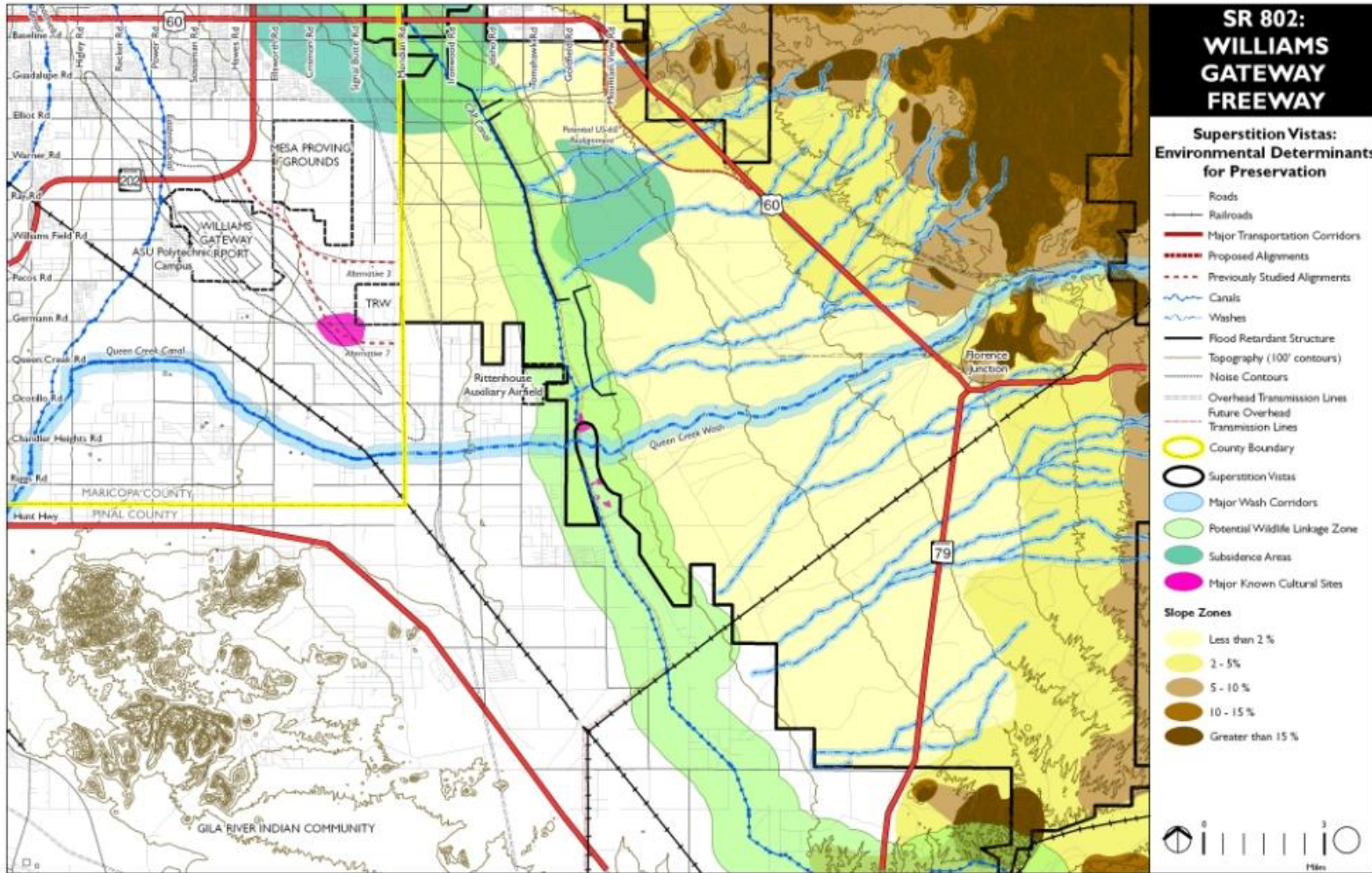


Potential for Area Planning

- There are large areas that will be master planned in the future
- Opportunities to manage and direct development
- If identified early, area planning can be done in a comprehensive fashion

Superstition Vistas Area Plan

- 275 sq. miles; borders 1,000 acres of public lands (BLM, Tonto National Forest)
- Overlaid over the East Valley it would cover all the cities of Mesa, Gilbert, & Tempe
- Area is the size of the San Fernando Valley, CA and twice as large as the Irvine Ranch, CA



07-25-07

Arizona State Lands

- Two-Thirds of developable land in Pinal County
- Manages 9 million acres on behalf of 14 beneficiaries; largest is AZ Public Education K-12
- Current mission to maximize revenues to beneficiaries & capabilities of ASLD offer limited flexibility



Connectivity

- Movement through county
- Movement within county and its communities
- Movement to and from county
- Transport of data and information



Pinal Regional Airport

- Potential for commercial service
- Freight facility
- Inter-modal facilities
- Economic development opportunities

Planning Assumptions/Realities

- Arizona will continue to grow
- CAAG projects potential build out of Pinal County at nearly 6 million people; 1.5 million in unincorporated areas
- 1.5 million people means 600,000 new households
- 600,000 new households need 780,000 jobs



What Does “Density” Mean?

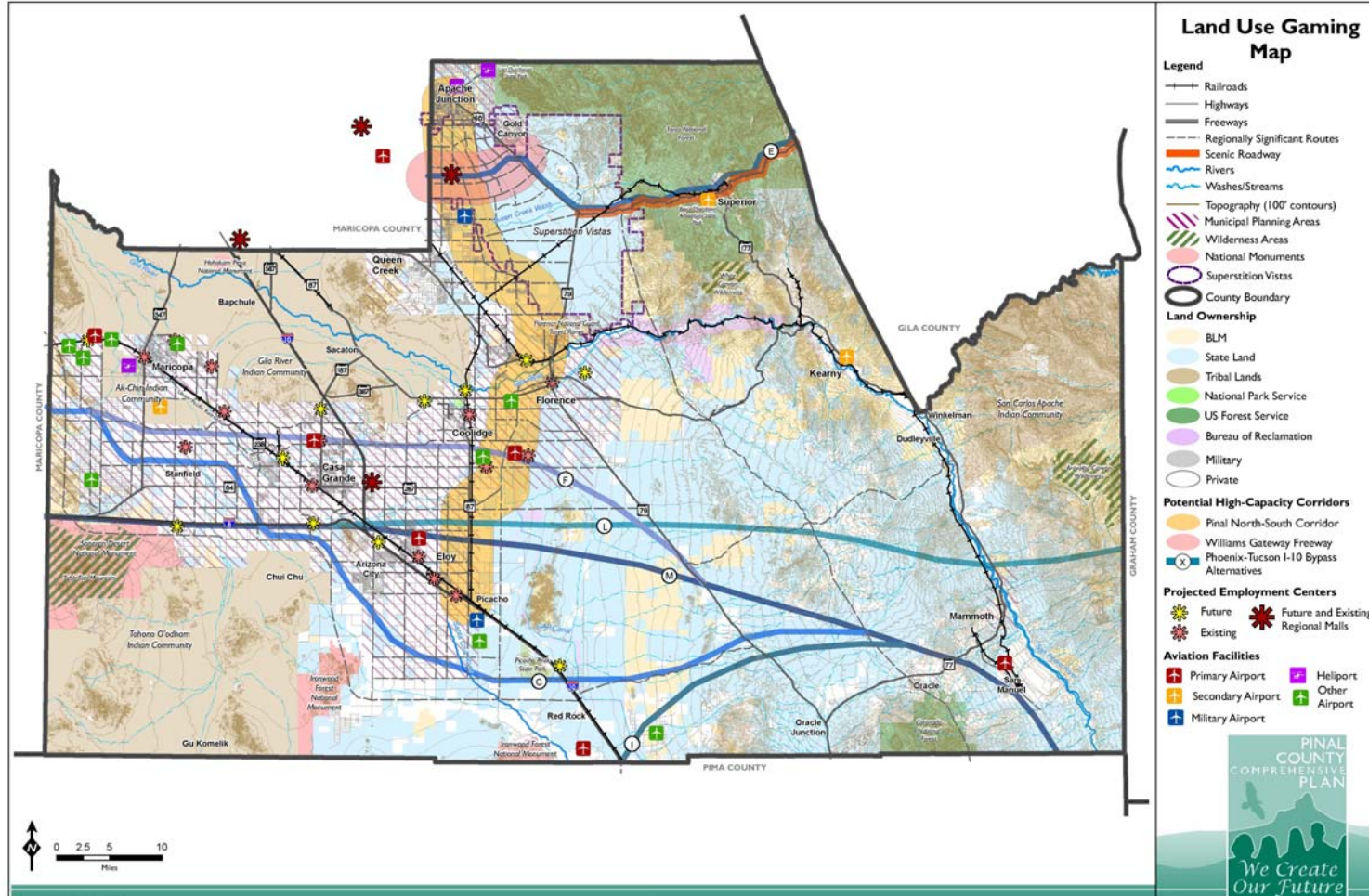
Persons per Square Mile Today

City of Tempe	4,000
City of Phoenix	2,900
Maricopa County	390
Pima County	92
Pinal County	56

Small Group Design Exercise

1. Work with your group assigned to develop a Conceptual Future Land Use Plan
2. Use the Vision to guide land uses
3. Identify locations and types of land uses
4. Explain your land use decisions shown on the map that indicates compatibility with the Draft Vision
5. Group reporter to explain the Group's Land Use Plan

Land Use Gaming Board



Suburban Office Employment Center

- Mid- to High-Density Office Complexes
Located Near Regional Transportation Hubs
or Activity Centers



Business Park/ Distribution Center

- Mix of Light Industrial, Office/Warehouse, Office/ Showroom and Office/R&D Uses with supportive retail and services

BP/D/I

200 AC
30 employees/AC
0.50 FAR



Regional Mixed Use Center

- Mixed Regional and Community Commercial, Suburban Office, Business Park and Mid- to High-Density Residential Uses



Intensification of Historic Downtowns

- Emphasis on Revitalization, Redevelopment, and Infill Development



Suburban Residential

- Curvilinear Street Patterns and Cul-de-sac Street Patterns



Traditional Residential Neighborhood

- Grid Street Patterns with Equal Emphasis on Pedestrian Connections and Transit

TR
8 DU/AC
600 AC
12,000 Population



Medium- to High-Density Residential Neighborhood

- Located on Major Transportation Corridors, often Near Employment Centers or within Activity Centers

M/HDR

400 AC

24 DU/AC

19,200

Population



Commuter Rail

- Urban passenger train service that consists of regional, longer distance travel (e.g. 25-50 mile)



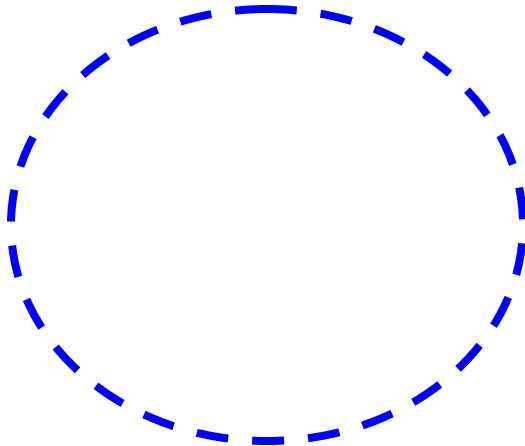
Bus Rapid Transit

- Flexible, high-capacity regional rapid transit mode offering limited stop service (e.g. 15-40 mile), operating in exclusive freeway lands or high-occupancy vehicle lanes



Area Wide Fixed Route/ Shuttle Transit Service

- Two-way bus service on arterial roadway corridors, usually between residential, commercial and employment activity centers



Other Components



- Preferred I-10 Bypass Route



- Potential Airport Location



- Permanent Recreational Open Space



- Permanent Open Space Preservation

Thank you!

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Visit the Project Website Regularly!
www.PinalCountyPlan.com