CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, March 7, 2013 @ 6:00 PM
Council Chambers

Back Print

CALL TO ORDER.

A. Roll Call

B. Pledge of Allegiance

C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.

D. Staff Reports

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission on any item not on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY

#1	District Internal	**Consideration and action on the February 7, 2013 Planning and Zoning Commission minutes.**	Approve Deb Perry, Community & Economic Development
#2	District 2	**Consideration and action on case FS12-392, an amended site plan for Grand Community Baptist Church.**	Approve Hobart Wingard, Community & Economic Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
#3	District 6	**Consideration and action on case FS12-396, a conditional use permit for Marley Park Square Meineke.**	Approve Hobart Wingard, Community & Economic Development
#4	District 6	**Consideration and action on Case FS12-380, approving a Preliminary Plat entitled Marley Park Phase 3.**	Approve Vamshee Kovuru, Community & Economic Development
#5	District Citywide	**Consideration and action on Case FS13-053, a zoning text amendment regarding recycling facilities.**	Approve Hobart Wingard, Communiy & Economic Development
#6	District Internal	**Consideration and action on the Community Development Block Grant Public Service funding recommendations.**	Approve Christina Ramirez, Community & Economic Development
#7	District Citywide	**Consideration and action on the 2012-2013 Community Development Block Grant Annual Action Plan funding recommendations.**	Approve Christina Ramirez, Community & Economic Development

OTHER BUSINESS:

#8 District Citywide **Review and discussion of the General Plan 2035 Update.**

No Action
Nichole Arbeiter, Community & Economic Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: POSTED: Thursday, February 28th at 3:20

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.

CITY OF SURPRISE
Planning and Zoning Commission

March 7, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 7, 2013	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on the February 7, 2013 Planning and Zoning Commission minutes.

Motion:

I move to approve the February 7, 2013 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

N/A

ATTACHMENTS:

Click to download

- Minutes

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION
16000 North Civic Center Plaza
Surprise, AZ 85374

February 7, 2013

MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, February 7, 2013.

ROLL CALL

In attendance with Chair Blair were Vice Chair Steve Somers and Commissioners Matthew Bieniek, Ken Chapman, John Hallin, Dennis Smith, and Jerry Hoyler.

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Community and Economic Development Assistant Director Chris Boyd stated that the General Plan 2035 draft document was put out for the 60-day review period on January 31st. There will be several presentations during this time period including MAG, GPAC and five of the city's boards and commissions.

CALL TO THE PUBLIC

Chair Blair opened the call to the public to discuss any issues not noted on the agenda. Hearing no comments, Chair Blair closed the call to the public.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Consideration and Action - Planning and Zoning Commission Minutes for January 10, 2013.**

Vice Chair Somers made a motion to approve the **Planning and Zoning Commission Minutes for January 10, 2013.** Commissioner Hallin seconded the motion. The motion passed with a vote of 6 ayes and 1 abstain (Smith).

- **Item 2**: **Discussion Only – Presentation from Luke Air Force Base**

Rusty Mitchell, Luke Air force Base representative, gave a presentation regarding the noise contours.

In response to Vice Chair Somers, Mr. Mitchell stated the amount of fly time with the F-35 will be the same as the F-16.

- **Item 3: FS11-243 – Consideration and Action – Hope Community Church**

Planner Hobart Wingard presented the project to the Commission. Staff recommended approval of **FS11-243, a site plan for Hope Community Church**.

There was some discussion regarding:

- Coordination of traffic with the church across the street.
- Number of members and the proposed capacity of the church.
- Church parking area.

Commissioner Hallin stated his concerns with the parking on the site.

Commissioner Smith made a motion to approve **FS11-243, a site plan for Hope Community Church** and adopt staff's findings. Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 nay (Hallin).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 4: Discussion Only – Public Service Grant Application Presentations**

Neighborhood Services Supervisor Christina Ramirez gave some background regarding the CDBG Public Services Grant and the application process.

Presentations were given by the following applicants:

- Central Arizona Shelter Services. Inc (CASS) – Billie Cowley
- Neighborhood Services Summer Youth Employment Program – Janeen Gaskins
- Benevilla - Family Resource Center – Jane Bruzzese
- St. Mary's Food Bank – Emergency Food Boxes – Rick Fresia
- Arizona Charter Academy – Summer Youth Basketball and Literacy Program - Stephanie Olsen

Chair Blair opened the call to the public. Hearing no comments, Chair Blair closed the call to the public

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 7:30 p.m.

STAFF PRESENT:

Community and Economic Development Assistant Director Chris Boyd, Assistant City Attorney Jim Gruber, Assistant to the Mayor Janeen Gaskins, Neighborhood Services Supervisor Christina Ramirez, Planner Hobart Wingard and City Clerk Sherry Aguilar.

COUNCIL MEMBERS PRESENT:

_____
Chris Boyd
Assistant Director
Community and Economic Development

_____
Jan Blair, Chair
Planning and Zoning Commission

CITY OF SURPRISE
Planning and Zoning Commission

March 7, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 7, 2013	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	2
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on case FS12-392, an amended site plan for Grand Community Baptist Church.

Motion:

I move to approve FS12-392, a site plan for Grand Community Baptist Church and to adopt staffs findings and condition a.

Background:

Requesting approval to to construct a 7,440-square-foot fellowship and office building at 18350 North Goldwater Ridge Drive within the Sun City Grand Planned Area Development (PAD).

Financial Impact Statement:

All activity related to the ongoing development of the city of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- Staff Report
- Vicinity Map
- Site Plan
- Elevations
- Landscape Plan

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner, Community & Economic Development

SURPRISE
ARIZONA

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: March 7, 2013

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS12-392, Grand Community Baptist Church Expansion

Application Summary

The applicant is requesting site plan approval for a 7,440-square-foot fellowship and office building addition.

Location

The project is located at 18350 North Goldwater Ridge Drive within the Sun City Grand Planned Area Development (PAD).

History

- On May 23, 1987 the subject property was annexed into the City of Surprise.
- On April 28, 1994 the Sun City Grand PAD was approved by the Mayor and City Council.
- In 1999 the Grand Community Baptist Church site plan was approved by the Planning and Zoning Commission.

Project Summary

Hope Community Church is proposing to construct the second phase of their church campus with a 7,440-square-foot fellowship and office building. Other improvements will include parking expansion, landscaping, and pedestrian walkways. The balance of the site will be covered with dust free surfacing until which time it is expanded upon.

Access is currently provided along both Clearview Blvd. and Goldwater Ridge Drive. Because the existing worship facility and the fellowship hall will not be utilized simultaneously, additional spaces were not required but additional spaces were provided for potential overflow parking needs. Parking calculations based on the municipal code require a minimum of 63 vehicle spaces while the facility is increasing parking capacity up to 97 vehicles. This provides 54 percent more parking spaces than required by the municipal code.

The architecture of the structure reflects a modern southwest theme that currently is present in the existing church facility. Minimal landscaping will be installed for foundation planting as well as several trees along the southern edge of the site. The plant palette was selected to provide water conservation through the use of low-water use plant material.

Economic Impact

The worship facility will minimally improve the Surprise economy and job base.

Department Review

All departments and outside agencies involved in the subject review are recommending the project for approval.

Findings

1. Staff finds that the proposed site plan complies with the Surprise Municipal Code.
2. Staff finds that the proposed site plan complies with the Surprise General Plan.

Recommendation

Staff recommends approval of the project, subject to the following conditions:

a) The site plan prepared by Aar/Thompson Designers, Inc. and dated December 28, 2012 will be revised and submitted to the city for administrative review and approval to include the following modifications prior to approval of any civil construction document and/or acceptance of any building permit application:

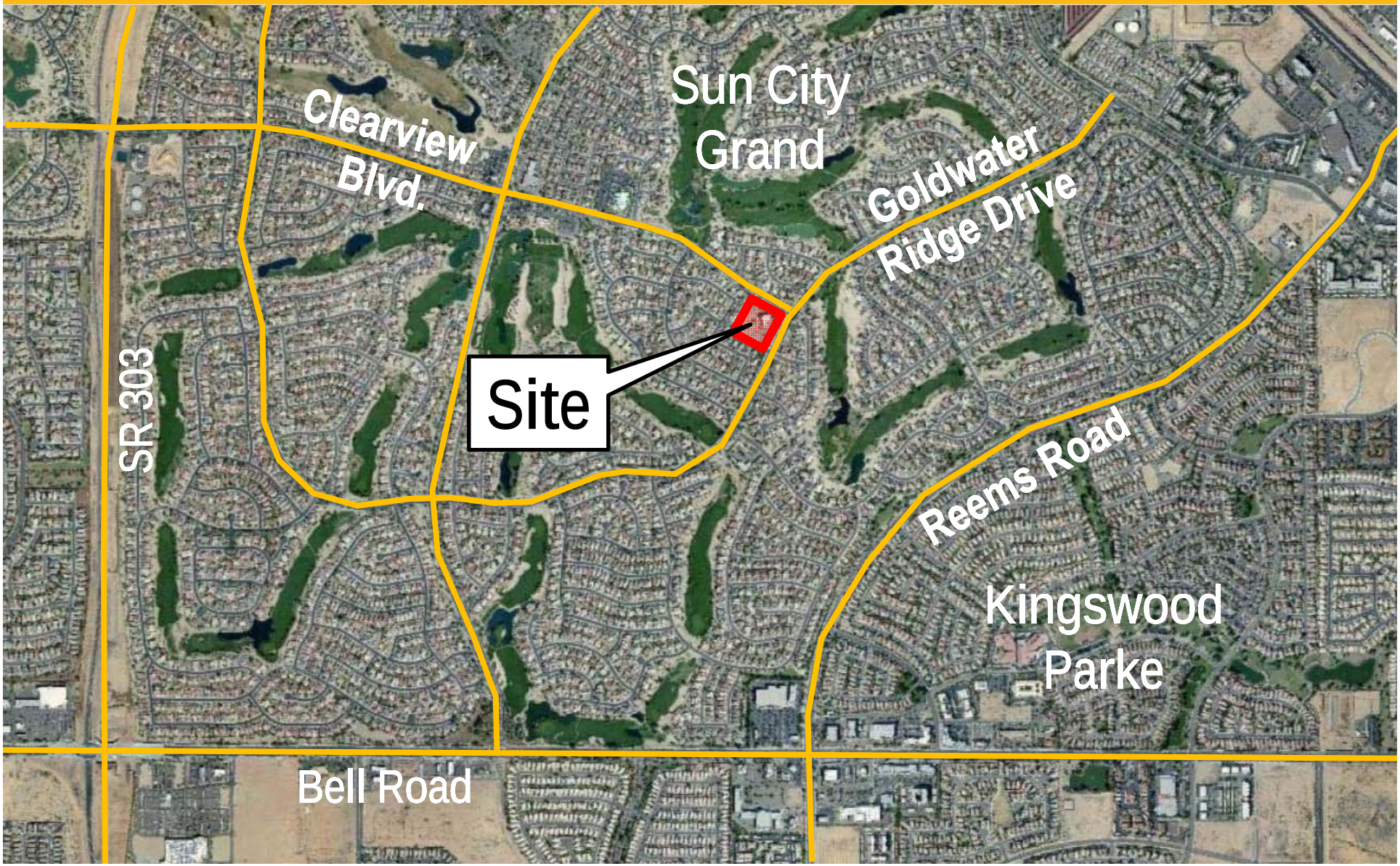
    1. A fire hydrant will be located within 150 feet of the Fire Department Connection (FDC).

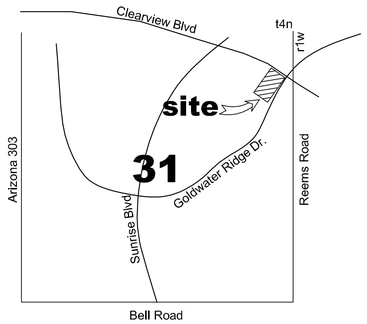
Attachments

Vicinity map, site plan, landscape plan, and elevations,

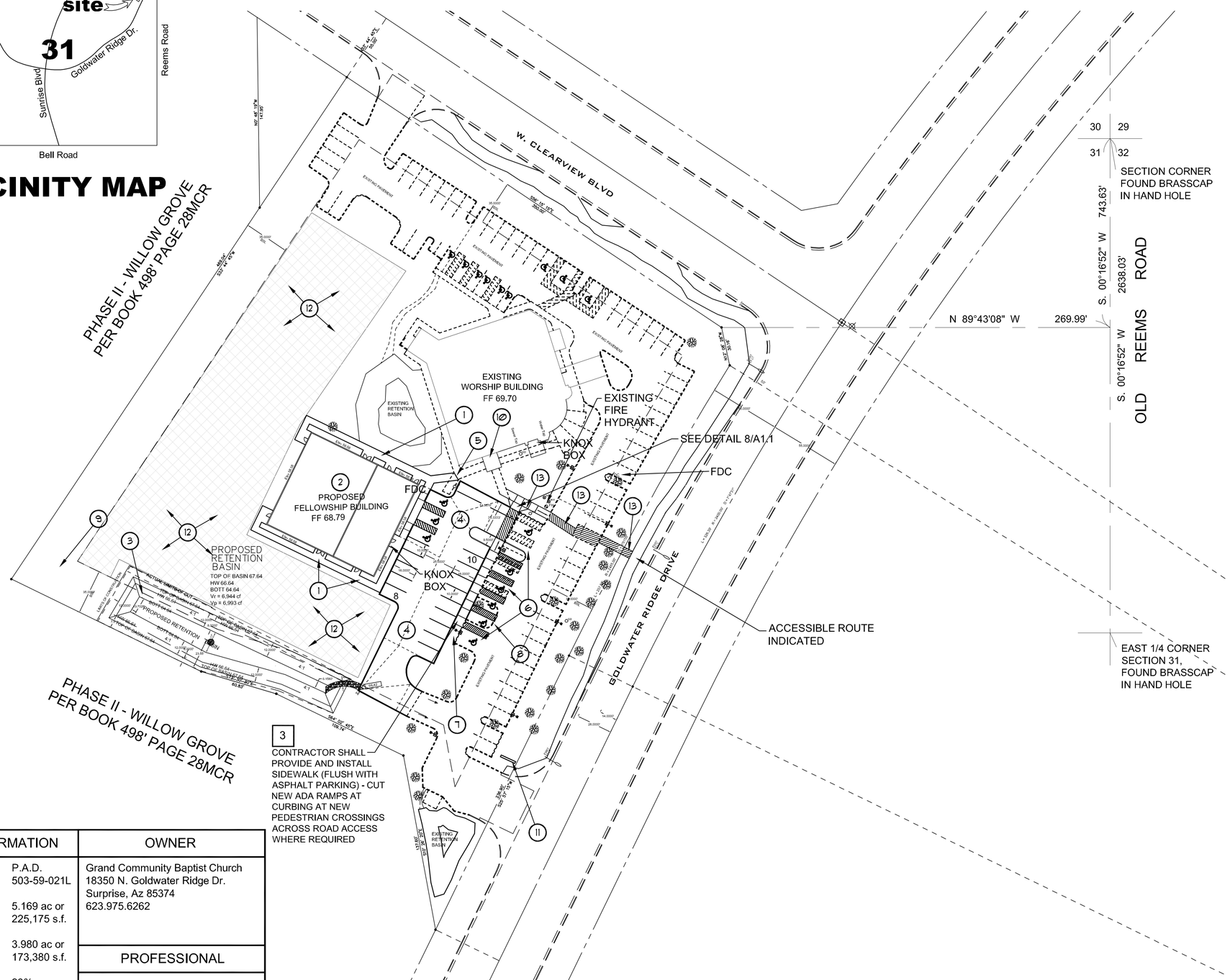
VICINITY MAP – FS12-392

SURPRISE
ARIZONA





VICINITY MAP



SITE INFORMATION	
ZONED:	P.A.D.
PARCEL:	503-59-021L
GROSS SITE: AREA	5.169 ac or 225,175 s.f.
NET SITE: AREA	3.980 ac or 173,380 s.f.
PERCENT: COVERAGE	23%

OWNER

Grand Community Baptist Church
18350 N. Goldwater Ridge Dr.
Surprise, Az 85374
623.975.6262

PROFESSIONAL

Architect / Engineer

AAr/Thompson Designers, Inc.
1237 S. Val Vista Dr.
Mesa, Az 85204
Ph. 480.802.2010

REVIEWER NOTE: SEE ATTACHMENT "B" FOR PARKING CALCULATIONS

1 / A1 OVERALL ARCHITECTURAL SITE PLAN
Scale: 1"=40'-0"

PROJECT NORTH

CONTRACT #	NUMBERED NOTES
3	1 SEE SHEET A1.1 FOR ENLARGED PLAN OF WALK AND ASSOCIATED DETAILS.
A	2 PROPOSED NEW FELLOWSHIP BUILDING. SEE PLANS AND DETAILS.
1	3 PROPOSED NEW RETENTION BASIN. SEE GD1, GD2 AND GD3 FOR DETAILS.
2	4 SEE SHEET A1.1 FOR ENLARGED PLAN OF PARKING AREA AND ASSOCIATED DETAILS.
3	5 CONTRACTOR SHALL SELECTIVELY DEMOLISH PORTIONS OF EXISTING SIDEWALK AND CONNECT NEW WALK INTO EXISTING. SEE DETAILS ON SHEET A1.1.
2	6 CONTRACTOR SHALL REMOVE EXISTING STRIPING THIS AREA AND RE-STRIPE AS DETAILED ON SHEET A1.1.
3	7 CONTRACTOR SHALL PROVIDE AND INSTALL NEW CONCRETE SIDEWALK ENTIRE LENGTH OF PARKING FLUSH WITH PAVING FOR HC ACCESS.
3	8 CONTRACTOR SHALL DEMO AND REMOVE EXISTING CURBING, DG, ETC. TO ACCOMODATE NEW PARKING STRIPING. PATCH TO MATCH WITH 2" ASPHALT AND 6" A.B.C. COMPACTED.
1	9 ALL SPOILS AND D.G. REMOVED DURING EXCAVATION SHALL BE RELOCATED TO THIS GENERAL AREA. CONTRACTOR SHALL RE-GRADE WITH SPOILS THIS AREA TO PROVIDE WATER RUN-OFF INTO NEW RETENTION BASIN.
6	10 CONTRACTOR SHALL INSTALL DUST SCREENS AROUND AREAS OF CONSTRUCTION DURING DURATION OF WORK TO CONFINE ALL CONSTRUCTION DEBRIS TO AREA OF WORK - PROVIDE TEMPORARY SHORING AND SELECTIVE DEMOLITION AT ENTRANCE TO PASTORS OFFICE AT EXISTING SANCTUARY BUILDING. RELOCATE EXISTING STOREFRONT SECTION TO NEW FELLOWSHIP BUILDING THIS LOCATION. PROVIDE ALL SILLS, JAMBS, HEADS, GASKETING, ETC. FOR COMPLETE WEATHERTIGHT INSTALLATION. CONTRACTOR SHALL FRAME IN OPENING IN PRESENT SANCTUARY BUILDING WITH 6" METAL STUDS, INSULATION AND PATCH TO MATCH ALL FINISHES BOTH INTERIOR AND EXTERIOR.
6	11 CONTRACTOR SHALL PROVIDE AND INSTALL SITE SIGN DURING DURATION OF CONSTRUCTION. SEE DETAIL 7/A1.1.
1	12 CONTRACTOR SHALL NOTE THAT EXISTING 6" COMPACTED ABC ROCK BASE FOR EXISTING PARKING AREAS IS TO BE USED FOR ANY ROCK INFILL REQUIREMENTS NEEDED. SEE CONTRACTOR #1 AND CONTRACTOR #2 ASSIGNMENTS.
2 3	13 PROVIDE AND INSTALL SIDEWALK, PAINTED STRIPING FOR WALKWAY ROUTE & SIDEWALK TO TIE INTO EXISTING WALK NEAR GOLDWATER RIDGE DRIVE. ACCOMODATE ALL GRADE DIFFERENCES.

GENERAL NOTES

A	A. RESPECTIVE CONTRACTOR TO LOCATE EXISITNG UTILITIES FOR LATERAL AND VERTICAL LOCATIONS.

GRAND COMMUNITY BAPTIST CHURCH
18350 N. GOLDWATER RIDGE DR.
SURPRISE, ARIZONA 85374

ARCHITECTURAL SITEPLAN

AAr/THOMPSON DESIGNERS, INC.
ARCHITECTS / ENGINEERS
1237 SOUTH VAL VISTA DRIVE · MESA, AZ 85204 · (480) 802-2010 · FAX 895-0956
1201 N. PINAL AVENUE · CASA GRANDE, AZ 85222 · (480) 802-2010 · FAX 895-0956

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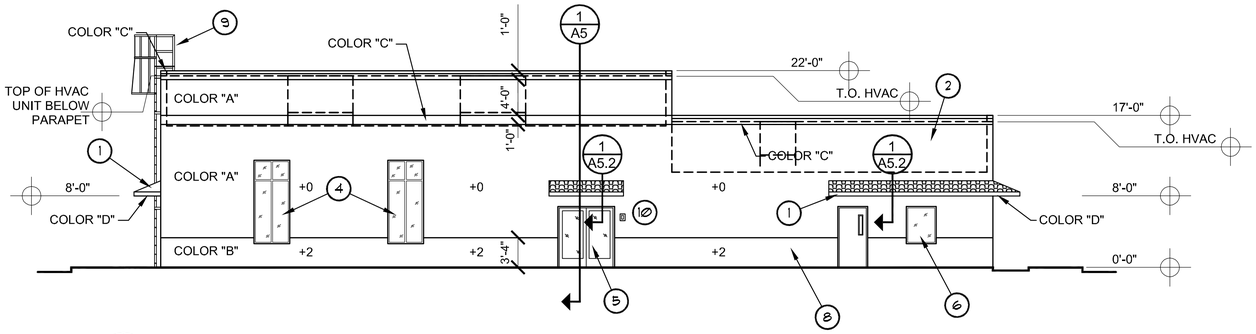
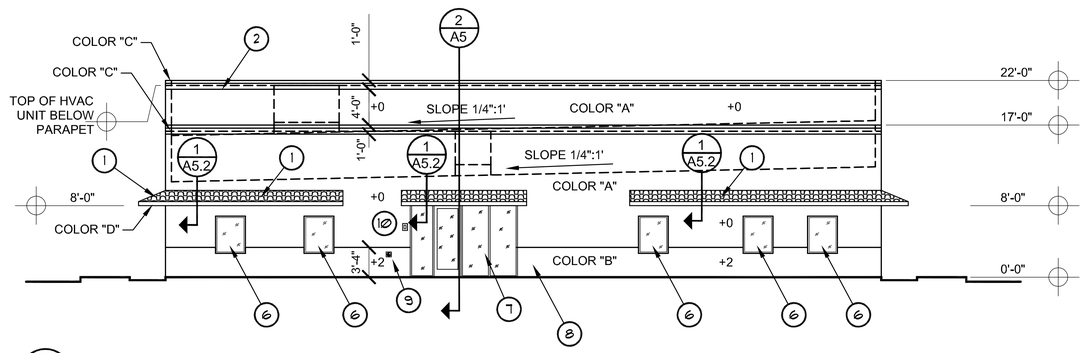
DATE: 12-28-2012
JOB NO.: A-1225

A1 OF

AAr/THOMPSON DESIGNERS DRAWING FILE : T:\AAr-Thompson Designers Inc\Projects\2012\A-1225 - Grand Community Baptist Church\Working Drawings\A1-ARCH SITE PLAN.dwg



1 A4 EAST ELEVATION
Scale: 1/8"=1'-0"



2 A4 SOUTH ELEVATION
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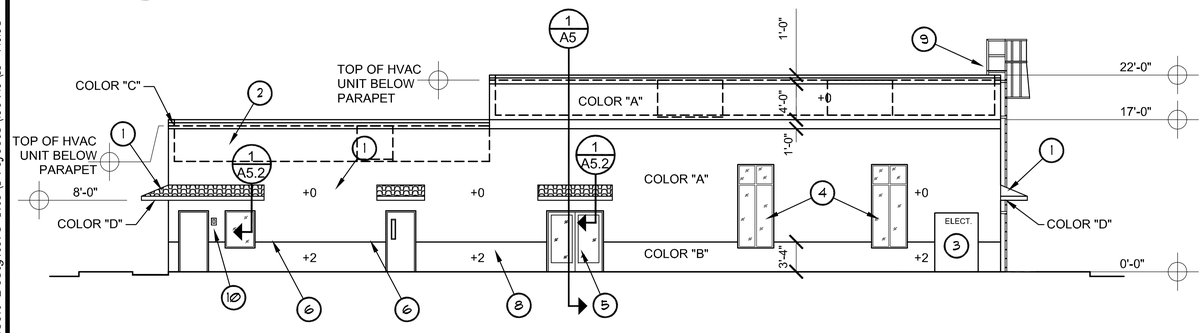
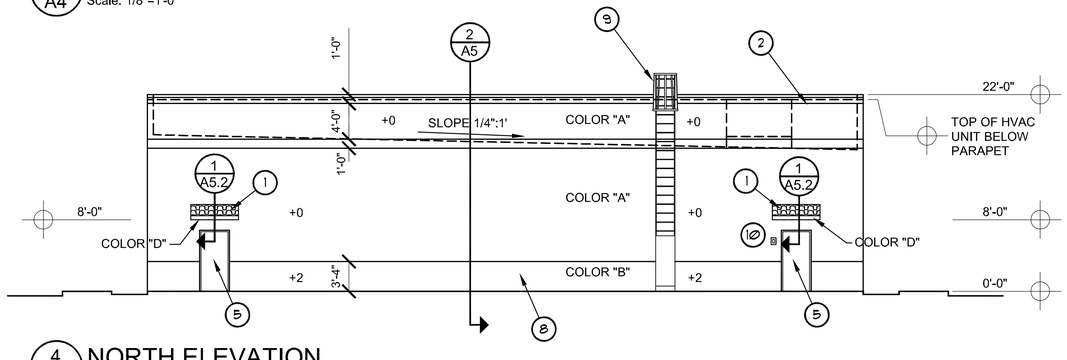


3 A4 WEST ELEVATION
Scale: 1/8"=1'-0"



4 A4 NORTH ELEVATION
Scale: 1/8"=1'-0"

COLOR "A"

DUNN-EDWARDS CORPORATION
EVSH10-0-M-5
EVERSHIELD EXTERIOR FLAT M BASE
DEC 717 BAKED POTATO

COLOR "B"

DUNN-EDWARDS CORPORATION
EVSH10-0-M-5
EVERSHIELD EXTERIOR FLAT M BASE
[XX] WILD COUNTRY

COLOR "C"

DUNN-EDWARDS CORPORATION
EVSH10-0-U-1
EVERSHIELD EXTERIOR FLAT M BASE
[XX] [FR] FR 5735 COWBOY

COLOR "D"

DUNN-EDWARDS CORPORATION
EVSH10-0-U-1
EVERSHIELD EXTERIOR FLAT M BASE
[XX] [FR] FR 5735 COWBOY

5 A4 EXTERIOR ELEVATION COLOR CHART

1. PROVIDE AND INSTALL 6" METAL STUD (EXTERIOR WALL) WITH ⅝" DRYWALL ON INSIDE FACE, R20 INSULATION, PREP, TAPE, MUD, AND FINISH. PRIME AND PAINT MINIMUM 2 COATS. EXTERIOR FACE OF METAL STUD TO HAVE 5/8" PLYWOOD WITH PAREX ARMOURWALL 100 STUCCO SYSTEM.

2. PROVIDE AND INSTALL 8" METAL STUD (INTERIOR WALL) WITH ⅝" DRYWALL EACH SIDE, R20 SOUND INSULATION, PREP, TAPE, MUD, AND FINISH. PRIME AND PAINT MINIMUM 2 COATS.

3. PROVIDE AND INSTALL 3-5/8" METAL STUD (INTERIOR WALL) WITH ⅝" DRYWALL EACH SIDE, R20 SOUND INSULATION, PREP, TAPE, MUD, AND FINISH. PRIME AND PAINT MINIMUM 2 COATS.

4. PROVIDE AND INSTALL 6" METAL STUD (INTERIOR WALL) WITH ⅝" DRYWALL EACH SIDE, R20 SOUND INSULATION, PREP, TAPE, MUD, AND FINISH. PRIME AND PAINT MINIMUM 2 COATS.

5. PROVIDE AND INSTALL TWO 3-5/8" METAL STUD (INTERIOR WALLS) WITH ⅝" DRYWALL EACH SIDE, R20 SOUND INSULATION, PREP, TAPE, MUD, AND FINISH. PRIME AND PAINT MINIMUM 2 COATS, INSTALL FRP PANELS AS INDICATED.

6 A4 WALL TYPE SCHEDULE - SEE SHEET A3

NOTE: ALL COLORS, TEXTURES, AND STYLES TO MATCH THE EXISTING BUILDING.

CONTRACT #	NUMBERED NOTES
6	(1) ALTERNATE #1 - PROVIDE AND INSTALL WINDOW / DOOR SHADE CANOPY STRUCTURE. SEE DETAILS ON SHEET A5.2. INCLUDE AS ALTERNATE #1 IN BASE BID.
9	(2) PROVIDE AND INSTALL PAREX ARMOURWALL 100 APPLICATION. EXTERIOR SHEATHING SHALL BE 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON EXTERIOR WALL WITH ARMOURWALL 100 ONE COAT FINISH SYSTEM. SEE COLOR SCHEME TABLE FOR COLOR SELECTIONS BY OPTION - SEE ESR-2564 REPORT
16	(3) ELECTRICAL ENTRANCE PANELS. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION - PAINT TO MATCH EXTERIOR.
6	(4) PROVIDE AND INSTALL 9'-4" HIGH STOREFRONT GLAZING WITH HORIZONTAL MULLION AT 7'-0" HIGH. PROVIDE 1" INSULATED TINTED SAFETY GLASS. SEE SCHEDULES AND DETAILS ON SHEET A10.
6	(5) PROVIDE AND INSTALL DARK DURONODIC BRONZE ALUMINUM STORE FRONT DOORS AND FRAME. SEE SCHEDULES AND DETAILS ON SHEET A10.
6	(6) PROVIDE AND INSTALL WINDOWS PER WINDOW SCHEDULE. SEE SHEET A10.
6	(7) RELOCATED EXISTING STOREFRONT SECTION TO NEW FELLOWSHIP BUILDING THIS LOCATION. PROVIDE ALL SILLS, JAMBS, HEADS, GASKETING, ETC. FOR COMPLETE WEATHERTIGHT INSTALLATION.
9	(8) TYPICAL STYROFOAM FEATURE BAND - BUILD OUT 2" FROM FACE OF PLYWOOD - ALL SILLS TO HAVE 1:3 SLOPE FOR DRAINAGE AWAY FROM BUILDING
6	(9) PROVIDE AND INSTALL PRECISION LADDERS FL-12 STEEL ROOF ACCESS LADDER COMPLETE WITH CAGE, BRACKETS AND MOUNTING HARDWARE. LADDER TO EXTEND FROM GRADE, UP PARAPET WALL AND RETURN DOWN TO TOP SIDE OF FELLOWSHIP UPPER ROOF. FASTEN TO WALLS/ROOF PER MANUFACTURER RECOMMENDATIONS - PROVIDE LOCKING SECURITY COVER AT BOTTOM OF LADDER -MIN. HEIGHT OF SECURITY COVER FROM BOTTOM OF LADDER SHALL BE 8'-0".
6	(10) KNOX BOX - SEE SHEET A3
16	(11) HANDICAP PUSH-BUTTON CONTROL - SEE SHEET A3

GENERAL NOTES

9	1. EXTERIOR FINISH SHALL BE SAND FINISH UNLESS NOTED OTHERWISE.
9	2. ALL TOPS OF BUILDOUTS AT BASE / CAPS TO HAVE 1:3 SLOPE MINIMUM.
9	3. INSTALL 20oz PANSER MESH AROUND ENTIRE PERIMETER UP 7'6" ON ALL EXTERIOR WALLS.
9	4. ALL CONTROL JOINTS TO BE ½" UNLESS NOTED OTHERWISE (U.N.O.). SEAL W. SEALANT. USE MFGR. STANDARD DETAIL.
A	5. FIELD VERIFY ALL FINAL DIMENSIONS PRIOR TO CONSTRUCTION
	6. ALL EXTERIOR DOORS SHALL BE DURONODIC DARK BRONZE.

GRAND COMMUNITY BAPTIST CHURCH
18350 N. GOLDWATER RIDGE DR.
SURPRISE, ARIZONA 85374

BUILDING ELEVATIONS

REGISTERED ARCHITECT CERTIFICATE NO. 22321 William R. Thompson, 12-5-12 ARIZONA, U.S.A.
Expires: 09/30/2013

AAr/THOMPSON DESIGNERS, INC.
ARCHITECTS / ENGINEERS
1237 SOUTH VAL VISTA DRIVE · MESA, AZ 85204 · (480) 802-2010 · FAX 895-0956
1201 N. PINAL AVENUE · CASA GRANDE, AZ 85222 · (480) 802-2010 · FAX 895-0956

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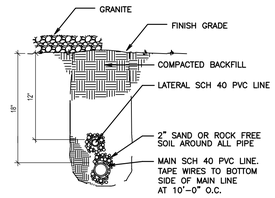
DATE: 12-28-2012
JOB NO.: A-1225

A4 OF

AAr/THOMPSON DESIGNERS DRAWING FILE : T:\AAr-Thompson Designers Inc\Projects\2012\A-1225 - Grand Community Baptist Church\Working Drawings\A4-ELEVATIONS.dwg

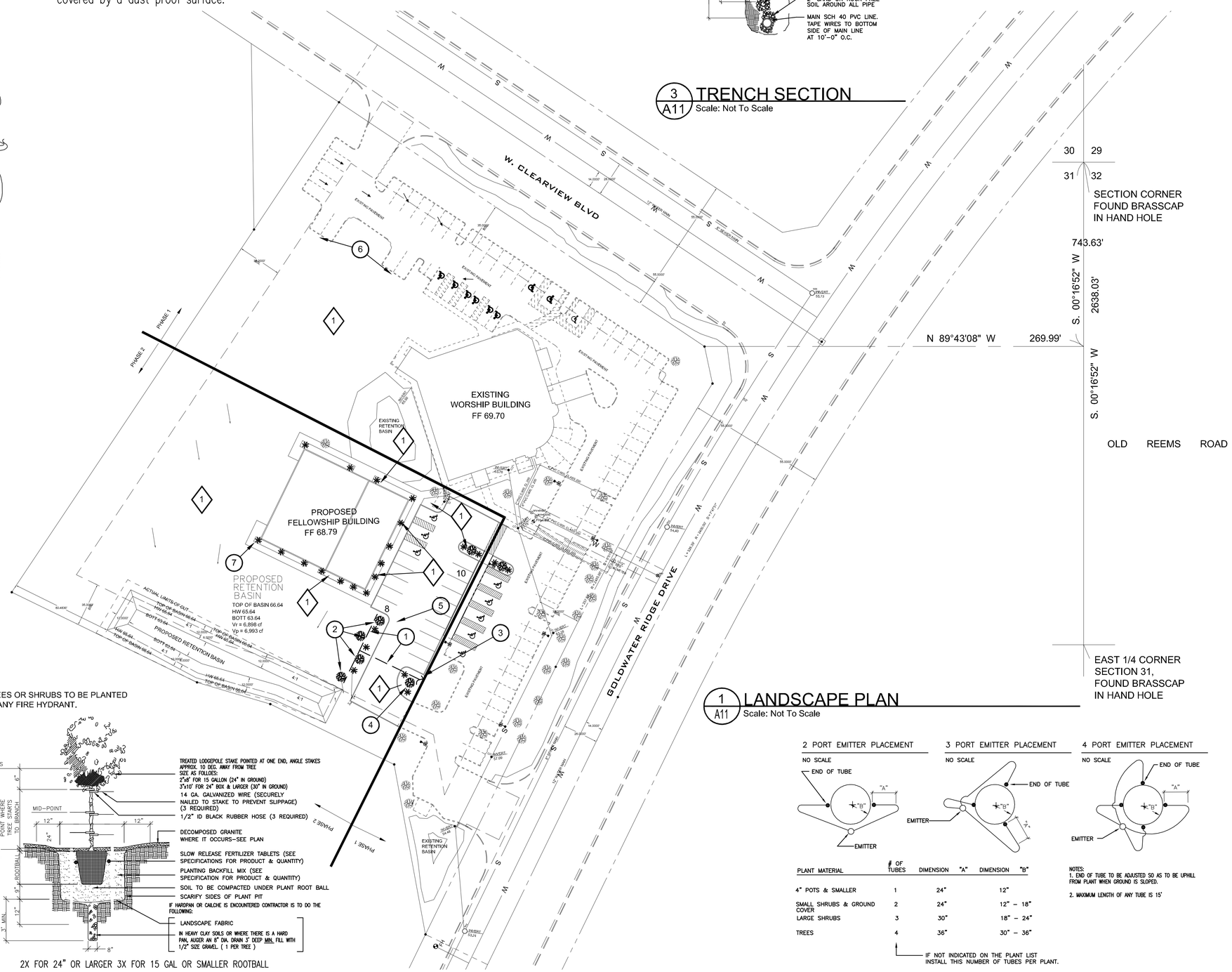
MATERIAL KEY

KEY	DESCRIPTION	COMMENTS
1	DECOMPOSED GRANITE	2" DEPTH, 1/2" SCREENED – MATCH EXISTING Note: All undeveloped areas of the parcel shall be covered by a dust proof surface.



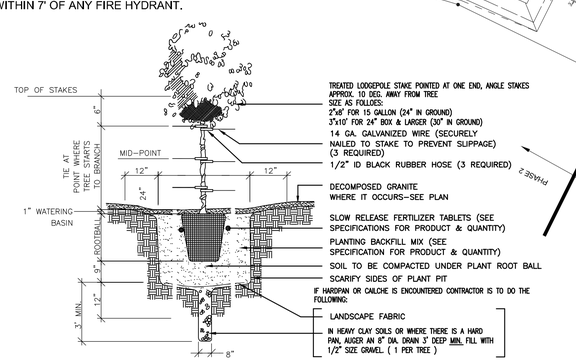
3 A11 TRENCH SECTION
Scale: Not To Scale

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



1 A11 LANDSCAPE PLAN
Scale: Not To Scale

NOTE: NO TREES OR SHRUBS TO BE PLANTED WITHIN 7' OF ANY FIRE HYDRANT.



4 A11 TREE PLANTING AND STAKING
Scale: Not To Scale

MIN 20% OF ALL PLANTS TO BE TAGGED WITH GROWERS NAME & PLANT IDENTIFICATION.

PLANT MATERIAL	# OF TUBES	DIMENSION "A"	DIMENSION "B"
4" POTS & SMALLER	1	24"	12"
SMALL SHRUBS & GROUND COVER	2	24"	12" – 18"
LARGE SHRUBS	3	30"	18" – 24"
TREES	4	36"	30" – 36"

IF NOT INDICATED ON THE PLANT LIST INSTALL THIS NUMBER OF TUBES PER PLANT.

NOTES:
1. END OF TUBE TO BE ADJUSTED SO AS TO BE UPHILL FROM PLANT WHEN GROUND IS SLOPED.
2. MAXIMUM LENGTH OF ANY TUBE IS 15'

2 A11 EMITTER TUBE PLACEMENT DETAIL
Scale: Not To Scale

CONTRACT #
4
4
4
4
4
6
4
4
4
4
4
4
4

NUMBERED NOTES

1. CONTRACTOR SHALL TAP NEW MAIN IRRIGATION SPRINKLER LINE INTO EXISTING 1" PVC LINE ON NORTH SIDE OF CURB OF EXISTING PARKING AREA. BRANCH LINES SHALL BE ¾" UNLESS NOTED OTHERWISE. SEE TYPICAL DETAILS SHEET 11.1 FOR DRIPS AND STAKING.
2. PROVIDE AND INSTALL 24" BOX THORNLESS PALO VERDE TREES AS INDICATED THIS SHEET. CONTRACTOR SHALL EQUALLY SPACE FOUR TREES BETWEEN EDGE OF CURB AND NEW RETENTION AREA.
3. CONTINUE TO EXISTING 1" LINE. FIELD LOCATE. SEE NOTE 1.
4. PROVIDE AND INSTALL 24" BOX TEXAS EBONY TREE AS INDICATED THIS SHEET. CONTRACTOR SHALL LOCATE TREE THIS GENERAL AREA.
5. PROVIDE AND INSTALL DRIP SYSTEM EXTENSIONS WHERE REQUIRED.
6. PROVIDE AND INSTALL "NO PARKING" SIGNAGE
7. PROVIDE AND INSTALL AGAVE PLANT WHERE INDICATED THIS SHEET. PROVIDE AND INSTALL DRIP SYSTEM TO EACH PLANT AND TIMER, BOXES, ETC. PER INDUSTRY STANDARDS.

GENERAL NOTES

CONTRACTOR MAY NEED TO USE LARGER SIZE CONTAINERS TO ACHIEVE MINIMUM SIZES. THIS IS TO BE DONE AT NO ADDITIONAL CHARGE TO THE OWNER.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS"

IF THERE ARE ANY CONFLICT BETWEEN THESE PLANS, DETAILS, AND NOTES AND THE WRITTEN SPECIFICATION, THE PLANS, DETAILS, AND NOTES SHALL PREVAIL.

ALL LANDSCAPE MATERIALS INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS & SPECIFICATIONS (30 DAYS MIN)

PLANT AND MATERIAL COUNTS ARE FOR THE CONVINIENCE OF THE CONTRACTOR AND NOT TO BE CONSTRUDE AS THE ACTUAL QUANITITY NEEDED TO COMPLETE THE WORK.

ALL TREES AND SHRUBS LOCATED WITHIN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 2'-0" TO 7'-0"

GRAND COMMUNITY BAPTIST CHURCH
18350 N. GOLDWATER RIDGE DR.
SURPRISE, ARIZONA 85374
LANDSCAPE PLAN

REGISTERED ARCHITECT
CERTIFICATE NO.
22321
William R. Thompson
12-28-12
ARIZONA, U.S.A.
Expires: 09/30/2013

AAr/THOMPSON DESIGNERS, INC.
ARCHITECTS / ENGINEERS
1237 SOUTH VAL VISTA DRIVE · MESA, AZ 85204 · (480) 802-2010 · FAX 895-0956
1201 N. PINAL AVENUE · CASA GRANDE, AZ 85222 · (480) 802-2010 · FAX 895-0956

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DATE: 12-28-2012
JOB NO.: A-1225

A11 OF

AAr/THOMPSON DESIGNERS DRAWING FILE : T:\AAr-Thompson Designers Inc\Projects\2012\A-1225 – Grand Community Baptist Church\Working Drawings\A11-LANDSCAPE PLAN.dwg

CITY OF SURPRISE
Planning and Zoning Commission

March 7, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 7, 2013	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on case FS12-396, a conditional use permit for Marley Park Square Meineke.

Motion:

I move to approve FS12-396, a conditional use permit for Marley Park Square Meineke and to adopt staffs findings and conditions a through 'c'.

Background:

Request for approval to construct a 5,083-square-foot vehicle repair facility located generally on the southwest corner of Waddell and Litchfield Roads

Financial Impact Statement:

All activity related to the ongoing development of the city of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- Staff Report
- Vicinity Map
- Site Plan
- Elevations
- Landscape Plan

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner, Community & Economic Development

SURPRISE
ARIZONA

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: March 7, 2013

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS12-396 – Marley Park Square Meineke

Application Summary

The applicant is requesting a Conditional Use Permit (CUP) approval for a Meineke Muffler facility within the Marley Park Square commercial development.

Location

The subject parcel is located generally at the southwest corner of Waddell and Litchfield Roads.

History

- The Marley Park Planned Area Development (PAD) was approved by the Mayor and Council on October 25, 2005.
- The Marley Park Square master site plan was approved by the Planning and Zoning Commission on April 17, 2007.
- The Marley Park Square original final plat was approved by the Mayor and Council on February 14, 2008.
- An amendment to the Marley Park Square Final Plat was approved by the City Council on December 10, 2009.

Project Summary

The proposed Meineke vehicle repair facility is proposed to be a 5,083-square-foot building with six (6) vehicle service doors that are screened by a six (6) foot decorative block wall. Access to the facility will be provided from a driveway along Waddell Road. Pedestrian access will be provided to Waddell Road at this time, but the ultimate buildout of the entire development will provide an abundance of pedestrian routes.

The architecture is a modern southwest design that is consistent with the design of the existing structures on the commercial development. Landscaping will be a variety of desert tolerant plant materials that are consistent with the landscape palate of the Marley Park PAD.

Citizen Review Meeting

A citizen review meeting was held on February 5, 2013 at the Holiday Inn Express facility located at 16540 Bullard Avenue. No residents attended the meeting.

Economic Impact

The project will generate ongoing sales tax revenue for the city. The proposed Meineke Muffler Facility will employ approximately six (6) to eight (8) full-time and part-time employees.

Findings

1. Staff finds that the proposed final plat complies with the Surprise Municipal Code.
2. Staff finds that the proposed final plat complies with the Surprise General Plan.
3. Staff finds that the proposed final plat complies with the Marley Park PAD.

Recommendation

Staff recommends approval of the project, subject to the following conditions:

a. The site plan prepared by DPA and dated February 14, 2013 will be revised and submitted to the city for administrative review and approval to include the following modifications:
    1. Accessible parking will be located nearest to the entrance of the facility.
    2. A “scope of work limits” designation will be included to incorporate all improvements shown on civil documents.
b. The developer agrees to coordinate with the city to offset the Litchfield Road access point into Marley Park Square to the alternate location that aligns to Surprise Pointe on a basis mutually acceptable to the city and developer, with this arrangement to be negotiated by May 15, 2013.
c. All comments perm letter dated February 20, 2013 on file with Engineering Services Division of Public Works will be addressed and civil comments approved by the city staff prior to issuance of civil construction permits.

Attachments

Vicinity Map, Site Plan, Landscape Plan, and Elevations.

Location Map – FS12-396

SURPRISE
ARIZONA

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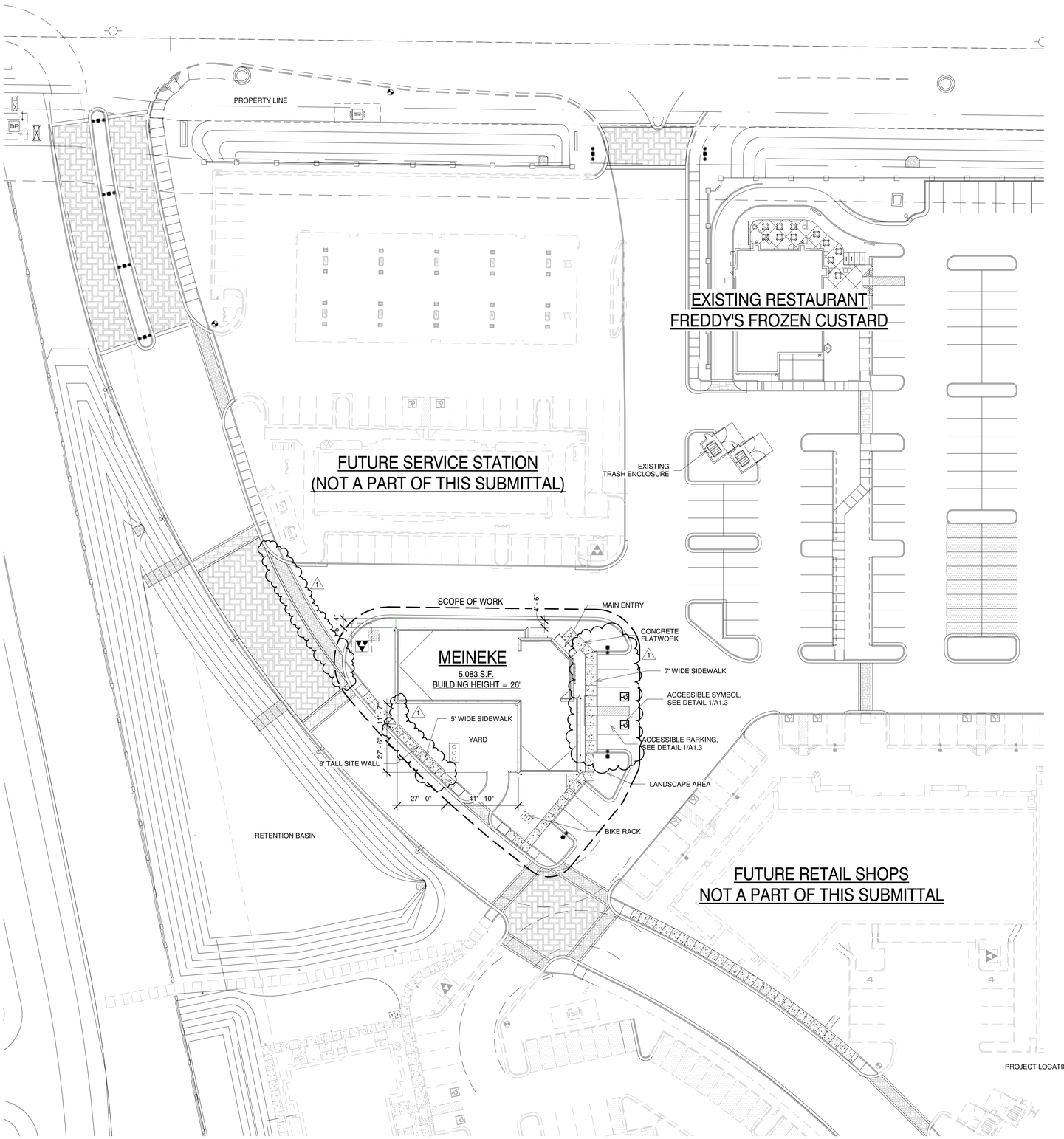


OVERALL SITE DATA

SITE AREA	1,406,243 S.F. (32.28 ACRES)
TOTAL BUILDING AREA	297,879 S.F.
% COVERAGE	21.18%
% OPEN SPACE	47%
% LANDSCAPE	35.3%
REGULAR PARKING PROVIDED	864 SPACES
REGULAR PARKING REQUIRED	1,108 SPACES
ACCESSIBLE PARKING PROVIDED	65 SPACES
ACCESSIBLE PARKING REQUIRED	28 SPACES
COMPACT SPACES PROVIDED	327 SPACES
COMPACT SPACES ALLOWED (30%)	352 SPACES
TOTAL PARKING PROVIDED	1,256 SPACES
PARKING RATIO	4.21 / 1,000

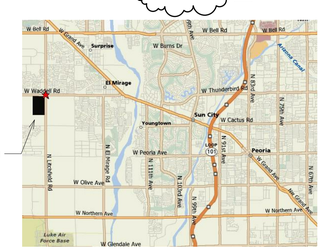
RETAIL	
SITE AREA	794,653 S.F. (18.24 ACRES)
TOTAL BUILDING AREA	147,550 S.F.
F.A.R.	.30
% COVERAGE	14.01%
REGULAR PARKING PROVIDED	423 SPACES
REGULAR PARKING REQUIRED	646 SPACES
ACCESSIBLE PARKING PROVIDED	37 SPACES
ACCESSIBLE PARKING REQUIRED	13 SPACES
COMPACT SPACES PROVIDED	192 SPACES
COMPACT SPACES ALLOWED (30%)	192 SPACES
PARKING RATIO	5.89 / 1,000
TOTAL PARKING SPACES PROVIDED	656 SPACES

3 STORY OFFICE	
SITE AREA	275,293 S.F. (6.32 ACRES)
TOTAL BUILDING AREA	86,310 S.F.
% COVERAGE	31.35%
REGULAR PARKING PROVIDED	233 SPACES
REGULAR PARKING REQUIRED	248 SPACES
ACCESSIBLE PARKING PROVIDED	10 SPACES
ACCESSIBLE PARKING REQUIRED	8 SPACES
COMPACT SPACES PROVIDED	71 SPACES
COMPACT SPACES ALLOWED (30%)	74 SPACES
PARKING RATIO (BASED ON L.F.A. OF 75,000 S.F.)	4.73 / 1,000
TOTAL PARKING SPACES PROVIDED	312 SPACES

NEIGHBORHOOD OFFICES	
SITE AREA	336,297 S.F. (7.72 ACRES)
TOTAL BUILDING AREA	64,019 S.F.
% COVERAGE	19.04%
REGULAR PARKING PROVIDED	203 SPACES
REGULAR PARKING REQUIRED	214 SPACES
ACCESSIBLE PARKING PROVIDED	18 SPACES
ACCESSIBLE PARKING REQUIRED	7 SPACES
COMPACT SPACES PROVIDED	64 SPACES
COMPACT SPACES ALLOWED (30%)	86 SPACES
PARKING RATIO	5.58 / 1,000
TOTAL PARKING SPACES PROVIDED:	288 SPACES

SITE PLAN

0 15 30 60
SCALE: 1:30



VICINITY MAP

GENERAL NOTES

A. ALL PARKING IS UNDER A CROSS ACCESS AGREEMENT.

B. ALL PROPOSED DEVELOPMENT PHASES DEPICTED ON THIS SITE PLAN SHALL BE PROVIDED A MINIMUM OF TWO (2) SEPARATE POINTS OF UNOBSTRUCTED ACCESS, WITH A MINIMUM WIDTH OF TWENTY FEET AND CAPABLE OF SUPPORTING 75,000 POUNDS IN ALL WEATHER CONDITIONS, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE.

C. ALL SIGNS AND CENTER I.D. ELEMENTS APPROVED THROUGH SEPARATE REVIEW AND PERMIT.

D. ALL SCREEN WALLS TO BE A MAXIMUM HEIGHT OF 3'-0".

E. ALL ACCESS ROADS AND ALL TURNING RADII, INCLUDING PARKING AISLE ISLANDS, SHALL COMPLY WITH REQUIREMENTS OF WB-67.

F. ALL ACCESS WAYS INTO THE CONSTRUCTION SITE SHALL HAVE THE REQUIRED FIRE DEPARTMENT ACCESS SIGNAGE INSTALLED UNTIL THE ROADS OR THE ACCESS INTO THE AREA IS HARD SURFACED.

G. PROVIDE THREE POINTS OF ACCESS (26 FEET WIDE, ONE WITHIN A MIN. OF 15 FEET AND A MAX. OF 30 FEET FROM BUILDING) FOR BUILDINGS IN EXCESS OF 30 FEET IN HEIGHT POSITIONED PARALLEL TO THE ENTIRE MAIN ENTRANCE SIDE OF THE BUILDING AS REQUIRED BY INTERNATIONAL FIRE CODE APPENDIX D105.

H. FIRE ACCESS ROUTES SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS AND WITHIN 150 FEET TO THE CENTER OF THE FURTHEST ROOMS ON THE SECOND LEVEL AS MEASURED ALONG NORMAL PEDESTRIAN ROUTES.

I. ALL FIRE ACCESS LANES SHALL BE IDENTIFIED BY FIRE LANE SIGNS AND/OR FIRE LANE STRIPING PER THE CITY OF SURPRISE FIRE DEPARTMENT EMERGENCY ACCESS GUIDELINES.

J. ALL ACCESSIBLE SPACES MEET REQUIREMENTS FOR VAN ACCESSIBLE SPACES.

CITY OF SURPRISE GENERAL NOTES

1. THE PROPERTY OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THOSE INFRASTRUCTURE IMPROVEMENTS ON ALL PLANS ASSOCIATED WITH THIS PETITION, UNLESS APPROVED OTHERWISE BY A PRIOR AGREEMENT BETWEEN THE CITY OF SURPRISE AND THE OWNER/DEVELOPER. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO , ALL STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS AND ANY OTHER IMPROVEMENTS REQUIRED FOR THE SUBJECT PROJECT.

2. THE MAINTENANCE OF LANDSCAPING, SIDEWALKS, AND MEDIANS SHALL BE IN ACCORDANCE WITH THE CURRENT ADOPTED SURPRISE MUNICIPAL CODE AND ENGINEERING DEVELOPMENT STANDARDS.

3. IN AREAS WHERE SCREEN WALLS/RETAINING WALLS EXCEED 3' IN HEIGHT DUE TO DRAINAGE CONSTRAINTS, THE TALLER SIDE OF THE WALL SHALL INCLUDE "LIVE WALLS" (VINE PLANTINGS, GREEN SCREENS) PLACED EVERY FIFTEEN FEET ALONG THE FRONTAGE.

4. ADDITIONAL SIDEWALK CONNECTIONS FROM PHASE 1 TO PHASE 2 SHALL BE REQUIRED AT THE TIME OF FUTURE PHASING.

5. ALL ACCESSIBLE PARKING IS CONCEPTUAL AND IS SUBJECT TO INCREASED ACCESSIBLE PARKING REQUIREMENTS BASED ON THE NUMBER OF SHOP TENANTS AND THEIR FRONTAGE TO THE PARKING LOT AT THE TIME OF BUILDING PERMIT REVIEW.

OWNER / DEVELOPER

MP PARK SQUARE OUTPARCELS, LLLP.
10450 NORTH 74TH STREET, SUITE 100
SCOTTSDALE, ARIZONA 85258

MICHAEL WECHSLER
480.751.5197

ARCHITECT

DPA ARCHITECTS, INC.
7272 EAST INDIAN SCHOOL ROAD, SUITE 214
SCOTTSDALE, ARIZONA 85251

JOHN SZAFRAN, AIA NCARB, LEED AP
480.941.4222

CIVIL ENGINEER

HUNTER ENGINEERING
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258

LARRY TALBOTT, CONTRACTOR
480.991.3985

GENERAL CONTRACTOR

GCON
21436 NORTH 20TH AVENUE
PHOENIX, ARIZONA 85027

GABRIEL GAVRIILIDIS
602.859.9761

dpa
DESIGNERS OF PROGRESSIVE ARCHITECTURE
7272 e indian school rd ste 214
scottsdale, arizona 85251
telephone 480 941 4222
www.dpaarchitects.com

ARCHITECT'S PROJECT #:
12046

GCON
Plan. Build. Deliver.

REGISTERED ARCHITECT
CERTIFICATE NO. 25786
JOHN S. SZAFRAN
Feb 14, 2013
VIRGINIA U.S.A.
expires 30 June 2013

MARLEY PARK SQUARE
SWC OF LITCHFIELD ROAD
AND WADDELL ROAD
SURPRISE, AZ 85379

meineke car care center

Issue Date: 02/14/13

REVISION INFORMATION

#	DESCRIPTION	DATE
1	DR COMMENTS	2/14/2013

MEINEKE

Drawn By: LAS

Checked By: JSS

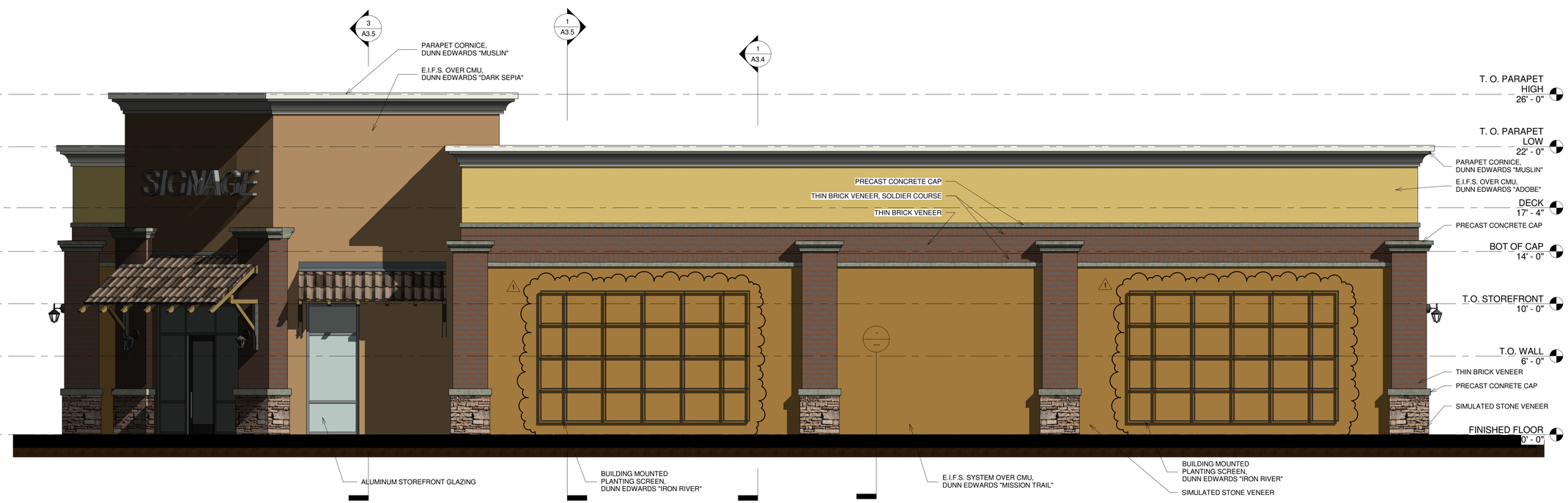
Drawing Title:

SITE PLAN

A1.0

PLOT DATE: 2/14/2013 11:44:21 AM

1 East COLOR
1/4" = 1'-0"



2 North COLOR
1/4" = 1'-0"

PLOT DATE: 2/14/2013 11:45:14 AM

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SWC OF LITCHFIELD ROAD
AND WADDELL ROAD
SURPRISE, AZ 85379

meineke
car care center

Issue Date: 02/14/13

REVISION INFORMATION

#	DESCRIPTION	DATE
1	DR COMMENTS	2/14/2013

MEINEKE

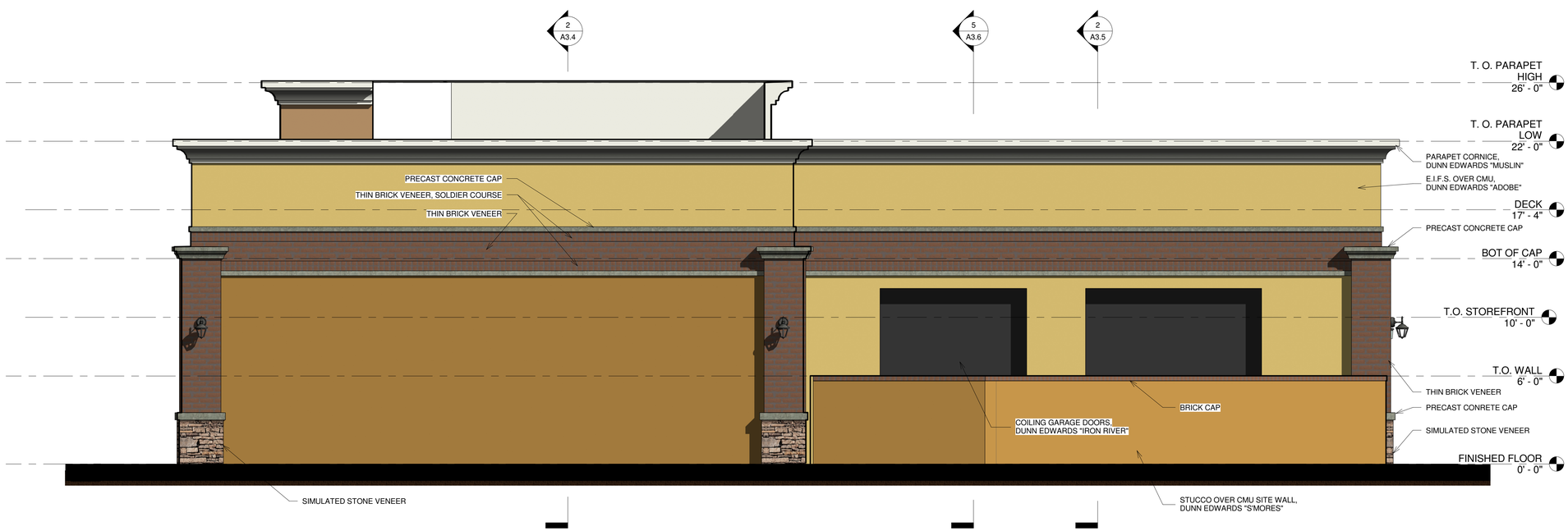
Drawn By: LAS

Checked By: JSS

Drawing Title:
COLORED BUILDING ELEVATIONS

A3.1c

2 South COLOR
1/4" = 1'-0"



1 West COLOR
1/4" = 1'-0"

PLOT DATE: 2/14/2013 11:46:08 AM

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SWC OF LITCHFIELD ROAD
AND WADDELL ROAD
SURPRISE, AZ 85379

meineke car care center

Issue Date: 02/14/13

REVISION INFORMATION

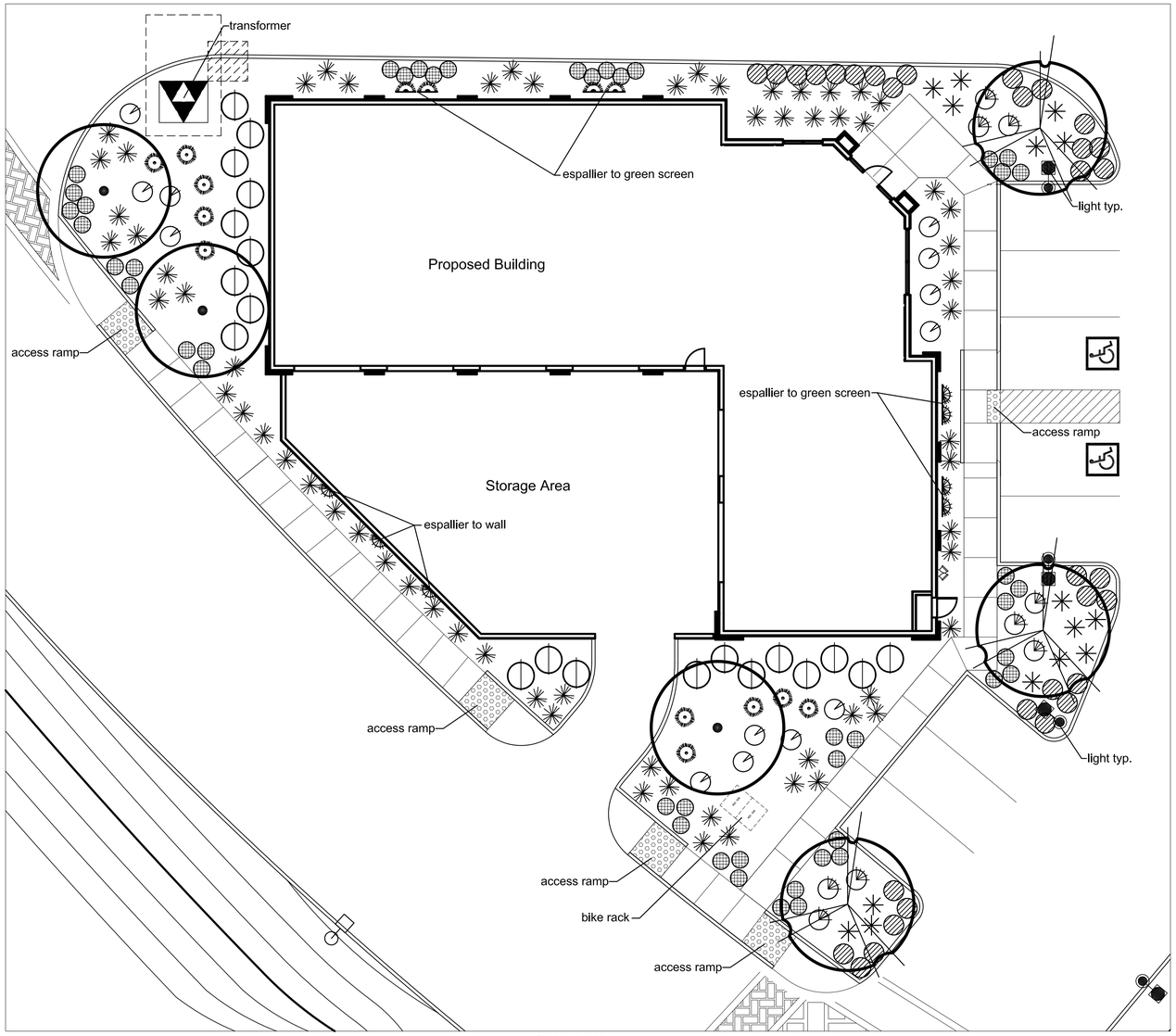
#	DESCRIPTION	DATE

MEINEKE

Drawn By: LAS
Checked By: JSS

Drawing Title:
COLORED BUILDING ELEVATIONS

A3.2c



Scale: 1" = 10'

Preliminary Landscape Plan

0 5 10 20

NORTH

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED) All tree caliper required at time of planting

TREES	SIZE	QTY.
Parkinsonia hybrid `Desert Museum` Desert Museum Palo Verde	24" box stand. low breaking	3
Quercus virginiana 'Heritage' Southern Live Oak	24" box	3

SHRUBS / ACCENTS / VINES	SIZE	QTY.
Hesperaloe parviflora Red Yucca	5 gallon	60
Agave geminiflora Twin Flower Agave	5 gallon	15
Muhlenbergia capilaris 'Regal Mist' Regal Mist Deer Grass	5 gallon	10
Eremophila maculata `Valentine` Valentine Bush	5 gallon	9
Calliandra californica Baja Red Fairy Duster	5 gallon	9
Leucophyllum frutescens "compacta" Compact Texas Sage	5 gallon	26
Bougainvillea `Barbara Karst` Barbara Karst Bougainvillea	5 gallon (staked) attach to green screen	4
Vigna Caracalla Snail Vine	5 gallon (staked) attach to green screen	4

GROUNDCOVERS	SIZE	QTY.
Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gallon 50/50 mix	34
Ruellia brittoniana `Pink Katie` Pink Dwarf Ruellia Katie	1 gallon	46
Decomposed Granite "Table Mesa Brown" 1/2" screened, 2" min depth		

Preliminary Landscape Plan General Notes:

The entire site will be maintained in accordance with City of Surprise Standards.

All trees will be 24" Box or larger.

An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.

Decomposed granite, 2" minimum thickness (submit sample to Landscape Architect for approval). Place in all non-river rock and non-lawn landscape

All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.

Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.

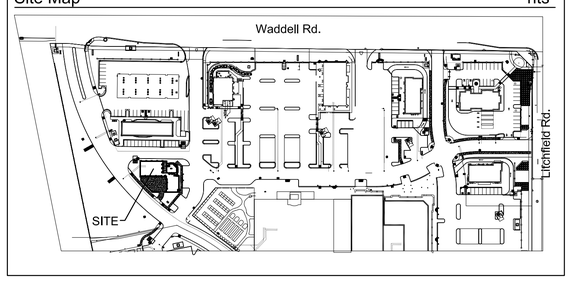
All final landscape plans to meet or exceed City of Surprise minimum standards for quantity and type.

Site Data

Site Area:	14,112 sq.ft.
Building Area:	5,071 sq.ft.
% Coverage:	36%
Landscape Area:	4,502 sq.ft.
% Coverage:	32%
Regular Parking Provided:	6
Accessible Parking Provided:	2

Site Map

nts



CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-8021

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 20088
HARDY A. LASKIN
12/17/12
Date Signed
ARIZONA, U.S.A.
Expires 6/30/13

GCON
Plan. Build. Deliver.

Marley Park Square
SWC of Litchfield Rd.
& Waddell Rd.
Surprise AZ, 85379

meineke car care center

DRAWN
MGA
CHECKED

SHEET SCALE
1"=10'
DATE
12-17-12
REVISIONS

SHEET NUMBER
CL-01
of
1

CITY OF SURPRISE
Planning and Zoning Commission

March 7, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 7, 2013	Contact Person:	Vamshee Kovuru, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on Case FS12-380, approving a Preliminary Plat entitled Marley Park Phase 3.

Motion:

I move to approve FS12-380, a Preliminary Plat for Marley Park Phase 3 and to adopt staffs finding and conditions a through i.

Background:

Marley Park Phase 3 is a 153-acre vacant parcel located on the Northeast corner of Bullard Avenue and Cactus Road. The proposal for this phase is to plat 547 single-family residential lots for a gross density of 3.5 du/ac.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- Staff Report
- Vicinity Map
- Preliminary Plat
- Landscape

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x

Presentation Speaker Names (spelling and titles for TV captions):

Vamshee Kovuru, Planner, Community & Economic Development

SURPRISE
ARIZONA

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: March 7, 2013

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Vamshee Kovuru, Planner
vamshee.kovuru@surpriseaz.gov 623-222-3153

Re: FS12-380, Marley Park Phase 3- Preliminary Plat

Application Summary

The applicant is requesting an approval for a Preliminary Plat entitled Marley Park Phase 3. The proposed plat consists of 547 single-family residential lots on a total of 153 acres.

Location

Marley Park Phase 3 is a 153-acre vacant parcel located on the Northeast corner of Bullard Avenue and Cactus Road. It is located within the Marley Park Planned Area Development (PAD).

History

- On October 25, 2000, the Mayor and City Council approved a Major General Plan Amendment for the Marley Park Development.
- On October 25, 2000, the Mayor and City Council approved the Marley Park Planned Area Development.
- On September 14, 2006, the Mayor and City Council approved a preliminary plat for the same location, which has since expired.

Project Summary

Phase 3 falls within District 6 of the approved Marley Park PAD. The underlying zoning of this property is low-density residential which allows for a density range of 3-5 du/ac. The proposal for this phase is to plat 547 single-family residential lots for a gross density of 3.5 du/ac, which is within the approved density range. Phase 3 is divided into four parcels – Parcel 15, 16, 17, and 18. The proposed subdivision include a total of 96.7 acres of land for the lots, 32.1 acres of land for right-of-way and alley tracts, and a total of 24.33 acres of open space. Phase 3 requests the following lot sizes:

- 48’ x 120’ - 143 lots
- 53’ x 120’ - 128 lots
- 58’ x 120’ - 108 lots

- 65’ x 120’ - 89 lots
- 70’ x 130’ - 79 lots

Economic Impact

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Findings

1. Staff finds that the proposed preliminary plat complies with the Surprise General Plan.

2. Staff finds that the proposed preliminary plat complies with the Surprise Municipal Code.

3. Staff finds that the proposed preliminary plat complies with the approved Marley Park PAD.

Recommendation

Staff recommends approval of the project, subject to the following conditions:

a. Major changes to this preliminary plat with regards to use and intensity must be processed as a revised application with approval by the Planning and Zoning Commission and City Council. Minor changes may be administratively approved by the Community and Economic Development Director.

b. The applicant shall submit a Written Response to conditions. Said submission must be under one (1) transmittal package and shall be submitted within fifteen (15) days of Planning and Zoning Commission or City Council approvals.

c. Sweetwater Avenue will be constructed to the eastern edge of the Marley Park Property as part of future residential and commercial development.

d. All “gang-type” mail boxes if any in the subject development shall be well lit.

e. The applicant shall include all approved conditions related to the project on the title sheet of construction plans prior to plan check submittal.

f. Approval of this site plan is not to be construed as an approval of any violation of the current adopted Surprise Municipal Code at the time of submission.

g. The applicant shall provide new residential home product information (i.e., colored elevations, plot plans, landscape plot plans, and material sample information) and related materials prior to release of the standard construction drawings, subject to review and approval by the Community and Economic Development Director.

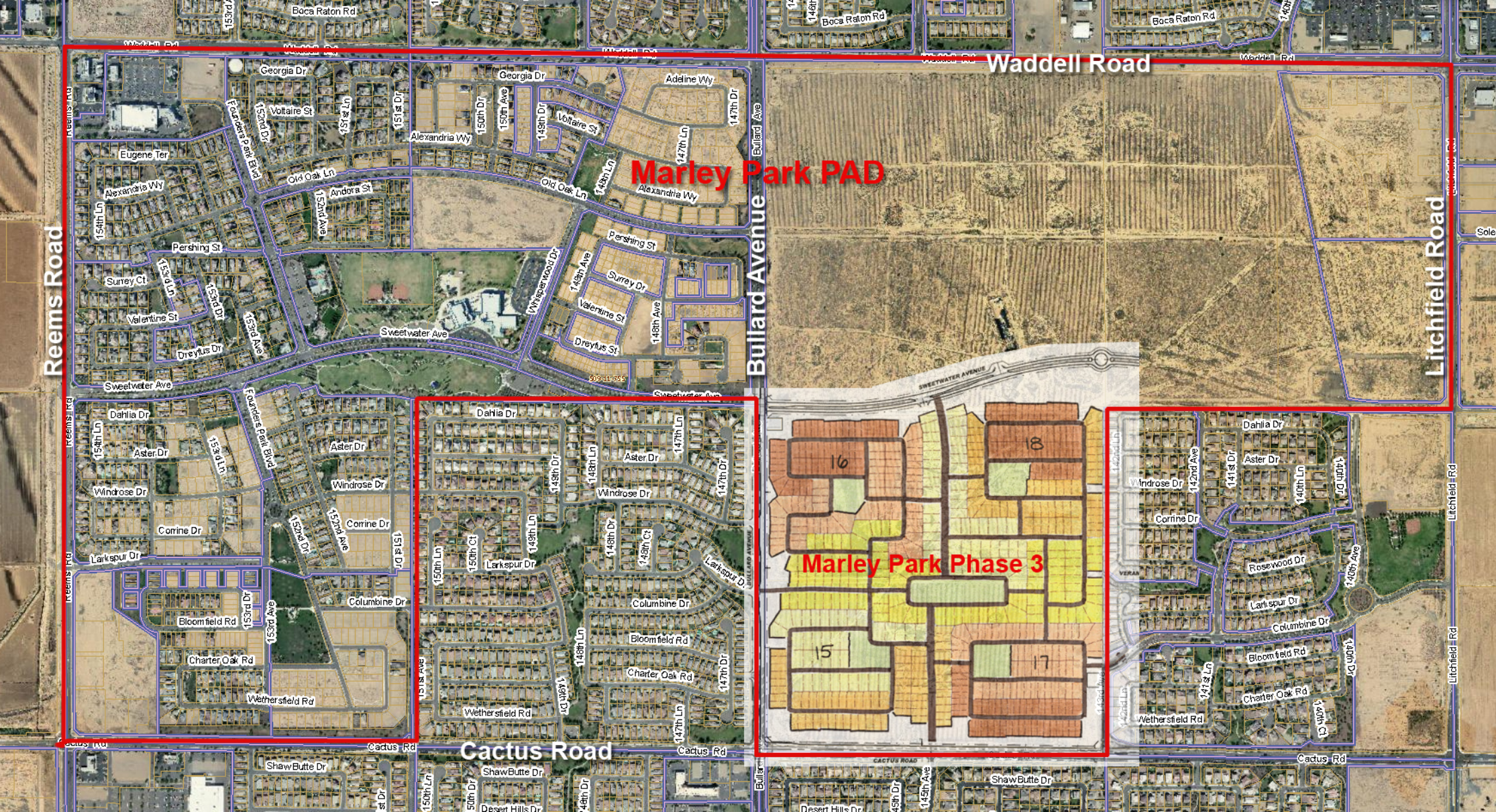
h. All landscaping, hardscaping, and wall details shall be submitted as separate landscape plan review along with the final plat review and would require approval by the Community and Economic Development Director prior to issuance of building permits.

i. The preliminary landscape plans prepared by Wood/Patel and dated January 2013 will be revised and submitted to the city for administrative review and approval to include the following modifications prior to approval of final plat, civil construction documents and/or acceptance of any building permit applications:

    1. Citrus trees will not be located within rights-of-ways.
    2. Trees with thorns will not be located closer than ten (10) feet of any pedestrian route.
    3. Right-of-way landscaping along Bullard and Cactus will be consistent with the regulations found in the City of Surprise Engineering Development Standards.
    4. The northeast and southeast corners of Bullard and Sweetwater Avenues will be landscaped to be consistent with the density and design of the northwest and southwest corners of Bullard and Sweetwater Avenues.
    5. Bike racks shall be included in the appropriate locations at all parks.
    6. All trails shall have lighting where deemed appropriate by the Community and Economic Development Director and shall be reviewed at the time of final plat.

<u>Attachment</u>

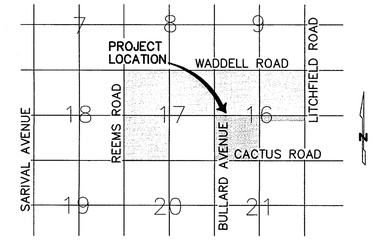
Vicinity Map, Preliminary Plat, and Preliminary Landscape Plans.


Waddell Road
Marley Park PAD
Bullard Avenue
Litchfield Road
Reems Road
Cactus Road
Marley Park Phase 3
Boca Raton Rd
Georgia Dr
Adeline Wy
Voltaire St
Alexandria Wy
Eugene Ter
Old Oak Ln
Andora St
Pershing St
Surrey Ct
Surrey Dr
Valentine St
Dreyfus St
Dreyfus Dr
Sweetwater Ave
Whispertwood Dr
Founders Park Blvd
Dahlia Dr
Aster Dr
Windrose Dr
Corrine Dr
Larkspur Dr
Columbine Dr
Bloomfield Rd
Charter Oak Rd
Wethersfield Rd
Rosewood Dr
Shaw Butte Dr
Desert Hills Dr
SWEETWATER AVENUE
CACTUS ROAD
16
18
15
17

MARLEY PARK PHASE 3
PRELIMINARY PLAT

PARCELS 15,16,17,18,
SWEETWATER AVENUE AND 145th AVENUE

A PORTION OF
MARLEY PARK
SURPRISE, ARIZONA
A PORTION OF SECTION 16, T.3N, R.1W,
OF THE G&SRM, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

PARCEL DESCRIPTION

Marley Park

Revised Phase 3

A portion of parcel of Section 16, Township 3 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the west quarter corner of said Section 16, a brass cap flush, from which the southwest corner of said section, 2-inch aluminum cap, bears South 00°04'59" West (basis of bearing), a distance of 2627.11 feet;

THENCE along the west line of said section, South 00°04'59" West, a distance of 47.05 feet;

THENCE leaving said west line, South 89°55'01" East, a distance of 94.99 feet, to the **POINT OF BEGINNING**;

THENCE South 88°41'21" East, a distance of 437.03 feet, to the beginning of a curve;

THENCE easterly along said curve, having a radius of 2833.00 feet, concave northerly, through a central angle of 19°00'14", a distance of 939.65 feet, to the curve's end;

THENCE North 72°18'25" East, a distance of 171.40 feet;

THENCE South 17°41'35" East, a distance of 166.28 feet;

THENCE North 46°56'43" East, a distance of 71.83 feet;

THENCE South 89°58'52" East, a distance of 255.14 feet;

THENCE North 00°01'08" East, a distance of 5.00 feet;

THENCE South 89°58'52" East, a distance of 240.00 feet;

THENCE South 00°01'08" West, a distance of 5.00 feet;

THENCE South 89°58'52" East, a distance of 240.00 feet;

THENCE South 75°21'28" East, a distance of 84.48 feet;

THENCE South 72°32'58" East, a distance of 101.16 feet, to the north-south mid-section line of said section;

THENCE along said north-south mid-section line, South 00°01'08" West, a distance of 2535.50 feet, to the northerly right-of-way line of Cactus Road as shown on Map of Dedication for Waddell Road, Litchfield Road and Cactus Road, recorded in Book 839, page 39, Maricopa County Records (M.C.R.);

THENCE leaving said north-south mid-section line, along said northerly right-of-way line, North 89°58'52" West, a distance of 31.00 feet;

THENCE South 45°24'38" West, a distance of 56.18 feet;

THENCE North 89°11'53" West, a distance of 2474.48 feet;

THENCE North 44°33'27" West, a distance of 56.92 feet, to the easterly right-of-way line of Bullard Avenue as shown on Map of Dedication for Marley Park Phase 1A, recorded in Book 699, page 29, M.C.R.;

THENCE leaving said northerly right-of-way line, along said easterly right-of-way line, North 00°04'59" East, a distance of 2362.19 feet to the southwest corner of Marley Park Well Site described in document No. 2009-0346558, M.C.R;

THENCE leaving said easterly right-of-way line, along the south line of said Marley Park Well Site, South 89°16'50" East, a distance of 120.00 feet to the southeast corner of said Marley Park Well Site;

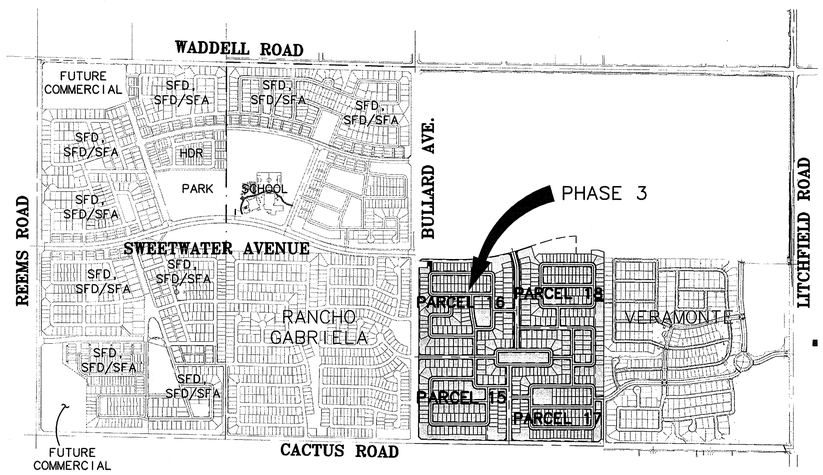
THENCE leaving said south line, along the east line of said Marley Park Well Site, North 00°04'59" East, a distance of 90.00 feet to the northeast corner of said Marley Park Well Site;

THENCE leaving said east line, along the north line of said Marley Park Well Site, North 89°16'50" West, a distance of 114.36 feet;

THENCE leaving said north line, North 45°41'49" East, a distance of 48.07 feet, to the **POINT OF BEGINNING**.

Containing 153.1829 acres, or 6,672,646 square feet of land, more or less.

Subject to existing rights-of-way and easements.



KEY MAP
1"=1000'

ENGINEER
WOOD, PATEL & ASSOCIATES, INC
2051 W. NORTHERN AVE., #100
PHOENIX, ARIZONA 85021
CONTACT: MR. R. STUART BARNEY, P.E.
TEL (602) 335-8500
FAX (602) 335-8580

OWNER/DEVELOPER
MARLEY PARK PHASE II LLC
7600 E. DOUBLETREE RANCH RD. SUITE #300
SCOTTSDALE, AZ 85258
CONTACT – MR. CHRIS RIVERA
TEL (480) 367-7000
FAX (480) 367-9788

PUBLIC UTILITIES

WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY
CABLE	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF SURPRISE

BENCHMARK
CITY OF SURPRISE BENCHMARK:
BRASS DISK SET IN CONCRETE BASE OF SIGNAL POLE AT NE CORNER OF BULLARD AVENUE AND CACTUS ROAD
STAMPED: "A6"
ELEVATION: 1155.61 FT (NAVD88)

BASIS OF BEARING
THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 1 WEST AS BEARING SOUTH 88 DEGREES 30 MINUTES 59 SECONDS EAST. (ASSUMED)

SHEET INDEX

1	COVER
2	DETAILS & SECTIONS
3–6	LAND USE TABLES
7	PARCEL 15
8	PARCEL 16
9	PARCEL 17
10	PARCEL 18

Overall Area	
	Gross Area (acre)
Parcel 15	39.28
Parcel 16	43.02
Parcel 17	33.95
Parcel 18	36.93
Total	**153.18**

Density			
	Total Lots	Gross Area (acre)	Density (Lots/Gross Area)
Parcel 15	107	39.28	2.72
Parcel 16	161	43.02	3.74
Parcel 17	134	33.95	3.95
Parcel 18	145	36.93	3.93
Total	**547**	**153.18**	**3.57**

LEGEND

	PARCEL BOUNDARY
	PHASE BOUNDARY
	ROADWAY MONUMENT LINE
	SANITARY SEWER PIPE & MANHOLE
	POTABLE WATER PIPE & VALVE
	STORM DRAIN PIPE & MANHOLE
1180	EXISTING CONTOUR
	RETAINING WALL
	FIRE HYDRANT
SFD	SINGLE FAMILY RESIDENTIAL DISTRICT
HDR	HIGH DENSITY RESIDENTIAL DISTRICT
B/C	BACK OF CURB
R.O.W.	RIGHT-OF-WAY
S.E.	SEWER EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
V.N.A.E.	VEHICLE NON ACCESS EASEMENT
U.B.E.	USE BENEFIT EASEMENT
S.V.T.	SIGHT VISIBILITY TRIANGLE PER CITY OF SURPRISE STD. DET. 4-01 (FOR LOCAL ROADS)
S.V.E.	SIGHT VISIBILITY EASEMENT PER CITY OF SURPRISE STD. DET. 4-02 (FOR ARTERIAL & COLLECTOR ROADS)
	FUTURE DRYWELL
	FUTURE DRYWELL

FLOODPLAIN DESIGNATION
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1605J DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

P.A.D. ZONING CASE
PAD00-91
PROPERTY IS LOCATED IN SINGLE FAMILY RESIDENTIAL DISTRICT I (SFD, SFD/SFA) PER P.A.D. ZONING CASE #PAD00-91.

Marley Park

WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
CONSTRUCTION MANAGERS
2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
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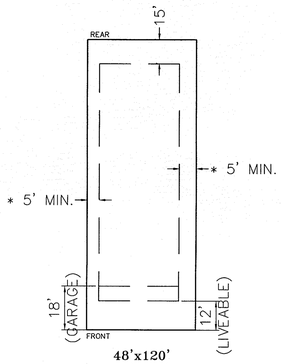
MARLEY PARK
SURPRISE, AZ.
MARLEY PARK PHASE 3 – PARCELS 15, 16, 17 & 18
SWEETWATER AVENUE AND 145th AVENUE
PRELIMINARY PLAT

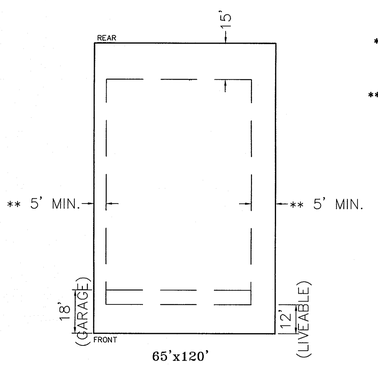
NOT FOR CONSTRUCTION

Registered Professional Engineer (Civil)
CERTIFICATE NO. 34665
R. STUART BARNEY
Date Signed 2-5-13
ARIZONA U.S.A.
EXPIRES 03-31-15

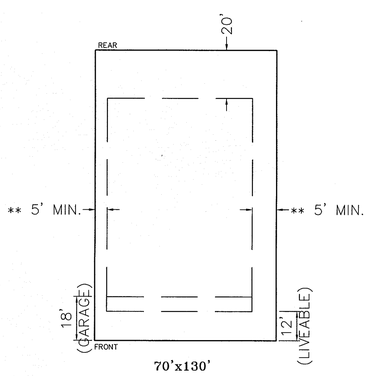
DESIGNER	ARK
DRAWN	BGT
CHECKED	DC
DATE	2-5-13
SCALE	N/A
JOB NO.	123883
SHEET	1 OF 10



48'x120'
53'x120'
58'x120'



65'x120'



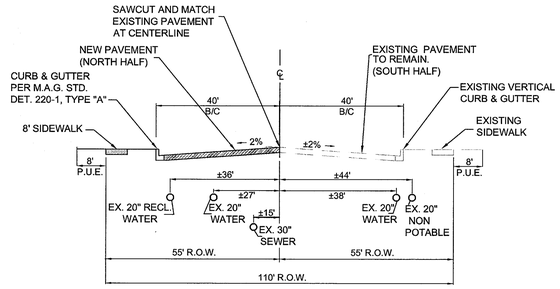
70'x130'

NOTES

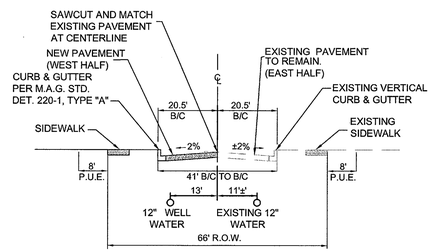
* 13' AGGREGATE SIDE SETBACK

** 15' AGGREGATE SIDE SETBACK

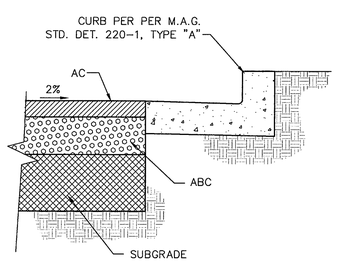
TYPICAL LOT SETBACKS
N.T.S.



SECTION F-F
CACTUS ROAD
NORTH 1/2 STREET IMPROVEMENTS
LOOKING EAST
N.T.S.

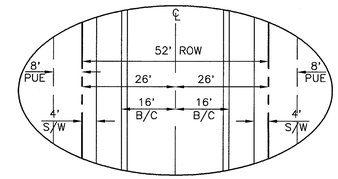


SECTION E-E
143RD AVE
WEST 1/2 STREET IMPROVEMENTS
LOOKING NORTH
N.T.S.

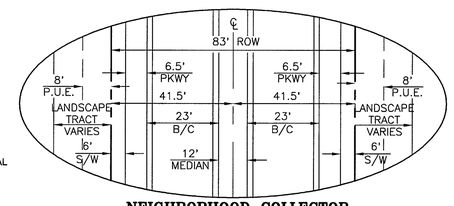


NOTE - INSTALLATION & MATERIAL PER GEOTECHNICAL REPORT.

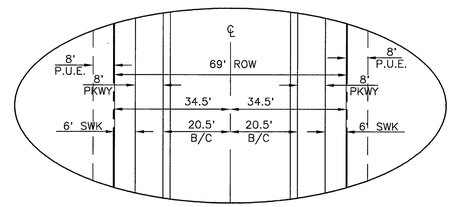
ROADWAY SECTION
ROADWAY SECTION TO BE PER CHAPTER 10 OF M.C.D.O.T. ROADWAY DESIGN MANUAL. COMPACT SUBGRADE PER M.A.G. SECTION 601.



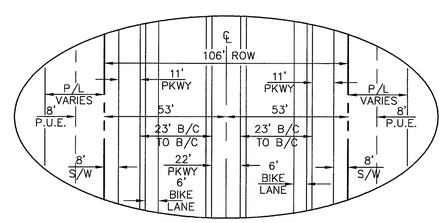
LOCAL STREET
TYPICAL STREET DIMENSIONS
N.T.S.



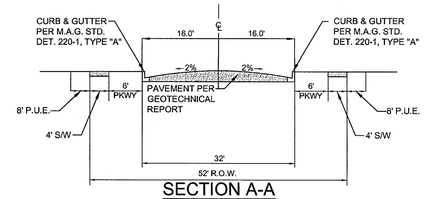
NEIGHBORHOOD COLLECTOR
(COLLECTOR 'G')
TYPICAL STREET DIMENSIONS
N.T.S.



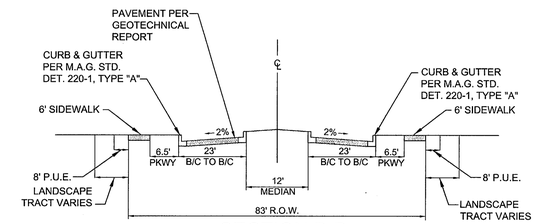
RESIDENTIAL COLLECTOR
TYPICAL STREET DIMENSIONS
N.T.S.



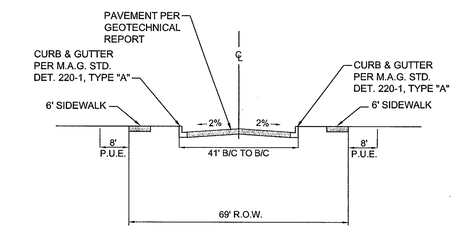
COMMUNITY BOULEVARD
(SEETWATER AVENUE)
TYPICAL STREET DIMENSIONS
N.T.S.



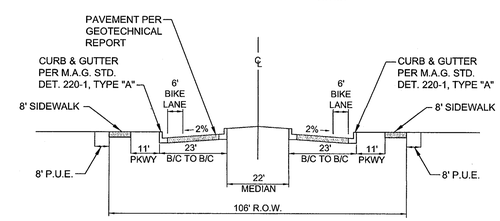
SECTION A-A
LOCAL STREET
52' R.O.W.
TYPICAL SECTION
LOOKING NORTH OR EAST
N.T.S.



SECTION B-B
NEIGHBORHOOD COLLECTOR
83' R.O.W.
TYPICAL SECTION
LOOKING NORTH
N.T.S.



SECTION C-C
RESIDENTIAL COLLECTOR
69' R.O.W.
TYPICAL SECTION
N.T.S.



SECTION D-D
SWEETWATER AVENUE
106' R.O.W.
TYPICAL SECTION
LOOKING NORTH & EAST
N.T.S.

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Marley Park

WOOD/PATEL
CIVIL ENGINEERS
WATER RESOURCES
LAND SURVEYORS
CONSTRUCTION MANAGERS
2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500
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MARLEY PARK
SURPRISE, AZ.
MARLEY PARK PHASE 3 - PARCELS 15, 16, 17 & 18
SWEETWATER AVENUE AND 145th AVENUE
DETAIL SHEET

NOT FOR CONSTRUCTION

Registered Professional Engineer (Civil)
CERTIFICATE NO. 34665
R. STUART BARNEY
Date Signed 2-5-13
ARIZONA U.S.A.
EXPIRES 03-31-15

DESIGNER	ARK
DRAWN	BCT
CHECKED	DC
DATE	2-5-13
SCALE	N/A
JOB NO.	123883
SHEET	2 OF 10

LOT SCHEDULE

Parcel 15: Lot Areas					
Lot	Area (Sq.Ft.)	Lot Type	Lot	Area (Sq.Ft.)	Lot Type
15001	7846	65'x120'	15067	7250	58'x120'
15002	7842	65'x120'	15068	7250	58'x120'
15003	7837	65'x120'	15069	7250	58'x120'
15004	7832	65'x120'	15070	7250	58'x120'
15005	7828	65'x120'	15071	7250	58'x120'
15006	7823	65'x120'	15072	7875	58'x120'
15007	7818	65'x120'	15073	9104	58'x120'
15008	7813	65'x120'	15074	11469	70'x130'
15009	7809	65'x120'	15075	10125	70'x130'
15010	9111	65'x120'	15076	9450	70'x130'
15011	10509	70'x130'	15077	9450	70'x130'
15012	9100	70'x130'	15078	9450	70'x130'
15013	9100	70'x130'	15079	9450	70'x130'
15014	9100	70'x130'	15080	9450	70'x130'
15015	9100	70'x130'	15081	9450	70'x130'
15016	9100	70'x130'	15082	10125	70'x130'
15017	9100	70'x130'	15083	11454	70'x130'
15018	10997	70'x130'	15084	10125	70'x130'
15019	17597	70'x130'	15085	9450	70'x130'
15020	12280	70'x130'	15086	9450	70'x130'
15021	7540	58'x120'	15087	9450	70'x130'
15022	7540	58'x120'	15088	9450	70'x130'
15023	7540	58'x120'	15089	10914	70'x130'
15024	7540	58'x120'	15090	10914	70'x130'
15025	7540	58'x120'	15091	9450	70'x130'
15026	7540	58'x120'	15092	9450	70'x130'
15027	7540	58'x120'	15093	9450	70'x130'
15028	7552	58'x120'	15094	9450	70'x130'
15029	7926	58'x120'	15095	10125	70'x130'
15030	7274	58'x120'	15096	12661	70'x130'
15031	7250	58'x120'	15097	10254	70'x130'
15032	7250	58'x120'	15098	9840	70'x130'
15033	7250	58'x120'	15099	9514	70'x130'
15034	6960	58'x120'	15100	11700	70'x130'
15035	6960	58'x120'	15101	8322	65'x120'
15036	6960	58'x120'	15102	11478	65'x120'
15037	6960	58'x120'	15103	16323	65'x120'
15038	7250	58'x120'	15104	9770	65'x120'
15039	7250	58'x120'	15105	10518	65'x120'
15040	7250	58'x120'	15106	9100	65'x120'
15041	7250	58'x120'	15107	9100	65'x120'
15042	7256	58'x120'			
15043	7560	58'x120'			
15044	7560	58'x120'			
15045	7560	58'x120'			
15046	6960	58'x120'			
15047	6960	58'x120'			
15048	6960	58'x120'			
15049	6960	58'x120'			
15050	7560	58'x120'			
15051	7560	58'x120'			
15052	8739	58'x120'			
15053	8259	58'x120'			
15054	6960	58'x120'			
15055	6960	58'x120'			
15056	6960	58'x120'			
15057	6960	58'x120'			
15058	6960	58'x120'			
15059	6960	58'x120'			
15060	6969	58'x120'			
15061	7373	58'x120'			
15062	9118	58'x120'			
15063	7875	58'x120'			
15064	7750	58'x120'			
15065	7250	58'x120'			
15066	7250	58'x120'			

Parcel 15	
Product	**Lot Count**
58'x120'	53
65'x120'	17
70'x130'	37
Total	**107**

Parcel 15: Land Use Summary Table		
Total Number of Lots	107	
Total Gross Area	1,711,142 SqFt	39.28 Ac.
Total Net Area	1,277,402 SqFt	29.33 Ac.
Area Lots	924,260 SqFt	21.22 Ac.
Area Open Space	353,143 SqFt	8.11 Ac.
Area R/W	433,739 SqFt	9.96 Ac.
Percent Area of Lots (Based on Area of Lots per Net Acreage)	72%	
Percent Area of Open Space (Based on Net Acreage)	28%	
Percent Area of Open Space (Based on Gross Acreage)	21%	
Density (DU/Gross Acre)	2.72	
Density (DU/Net Acre)	3.65	
Average Lot Size	8,638 SqFt	0.20 Ac.
Min. Lot Size	6,960 SqFt	0.16 Ac.
Max. Lot Size	17,597 SqFt	0.40 Ac.
Average Lot Width	63 Ft	
Number of Lots based on Zoning Type		Percentage
58'x120'	53	50%
65'x120'	17	16%
70'x130'	37	35%

Parcel 15: Open Space Tract Areas		
Tract	Purpose	Area (Sq. Ft.)
A15	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	109,410
B15	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	62,764
C15	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	176,011
D15	PRIVATE INGRESS & EGRESS, E.S.V.A.E.	4,957
R/W	PUBLIC INGRESS & EGRESS	433,739
TOTAL		786,882
NOTES:	THE ABOVE LISTED DESIGNATIONS ENCOMPASS THE ENTIRE TRACT. THERE MAY BE OTHER DESIGNATIONS OR EASEMENTS THAT ARE DELINEATED ON THIS PLAT THAT ENCUMBER PORTIONS OF THESE TRACTS.	

Parcel 15: Product Summary							
Min Lot Dim. (wdth x Lngth)	Setback						
	Front		Rear		Side Min.	Side Agg.	Corner
	Liveable	Garage	Liveable	Garage			
58' x 120'	12'	18'	15'	-	5'	13'	13'
65' x 120'	12'	18'	15'	-	5'	15'	13'
70' x 130'	12'	18'	20'	-	5'	15'	13'

Marley Park

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SURPRISE, AZ.
MARLEY PARK PHASE 3 – PARCELS 15, 16, 17 & 18
SWEETWATER AVENUE AND 145th AVENUE
PRELIMINARY PLAT

NOT FOR CONSTRUCTION

Registered Professional Engineer (Civil) CERTIFICATE NO. 34665 R. STUART BARNEY Date Signed 2-5-13 ARIZONA U.S.A.
EXPIRES 03-31-15

DESIGNER	ARK
DRAWN	BCT
CHECKED	DC
DATE	2-5-13
SCALE	N/A
JOB NO.	123883
SHEET	3 OF 10

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LOT SCHEDULE

Parcel 16: Lot Areas

Lot	Area (Sq.Ft.)	Lot Type	Lot	Area (Sq.Ft.)	Lot Type
16001	7802	65'x120'	16083	7039	53'x120'
16002	7804	65'x120'	16084	9873	53'x120'
16003	7809	65'x120'	16085	16162	53'x120'
16004	7814	65'x120'	16086	8981	53'x120'
16005	7818	65'x120'	16087	6360	53'x120'
16006	7823	65'x120'	16088	6360	53'x120'
16007	7828	65'x120'	16089	7659	53'x120'
16008	7833	65'x120'	16090	7659	53'x120'
16009	7837	65'x120'	16091	6360	53'x120'
16010	9156	65'x120'	16092	6360	53'x120'
16011	9099	65'x120'	16093	6360	53'x120'
16012	7800	65'x120'	16094	6360	53'x120'
16013	7800	65'x120'	16095	6360	53'x120'
16014	7800	65'x120'	16096	6360	53'x120'
16015	7800	65'x120'	16097	6360	53'x120'
16016	7800	65'x120'	16098	9371	53'x120'
16017	7800	65'x120'	16099	7064	48'X120'
16018	7800	65'x120'	16100	5760	48'X120'
16019	10680	65'x120'	16101	6000	48'X120'
16020	9412	53'x120'	16102	6000	48'X120'
16021	6360	53'x120'	16103	6000	48'X120'
16022	6360	53'x120'	16104	6000	48'X120'
16023	6360	53'x120'	16105	6000	48'X120'
16024	7542	53'x120'	16106	6000	48'X120'
16025	11107	53'x120'	16107	6000	48'X120'
16026	10605	53'x120'	16108	6000	48'X120'
16027	6360	53'x120'	16109	6000	48'X120'
16028	6360	53'x120'	16110	6000	48'X120'
16029	6360	53'x120'	16111	6000	48'X120'
16030	7659	53'x120'	16112	6000	48'X120'
16031	7659	53'x120'	16113	6000	48'X120'
16032	6360	53'x120'	16114	7179	48'X120'
16033	6360	53'x120'	16115	7179	48'X120'
16034	6360	53'x120'	16116	6000	48'X120'
16035	10678	53'x120'	16117	6000	48'X120'
16036	11056	53'x120'	16118	6000	48'X120'
16037	7452	53'x120'	16119	6000	48'X120'
16038	6360	53'x120'	16120	6000	48'X120'
16039	6360	53'x120'	16121	6000	48'X120'
16040	6360	53'x120'	16122	6000	48'X120'
16041	6702	53'x120'	16123	6000	48'X120'
16042	6000	48'X120'	16124	6000	48'X120'
16043	6000	48'X120'	16125	6000	48'X120'
16044	6000	48'X120'	16126	6000	48'X120'
16045	5760	48'X120'	16127	6000	48'X120'
16046	5760	48'X120'	16128	6000	48'X120'
16047	5760	48'X120'	16129	5760	48'X120'
16048	5760	48'X120'	16130	7064	48'X120'
16049	5760	48'X120'	16131	7659	53'x120'
16050	5760	48'X120'	16132	6360	53'x120'
16051	5760	48'X120'	16133	6960	53'x120'
16052	6000	48'X120'	16134	6960	53'x120'
16053	6000	48'X120'	16135	6360	53'x120'
16054	6000	48'X120'	16136	7659	53'x120'
16055	6000	48'X120'	16137	8143	53'x120'
16056	6000	48'X120'	16138	6600	53'x120'
16057	6000	48'X120'	16139	6360	53'x120'
16058	6034	48'X120'	16140	6920	53'x120'
16059	9559	70'x130'	16141	7343	53'x120'
16060	9412	70'x130'	16142	7386	53'x120'
16061	9100	70'x130'	16143	9983	53'x120'
16062	9100	70'x130'	16144	10308	65'x120'
16063	9100	70'x130'	16145	8400	65'x120'
16064	9100	70'x130'	16146	8012	65'x120'
16065	9100	70'x130'	16147	7800	65'x120'
16066	9100	70'x130'	16148	7800	65'x120'
16067	10530	70'x130'	16149	7800	65'x120'
16068	10724	70'x130'	16150	8400	65'x120'
16069	9750	70'x130'	16151	9579	65'x120'
16070	9750	70'x130'	16152	7779	53'x120'
16071	9100	70'x130'	16153	6960	53'x120'
16072	9100	70'x130'	16154	6960	53'x120'
16073	8970	58'x120'	16155	8197	53'x120'
16074	7540	58'x120'	16156	15060	53'x120'
16075	10171	58'x120'	16157	12105	53'x120'
16076	18252	58'x120'	16158	6360	53'x120'
16077	12338	58'x120'	16159	6360	53'x120'
16078	9571	65'x120'	16160	6600	53'x120'
16079	7800	65'x120'	16161	8143	53'x120'
16080	7800	65'x120'			
16081	8631	53'x120'			
16082	7159	53'x120'			

Parcel 16	
Product	**Lot Count**
48'X120'	49
53'x120'	63
58'x120'	5
65'x120'	30
70'x130'	14
Total	**161**

Parcel 16: Land Use Summary Table

Total Number of Lots	161	
Total Gross Area	1,873,898 SqFt	43.02 Ac.
Total Net Area	1,478,296 SqFt	33.94 Ac.
Area Lots	1,218,509 SqFt	27.97 Ac.
Area Open Space	259,787 SqFt	5.96 Ac.
Area R/W & Alley Tracts	395,603 SqFt	9.08 Ac.
Percent Area of Lots (Based on Area of Lots per Net Acreage)	82%	
Percent Area of Open Space (Based on Net Acreage)	18%	
Percent Area of Open Space (Based on Gross Acreage)	14%	
Density (DU/Gross Acre)	3.74	
Density (DU/Net Acre)	4.74	
Average Lot Size	7,568 SqFt	0.17 Ac.
Min. Lot Size	5,760 SqFt	0.13 Ac.
Max. Lot Size	18,252 SqFt	0.42 Ac.
Average Lot Width	55 Ft	
Number of Lots based on Zoning Type		Percentage
48'X120'	49	30%
53'x120'	63	39%
58'x120'	5	3%
65'x120'	30	19%
70'x130'	14	9%

Parcel 16: Open Space Tract Areas

Tract	Purpose	Area (Sq. Ft.)
A16	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	56,551
B16	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	176,094
C16	PRIVATE INGRESS & EGRESS, E.S.V.A.E.	13,844
D16	PRIVATE INGRESS & EGRESS, E.S.V.A.E.	13,298
R/W	PUBLIC INGRESS & EGRESS	395,603
TOTAL		655,390
NOTES:	THE ABOVE LISTED DESIGNATIONS ENCOMPASS THE ENTIRE TRACT. THERE MAY BE OTHER DESIGNATIONS OR EASEMENTS THAT ARE DELINEATED ON THIS PLAT THAT ENCUMBER PORTIONS OF THESE TRACTS.	

Parcel 16: Product Summary

Min Lot Dim. (wdth x Lngth)	Setback						
	Front		Rear		Side Min.	Side Agg.	Corner
	Liveable	Garage	Liveable	Garage			
48' x 120'	12'	18'	15'	-	5'	13'	13'
53' x 120'	12'	18'	15'	-	5'	13'	13'
58' x 120'	12'	18'	15'	-	5'	13'	13'
65' x 120'	12'	18'	15'	-	5	13'	13'
70' x 130'	12'	18'	20'	-	5'	15'	13'

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MARLEY PARK PHASE 3 - PARCELS 15, 16, 17 & 18
SWEETWATER AVENUE AND 145th AVENUE
PRELIMINARY PLAT

NOT FOR CONSTRUCTION

Registered Professional Engineer (Civil)
CERTIFICATE NO. 34665
R. STUART BARNEY
Date Signed 2-5-13
ARIZONA U.S.A.
EXPIRES 03-31-15

DESIGNER	ARK
DRAWN	BCT
CHECKED	DC
DATE	2-5-13
SCALE	N/A
JOB NO.	123883
SHEET	4 OF 10

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LOT SCHEDULE

Parcel 17: Lot Areas					
Lot	Area (Sq.Ft.)	Lot Type	Lot	Area (Sq.Ft.)	Lot Type
17001	6960	58'x120'	17083	8019	53'x120'
17002	6960	58'x120'	17084	6360	53'x120'
17003	6960	58'x120'	17085	6360	53'x120'
17004	6960	58'x120'	17086	6360	53'x120'
17005	6960	58'x120'	17087	6360	53'x120'
17006	6960	58'x120'	17088	6360	53'x120'
17007	6960	58'x120'	17089	6360	53'x120'
17008	8259	58'x120'	17090	6360	53'x120'
17009	8739	58'x120'	17091	6360	53'x120'
17010	7560	58'x120'	17092	6360	53'x120'
17011	7560	58'x120'	17093	6360	53'x120'
17012	8623	58'x120'	17094	6360	53'x120'
17013	7847	48'X120'	17095	6360	53'x120'
17014	6384	48'X120'	17096	6360	53'x120'
17015	6236	48'X120'	17097	7908	53'x120'
17016	6541	53'x120'	17098	7659	53'x120'
17017	6360	53'x120'	17099	6360	53'x120'
17018	6360	53'x120'	17100	6360	53'x120'
17019	5760	48'X120'	17101	6360	53'x120'
17020	5760	48'X120'	17102	6360	53'x120'
17021	5760	48'X120'	17103	6360	53'x120'
17022	11300	53'x120'	17104	6360	53'x120'
17023	15913	53'x120'	17105	6360	53'x120'
17024	9984	53'x120'	17106	6360	53'x120'
17025	9417	65'x120'	17107	6960	53'x120'
17026	7986	65'x120'	17108	6960	53'x120'
17027	7986	65'x120'	17109	6360	53'x120'
17028	8747	53'x120'	17110	6360	53'x120'
17029	7809	53'x120'	17111	6360	53'x120'
17030	7567	53'x120'	17112	6360	53'x120'
17031	7082	53'x120'	17113	6360	53'x120'
17032	6840	53'x120'	17114	6360	53'x120'
17033	6840	53'x120'	17115	6360	53'x120'
17034	6360	53'x120'	17116	6360	53'x120'
17035	6360	53'x120'	17117	7659	53'x120'
17036	6360	53'x120'	17118	6960	53'x120'
17037	10643	53'x120'	17119	6595	53'x120'
17038	13984	53'x120'	17120	6522	53'x120'
17039	8249	53'x120'	17121	6360	53'x120'
17040	7659	53'x120'	17122	6360	53'x120'
17041	7059	48'X120'	17123	6360	53'x120'
17042	5760	48'X120'	17124	7659	53'x120'
17043	5760	48'X120'	17125	9630	65'x120'
17044	5760	48'X120'	17126	8255	65'x120'
17045	5760	48'X120'	17127	8255	65'x120'
17046	5760	48'X120'	17128	8936	65'x120'
17047	5760	48'X120'	17129	7837	65'x120'
17048	5813	48'X120'	17130	7800	65'x120'
17049	6244	48'X120'	17131	7800	65'x120'
17050	6000	48'X120'	17132	9939	65'x120'
17051	6000	48'X120'	17133	8880	65'x120'
17052	6000	48'X120'	17134	9939	65'x120'
17053	6000	48'X120'			
17054	6000	48'X120'			
17055	5760	48'X120'			
17056	5760	48'X120'			
17057	5760	48'X120'			
17058	5760	48'X120'			
17059	5760	48'X120'			
17060	5760	48'X120'			
17061	6000	48'X120'			
17062	6000	48'X120'			
17063	6000	48'X120'			
17064	6000	48'X120'			
17065	6000	48'X120'			
17066	6639	48'X120'			
17067	7428	48'X120'			
17068	6360	48'X120'			
17069	6360	48'X120'			
17070	6360	48'X120'			
17071	6360	48'X120'			
17072	5760	48'X120'			
17073	5760	48'X120'			
17074	5760	48'X120'			
17075	5760	48'X120'			
17076	5760	48'X120'			
17077	5760	48'X120'			
17078	5760	48'X120'			
17079	5760	48'X120'			
17080	5760	48'X120'			
17081	6360	53'x120'			
17082	7539	53'x120'			

Parcel 17	
Product	**Lot Count**
48'X120'	46
53'x120'	63
58'x120'	12
65'x120'	13
Total	**134**

Parcel 17: Land Use Summary Table		
Total Number of Lots	134	
Total Gross Area	1,478,764 SqFt	33.95 Ac.
Total Net Area	1,193,045 SqFt	27.39 Ac.
Area Lots	930,723 SqFt	21.37 Ac.
Area Open Space	262,322 SqFt	6.02 Ac.
Area R/W & Alley Tracts	285,719 SqFt	6.56 Ac.
Percent Area of Lots (Based on Area of Lots per Net Acreage)	78%	
Percent Area of Open Space (Based on Net Acreage)	22%	
Percent Area of Open Space (Based on Gross Acreage)	18%	
Density (DU/Gross Acre)	3.95	
Density (DU/Net Acre)	4.89	
Average Lot Size	6,946 SqFt	0.16 Ac.
Min. Lot Size	5,760 SqFt	0.13 Ac.
Max. Lot Size	15,913 SqFt	0.37 Ac.
Average Lot Width	48 Ft	
Number of Lots based on Zoning Type		Percentage
48'X120'	46	34%
53'x120'	63	47%
58'x120'	12	9%
65'x120'	13	10%

Parcel 17: Open Space Tract Areas		
Tract	Purpose	Area (Sq. Ft.)
A17	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	66,216
B17	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	124,474
C17	WELL SITE	10,764
D17	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	2,820
E17	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	9,216
F17	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	6,196
G17	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	42,635
R/W	PUBLIC INGRESS & EGRESS	285,719
TOTAL		548,041

NOTES:

THE ABOVE LISTED DESIGNATIONS ENCOMPASS THE ENTIRE TRACT. THERE MAY BE OTHER DESIGNATIONS OR EASEMENTS THAT ARE DELINEATED ON THIS PLAT THAT ENCUMBER PORTIONS OF THESE TRACTS.

Parcel 17: Product Summary							
Min Lot Dim. (wdth x Lngth)	Setback						
	Front		Rear		Side Min.	Side Agg.	Corner
	Liveable	Garage	Liveable	Garage			
48' x 120'	12'	18'	15'	-	5'	13'	13'
53' x 120'	12'	18'	15'	-	5'	13'	13'
58' x 120'	12'	18'	15'	-	5'	13'	13'
65' x 120'	12'	18'	15'	-	5'	15'	13'

Marley Park

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SURPRISE, AZ.
MARLEY PARK PHASE 3 – PARCELS 15, 16, 17 & 18
SWEETWATER AVENUE AND 145th AVENUE
PRELIMINARY PLAT

NOT FOR CONSTRUCTION

Registered Professional Engineer (Civil)
CERTIFICATE NO. 34665
R. STUART BARNEY
Date Signed 2-5-13
ARIZONA U.S.A.
EXPIRES 03-31-15

DESIGNER	ARK
DRAWN	BCT
CHECKED	DC
DATE	2-5-13
SCALE	N/A
JOB NO.	123883
SHEET	5 OF 10

N:\2012\123883\Dwg\Pre_Plat\Plat\ 123883_005_LOT.dwg

LOT SCHEDULE

Parcel 18: Lot Areas					
Lot	Area (Sq.Ft.)	Lot Type	Lot	Area (Sq.Ft.)	Lot Type
18001	10745	53'x120'	18083	9620	70'x130'
18002	17463	53'x120'	18084	9100	70'x130'
18003	12604	65'x120'	18085	9620	70'x130'
18004	8450	65'x120'	18086	10530	70'x130'
18005	8450	65'x120'	18087	10412	70'x130'
18006	9100	70'x130'	18088	9537	70'x130'
18007	9100	70'x130'	18089	9100	70'x130'
18008	10530	70'x130'	18090	9100	70'x130'
18009	10345	70'x130'	18091	10509	70'x130'
18010	9100	70'x130'	18092	8259	58'x120'
18011	9100	70'x130'	18093	6960	58'x120'
18012	9100	70'x130'	18094	7427	58'x120'
18013	9100	70'x130'	18095	13524	58'x120'
18014	9100	70'x130'	18096	13744	58'x120'
18015	9454	70'x130'	18097	8259	58'x120'
18016	10151	70'x130'	18098	8259	58'x120'
18017	9578	65'x120'	18099	6960	58'x120'
18018	8400	65'x120'	18100	6960	58'x120'
18019	8040	65'x120'	18101	6960	58'x120'
18020	8040	65'x120'	18102	6960	58'x120'
18021	9099	65'x120'	18103	6960	58'x120'
18022	7800	65'x120'	18104	9105	58'x120'
18023	7800	65'x120'	18105	7539	48'X120'
18024	7800	65'x120'	18106	6360	48'X120'
18025	7800	65'x120'	18107	6360	48'X120'
18026	9579	65'x120'	18108	5760	48'X120'
18027	9579	65'x120'	18109	5760	48'X120'
18028	7800	65'x120'	18110	5760	48'X120'
18029	7800	65'x120'	18111	5760	48'X120'
18030	7800	65'x120'	18112	5760	48'X120'
18031	7800	65'x120'	18113	5760	48'X120'
18032	7800	65'x120'	18114	6360	48'X120'
18033	7800	65'x120'	18115	6360	48'X120'
18034	7800	65'x120'	18116	6360	48'X120'
18035	7995	65'x120'	18117	7607	48'X120'
18036	8502	65'x120'	18118	7607	48'X120'
18037	8450	65'x120'	18119	6360	48'X120'
18038	8450	65'x120'	18120	6360	48'X120'
18039	8450	65'x120'	18121	6360	48'X120'
18040	8450	65'x120'	18122	5760	48'X120'
18041	8450	65'x120'	18123	5760	48'X120'
18042	9859	65'x120'	18124	5760	48'X120'
18043	8259	58'x120'	18125	5760	48'X120'
18044	6960	58'x120'	18126	5760	48'X120'
18045	6960	58'x120'	18127	5760	48'X120'
18046	6960	58'x120'	18128	6360	48'X120'
18047	6960	58'x120'	18129	6360	48'X120'
18048	6960	58'x120'	18130	7539	48'X120'
18049	6960	58'x120'	18131	6360	48'X120'
18050	7066	58'x120'	18132	5880	48'X120'
18051	6960	58'x120'	18133	5880	48'X120'
18052	6960	58'x120'	18134	5880	48'X120'
18053	6960	58'x120'	18135	6360	48'X120'
18054	6960	58'x120'	18136	6360	48'X120'
18055	6960	58'x120'	18137	6360	48'X120'
18056	6960	58'x120'	18138	7539	58'x120'
18057	6960	58'x120'	18139	8259	58'x120'
18058	8966	58'x120'	18140	6960	58'x120'
18059	13775	58'x120'	18141	6960	58'x120'
18060	5760	48'X120'	18142	6960	58'x120'
18061	5760	48'X120'	18143	6960	58'x120'
18062	5760	48'X120'	18144	6960	58'x120'
18063	5760	48'X120'	18145	7560	58'x120'
18064	5760	48'X120'			
18065	6000	48'X120'			
18066	6000	48'X120'			
18067	6000	48'X120'			
18068	6000	48'X120'			
18069	6000	48'X120'			
18070	5760	48'X120'			
18071	5760	48'X120'			
18072	5760	48'X120'			
18073	6437	48'X120'			
18074	9908	48'X120'			
18075	10747	70'x130'			
18076	10732	70'x130'			
18077	9573	70'x130'			
18078	9100	70'x130'			
18079	9100	70'x130'			
18080	9100	70'x130'			
18081	10530	70'x130'			
18082	10769	70'x130'			

Parcel 18	
Product	**Lot Count**
48'X120'	48
53'x120'	2
58'x120'	38
65'x120'	29
70'x130'	28
Total	**145**

Parcel 18: Land Use Summary Table		
Total Number of Lots	145	
Total Gross Area	1,608,846 SqFt	36.93 Ac.
Total Net Area	1,325,859 SqFt	30.44 Ac.
Area Lots	1,141,352 SqFt	26.20 Ac.
Area Open Space	184,507 SqFt	4.24 Ac.
Area R/W & Alley Tracts	282,986 SqFt	6.50 Ac.
Percent Area of Lots (Based on Area of Lots per Net Acreage)	86%	
Percent Area of Open Space (Based on Net Acreage)	14%	
Percent Area of Open Space (Based on Gross Acreage)	11%	
Density (DU/Gross Acre)	3.93	
Density (DU/Net Acre)	4.76	
Average Lot Size	7,871 SqFt	0.18 Ac.
Min. Lot Size	5,760 SqFt	0.13 Ac.
Max. Lot Size	17,463 SqFt	0.40 Ac.
Average Lot Width	43 Ft	
Number of Lots based on Zoning Type		Percentage
48'X120'	48	33%
53'x120'	2	1%
58'x120'	38	26%
65'x120'	29	20%
70'x130'	28	19%

Parcel 18: Open Space Tract Areas		
Tract	Purpose	Area (Sq. Ft.)
A18	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	61,774
B18	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	39,987
C18	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	53,575
D18	OPEN SPACE, S.D.E., RETENTION, P.U.E., S.F.E.	6,430
E18	PRIVATE INGRESS & EGRESS, E.S.V.A.E.	5,157
F18	PRIVATE INGRESS & EGRESS, E.S.V.A.E.	7,594
G17	PRIVATE INGRESS & EGRESS, E.S.V.A.E.	9,989
R/W	PUBLIC INGRESS & EGRESS	282,986
TOTAL		467,494

NOTES:

THE ABOVE LISTED DESIGNATIONS ENCOMPASS THE ENTIRE TRACT. THERE MAY BE OTHER DESIGNATIONS OR EASEMENTS THAT ARE DELINEATED ON THIS PLAT THAT ENCUMBER PORTIONS OF THESE TRACTS.

Parcel 18: Product Summary							
Min Lot Dim. (wdth x Lngth)	Setback						
	Front		Rear		Side Min.	Side Agg.	Corner
	Liveable	Garage	Liveable	Garage			
48' x 120'	12'	18'	15'	-	5'	13'	13'
53' x 120'	12'	18'	15'	-	5'	13'	13'
58' x 120'	12'	18'	15'	-	5'	13'	13'
65' x 120'	12'	18'	15'	-	5'	15'	13'
70' x 130'	12'	18'	20'	-	5'	15'	13'

Marley Park

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PRELIMINARY PLAT

NOT FOR CONSTRUCTION

Registered Professional Engineer (Civil) CERTIFICATE NO. 34665 R. STUART BARNEY Date Signed 2-5-13 ARIZONA U.S.A.

EXPIRES 03-31-15

DESIGNER	ARK
DRAWN	BCT
CHECKED	DC
DATE	2-5-13
SCALE	N/A
JOB NO.	123883
SHEET	6 OF 10

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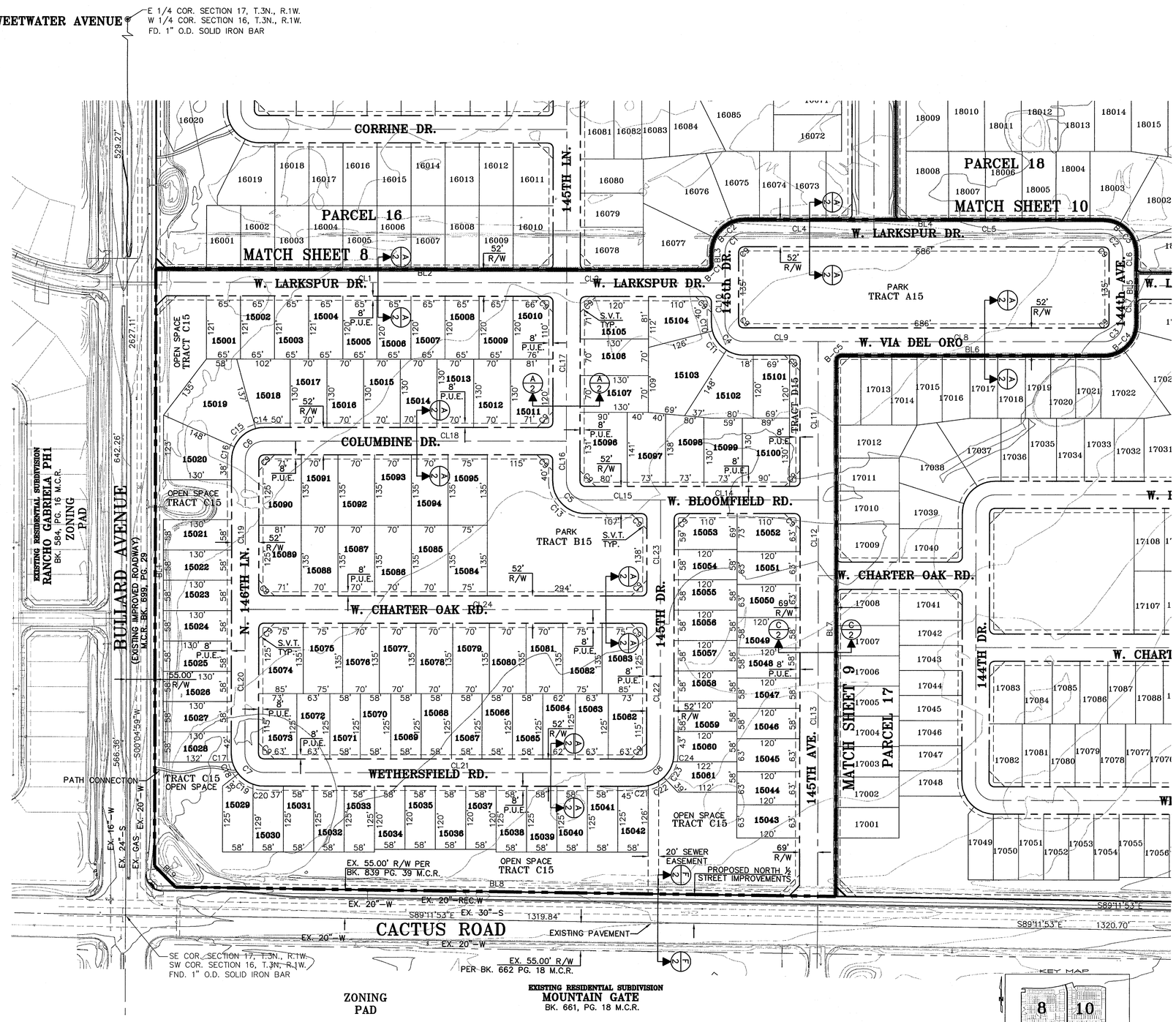
BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
B-C1	90°03'51"	10.00'	15.72'	10.01'	14.15'
B-C2	90°00'00"	62.00'	97.39'	62.00'	87.68'
B-C3	89°59'59"	62.00'	97.39'	62.00'	87.68'
B-C4	90°00'01"	62.00'	97.39'	62.00'	87.68'
B-C5	90°00'00"	10.00'	15.71'	10.00'	14.14'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
BL1	N00°04'59"E	1140.20'
BL2	S89°55'01"E	1049.48'
BL3	N00°01'08"E	23.20'
BL4	S89°58'52"E	686.43'
BL5	S00°01'07"W	135.00'
BL6	N89°58'52"W	500.08'
BL7	S00°01'08"W	1022.98'
BL8	N89°11'53"W	1259.28'
BL9	N44°33'27"W	56.92'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	90°00'00"	36.00'	56.55'	36.00'	50.91'
C2	89°59'59"	36.00'	56.55'	36.00'	50.91'
C3	90°00'01"	36.00'	56.55'	36.00'	50.91'
C4	90°00'00"	36.00'	56.55'	36.00'	50.91'
C5	90°00'00"	36.00'	56.55'	36.00'	50.91'
C6	90°00'00"	36.00'	56.55'	36.00'	50.91'
C7	90°00'00"	36.00'	56.55'	36.00'	50.91'
C8	90°00'00"	36.00'	56.55'	36.00'	50.91'
C9	90°00'00"	10.00'	15.71'	10.00'	14.14'
C10	18°48'21"	62.00'	20.00'	10.00'	20.00'
C11	47°23'12"	62.00'	51.00'	27.00'	50.00'
C12	23°48'28"	62.00'	26.00'	13.00'	26.00'
C13	90°00'00"	62.00'	97.00'	62.00'	88.00'
C14	15°17'38"	62.00'	17.00'	8.00'	17.00'
C15	50°51'29"	62.00'	55.00'	29.00'	53.00'
C16	23°50'53"	62.00'	26.00'	13.00'	26.00'
C17	15°25'03"	62.00'	17.00'	8.00'	17.00'
C18	22°52'15"	62.00'	25.00'	13.00'	25.00'
C19	32°21'58"	62.00'	35.00'	18.00'	35.00'
C20	19°20'44"	62.00'	21.00'	11.00'	21.00'
C21	12°25'54"	62.00'	13.00'	7.00'	13.00'
C22	31°19'20"	62.00'	34.00'	17.00'	33.00'
C23	32°08'16"	62.00'	35.00'	18.00'	34.00'
C24	14°06'30"	62.00'	15.00'	8.00'	15.00'

CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
CL1	N89°55'01"W	838.52'
CL2	N89°55'01"W	302.00'
CL4	S89°58'52"E	247.35'
CL5	S89°58'52"E	439.08'
CL6	S00°01'07"W	64.00'
CL7	S00°01'07"W	71.00'
CL8	N89°58'52"W	544.58'
CL9	N89°58'52"W	141.85'
CL10	N00°01'08"E	75.76'
CL11	S00°01'08"W	302.00'
CL12	S00°01'08"W	145.00'
CL13	S00°01'08"W	666.52'
CL14	N89°58'52"W	300.50'
CL15	N89°58'52"W	143.35'
CL16	N00°01'08"E	76.11'
CL17	N00°01'08"E	301.98'
CL18	N89°58'52"W	576.76'
CL19	S00°01'08"W	286.00'
CL20	S00°01'08"W	276.00'
CL21	S89°58'52"E	720.11'
CL22	N00°01'08"E	276.00'
CL23	N00°01'08"E	209.89'
CL24	N89°58'52"W	792.11'



PARCEL 15

Marley Park

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R. STUART BARNEY
Date Signed 2-5-13
ARIZONA, U.S.A.
EXPIRES 03-31-15

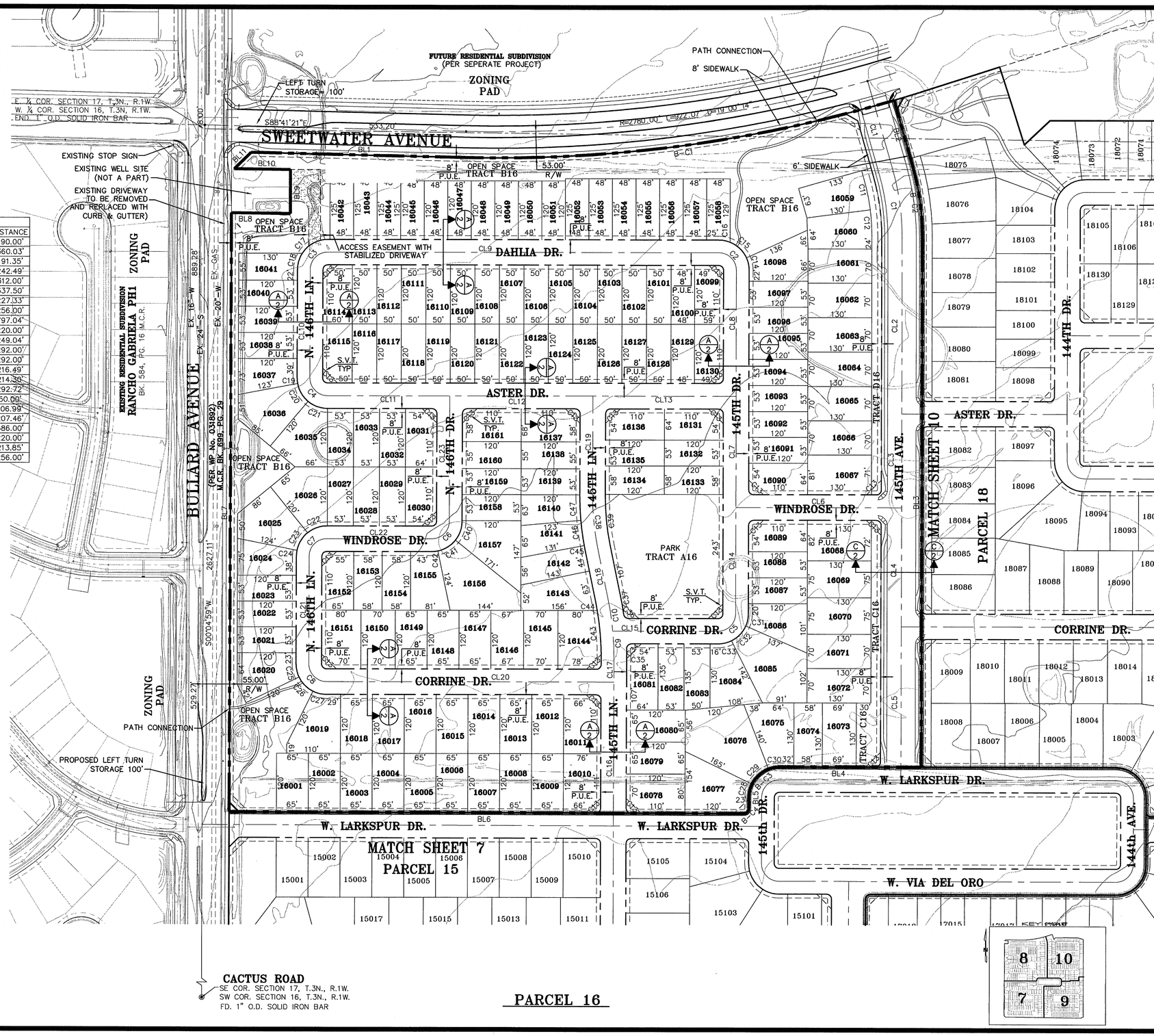
DESIGNER	ARK
DRAWN	BCT
CHECKED	DC
DATE	2-5-13
SCALE	1" = 100'
JOB NO.	123883
SHEET	7 OF 10

BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
B-C1	17°54'43"	2833.00'	885.65'	446.47'	882.05'
B-C2	15°46'51"	541.50'	149.14'	75.05'	148.67'
B-C3	90°00'00"	62.00'	97.39'	62.00'	87.68'
B-C4	90°03'51"	10.00'	15.72'	10.01'	14.15'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
BL1	S88°41'21"E	437.03'
BL2	N15°45'42"W	137.30'
BL3	S00°01'08"W	1079.87'
BL4	N89°58'52"W	288.85'
BL5	S00°01'08"W	23.20'
BL6	N89°55'01"W	1049.48'
BL7	N00°04'59"E	1221.99'
BL8	S89°16'50"E	120.00'
BL9	N00°04'59"E	90.00'
BL10	N89°16'50"W	114.36'
BL11	S45°41'49"W	48.07'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	15°46'51"	500.00'	137.71'	69.30'	137.28'
C2	90°00'00"	36.00'	56.55'	36.00'	50.91'
C3	90°00'00"	36.00'	56.55'	36.00'	50.91'
C4	90°00'00"	36.00'	56.55'	36.00'	50.91'
C5	90°00'00"	36.00'	56.55'	36.00'	50.91'
C6	90°00'00"	36.00'	56.55'	36.00'	50.91'
C7	90°00'00"	36.00'	56.55'	36.00'	50.91'
C8	90°00'00"	36.00'	56.55'	36.00'	50.91'
C9	05°10'51"	600.00'	54.25'	27.15'	54.24'
C10	06°26'55"	600.00'	67.53'	33.80'	67.49'
C11	08°28'12"	458.50'	67.78'	33.95'	67.72'
C12	07°18'39"	458.50'	58.50'	29.29'	58.46'
C13	90°00'00"	10.00'	15.71'	10.00'	14.14'
C14	24°29'12"	62.00'	26.50'	13.45'	26.30'
C15	43°37'30"	62.00'	47.21'	24.81'	46.07'
C16	21°53'17"	62.00'	23.69'	11.99'	23.54'
C17	57°42'36"	62.00'	62.45'	34.16'	59.84'
C18	32°17'24"	62.00'	34.94'	17.95'	34.48'
C19	10°39'01"	62.00'	11.52'	5.78'	11.51'
C20	39°29'25"	62.00'	42.73'	22.25'	41.89'
C21	39°51'34"	62.00'	43.13'	22.48'	42.27'
C22	39°14'06"	62.00'	42.46'	22.10'	41.63'
C23	39°29'25"	62.00'	42.73'	22.25'	41.89'
C24	11°16'29"	62.00'	12.20'	6.12'	12.18'
C25	25°45'43"	62.00'	27.88'	14.18'	27.64'
C26	37°59'00"	62.00'	41.10'	21.34'	40.35'
C27	26°15'17"	62.00'	28.41'	14.46'	28.16'
C28	32°18'38"	62.00'	34.96'	17.96'	34.50'
C29	46°51'52"	62.00'	50.71'	26.87'	49.31'
C30	10°49'30"	62.00'	11.71'	5.87'	11.70'
C31	23°51'07"	62.00'	25.81'	13.09'	25.62'
C32	39°29'25"	62.00'	42.73'	22.25'	41.89'
C33	26°39'28"	62.00'	28.85'	14.69'	28.59'
C34	91°38'17"	10.00'	15.99'	10.29'	14.34'
C35	01°38'17"	626.00'	17.90'	8.95'	17.90'
C36	81°50'54"	10.00'	14.29'	8.67'	13.10'
C37	03°28'41"	626.00'	38.00'	19.01'	37.99'
C38	11°37'47"	474.00'	96.21'	48.27'	96.04'
C39	11°37'47"	474.00'	96.21'	48.27'	96.04'
C40	38°44'37"	62.00'	41.92'	21.80'	41.13'
C41	39°29'25"	62.00'	42.73'	22.25'	41.89'
C42	11°45'58"	62.00'	12.73'	6.39'	12.71'
C43	09°37'40"	574.00'	96.45'	48.34'	96.34'
C44	02°00'06"	574.00'	20.05'	10.03'	20.05'
C45	00°54'50"	526.00'	8.39'	4.20'	8.39'
C46	05°38'48"	526.00'	51.84'	25.94'	51.82'
C47	05°04'08"	526.00'	46.54'	23.28'	46.52'

LINE TABLE		
LINE	BEARING	DISTANCE
CL1	N15°45'42"W	190.00'
CL2	S00°01'08"W	360.03'
CL3	S00°01'08"W	191.35'
CL4	S00°01'08"W	242.49'
CL5	S00°01'08"W	312.00'
CL6	N89°58'52"W	337.50'
CL7	N00°01'08"E	227.33'
CL8	N00°01'08"E	256.00'
CL9	N89°58'52"W	797.04'
CL10	S00°01'08"W	220.00'
CL11	S89°58'52"E	249.04'
CL12	S89°58'52"E	292.00'
CL13	S89°58'52"E	292.00'
CL14	S00°01'08"W	216.49'
CL15	N89°58'52"W	214.36'
CL16	S00°01'08"W	292.72'
CL17	S00°01'08"W	50.00'
CL18	N11°36'38"W	106.99'
CL19	N00°01'08"E	207.46'
CL20	N89°58'52"W	586.00'
CL21	N00°01'08"E	220.00'
CL22	S89°58'52"E	213.85'
CL23	N00°01'08"E	256.00'



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DESIGNER	ARK
DRAWN	BCT
CHECKED	DC
DATE	2-5-13
SCALE	1" = 100'
JOB NO.	123883
SHEET	8 OF 10

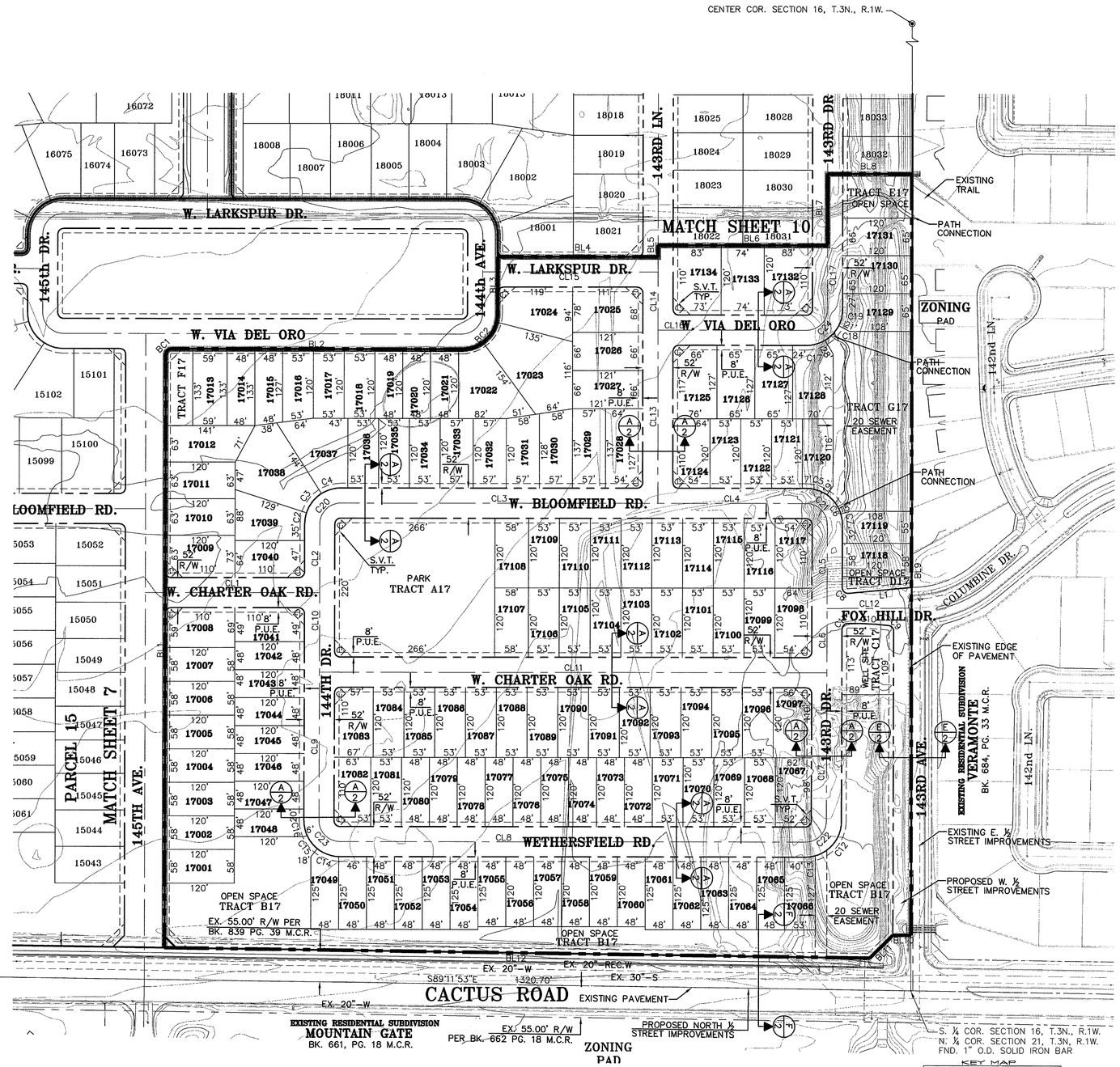
BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
BC1	90°00'00"	10.00'	15.71'	10.00'	14.14'
BC2	90°00'01"	62.00'	97.39'	62.00'	87.68'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	90°00'00"	10.00'	16.00'	10.00'	14.00'
C2	17°58'09"	62.00'	19.00'	10.00'	19.00'
C3	39°29'25"	62.00'	43.00'	22.00'	42.00'
C4	32°32'26"	62.00'	35.00'	18.00'	35.00'
C5	34°46'28"	62.00'	38.00'	19.00'	37.00'
C6	39°29'25"	62.00'	43.00'	22.00'	42.00'
C7	15°44'05"	62.00'	17.00'	9.00'	17.00'
C8	95°28'47"	10.00'	17.00'	11.00'	15.00'
C9	83°20'47"	10.00'	15.00'	9.00'	13.00'
C10	07°41'54"	525.00'	70.00'	35.00'	70.00'
C11	88°57'20"	10.00'	16.00'	10.00'	14.00'
C12	74°00'32"	62.00'	80.00'	47.00'	75.00'
C13	15°59'29"	62.00'	17.00'	9.00'	17.00'
C14	38°47'33"	62.00'	42.00'	22.00'	41.00'
C15	26°54'10"	62.00'	29.00'	15.00'	29.00'
C16	24°18'16"	62.00'	26.00'	13.00'	26.00'
C17	28°59'20"	62.00'	31.00'	16.00'	31.00'
C18	46°19'59"	62.00'	50.00'	27.00'	49.00'
C19	14°40'41"	62.00'	16.00'	8.00'	16.00'
C20	90°00'00"	36.00'	56.55'	36.00'	50.91'
C21	89°59'59"	36.00'	56.55'	36.00'	50.91'
C22	90°00'01"	36.00'	56.55'	36.00'	50.91'
C23	90°00'00"	36.00'	56.55'	36.00'	50.91'
C24	90°00'00"	36.00'	56.55'	36.00'	50.91'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
BL1	N00°01'08"E	1022.98'
BL2	S89°58'52"E	500.08'
BL3	N00°01'07"E	97.00'
BL4	S89°58'53"E	276.00'
BL5	N00°01'07"E	20.00'
BL6	S89°58'52"E	292.00'
BL7	N00°01'07"E	69.21'
BL8	S89°58'53"E	146.00'
BL9	S00°01'08"W	1258.35'
BL10	N89°58'52"W	31.00'
BL11	S45°24'38"W	56.18'
BL12	N89°11'53"W	1215.19'

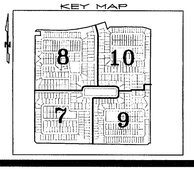
LINE TABLE		
LINE	BEARING	DISTANCE
CL1	S89°58'52"E	300.50'
CL2	N00°01'08"E	119.00'
CL3	N89°58'52"W	546.08'
CL4	S89°58'52"E	256.00'
CL5	S00°01'07"W	145.06'
CL6	S00°01'07"W	110.94'
CL7	S00°01'07"W	256.00'
CL8	N89°58'52"W	802.08'
CL9	N00°01'08"E	256.00'
CL10	N00°01'08"E	137.00'
CL11	S89°58'52"E	874.08'
CL12	N89°45'17"E	146.00'
CL13	N00°01'07"E	299.00'
CL14	S00°01'07"W	100.00'
CL15	N89°58'53"W	302.00'
CL16	S89°58'53"E	256.00'
CL17	N00°01'07"E	440.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84°32'20"E	110.00'



PARCEL 17

KEY MAP



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SWEETWATER AVENUE AND 145th AVENUE
PRELIMINARY PLAT

NOT FOR CONSTRUCTION

Registered Professional Engineer (Civil) CERTIFICATE NO. 34665 R. STUART BARNEY Date Signed 2-5-13 ARIZONA U.S.A.

EXPIRES 03-31-15

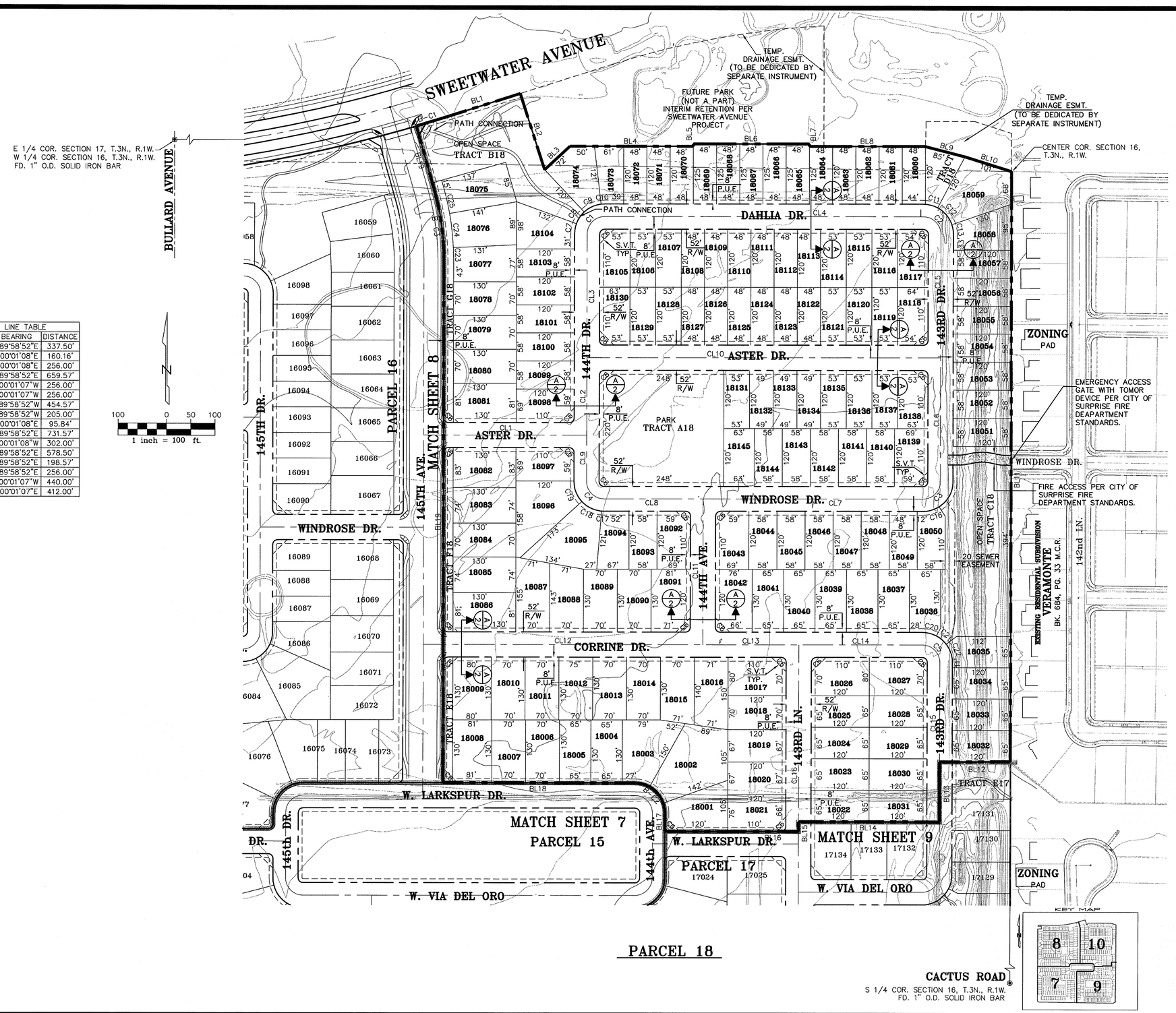
DESIGNER	ARK
DRAWN	BCT
CHECKED	DC
DATE	2-5-13
SCALE	1" = 100'
JOB NO.	123883
SHEET	9 OF 10

BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
B-C1	01°05'31"	2833.00'	53.99'	27.00'	53.99'
B-C2	89°59'59"	62.00'	97.39'	62.00'	87.68'
B-C3	15°46'51"	541.50'	149.14'	75.05'	148.67'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
BL1	N72°18'25"E	171.40'
BL2	S17°41'35"E	166.28'
BL3	N46°56'43"E	71.83'
BL4	S89°58'52"E	255.14'
BL5	N00°01'08"E	5.00'
BL6	S89°58'52"E	240.00'
BL7	S00°01'08"W	5.00'
BL8	S89°58'52"E	240.00'
BL9	S75°21'28"E	84.48'
BL10	S72°32'58"E	101.16'
BL11	S00°01'08"W	1277.15'
BL12	N89°58'53"W	146.00'
BL13	S00°01'07"W	69.21'
BL14	N89°58'52"W	292.00'
BL15	S00°01'07"W	20.00'
BL16	N89°58'53"W	276.00'
BL17	N00°01'07"E	38.00'
BL18	N89°58'52"W	397.58'
BL19	N15°45'42"W	137.30'
BL19	N00°01'08"E	1079.87'
BL19	N15°45'42"W	137.30'
BL19	N00°01'08"E	1079.87'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	90°00'00"	36.00'	56.55'	36.00'	50.91'
C2	89°59'59"	36.00'	56.55'	36.00'	50.91'
C3	90°00'01"	36.00'	56.55'	36.00'	50.91'
C4	90°00'00"	36.00'	56.55'	36.00'	50.91'
C5	89°59'59"	36.00'	56.55'	36.00'	50.91'
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'
C7	20°01'40"	62.00'	21.67'	10.95'	21.56'
C8	26°53'55"	62.00'	29.11'	14.83'	28.84'
C9	36°22'45"	62.00'	39.37'	20.37'	38.71'
C10	06°41'41"	62.00'	7.24'	3.63'	7.24'
C11	24°33'11"	62.00'	26.57'	13.49'	26.37'
C12	43°00'23"	62.00'	46.54'	24.43'	45.45'
C13	18°58'36"	62.00'	20.53'	10.36'	20.44'
C16	32°06'16"	62.00'	35.00'	18.00'	34.00'
C17	04°38'08"	62.00'	5.00'	3.00'	5.00'
C18	43°00'23"	62.00'	47.00'	24.00'	45.00'
C19	42°21'29"	62.00'	46.00'	24.00'	45.00'
C20	27°01'51"	62.00'	29.00'	15.00'	29.00'
C21	45°51'04"	62.00'	50.00'	26.00'	48.00'
C22	17°07'04"	62.00'	19.00'	9.00'	18.00'
C23	02°47'33"	541.50'	26.39'	13.20'	26.39'
C24	07°15'03"	541.50'	68.53'	34.31'	68.48'
C25	05°44'14"	541.50'	54.22'	27.13'	54.20'

LINE TABLE		
LINE	BEARING	DISTANCE
CL1	S89°58'52"E	337.50'
CL2	N00°01'08"E	160.16'
CL3	N00°01'08"E	256.00'
CL4	S89°58'52"E	659.57'
CL5	S00°01'07"W	256.00'
CL6	S00°01'07"W	256.00'
CL7	N89°58'52"W	454.57'
CL8	N89°58'52"W	205.00'
CL9	N00°01'08"E	95.84'
CL10	S89°58'52"E	731.57'
CL11	S00°01'08"W	302.00'
CL12	S89°58'52"E	578.50'
CL13	S89°58'52"E	198.57'
CL14	S89°58'52"E	256.00'
CL15	S00°01'07"W	440.00'
CL16	N00°01'07"E	412.00'



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EXPIRES 03-31-15

DESIGNER	ARK
DRAWN	BCT
CHECKED	DC
DATE	2-5-13
SCALE	1" = 100'
JOB NO.	123883
SHEET	10 OF 10

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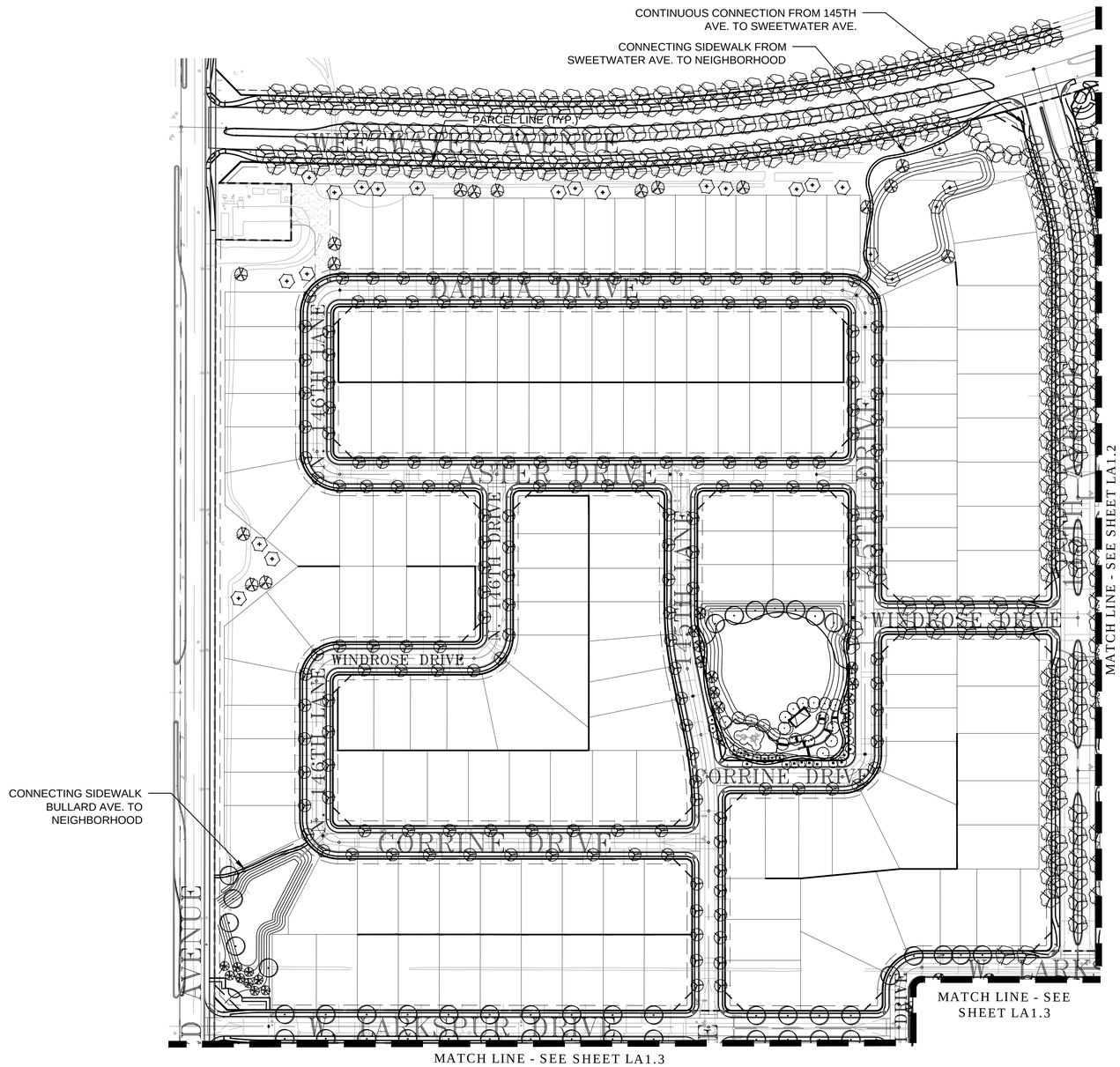

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ACACIA SALICINA	WILLOW ACACIA
	CITRUS X SINENSIS `VALENCIA`	SWEET ORANGE
	OLNEYA TESOTA	DESERT IRONWOOD
	PISTACIA X `RED PUSH`	PISTACHE
	PROSOPIS VELUTINA	VELVET MESQUITE
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	ULMUS PARVIFOLIA	CHINESE ELM

SHRUBS	BOTANICAL NAME	COMMON NAME
	ARISTIDA PURPUREA	PURPLE THREEAWN
	CAREX TUMULICOLA	BERKELEY SEDGE
	DASYLIRION WHEELERI	GREY DESERT SPOON
	DODONAEA VISCOSA	HOPSEED BUSH
	EREMOPHILA MACULATA `VALENTINE`	SPOTTED EMU BUSH
	EREMOPHILA RACEMOSA	EMU BUSH
	HESPERALOE FUNIFERA	NEW MEXICO FALSE YUCCA
	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM	BRAKELIGHTS RED YUCCA
	HYMENOXYS ACAULIS	ANGELITA DAISY
	LANTANA X `NEW GOLD`	NEW GOLD LANTANA
	LEUCOPHYLLUM LANGMANIAE `RIO BRAVO` TM	BAROMETERBUSH
	LEUCOPHYLLUM ZYGOPHYLLUM `BLUE RANGER`	CIMMERON
	LEUCOPHYLLUM ZYGOPHYLLUM `CIMARRON` TM	CIMMERON
	MUHLENBERGIA CAPILLARIS	PINK MUHLY
	MUHLENBERGIA RIGENS	DEER GRASS
	ROSA FLORIBUNDA `NEARLY WILD`	NEARLY WILD ROSE
	SIMMONDSIA CHINENSIS `VISTA`	JOJOBA

SUCCULENTS	BOTANICAL NAME	COMMON NAME
	AGAVE AMERICANA	CENTURY PLANT
	AGAVE MURPHEYI	MURPHEY`S CENTURY PLANT
	AGAVE WEBERI	WEBER`S AGAVE
	ALOE X `BLUE ELF`	ALOE

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	CYNODON DACTYLON	BERMUDA GRASS

0' 50' 100' 200' 400'

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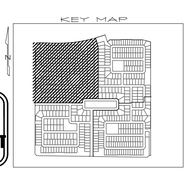
KEY MAP



NOTE TO CONTRACTOR
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SWEETWATER AVENUE AND 145th AVENUE
PRELIMINARY LANDSCAPE PLANS

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 21401
M. WAYNE COLEBANK
Date Signed
ARIZONA, U.S.A.
Expires 06/30/2014

DESIGNER	LS/CA
DRAWN	LS/CA
CHECKED	CA/DH
DATE	01/2013
SCALE	1"=100'
JOB NO.	123883
SHEET	LA 1.1

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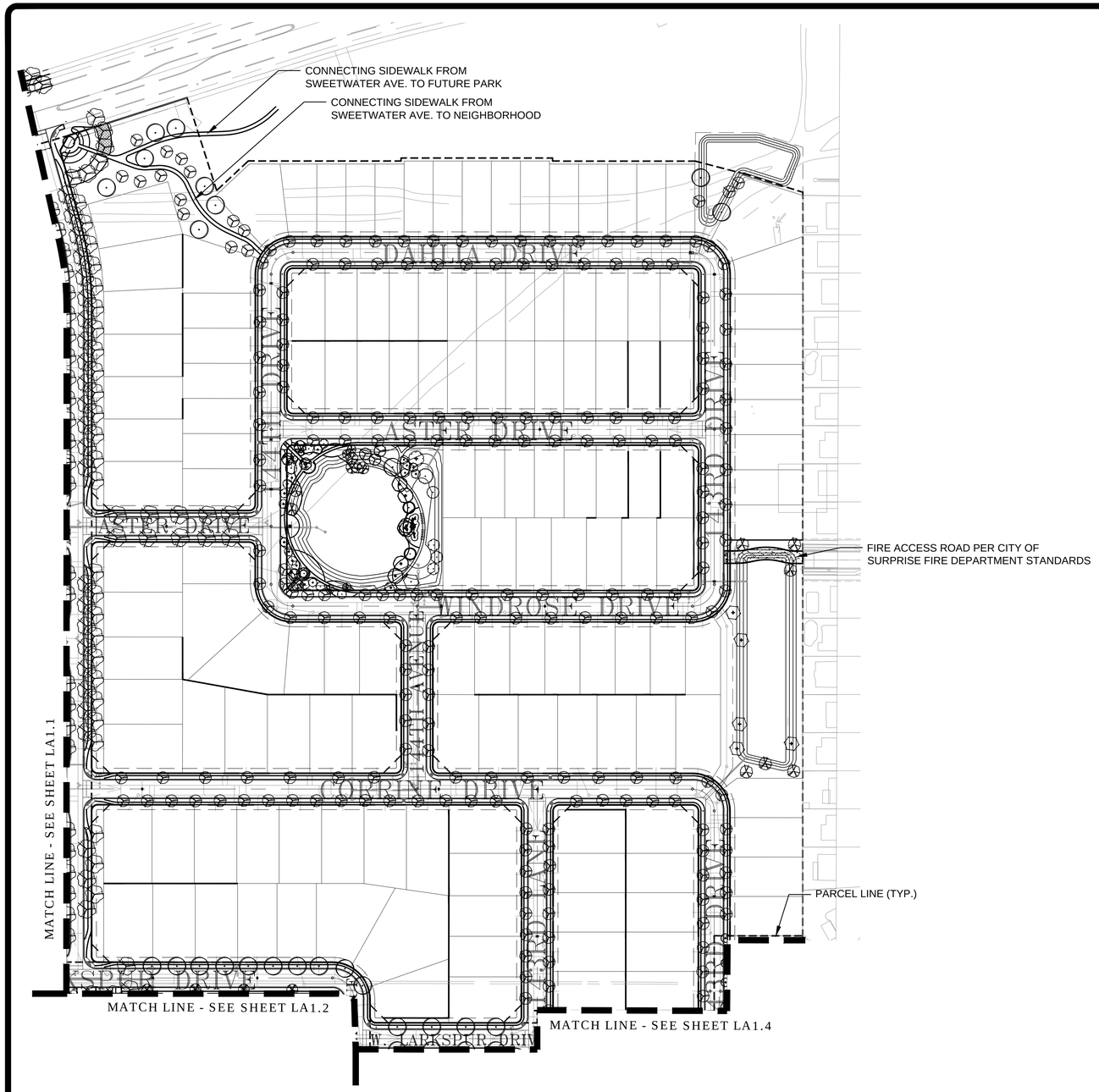

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ACACIA SALICINA	WILLOW ACACIA
	CITRUS X SINENSIS `VALENCIA`	SWEET ORANGE
	OLNEYA TESOTA	DESERT IRONWOOD
	PISTACIA X `RED PUSH`	PISTACHE
	PROSOPIS VELUTINA	VELVET MESQUITE
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	ULMUS PARVIFOLIA	CHINESE ELM

SHRUBS	BOTANICAL NAME	COMMON NAME
	ARISTIDA PURPUREA	PURPLE THREEAWN
	CAREX TUMULICOLA	BERKELEY SEDGE
	DASYLIRION WHEELERI	GREY DESERT SPOON
	DODONAEA VISCOSA	HOPSEED BUSH
	EREMOPHILA MACULATA `VALENTINE`	SPOTTED EMU BUSH
	EREMOPHILA RACEMOSA	EMU BUSH
	HESPERALOE FUNIFERA	NEW MEXICO FALSE YUCCA
	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM	BRAKELIGHTS RED YUCCA
	HYMENOXYS ACAULIS	ANGELITA DAISY
	LANTANA X `NEW GOLD`	NEW GOLD LANTANA
	LEUCOPHYLLUM LANGMANIAE `RIO BRAVO` TM	BAROMETERBUSH
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	ALOE X `BLUE ELF`	ALOE

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	CYNODON DACTYLON	BERMUDA GRASS

0' 50' 100' 200' 400'

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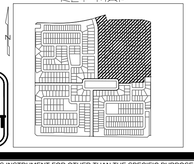

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JOB NO.	123883
SHEET	LA 1.2

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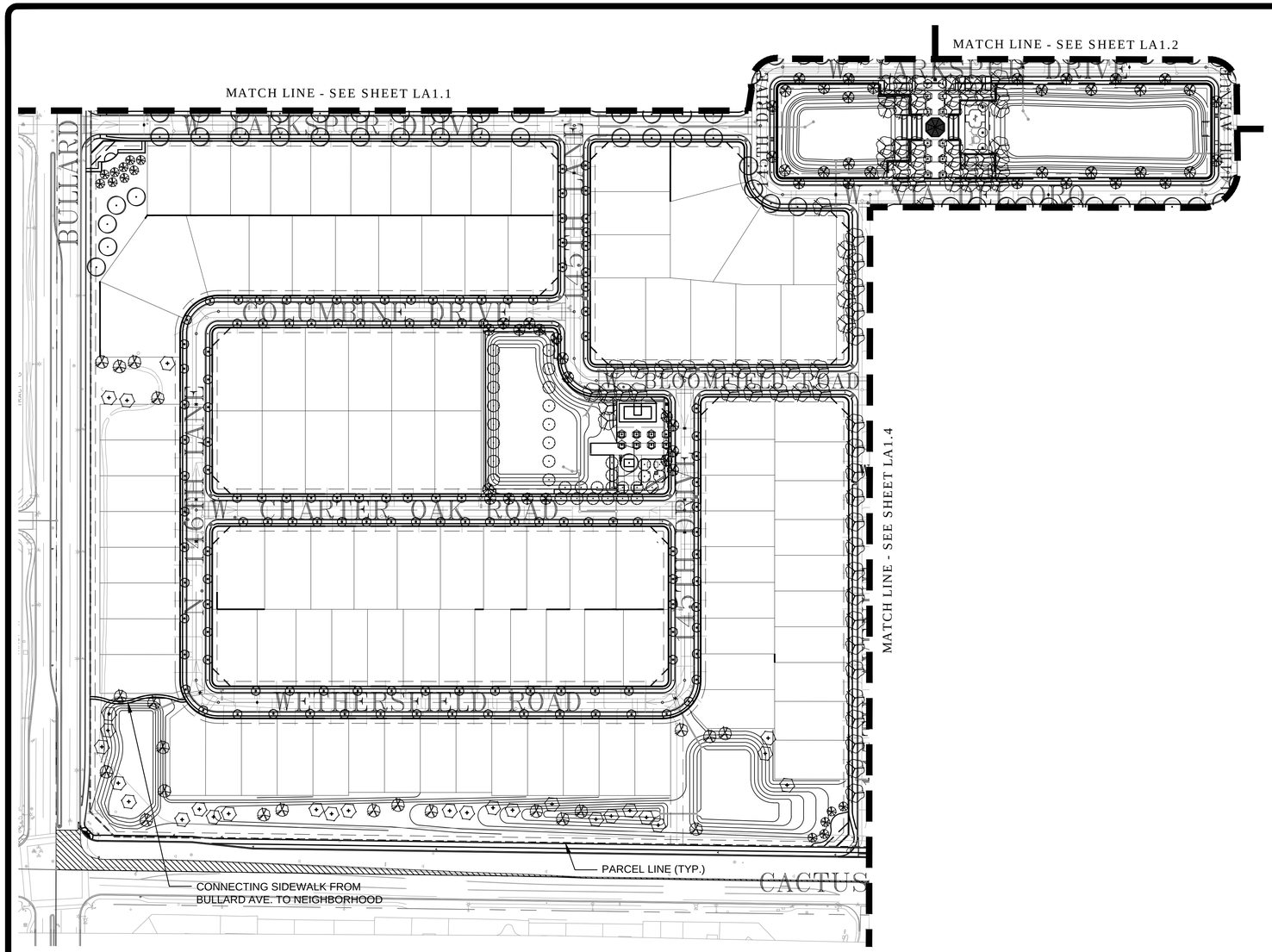

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
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	CITRUS X SINENSIS `VALENCIA`	SWEET ORANGE
	OLNEYA TESOTA	DESERT IRONWOOD
	PISTACIA X `RED PUSH`	PISTACHE
	PROSOPIS VELUTINA	VELVET MESQUITE
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	ULMUS PARVIFOLIA	CHINESE ELM

SHRUBS	BOTANICAL NAME	COMMON NAME
	ARISTIDA PURPUREA	PURPLE THREEAWN
	CAREX TUMULICOLA	BERKELEY SEDGE
	DASYLIRION WHEELERI	GREY DESERT SPOON
	DODONAEA VISCOSA	HOPSEED BUSH
	EREMOPHILA MACULATA `VALENTINE`	SPOTTED EMU BUSH
	EREMOPHILA RACEMOSA	EMU BUSH
	HESPERALOE FUNIFERA	NEW MEXICO FALSE YUCCA
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	LANTANA X `NEW GOLD`	NEW GOLD LANTANA
	LEUCOPHYLLUM LANGMANIAE `RIO BRAVO` TM	BAROMETERBUSH
	LEUCOPHYLLUM ZYGOPHYLLUM `BLUE RANGER`	CIMMERON
	LEUCOPHYLLUM ZYGOPHYLLUM `CIMARRON` TM	CIMMERON
	MUHLENBERGIA CAPILLARIS	PINK MUHLY
	MUHLENBERGIA RIGENS	DEER GRASS
	ROSA FLORIBUNDA `NEARLY WILD`	NEARLY WILD ROSE
	SIMMONDSIA CHINENSIS `VISTA`	JOJOBA

SUCCULENTS	BOTANICAL NAME	COMMON NAME
	AGAVE AMERICANA	CENTURY PLANT
	AGAVE MURPHEYI	MURPHEY'S CENTURY PLANT
	AGAVE WEBERI	WEBER'S AGAVE
	ALOE X `BLUE ELF`	ALOE

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	CYNODON DACTYLON	BERMUDA GRASS

0' 50' 100' 200' 400' NORTH

LOGAN SIMPSON DESIGN INC.
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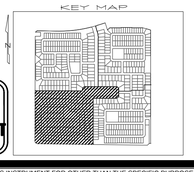
KEY MAP



Marley Park

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SWEETWATER AVENUE AND 145th AVENUE
PRELIMINARY LANDSCAPE PLANS

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
21401
M. WAYNE COLEBANK
Date Signed
ARIZONA, U.S.A.
Expires 06/30/2014

DESIGNER	LS/CA
DRAWN	LS/CA
CHECKED	CA/DH
DATE	01/2013
SCALE	1"=100'
JOB NO.	123883
SHEET	LA 1.3

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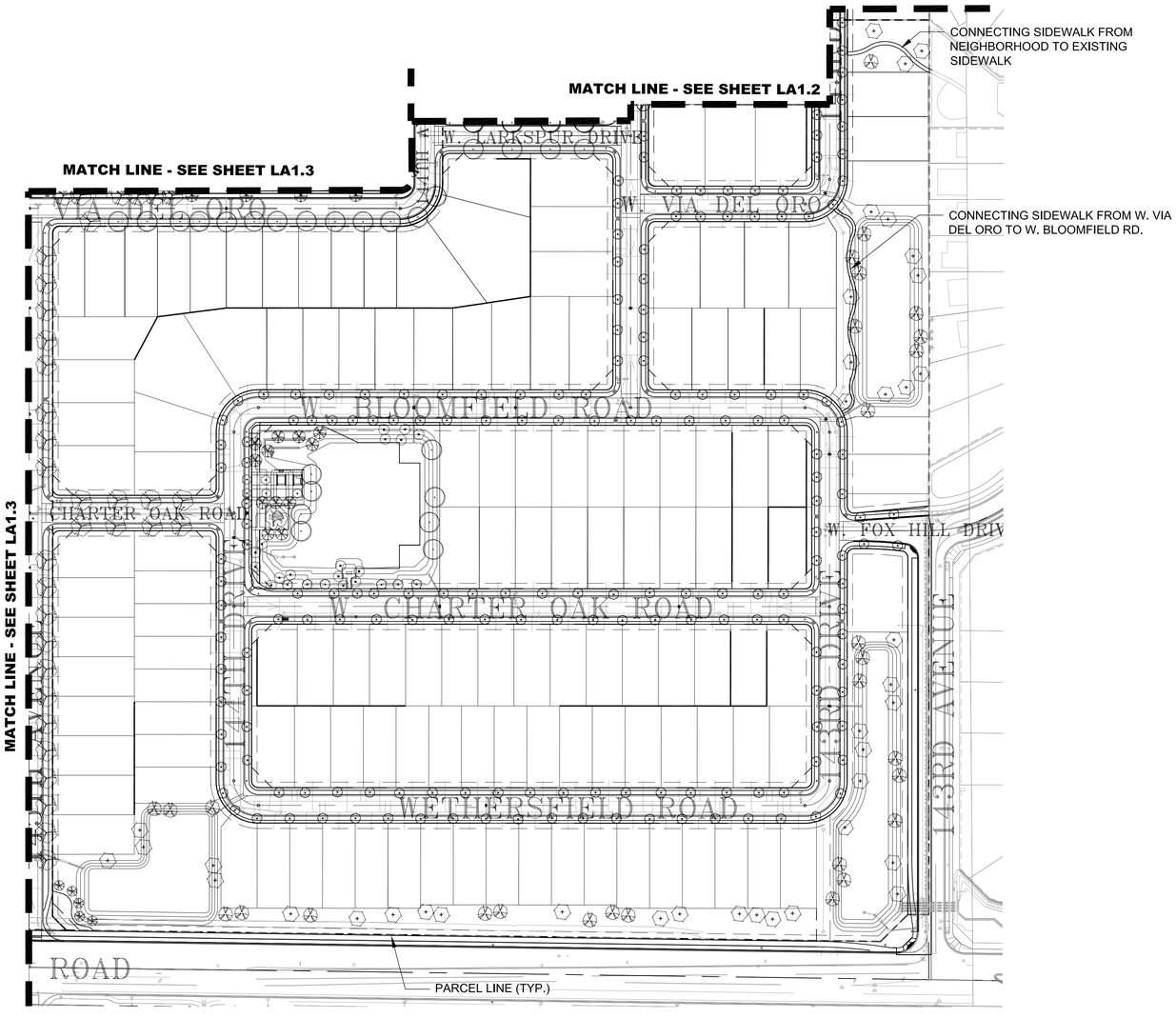

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ACACIA SALICINA	WILLOW ACACIA
	CITRUS X SINENSIS `VALENCIA`	SWEET ORANGE
	OLNEYA TESOTA	DESERT IRONWOOD
	PISTACIA X `RED PUSH`	PISTACHE
	PROSOPIS VELUTINA	VELVET MESQUITE
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	ULMUS PARVIFOLIA	CHINESE ELM

SHRUBS	BOTANICAL NAME	COMMON NAME
	ARISTIDA PURPUREA	PURPLE THREEAWN
	CAREX TUMULICOLA	BERKELEY SEDGE
	DASYLIRION WHEELERI	GREY DESERT SPOON
	DODONAEA VISCOSA	HOPSEED BUSH
	EREMOPHILA MACULATA `VALENTINE`	SPOTTED EMU BUSH
	EREMOPHILA RACEMOSA	EMU BUSH
	HESPERALOE FUNIFERA	NEW MEXICO FALSE YUCCA
	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM	BRAKELIGHTS RED YUCCA
	HYMENOXYS ACAULIS	ANGELITA DAISY
	LANTANA X `NEW GOLD`	NEW GOLD LANTANA
	LEUCOPHYLLUM LANGMANIAE `RIO BRAVO` TM	BAROMETERBUSH
	LEUCOPHYLLUM ZYGOPHYLLUM `BLUE RANGER`	CIMMERON
	LEUCOPHYLLUM ZYGOPHYLLUM `CIMARRON` TM	CIMMERON
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GROUND COVERS	BOTANICAL NAME	COMMON NAME
	CYNODON DACTYLON	BERMUDA GRASS

0' 50' 100' 200' 400'

NORTH

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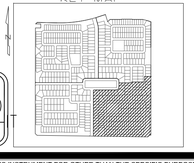

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SHEET	LA 1.4

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CITY OF SURPRISE
Planning and Zoning Commission

March 7, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 7, 2013	Contact Person:	Hobart Wingard, Communiy & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on Case FS13-053, a zoning text amendment regarding recycling facilities.

Motion:

I move to recommend for approval FS13-053, a zoning text amendment regarding recycling facilities and to accept staffs findings.

Background:

Due to the changing needs of the recycling industry, staff is proposing this zoning text amendment to address the expanding need for various recycling uses.

Financial Impact Statement:

This zoning text amendment will provide additional opportunities for the recycling business, potentially provide various jobs and businesses opportunities for the residents of Surprise, and have an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ Staff Report
- ☐ Text Amendment

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner, Communiy & Economic Development

SURPRISE
ARIZONA

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: March 7, 2013

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Community & Economic Development Director
Chris Boyd, Community & Economic Development Assistant Director
Hobart Wingard, Planner

Re: **FS13-053, Zoning Text Amendment for Recycling Facilities**

Introduction

Attached is the proposed zoning text amendment for the Commission's consideration and action to address the recent need for an expanding field of recycling uses and facilities.

Background

The current Surprise Municipal Code identifies only two types of recycling uses; recycling facilities and recycling collection stations.

Recycling Facilities are currently allowed in Industrial General (IG) and Industrial Land and Mineral Extraction (ILM) zoning districts. These facilities generally operate by collecting recyclable materials and processing for shipment.

Recycling Collection Stations provide for collection bins that are typically found in parking areas of existing commercial and industrial districts and allow no material processing. While principally permitted in all industrial zoning districts, these uses require a conditional use permit when located in Community Commercial (CC) and Regional Commercial (CR) zoning districts.

Because of the recent emphasis placed on recycling by various local and national entities, the current code language falls short of providing the opportunity to allow facilities that are more accessible by the typical resident.

Proposal

The proposed amendment will identify four (4) uses related to recycling:

- Indoor Collection Facilities – These indoor facilities would be allowed in all industrial zoning districts as well as Public Facility (PF) districts. A conditional use permit would

be required to locate in a CR zoning district. Typically accessible to the public for cash redemption purposes, these facilities have a low visual and noise impact because all activities occur indoors and processing of material is limited. Facilities would be required to be located at least 200 feet from any residential zoning district.

- Outdoor Collection Facilities – Like indoor facilities, this use would be allowed in all industrial zoning districts as well as Public Facility (PF) zoning districts. This use would not be permitted in any commercial zone. These facilities would allow outdoor storage with limited processing of recycled materials. While potential visual impacts are minimized, this use would be required to be located at least 1,320 feet (1/4 mile) from any residential zoning district.

- Reverse Vending Machines – These fully enclosed machines allow users to deposit aluminum cans, glass and plastic bottles for a cash refund. Typically located in parking areas of existing commercial projects, these machines would be principally permitted in easily accessible Community Commercial (CC), Regional Commercial (CR), and Public Facility (PF) zoning districts. This use would be required to locate at least 200 feet away from any residential zoning district.

- Processing Facilities – These facilities are the most intense use proposed. Located in heavier industrial zoning districts (IG and ILM) as well as in any Public Facility (PF) zoning district, the facilities have the potential for intensive processing of recyclable materials. This use would be required to be located at least 1,320 feet (1/4 mile) from any residential zoning district.

Additionally, clear definitions of the proposed activities are being proposed to aid in the determination of a particular recycling use.

Recommendation

Staff recommends approval of FS13-053, a zoning text amendment for recycling facilities.

Attachment

1. Zoning text amendment for recycling facilities.

Zoning Text Amendment
Recycling Collection and Processing Facilities

Section 122-43 - Zoning Use Matrix

Land Use Group	Permitted Use	Conditional Use Permit Required
~~Recycling Collection Station – No Shredding~~	~~IP, IG, ILM~~	~~CC, CR~~
~~Recycling Facility~~	~~IG, ILM~~	

Land Use Group	Permitted Use	Conditional Use Permit Required
Recycling – Indoor Collection Facility	IP, IG, ILM, PF	CR
Recycling – Outdoor Collection Facility	IP, IG, ILM, PF	
Recycling – Reverse Vending Machines	CC, CR, PF	
Recycling – Processing Facility	IG, ILM, PF	

~~**Section 122-97 - Recycling Facility**~~

~~When allowed, recycling facilities shall be subject to the following requirements:~~

~~(a) Refer to the use matrix in article VI to determine if a recycling facility may be conditionally allowed within the zoning district.~~

~~(b) Minimum lot size for recycling plants shall be five acres.~~

~~(c) Except for a freestanding office, no part of a recycling plant, its accessory ramps, on site circulation system, or storage areas shall be located within 50 feet of any property line.~~

~~(d) No part of a recycling plant, its accessory ramps, on site circulation system, or storage areas shall be sited within 300 feet of a school, park, church, library, or residential lot.~~

~~(e) When the property line is contiguous to a residential district, a landscape buffer shall be a minimum of 100 feet in width along the residential property line.~~

DRAFT

(f) ~~All storage areas shall be effectively screened from view by landscaping berms, walls, fences or buildings. Such screening shall be designed and installed to ensure that no part of a storage area can be seen from rights-of-way or adjacent lots.~~

(g) ~~In no case shall the height of recyclable or recovered materials, or non-recyclable residue stored in outdoor areas, exceed 20 feet, and shall be screened measured by the line of site from the street starting six feet from grade.~~

(h) ~~An access road sufficient to be traveled by loaded collection vehicles shall be provided to the entrance of the recycling plant. Access shall not be provided on any residential street. Access onto property shall be restricted to specific entrances with gates which can be locked at times when plant is closed and that carry official notice that only authorized persons are allowed on the site.~~

(i) ~~All outdoor storage of recycling materials shall be in leak-proof containers or located on a paved area that is designed to capture all potential run-off associated with the stored material. Run-off shall be handled in a manner that is in conformance with local, state, and federal regulations.~~

~~Section 122-98 - Recycling Collection Station~~

~~When allowed, recycling collection stations shall be subject to the following requirements:~~

(a) ~~Recycling collection stations shall be located a minimum of 1,320 feet from another recycling use.~~

(b) ~~Storage areas shall not be visible from residential uses or residential districts. In addition, mobile containers shall not be visible from public streets.~~

(c) ~~A recycling collection station shall not exceed 500 square feet of gross floor area.~~

(d) ~~A person shall monitor any recycling collection station containing storage for 40 cubic yards or more.~~

(e) ~~A recycling collection station shall be located in or adjacent to an off-street parking area and shall not be located within a required parking space(s).~~

(f) ~~Recyclable materials shall be contained within a leak-proof bin or trailer. There shall be no outdoor storage of materials.~~

DRAFT

~~(g) Only limited sorting, separation, or other processing of deposited materials shall be allowed on the site. The unit shall employ no mechanical sorting or processing equipment.~~

~~(h) There shall be no collection or storage of hazardous or non-biodegradable wastes on the site. Collection and storage of deposited materials shall be limited to pre-sorted, recyclable glass, plastic, aluminum and steel containers, paper, newsprint and cardboard.~~

~~(i) The name and phone number of a responsible party shall be clearly posted on the collection station. The name of the organization that is collecting the recyclable materials, if different than the responsible party, shall also be posted on the collection station.~~

~~(j) The container and adjacent area shall be maintained in good appearance and free from litter, debris, and residue on a daily basis. Failure to maintain a good appearance shall result in the revocation of the administrative permit.~~

~~(k) Only one mobile container per development, including out parcels, shall be permitted and must be part of the overall design.~~

~~(l) The bin and adjacent area shall be maintained in good appearance and free from litter, debris, and residue on a daily basis. Failure to maintain a good appearance shall result in the revocation of the conditional use permit by the city manager or designee.~~

~~(m) Materials stored at the collection center must be removed at least once a week or before reaching capacity. The collection center must be maintained in proper repair and the exterior must have a neat and clean appearance. All containers must be constructed of solid material.~~

Section 122-97.1 – Recycling – Indoor Collection Facility

Indoor recycling collection facilities will be subject to the following requirements:

(a) Will be located a minimum of 200 feet from any residential zoning district, measured by a straight line in any direction from property line to property line.

(b) Storage and operations will only be performed within an enclosed building.

(c) Processing operations are limited to cleaning, compacting, sorting, wire stripping, shearing, and baling.

(d) Any use and/or dimensional requirement not in compliance with the standards for this zoning district is a violation of this ordinance.

DRAFT

Section 122-97.2 – Recycling – Outdoor Collection Facility

Outdoor recycling collection facilities will be subject to the following requirements:

(a) Will be located a minimum of 1,320 feet from any residential zoning district, measured by a straight line in any direction from property line to property line.

(b) Processing operations are limited to cleaning, compacting, sorting, wire stripping, shearing, and baling.

(c) All operations and storage, including all equipment used in conducting such use, other than parking, will only be conducted within an enclosed building or within an area enclosed by a minimum six (6) foot high solid wall.

(d) Storage is not permitted above the height of the perimeter wall.

(e) All areas of the facility open to vehicular passage will be paved.

(f) Any use and/or dimensional requirement not in compliance with the standards for this zoning district is a violation of this ordinance.

Section 122-97.3 – Recycling – Reverse Vending Machines

Reverse vending machines will be subject to the following requirements:

(a) Will be located a minimum of 1,320 feet from another reverse vending machine measured by a straight line in any direction from property line to property line.

(b) Will be located a minimum of 200 feet from any residential zoning district, measured by a straight line in any direction from the reverse vending machine to any residential property line.

(c) Will occupy no more than 350 square feet of space.

(d) Will not reduce the number of required parking spaces for the hosting site.

(e) Will be clearly marked to identify the name and telephone number of the reverse vending machine owner and display a notice stating that no material will be left outside of the building or reverse recycling machine.

(f) Will be located a minimum of 100 feet from any right-of-way access point.

(g) Any use and/or dimensional requirement not in compliance with the standards for this zoning district is a violation of this ordinance.

Section 122-97.4 – Recycling – Processing Facility

DRAFT

Recycling processing facilities will be subject to the following requirements:

(a) Will be located a minimum of 1,320 feet from any residential zoning district, measured by a straight line in any direction from property line to property line.

(b) All operations and storage, including all equipment used in conducting such use, other than parking, will be conducted within an enclosed building or within an area enclosed by a minimum six (6) foot high solid wall.

(c) Storage is not permitted above the height of the perimeter wall.

(d) All areas of the facility open to vehicular passage will be paved.

(e) Any use and/or dimensional requirement not in compliance with the standards for this zoning district is a violation of this ordinance.

Section 122-178 - Definitions:

(a) Recycling - Indoor Collection Facility – An indoor facility where the public may donate, redeem, or sell recyclable materials with limited processing activities.

(b) Recycling - Outdoor Collection Facility - A facility where the public may donate, redeem, or sell recyclable materials with limited processing activities.

(c) Recycling - Reverse Vending Machines - An automated mechanical device which accepts at least one (1) or more type of empty beverage containers including, but not limited to aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip.

(d) Recycling – Processing - Baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, re-manufacturing, shredding, and/or preparation for shipment of recyclable materials.

(e) Recycling - Processing Facility - A structure or enclosed space used for the collection and processing of recyclable materials for shipment.

DRAFT

CITY OF SURPRISE
Planning and Zoning Commission

March 7, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 7, 2013	Contact Person:	Christina Ramirez, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on the Community Development Block Grant Public Service funding recommendations.

Motion:

I move to approve the Community Development Block Grant Public Service funding recommendations.

Background:

CDBG Public Service Activities can be carried out by either city departments or qualified nonprofit organizations that are interested in providing services that address one or more of the public service needs targeted in the city's Consolidated Plan.

Financial Impact Statement:

This program is 100% funded through the Community Development Block Grant Fund, and does not impact city funds.

ATTACHMENTS:

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- Staff Report

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Christina Ramirez, Neighborhood Services Supervisor
Alicia Rubio, Community Programs Coordinator

SURPRISE
ARIZONA

COMMUNITY AND ECONOMIC DEVELOPMENT

Date: March 7, 2013

To: Planning and Zoning Commission Members

From: Jeffrey J. Mihelich, Community Development Director
Christina Ramirez, Neighborhood Services Supervisor
Alicia Rubio, Neighborhood Services Coordinator

Re: CDBG-Funded Public Service Activities

Introduction

As an entitlement city, Surprise receives a yearly allotment of Community Development Block Grant (CDBG) funding from the U. S. Department of Housing and Urban Development (HUD). Per grant guidelines, the city has the ability to designate up to 15% of the grant award to fund eligible public services with the intent of serving low- to moderate-income persons within the City of Surprise.

Today's Planning and Zoning Commission meeting is aimed at assisting the Commission in deciding if proposed projects meet grant criteria while filling community needs. Once the recommendation is determined, it will be forwarded to Council for Consideration. Upon approval by City Council, the CDBG Public Services Activities will be submitted to HUD as part of the Annual Action Plan 2013-14.

Background

CDBG Public Service Activities can be carried out by either city departments or qualified nonprofit organizations that are interested in providing services that address one or more of the public service needs targeted in the city's Consolidated Plan. CDBG public service funds can be used to provide a variety of public services, such as child care, health services, job training, youth services, and recreation activities for low- to moderate-income individuals and families.

According to HUD regulations, CDBG funds may be used to provide public services (including labor, supplies, materials and other costs), provided the public service is:

- A new service or a quantifiable increase in the level of a service (for city-initiated projects only).
- Serve low- to moderate-income persons in the City of Surprise through area benefit or serving a particular clientele like seniors or homeless persons.

Funding Limit

CDBG Public Service funding is limited to 15% of the annual CDBG allocation for the program year (PY). For example, the CDBG allocation for City of Surprise for the PY 2012-13 was $449,087, thus the funding available to award to any and all applications would not

exceed $67,363. Funding from HUD for PY 2013-14 is not yet determined but it is estimated that Surprise will be allowed to allocate a maximum of approximately $67,500 (15% of $450,000 estimated). Recommendation today will be based on this preliminary amount.

Previous Actions

Past Public Service funding levels have been as follow:

2010

- St. Mary's Food Bank was awarded $35,000 to provide emergency food assistance
- Benevilla was awarded $20,000 to provide adult day care, childcare, and home delivered meals

2011

- St. Mary's Food Bank was awarded $21,559 to provide emergency food assistance
- Benevilla was awarded $12,833 to provide adult day care, childcare, and home delivered meals
- Arizona Charter Academy was awarded $16,938 to provide a literacy camp to area youths.

2012

- St. Mary's Food Bank was awarded $22,500 to provide emergency food assistance
- Salvation Army was awarded $22,500 to provide emergency rental & utility assistance
- Arizona Charter Academy was awarded $17,350 to provide a literacy camp to area youths
- Civitan was awarded $5,000 to provide transportation for developmentally disabled adults to/from Civitan Learning Center

Updated Actions

The Request for Application for CDBG Public Service Activities for PY 2013-14 was released on December 3, 2012. Applications were due January 10, 2013. Staff has evaluated the eligible applications as per the grant scoring rubric.

Applications received include:

St. Mary's Food Bank **$25,000**
Emergency Food Boxes

Central Arizona Shelter Services **$ 8,000**
Emergency Shelter Services

Surprise Neighborhood Services **$47,144**
Summer Youth Employment Program

Arizona Charter Academy **$16,479**
Recreation / Literacy Program

Benevilla **$25,000**
Adult Day / Child Daycare / Meals on Wheels

Staff's funding recommendations are as follows:

St. Mary's Food Bank	**$17,500**
Arizona Charter Academy	**$12,000**
Surprise Summer Youth Employment	**$38,000**

Total Public Service Funding **$67,500 (15% of allocation)**

Total (anticipated) CDBG allocation **$450,000**

Future Actions

- City Council Workshop: April 2, 2013
- City Council Public Hearing and approval April 9, 2013
- Submission to HUD as part of Annual Action Plan 2012-13 by May 15, 2012.

Recommendations

Approval of Public Service funding recommendations.

CITY OF SURPRISE
Planning and Zoning Commission

March 7, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 7, 2013	Contact Person:	Christina Ramirez, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on the 2012-2013 Community Development Block Grant Annual Action Plan funding recommendations.

Motion:

I move to approve the 2012-2013 Community Development Block Grant Annual Action Plan funding recommendations.

Background:

CDBG Administration, Housing and Public Improvement Activities are carried out by city departments. These services address one or more of the housing and youth services targeted in the city's Consolidated Plan.

Financial Impact Statement:

This program is 100% funded through the Community Development Block Grant Fund, and does not impact city funds.

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Click to download

- Staff Report

External Attachment Links:

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Powerpoint	x	Video	White Board	Other	x

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Christina Ramirez, Neighborhood Services Supervisor

SURPRISE
ARIZONA

COMMUNITY AND ECONOMIC DEVELOPMENT

Date: March 7, 2013

To: Planning and Zoning Commission Members

From: Jeffrey J. Mihelich, Assistant City Manager
Christina Ramirez, Neighborhood Services Supervisor
Alicia Rubio, Neighborhood Services Coordinator

Re: CDBG-Funded Administration, Rehabilitation & Public Improvement Activities

Introduction

As an entitlement city, Surprise receives a yearly allotment of Community Development Block Grant (CDBG) funding from the U. S. Department of Housing and Urban Development (HUD). Per grant guidelines, the city has the ability to designate up to 85% of the grant award to fund eligible administrative, housing and public improvement services with the intent of serving low- to moderate-income persons within the City of Surprise.

Today's Planning and Zoning Commission meeting is aimed at assisting the Commission in deciding if proposed projects meet grant criteria while filling community needs. Once the recommendation is determined, it will be forwarded to Council for consideration. Upon approval by City Council, the CDBG Administration, Housing and Public Improvement Activities will be submitted to HUD as part of the Annual Action Plan 2013-14.

Background

CDBG Administration, Housing and Public Improvement Activities are carried out by city departments. These services address one or more of the housing and youth services targeted in the city's Consolidated Plan. CDBG administration, rehabilitation and youth services funds can be used to provide a variety of services, such as salaries, emergency repair and youth related activities, and recreation activities for low- to moderate-income individuals and families.

According to HUD regulations, CDBG funds may be used to provide housing and administration services (including labor, supplies, materials and other costs), provided the service is:

- Serve low- to moderate-income persons in the City of Surprise through area benefit or serving a particular clientele like seniors, youth and families.

Funding Limit

CDBG Administration and Housing related Service funding is limited to 85% of the annual CDBG allocation for the program year (PY). For example, the CDBG allocation for City of

Surprise for the PY 2012-13 was $449,087, thus the funding available to award for such services is approx. $326,700. Funding from HUD for PY 2013-14 is not yet determined. Recommendation today will be based on the preliminary amount of $450,000. Therefore the Commission is making recommendations on a possible amount of 382,500.

Previous Actions

Past Administration, Rehabilitation and Public Improvements funding levels have been as follow:

2010

- Administration set aside was $52,162 to cover city staff salaries
- The City's Emergency Repair program was awarded $270,498 to emergency repair services.

2011

- Administration set aside was $81,374 to cover city staff salaries
- The City's Emergency Repair program was awarded $292,089 to emergency repair services

2012

- Administration set aside was $89,817 to cover city staff salaries
- The City's Emergency Repair program was awarded $291,907 to emergency repair services

Updated Actions

Staff's funding recommendations are as follows:

Administration Salaries, supplies, compliance needs	**$90,000**	
Emergency Repair Program Up to $10,000 for repair of health and safety issues in qualified homeowner occupied homes.	**$217,500**	
Public Improvements (Park Renovations) Demolition of nuisance building and construction of needed sidewalks at Bicentennial Park.	**$75,000**	
Total (anticipated) Project CDBG allocation		**$382,500**
Public Service Set-Aside (15%)		**$ 67,500**
Total CDBG Anticipated Funding		**$450,000**

Future Actions

- City Council Workshop: April 2, 2013
- City Council Public Hearing and approval April 9, 2013
- Submission to HUD as part of Annual Action Plan 2012-13 by May 15, 2012.

Recommendations

Approval of Administration, Housing and Public Improvements funding recommendations.

CITY OF SURPRISE
Planning and Zoning Commission

March 7, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 7, 2013	Contact Person:	Nichole Arbeiter, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Review and discussion of the General Plan 2035 Update.

Motion:

Discussion Only

Background:

The current draft of the Surprise General Plan 2035: Foundation For the Future, is in the official 60-day agency review period until April 2, 2013, and has been circulated to neighboring communities and other key stakeholders for input.

Financial Impact Statement:

All activity related to the ongoing development of the city of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- Staff Report
- Cover and Table of Contents
- Introduction
- Section 1 - Development
- Section 2 Quality of Life
- Section 3 - Transportation
- Section 4 - Resources
- Section 5 - Finance, Infrastructure and Services
- Section 6 - Implementation

☐ Appendices

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x

Presentation Speaker Names (spelling and titles for TV captions):

Nichole Arbeiter, Planner, Community & Economic Development

SURPRISE
ARIZONA

COMMUNITY AND ECONOMIC DEVELOPMENT

Date: March 7, 2013

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Nichole Arbeiter, Planner
nichole.arbeiter@surpriseaz.gov, 623.222.3137

Re: General Plan Update

Introduction

The current draft of the *Surprise General Plan 2035: Foundation For the Future,* is in the official 60-day agency review period until April 2, 2013, and has been circulated to neighboring communities and other key stakeholders for input. Tonight staff will provide the Planning and Zoning Commission with an overview of the first official draft of the General Plan and explain the next steps in the update process.

Community Outreach Summary

The City received over 2,500 responses to a General Plan survey that was conducted from June through October 2012. During the initial phases of the update process, staff made presentations to City Boards and Commissions as well as City Council, and conducted three (3) open house meetings to engage residents. City staff also met bi-weekly with the General Plan Advisory Committee (GPAC) to review and edit the document. Additionally, staff attended events such as the Green Fair, Art is Alive in Surprise, spring training games, and block parties. Information on the General Plan was provided through the City website, Channel 11, HOA e-mail blasts, Surprise Citizens Academy, and local newspapers.

Throughout the month of February, staff presented the newest version of the document to six (6) boards and commissions and has been collecting comments through several outlets including e-mails, letters and an online comment form.

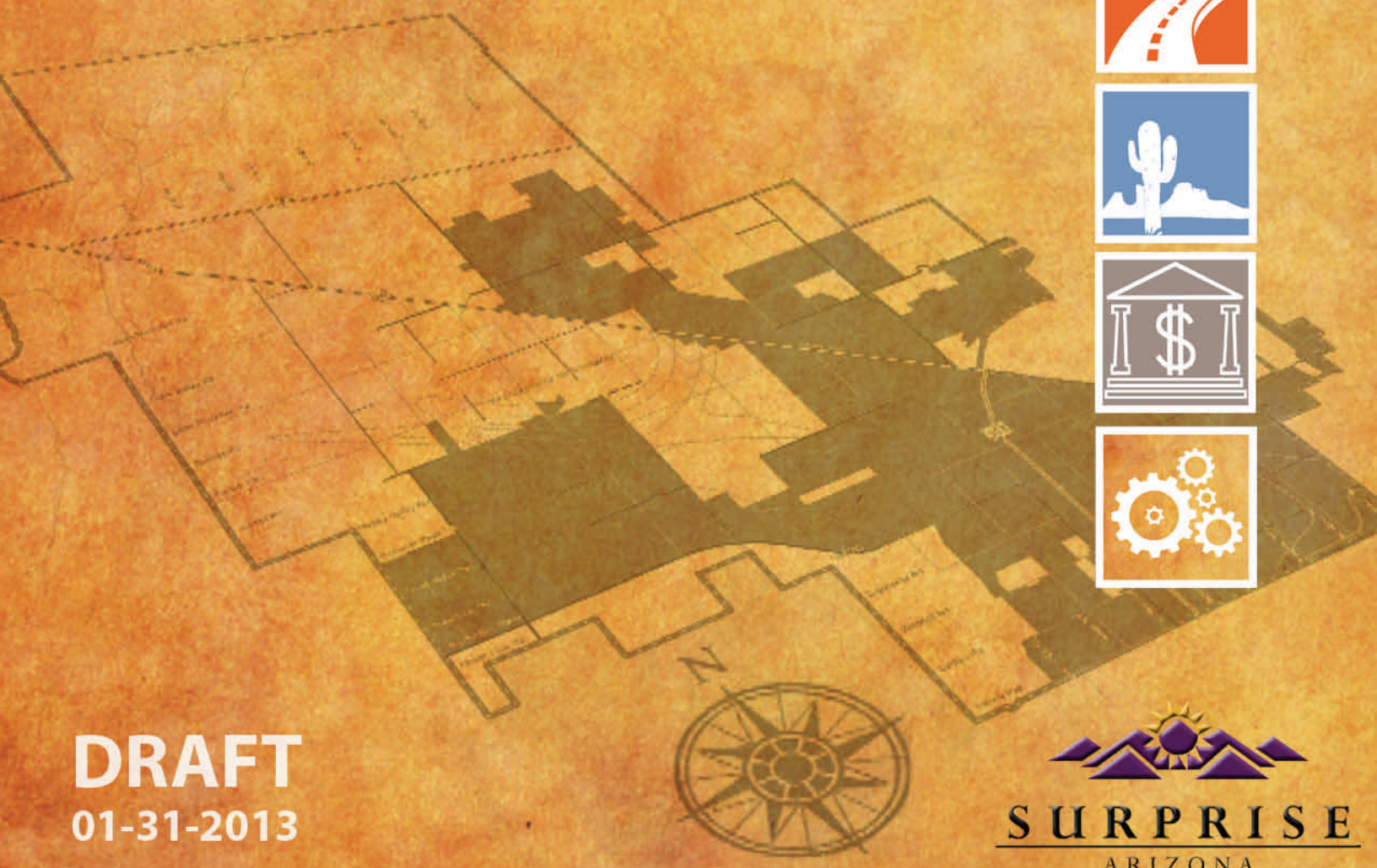
Next Steps

Staff will continue to meet with City Boards and Commissions throughout the month of March to collect input. The City is also hosting an open house on March 13th to gather more community feedback. The final draft will go before the Planning and Zoning Commission and City Council in both April and May 2013, and if adopted, the document will be placed on the November 2013 ballot for voter ratification.

Recommendation

No action required. Update only.

SURPRISE GENERAL PLAN 2035 | FOUNDATION FOR THE FUTURE



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SURPRISE
ARIZONA

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VISION AND VALUES

VISION STATEMENT

The City of Surprise strives to uphold the values of its residents, while balancing physical and economic growth, and maintaining a safe community. A high standard of living should be fostered by enhancing neighborhood and community amenities. Vibrant and diverse development is important for a young community and should aim to preserve the uniqueness and history of the City.

The following topics were identified through the General Plan 2035 community outreach process, and represent the primary values of Surprise residents. These topics help set the stage for the implementation of the General Plan, and should take precedence during future planning and development in the City of Surprise. Goals and policies to help promote these values can be found throughout several elements in the General Plan.

Surprise Values…

A Clean and Safe Community
Well maintained streets, attractive commercial properties, and clean neighborhoods are vital to creating a safe, healthy, and enjoyable community.

Economic Development
Support for small business is a community priority, with additional focus needed on downtown growth, attracting both high-end retail and a regional mall, and expanding higher education opportunities.

Sustainability
Environmentally conscious development standards, water conservation strategies and valuing the preservation of open space, natural terrain and vegetation, will help prepare Surprise for long-term sustainability.

Quality Transportation Systems
A complete transportation network helps support community connectivity and fosters future growth. Connecting to regional freeway systems is an important priority, as is completing partially built streets. Bike lanes, walking trails and commuter rail should be considered to help enhance the overall network.

Recreation
Having the opportunity for recreation is a valued asset for all age groups in Surprise. Facilities should be expanded to include regional parks, a centralized community recreation center and other various facilities.

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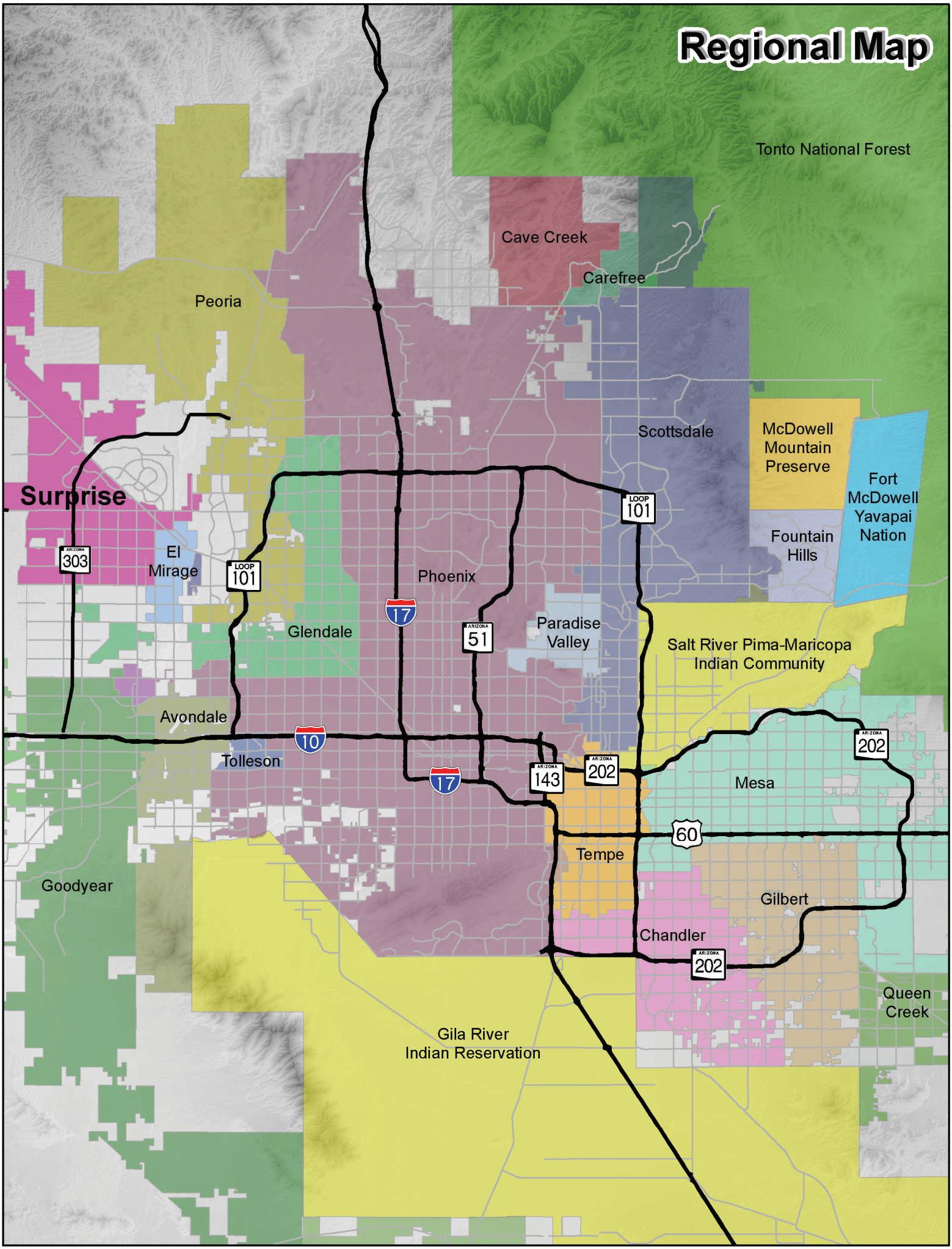
INTRODUCTION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Introduction

The Surprise General Plan 2035 is a guide for decision-making that identifies a desired level of commitment toward achieving community goals. The General Plan provides policy guidance related to seventeen (17) mandatory elements required by state law plus four (4) additional elements that are specific to Surprise. Surprise General Plan 2035 is designed for use by all residents, businesses, property owners, developers, staff, and elected and appointed officials.

What you will find in this section:

- **General Plan Purpose**
- **A Guide to Reading the General Plan**
- **Planning Pyramid**
- **General Plan Community Outreach**
- **A Brief History of Surprise**
- **Surprise City Profile**

GENERAL PLAN PURPOSE

The *General Plan 2035: Foundation for the Future* is primarily a set of goals and policies that forms a blueprint for physical development throughout the City of Surprise. The General Plan is a visionary document that is used as a basis for land use decisions and can be a key tool to improve the quality of life for residents. The plan provides the foundation for decision-making on both private development projects and public capital expenditures. The *Surprise General Plan 2035* is a comprehensive update of the 2001 document titled, *Surprise General Plan 2020: "Imagine the Possibilities."* The goals and policies from the original plan have been refined and updated to reflect the changing needs and demographics of the City.

Arizona Revised Statutes (ARS) §9-461.0 mandates that every city and county adopt "a comprehensive, long-range general plan." The requirements for the general plan are based on Arizona Growing Smarter legislation.

The purpose of the plan is to address important community issues such as new growth, housing needs, and environmental protection. Furthermore, the General Plan is used to project future growth demand services for sewer, water, roadways, parks, and emergency services.

Growing Smarter Legislation

Since 1973, when the state legislators adopted planning legislation, Arizona municipalities have been required to develop plans to consider land use, circulation, housing, public services and facilities, conservation, rehabilitation, and redevelopment issues. During the 1990s when the population of the state increased significantly, citizens once again looked to the state legislators to provide more comprehensive planning tools.

In 1998 the Arizona Legislature passed the Growing Smarter Act, which clarified and strengthened planning elements and added four new elements; Open Space, Growth Areas, Environmental Planning, and Cost of Development. In 2000 the Legislature passed Growing Smarter Plus to further enhance land use planning statutes in Arizona. The two acts were the first significant state-level planning legislation in Arizona since 1973.

Introduction

The Surprise General Plan 2035 exceeds the general plan requirements outlined in ARS §9-461.05. The plan also takes into account changes from the 2008 and 2011 legislative session and includes those requirements into the document. As other changes are made to ARS §9-461.05, Surprise General Plan 2035 will be revised to keep pace with the evolving planning requirements.

A GUIDE TO READING THE GENERAL PLAN

It is important to recognize that the plan elements do not stand alone. They are closely interrelated to provide a comprehensive picture of the community's resources, its needs and desires, and strategies to address future development. As defined by the Arizona Revised Statutes (ARS), the plan is general in nature and is intended to provide general development guidance and function as a statement of policy. Therefore, it serves as the guide to local decision-making about the community's future development.

The twenty (21) elements in the General Plan are organized under the following five (5) chapters:

Chapter 1: Development

This chapter includes two (2) state mandated elements — Growth and Land Use. This chapter establishes goals and policies for land use, village planning, and economic development. It also emphasizes the importance of design and the built environment in the Urban Design element.

Chapter 2: Quality of Life

This chapter includes four (4) state mandated elements — Neighborhood Planning; Housing; Conservation, Rehabilitation and Redevelopment; and Recreation and Open Space. This chapter also includes two (2) additional elements — Arts and Culture and Education. The goals and policies established in this chapter are intended to help increase the quality of life for both residents and visitors.

Chapter 3: Transportation

This chapter contains three (3) state mandated elements — Roadway Systems, Transit, and Alternate Modes. This chapter contains goals and policies to promote multiple and efficient ways for the movement of residents and visitors.

Chapter 4: Resources

This chapter includes four (4) state mandated elements — Environmental Planning, Conservation, Energy, and Water Resources. This chapter focuses on preserving and protecting the environment and the natural resources that contribute to the community's quality of life with major emphasis on water conservation.

Chapter 5: Finance, Infrastructure and Services

This chapter contains four (4) state mandated elements — Cost of Development; Public Buildings and Services; Public Utilities; and Health and Safety. In this chapter you will find policies for what types of public services and facilities are needed in Surprise. This chapter also establishes guidelines for funding the major goals and policies in this document.

Chapter 6: Implementation

The sixth chapter of the General Plan 2035 is the Implementation Chapter. This section describes methods and timelines for the implementation of goals and policies found in the document.

Element Format

Within each element of the Surprise General Plan 2035 is a discussion section that describes the issues, a list of goals related to the element, and policies to provide direction to achieve the goals.

Discussion

A discussion section is provided to explain the context in which goals and policies have been made, reasons for those decisions, and how the goals and policies are related. The discussion portions of the plan do not establish or modify policies, but they may help to interpret policies.

Goals

Each element contains at least one goal statement and related policy statements and implementing programs. A goal in the General Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action.

Policies

The essence of the General Plan is contained within its policy statements. Policies further refine the goal statements, and guide the course of action the City must take to achieve the goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves.

PLANNING PYRAMID

Although the General Plan serves as the primary means to help the city implement its vision, several other management and implementation tools are needed to ensure that the goals and policies identified here are fully realized. The General Plan is the first (and most broad) tier in the pyramid.

Strategic Plan
The Strategic Plan is a short-term decision making guide that prioritizes the goals and policies set in the General Plan. For each priority, a series of action steps are identified. These steps are the result of input from the City Council, appointed Boards and Commissions, and the general public.

Specific Plans
While the General Plan provides overall guidance for the physical development of the city, specific plans are used to provide more detailed regulatory guidance for special areas or large developments within the City. Specific plans are generally comprised of a Village plan, Transportation plan, design guidelines, infrastructure plan (water, sewer, or drainage), and implementation plan pursuant to ARS §9-461.08. The following specific plans have been approved by the City of Surprise, which are incorporated herein by reference, are as follows:

1. Approved Village Plans
2. Transportation Master Plan
3. Streetscape Design Guidelines
4. Parks and Trails Master Plan
5. Engineering Development Standards
6. Integrated Water Master Plan
7. Integrated Sewer Master Plan
8. Standards of Cover– Study and Master Plan for the City of Surprise

Village Planning Strategy
Surprise General Plan 2035 will continue the Village Planning Strategy as adopted by the City Council in 2009. The Village Strategy focuses on improving the long-term environmental, economic, and social health of the City. It is a strategy where each neighborhood component is carefully planned to create a functional and unique setting that is integrated into the adjoining land uses.

Municipal Code and Zoning Ordinance
The City's Municipal Code and Zoning Ordinance are the primary tools used to implement the goals and policies of the General Plan. The Zoning Ordinance provides more detailed direction related to development standards; permitted, conditionally permitted, and prohibited uses; and other regulations such as parking standards and sign regulations. The land uses specified in the Zoning Ordinance are based upon and should be consistent with the land use policies set forth in this document. Changes to the Zoning Ordinance may be necessary due to the adoption of provisions in this General Plan and could require changes to the zoning maps and development standards.

GENERAL PLAN COMMUNITY OUTREACH

During the preparation of this document, public involvement was solicited at various stages of the General Plan process using the following methods:

- General Plan Advisory Committee
- General Plan Survey
- Presentations and Public Hearings with City Council and Boards and Commissions
- Open House Public Meetings and other Events (such as Spring Training)

Surprise General Plan 2035: Foundation for the Future

General Plan Advisory Committee (GPAC)

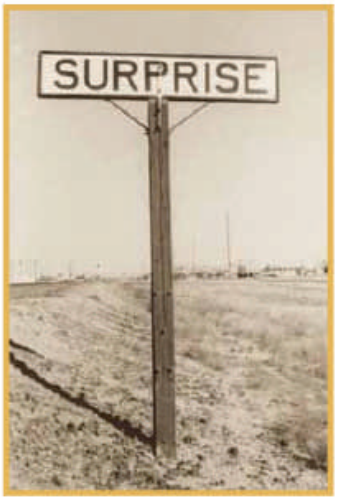
The GPAC was appointed by the City Council in May 2012 and consisted of residents and business owners who represented the vast spectrum of the Surprise citizenry. The committee met for approximately eleven (11) months over the course of drafting the plan, and made a final recommendation to council in March 2013. A series of bi-weekly workshops with GPAC members were conducted to review the various elements that make up the General Plan document. The committee provided valuable feedback and each member took an active role in the community by reaching out to the public to get involved with the process. The committee hosted two open houses as part of public outreach.

General Plan Survey

With the help of the General Plan Advisory Committee and City staff, a survey was developed to gather public input about values, priorities and goals that should be included in the General Plan. City staff conducted the survey for five (5) months between June and October 2012. The survey was distributed to the residents and business community of Surprise and was designed to seek community feedback regarding the future focus of Surprise. Outreach efforts for soliciting the survey included attending various city events, boards and commissions, and block parties. Over 2,500 surveys were received. The surveys were compiled into a data set for public review. A summary of the survey results is located in the appendix.

Other outreach methods included advertising on the City of Surprise website, Channel 11, HOA e-mail blasts, presentation to the Surprise Citizens Academy, and local newspaper press releases.

A BRIEF HISTORY OF SURPRISE



A view of Grand Avenue looking west in the 1970s. *City of Surprise photograph.*

On May 17, 1938 Flora M. Statler purchased a portion of property south of Wickenburg-Phoenix Highway and named it "Surprize", a portion of the current Original Townsite of Surprise. At the time of Statler's purchase, a service station, several dwellings, and two families occupied the land. In the next decade, more families chose Surprise as their home. An estimate of the 1940 population count places the size of Surprise at twenty people. Over the next decades, the population increased slowly but bank of the Agua Fria River. The City's location at the edge of the Phoenix Metropolitan Area and prominence along the US 60/Grand Avenue corridor make the city a gateway to the Phoenix metropolitan area for travelers coming from Las Vegas and other northwestern places.

Frog Tanks Dam, now known as Waddell Dam, under construction in 1928. *Courtesy of Maricopa Water District.*

On December 12, 1960 a 616-acre area of land, the Original Townsite, was incorporated as the Town of Surprise. At the time of incorporation, only 169 acres of the Townsite were developed with a population of 1,574 residents.

The predominant land use of the town during this time was residential, with no parks, inadequate streets, and depended on City of El Mirage for water. County planners projected that the city population would grow to 4,700 by 1980. The existing incorporated area was expanded for the first time on November 14, 1978 when a ten (10) foot strip of land encircling roughly 26 miles of unincorporated land was annexed by the City. The purpose of the strip annexation was to reserve this unincorpo-

rated land until future development occurred in the area, at which time the city would annex the land into its incorporated area.

The 1987 Surprise Comprehensive Development Guide included this area as well as other lands bordered by Perryville Road and US60/ Grand Avenue as its planning area boundary.

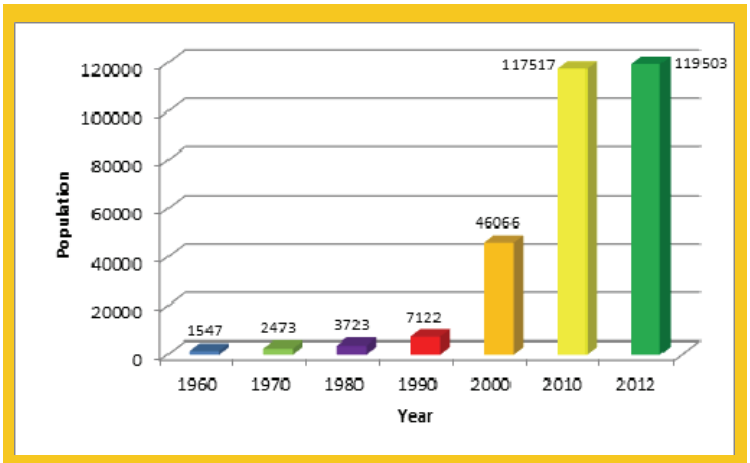
In 50 years, Surprise grew from 1,547 residents to a city of over 119,503 (MAG-2012) full time residents. The city offers a broad range of lifestyles, from small family subdivisions to secluded ranches. Surprise also offers a significant array of retirement communities that address the needs and lifestyles of active adults. The city provides a wide variety of commercial establishments and recreational opportunities for all ages.

SURPRISE CITY PROFILE

Location

Surprise lies in the northern section of the Sonoran Desert in the Salt River Valley on the west bank of the Agua Fria River. The City's location at the edge of the Phoenix Metropolitan Area, and prominence along the US 60/ Grand Avenue corridor, make the City a gateway to the greater metropolitan area for travelers coming from Las Vegas and other northwestern places.

The Surprise Planning Area is bordered on the east by the cities of Peoria and El Mirage, on the west by the town of Buckeye, on the south by the city of Glendale, and on the northwest by the town of Wickenburg. Sun City and Sun City West, both unincorporated, are adjacent to the eastern boundary of the planning area. Located within the Surprise Planning Area are the unincorporated communities of Wittmann, Morristown, and Circle City.



City of Surprise Population Growth 1960 to 2012

Desert Facts

Size of Sonoran Desert: 120,000 square miles	Average annual rainfall: 7 inches
Size of the Phoenix Basin: 4,000 square miles	Average annual number of frost-free days: 304
Size of Surprise: 69.5 square miles	Average annual number of 100 degree days: 90
Original size of Surprise: 1 square mile	

Source: The City of Surprise: A History in Progress, 2010

CHAPTER 1: DEVELOPMENT

CERTIFICATE OF SURVEY

This is to certify that the undersigned made the survey and subdivision of the property described in the adjoined dedication, and as platted hereon, during the month of March, 1932.

Registered Land Surveyor

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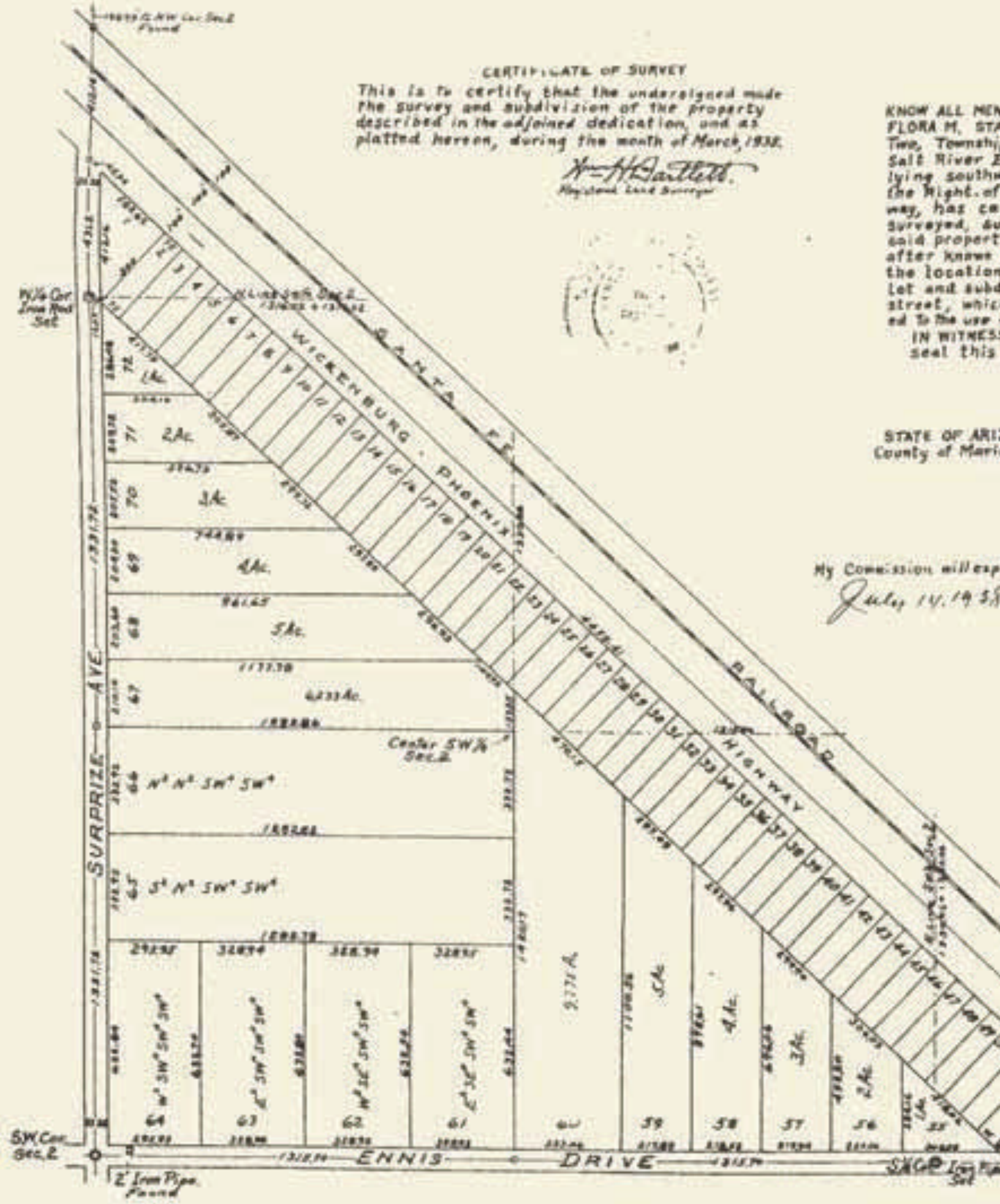
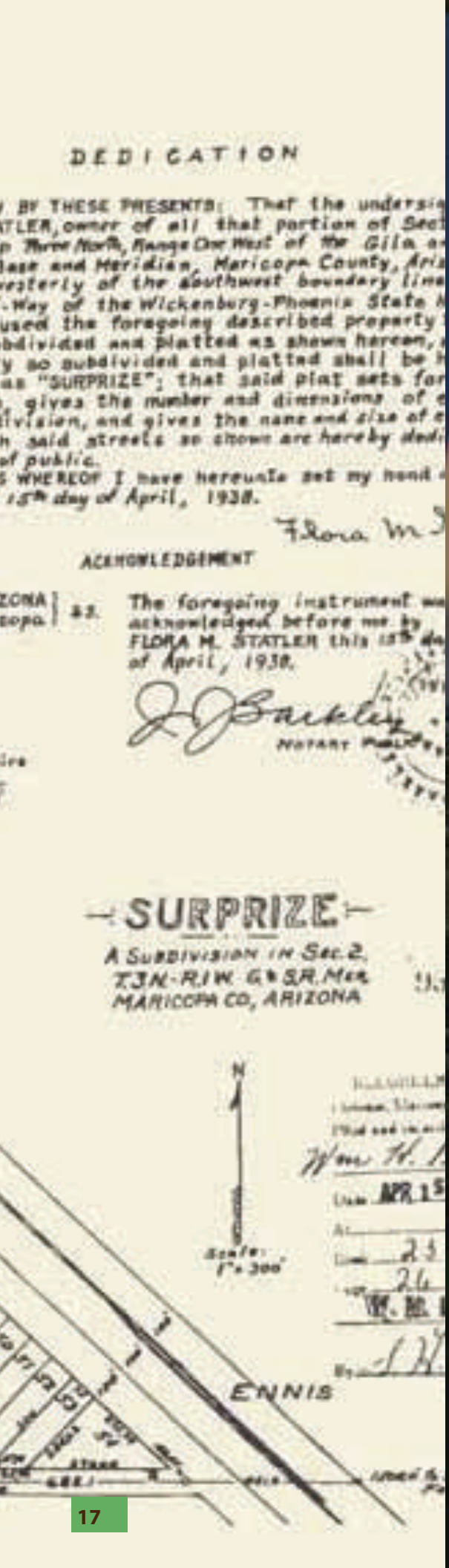
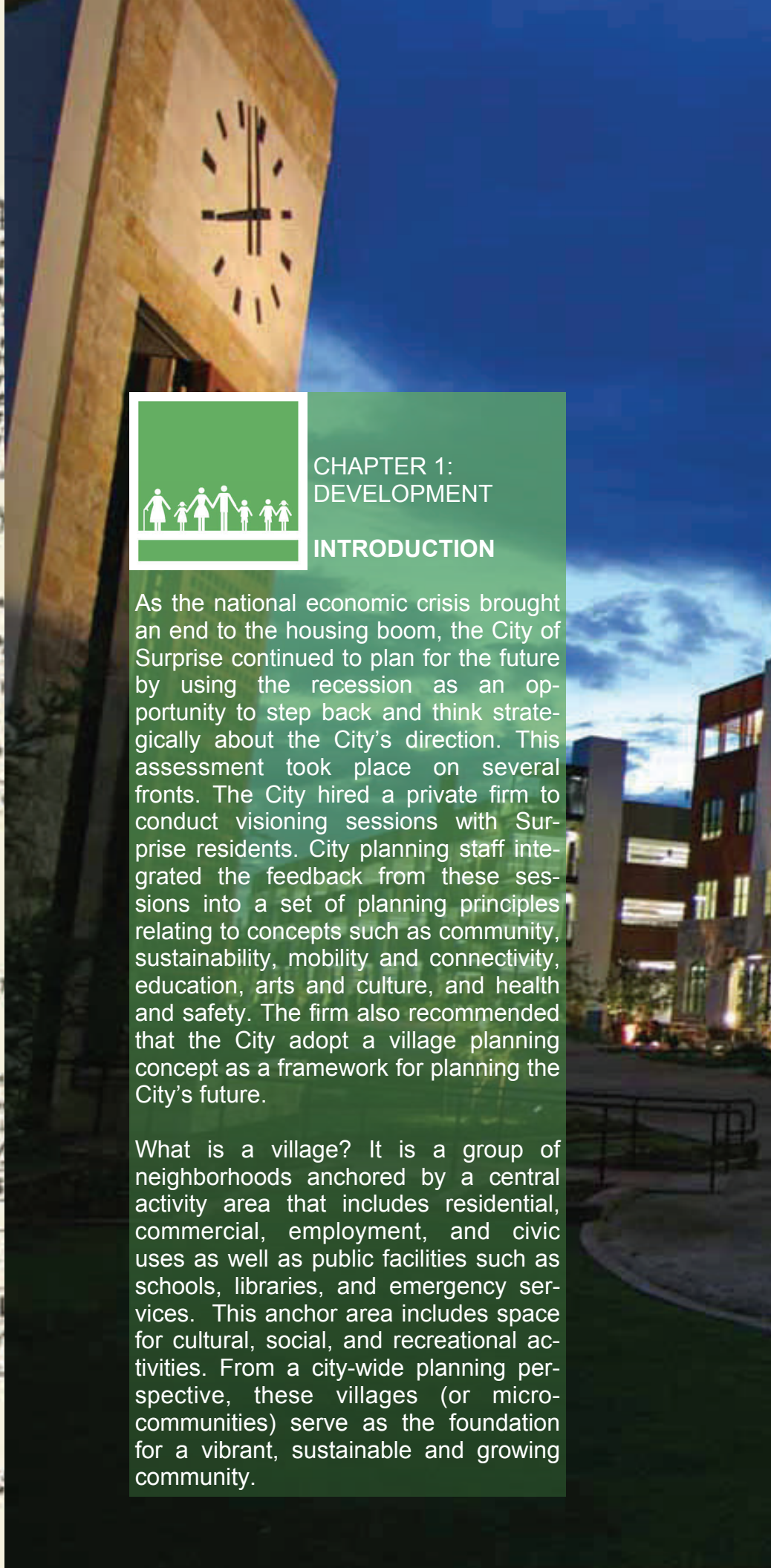






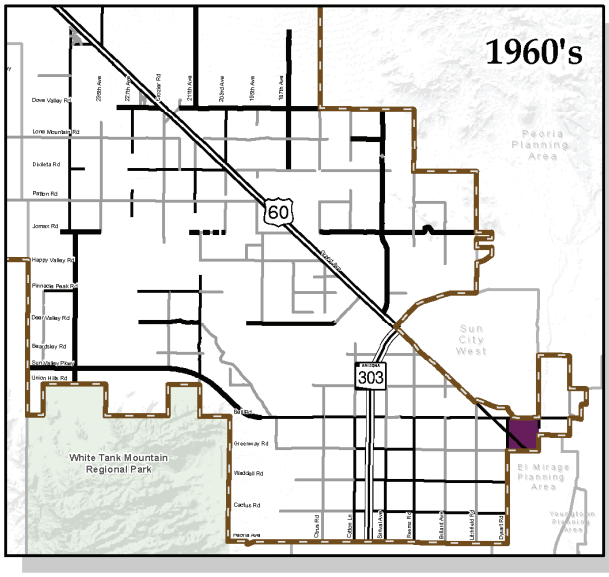
CHAPTER 1: DEVELOPMENT

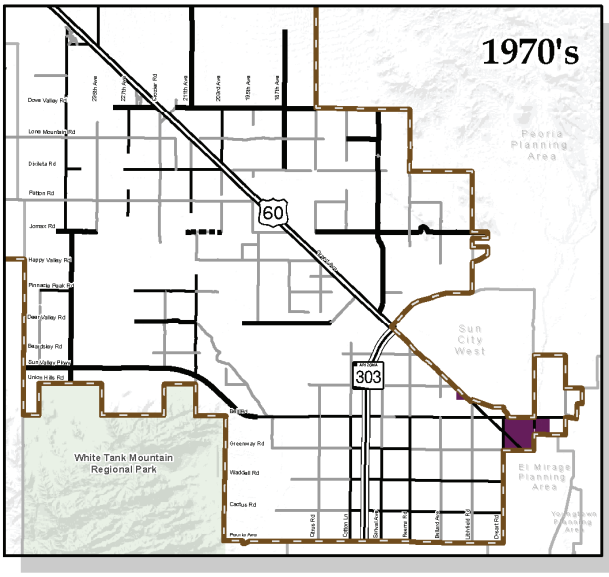
INTRODUCTION

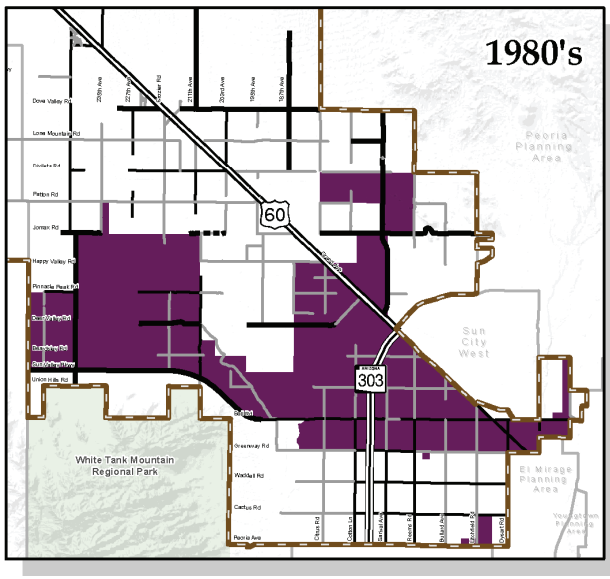
As the national economic crisis brought an end to the housing boom, the City of Surprise continued to plan for the future by using the recession as an opportunity to step back and think strategically about the City's direction. This assessment took place on several fronts. The City hired a private firm to conduct visioning sessions with Surprise residents. City planning staff integrated the feedback from these sessions into a set of planning principles relating to concepts such as community, sustainability, mobility and connectivity, education, arts and culture, and health and safety. The firm also recommended that the City adopt a village planning concept as a framework for planning the City's future.

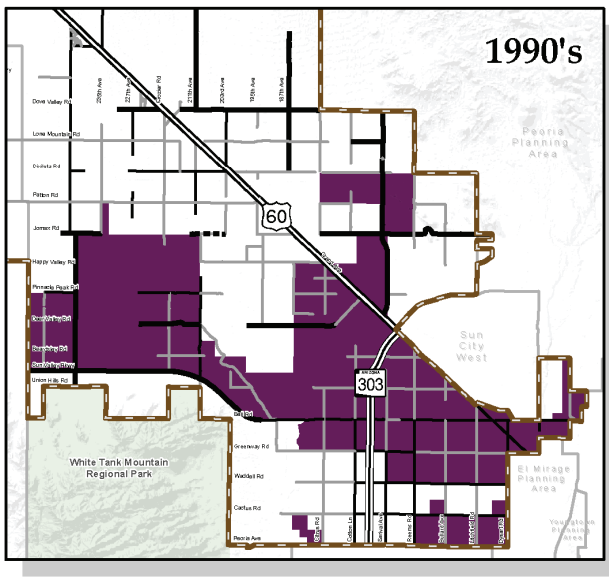
What is a village? It is a group of neighborhoods anchored by a central activity area that includes residential, commercial, employment, and civic uses as well as public facilities such as schools, libraries, and emergency services. This anchor area includes space for cultural, social, and recreational activities. From a city-wide planning perspective, these villages (or micro-communities) serve as the foundation for a vibrant, sustainable and growing community.

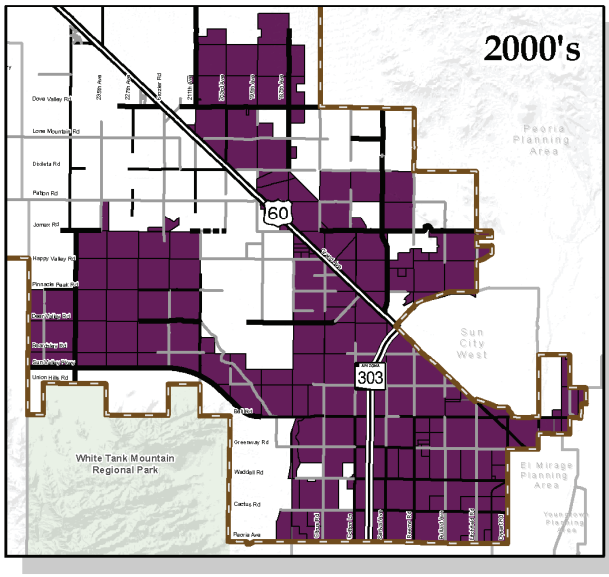
DEVELOPMENT LIMITS

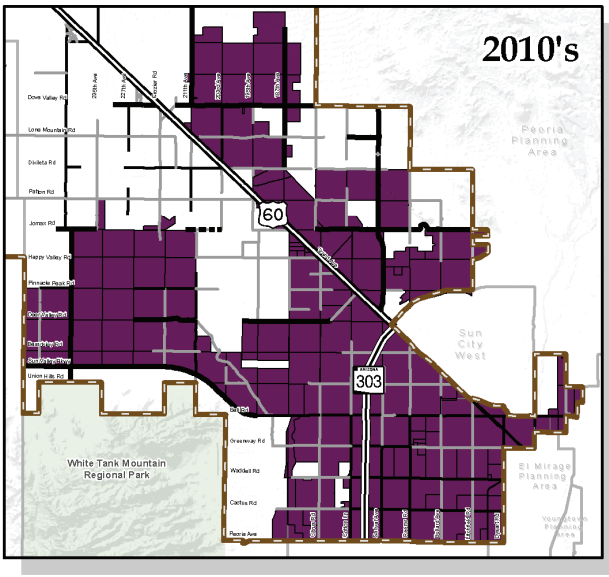












City Limits Planning Area

Chapter 1: Development

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EXECUTIVE SUMMARY

Will be inserted for final draft.

Growth Element

INTRODUCTION

The Growth Element is a policy guide on how to manage development over the next 10-20 years, while keeping in sight a vision for a high-quality, developed city in the future. Throughout the year 2012 the City of Surprise went through a comprehensive visioning process that engaged the community at many levels. Through this process a vision was created for how the City should proceed with development. The Growth Element in the General Plan 2035 provides the foundation to realize this vision.

DISCUSSION

The Surprise General Plan 2035 is the main document in outlining how growth will proceed over the next 10-20 years. The purpose of the growth element is to provide a link between the land use, transportation, facilities and infrastructure, and specific implementation techniques such as zoning ordinances, capital improvement programs, impact fee requirements, design guidelines, etc. Sustainability is a 'core element' of the Surprise growth management strategy and it is necessary to establish what changes can be made to create more sustainable futures.

The growth element provides the direction for strategic implementation to ensure that the quality of life standards are met in a timely and acceptable manner. This strategic approach is sensitive to community wide facilities and service needs as well as localized needs of various neighborhoods throughout the planning area.

Growth Management Strategy

Changing demographics, community needs, and land resources, require the city's long-term development needs are taken care of in the future. These changing trends create a need to ensure a balanced mix of land uses, adequate support resources, proper ratio of people to jobs, fiscal efficiency, and environmentally sustainable principles.

Smart growth principles proposes using the perspective of "village planning" to develop a mix of land, pedestrian, and transit oriented uses in order to reform sprawling development patterns. The perspective fits well into Surprise's strategy for creating a sustainable future.

Growth Areas

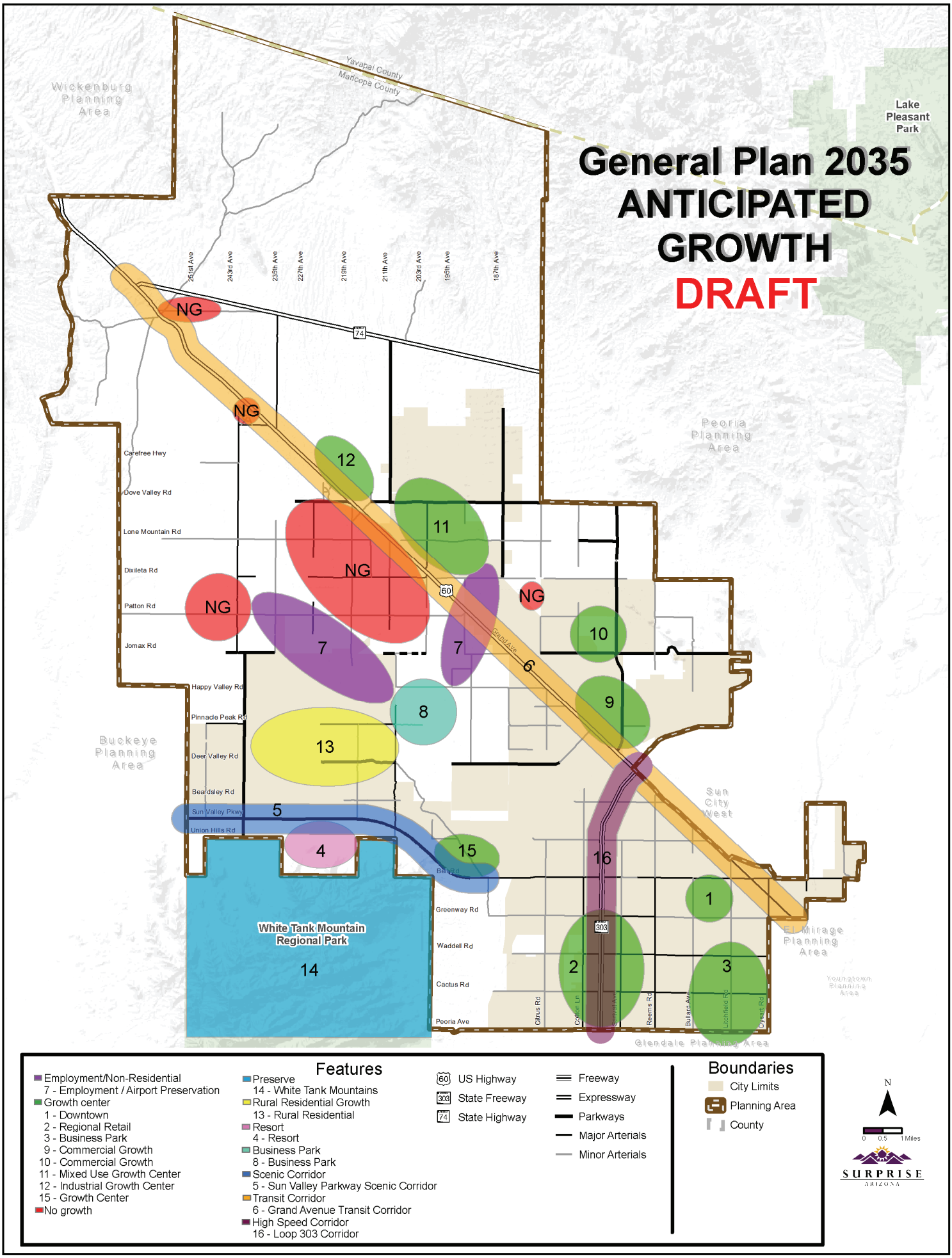
With a planning area of approximately 309 square miles in the City of Surprise, growth has the ability to occur at many levels and in many directions. Growth areas are not static. They are prone to change due to outside influences such as market conditions and specific city needs. The *Anticipated Growth* Map on page 21, shows where growth is highly likely in the City. The growth areas are categorized by the type of development that may occur.

Downtown

Downtown Surprise has a unique role to play in the 21st century development of the West Valley region. In addition to being the civic, administrative, legal, cultural, and entertainment center, downtown will also offer transit connections and is planned as an exciting pedestrian environment.

Village Centers

Village centers are higher intensity areas located within each village and should be characterized by a cluster of community and neighbor-


General Plan 2035
ANTICIPATED GROWTH
DRAFT
Yavapai County
Maricopa County
Wickenburg Planning Area
Lake Pleasant Park
Peoria Planning Area
Buckeye Planning Area
Sun City West
El Mirage Planning Area
Youngtown Planning Area
Glendale Planning Area
White Tank Mountain Regional Park
251st Ave
243rd Ave
235th Ave
227th Ave
219th Ave
211th Ave
203rd Ave
195th Ave
187th Ave
Carefree Hwy
Dove Valley Rd
Lone Mountain Rd
Dixileta Rd
Patton Rd
Jomax Rd
Happy Valley Rd
Pinnacle Peak Rd
Deer Valley Rd
Beardsley Rd
Sun Valley Pkwy
Union Hills Rd
Bell Rd
Greenway Rd
Waddell Rd
Cactus Rd
Peoria Ave
Grand Ave
Citrus Rd
Cotton Ln
Sarival Ave
Reems Rd
Bullard Ave
Litchfield Rd
Dysart Rd
NG
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
Features
Employment/Non-Residential
7 - Employment / Airport Preservation
Growth center
1 - Downtown
2 - Regional Retail
3 - Business Park
9 - Commercial Growth
10 - Commercial Growth
11 - Mixed Use Growth Center
12 - Industrial Growth Center
15 - Growth Center
No growth
Preserve
14 - White Tank Mountains
Rural Residential Growth
13 - Rural Residential
Resort
4 - Resort
Business Park
8 - Business Park
Scenic Corridor
5 - Sun Valley Parkway Scenic Corridor
Transit Corridor
6 - Grand Avenue Transit Corridor
High Speed Corridor
16 - Loop 303 Corridor
US Highway
State Freeway
State Highway
Freeway
Expressway
Parkways
Major Arterials
Minor Arterials
Boundaries
City Limits
Planning Area
County
N
0 0.5 1 Miles
SURPRISE
ARIZONA

hood oriented areas with local commercial, office, and mixed use spaces. These centers should contain public gathering spaces and/or civic uses. Uses will be integrated to the maximum extent possible in order to encourage a pedestrian-oriented design and transit ridership.

Regional Centers

Regional centers are expected to be intense and high density development areas. Strong connections to the regional transportation system, as well as the local circulation system, make regional centers highly accessible. Concentrated development and pedestrian safety enhancements are encouraged. Streetscape in regional centers must support transit oriented development and must encourage the use of alternative modes of transportation as the preferred method of travel. Minimum density and height requirements ensure that development intensities in the regional center are transit supportive. A mix of uses and floor area ratios allows for developments that are compatible with existing adjacent areas while providing the highest densities in the neighborhoods.

Employment Centers

Employment centers support a variety of employment types that contribute to the economic health of Surprise in two major ways—accommodating a wide range of jobs for the city's residents, and importing dollars from outside the area. Economic diversity is crucial to a region's ability to weather economic cycles and to perpetuate the continuous generation of new industries and businesses. Employment centers are expected to contain prime industrial land that support export-oriented base sector activities, such as warehouse distribution, heavy or light manufacturing, research and development uses, and select business services.

Special Districts

Special districts are portions of the planning area that require more detailed planning due to natural environmental conditions and unique opportunities that may present themselves only in these areas.

High speed Corridors

High Speed Corridors are corridors of regional or statewide significance that ensure a highly efficient movement of people and goods, and reduce the adverse air quality impacts of transportation. These corridors are vital to the economic vitality of the West Valley and generally connect population centers with significant recreational, commercial, industrial or institutional activity centers.

Transit corridors

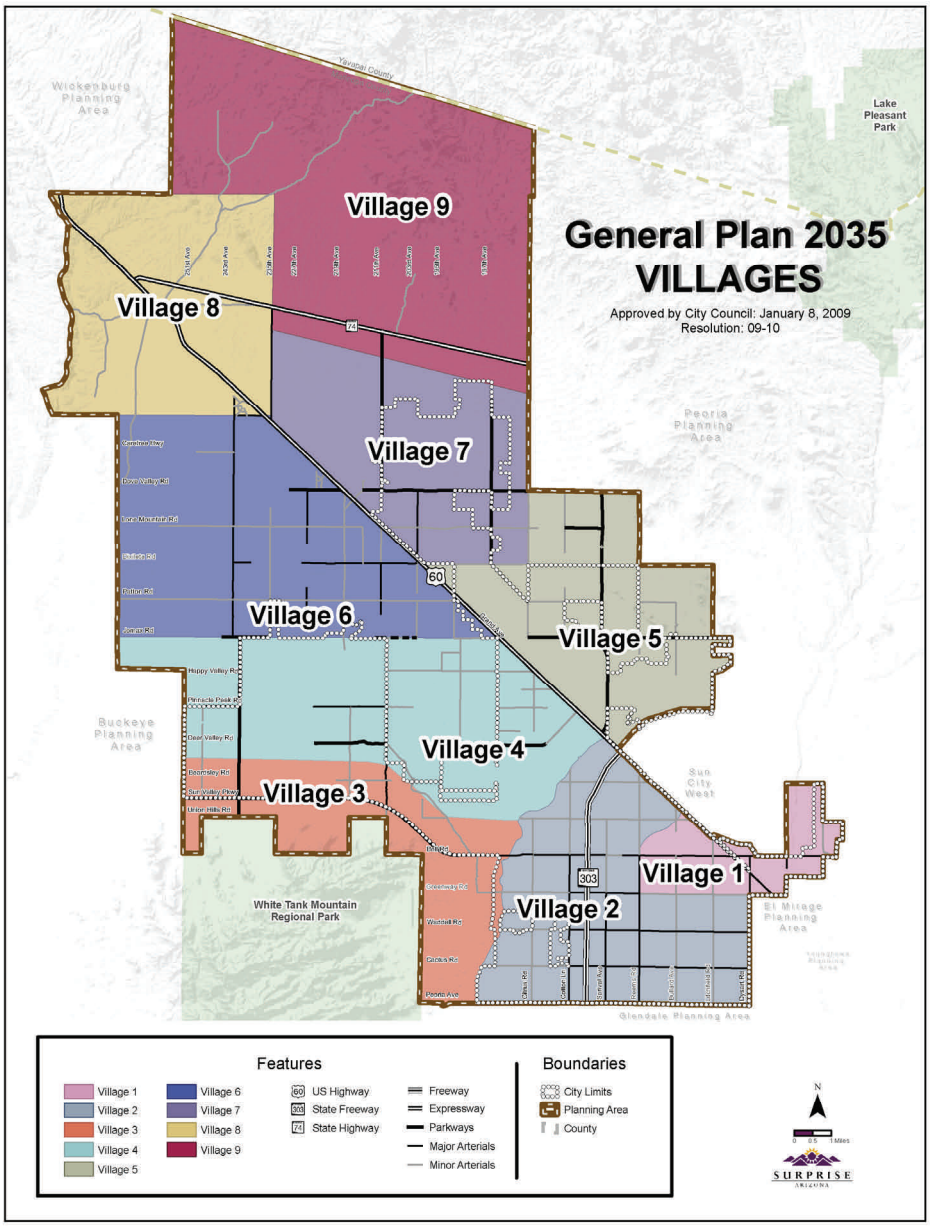
The City of Surprise faces limited arterial streets and highway capacity, growing traffic volumes and congestion, and restricted opportunities for new highways. These challenges mean it is time to develop high-quality and attractive transit service that is competitive with the private automobile in terms of travel time, cost, and convenience. Transit corridors are planned to be multi-modal and located to maximize ridership opportunities. High-quality and attractive transit service has been known to stimulate desirable and positive land use development and redevelopment.

Scenic Corridors

These corridors consist of roads that have scenic and historic values that must be protected and that are inherent to Surprise. Along these roadways are also visible the great variety, grandeur, and beauty of the foothills landscape. It has become increasingly evident that an overlay based on the view corridors is a logical and practical approach to protecting resources in their natural setting.

Village Planning

Principles found in the goals and policies in the General Plan are woven into the fabric of everything the City is striving to create—a livable, attractive and sustainable community. These principles underpin the City's decision to embark on its Village Planning Strategy, and are the platform upon which the Surprise General Plan 2035 will be built and delivered.



The Village Planning Strategy focuses growth into mixed-use activity centers that are both pedestrian-friendly districts and linked to an improved regional transportation system. This strategy was first adopted in 2009 by City Council. It was developed through an intensive process of public collaboration over a three year period. This strategy draws upon the character and strengths of Surprise's natural environment, neighborhoods, commercial centers, institutions, and employment centers. It is designed to sustain the long-term economic, environmental, and social health of the City and its many internal communities. The Village Planning Strategy also places emphasis on the value of Surprise's distinctive neighborhoods in combination with it's open spaces, to form the City as a complete whole.

The Villages in the City of Surprise are defined by a balanced mix of land uses, an adequate support of resources and an awareness of infrastructure needs. The Villages will aim to have a proper job-housing balance, a neighborhood and community-based organization system, a synergy with the City to improve communication and a successfully operating multi-modal transportation network. Each of the Villages will provide opportunities for people to live, work and play.

The Village Planning Strategy centers on what people love about their neighborhood, while setting measures to ensure those special characteristics are enhanced and preserved. One of the main goals in this strategy is to ensure that long term objectives developed by the City are meeting community and business needs, while enhancing the local environment. Villages are also intended

to have more co-operation and partnerships between the different tiers of government, between businesses and government, and between residents, institutions, and government. The creation of "Villages" will enable the City to deliver services more equitably, pursue a development pattern that is environmentally and fiscally sound, and provide better means of managing growth and change through extensive collaboration with the community.

GOALS AND POLICIES

Goal 1

Support sustainable growth that ensures effective, efficient, and equitable provision of public services, land, and infrastructure.

Policies

1. Promote infrastructure expansion where it will be more efficient and effective, and minimizes adverse impacts outside the identified growth areas.
2. Give priority to infrastructure upgrades and improvements in the identified growth areas.
3. Focus infrastructure improvements in designated growth areas and contiguous to existing development.
4. Make development decisions predictable, fair and cost effective.
5. Promote and provide incentives for infill development, redevelopment and growth in existing urbanized areas.
6. Expand efforts to ensure all new development and future development includes community and stake holder collaboration.
7. Promote sustainable and green building practices to lessen the demand on infrastructure.

Goal 2

Create diverse, distinct, and well-structured villages throughout the City, while coordinating with all stakeholders.

Policies

1. Implement Village Plans and require them to be reviewed and updated every five years.
2. Foster the character of various villages based on their location and physical characteristics.
3. Designate a hierarchy of village centers for citywide implementation.
4. Ensure villages are strategically positioned to receive adequate public facilities.
5. Create Design Guidelines within two years of each village plan completion to promote high-quality village structure.
6. Ensure villages meet the community's desire for a complete, sustainable, and high-quality living environment.

Goal 3

Emphasize efficient transportation to, from, and within growth areas, focusing on automobile, transit, and other forms of circulation.

Policies

1. Promote physical planning and design techniques that facilitate access to, and use of, transit services and other multi-modal circulation options.
2. Concentrate circulation infrastructure expansion in identified growth areas and coordinate improvements with development activity.

Goal 4

Conserve significant natural resources and open space in the Villages and Growth Areas.

Policies

1. Allow for growth management strategies, such as the transfer of development rights, to conserve open space.
2. Strengthen connections between open space areas within, and outside of, growth areas by identifying open space corridors between these areas.

3. Safeguard and maintain significant historic, archaeological, and natural resources in the growth areas.

Goal 5

Foster the continued development of a unique and well designed downtown.

Policies

1. Create and adopt design guidelines specific to the downtown area.
2. Promote art as an integral part of all downtown development.
3. Remove barriers that may hinder residential development in the identified downtown area.

Land Use Element

INTRODUCTION

The Surprise Planning Area is 309 square miles while the City's incorporated land area, as of January 2013, is approximately 108 square miles. The land within the planning area is intended to represent areas in which the City of Surprise may consider annexing at some point in the future. Therefore, it is important to plan for this area even when the City does not have legal authority over the land. By planning the area outside the incorporated boundaries, while working closely with Maricopa County, it is the intent that the County will consider the Surprise General Plan 2035 when making future decisions that might impact those areas.

DISCUSSION

In the City of Surprise, the distribution of land use patterns reflects the basic use and intensity to which land in the City shall be developed. The current land use patterns display the broad designation and arrangement of land uses and densities. These designations are described in more detail later in this section, and include residential, commercial, business/industrial, mixed use, activity centers, master planned communities, park and open space, and public use categories. A general description of the range of primary and supportive uses, gross residential densities, and other pertinent characteristics are identified.

The Surprise distribution of land use patterns is implemented through more detailed village plans, city specific plans, land use codes, and other regulatory measures. These specific plans provide more detailed policy direction and development review criteria at the parcel level concerning the location, type, and intensity of residential uses, shopping and business centers, office and employment areas, parks, libraries, and other public buildings and services.

Balance of Land Uses

The land use element identifies a preferred balance of land uses to ensure that infrastructure is maximized and adequate distribution of services, employment, and recreation are provided in proximity to where people live.

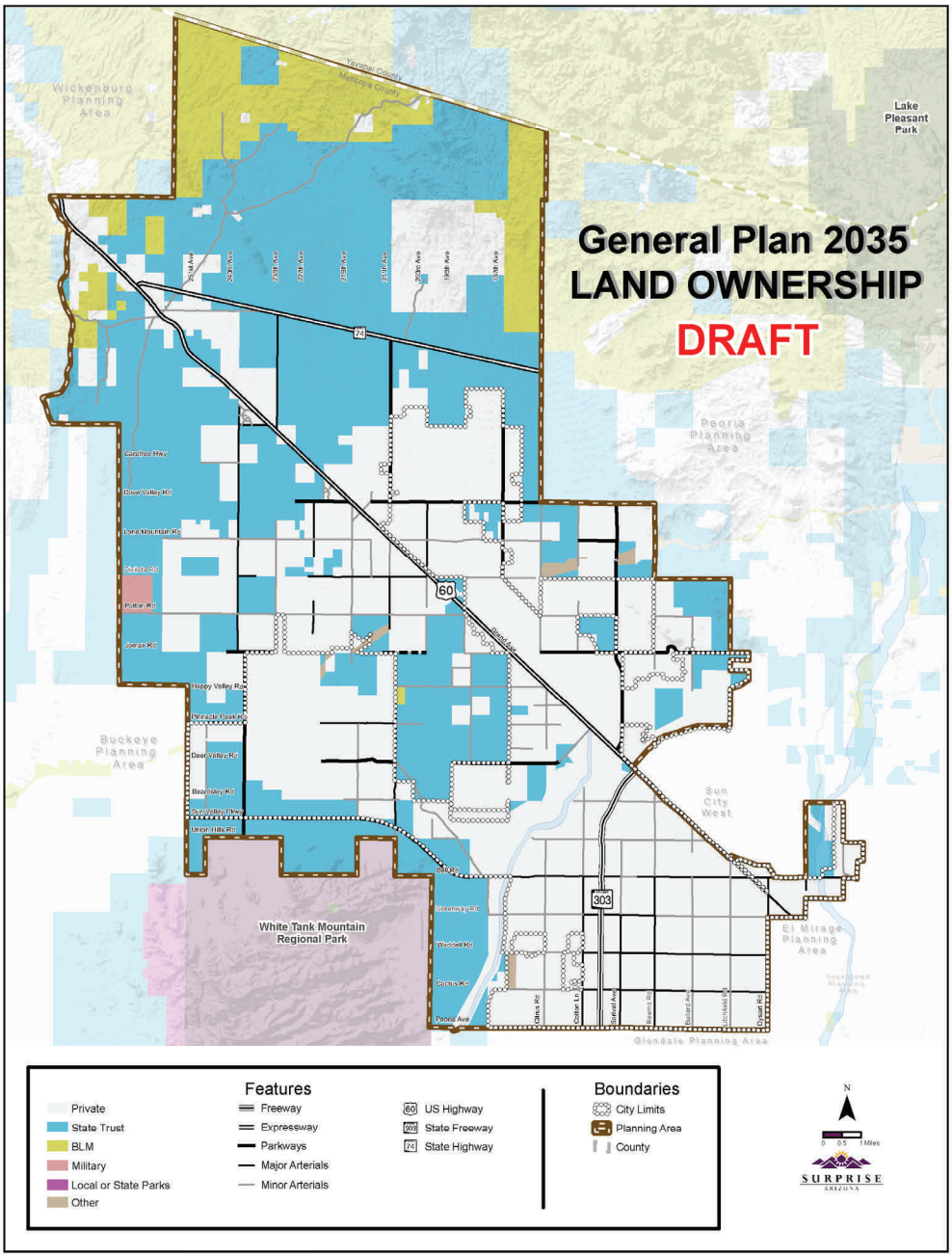
Land Use and Fiscal Sustainability

The City's economy is driven to a large extent by new growth and construction. Land use and economic planning must strive for diversity in the City's economic base and identify adequate land to attract income-generating uses, such as employment, office, and commercial development. To ensure community sustainability, the City of Surprise must balance current market trends in development, with the need to provide the full range of land uses within the planning area.

Arizona State Land Ownership

Within the 309 square mile planning area, there is a mix of land ownership. The Arizona State Land Department (ASLD) administers substantial holdings throughout the planning area (See Land Ownership Map on page 27). The City of Surprise has taken an active role in the planning of State Trust Lands located within the planning area and will continue to work closely with the ASLD. All of the State Trust Land in the planning area is subject to the 1998 Arizona Preserve Initiative (API) that is designed to encourage preservation of selected parcels of State Trust Land for open space in and around

urban areas. State law details a process by which State Trust Land can be leased for up to 50 years or sold for conservation purposes. Leases and sales must occur at public auction.



Village Planning

The City of Surprise encourages development diversity and innovation through the village concept. Projects utilizing this process have the potential for mixed land use opportunities, a range of housing choices, from rural to high density residential development, open space and recreational opportunities, and an appropriate multi-modal transportation system connected to schools, libraries, parks, retail, and employment centers.

Proposed development projects will be evaluated on how well they connect to adjacent uses, existing and planned, and how they contribute to an overall character of the neighborhood and community through village plans. In locations where no village or corridor plan exists, the developer should work with the City to begin the process. It is the goal of the Surprise General Plan 2035 to create and maintain a unique "sense of place" for both visitors and residents.

Urban Design

It is the City's goal to ensure that the planning area maintains an appropriate community form as Surprise's urban area expands in both physical and social aspects. The Surprise General Plan 2035 outlines policies to encourage a compact urban form in appropriate areas that maximizes infrastructure and encourages multi-modal transportation. The urban form is also defined by a comprehensive network of open space and trails that connect activity centers within the planning area as well as connecting to other regional park systems.

Range of Density

The Surprise General Plan 2035 identifies a balance of densities throughout the planning area that reflect community quality of life values and recognize the carrying capacity of the land. Recognizing that Surprise's future population count may grow rapidly, it is important not only to preserve rural and single-family housing choices but to secure higher density land uses.

The higher density land uses not only serve as a way to provide more choices in housing, but are a necessity if Surprise is to care for a future population in a sustainable manner. Sustainable development can only occur when costs for services are targeted to a relatively smaller land area. Lower density developments will require greater expense toward infrastructure development and maintenance which must be recovered in higher density areas. Lower density areas may also face a lower total level of service (ex. fewer library or recreation resources) due to the cost required to cover a decentralized larger land mass.

Landform Diversity of Planning Area

The planning area varies in terms of terrain, vegetation, and landform. It is critical to be sensitive to this diversity and create a unique development pattern that is compatible with the natural environment. It is important to ensure that there are landmarks throughout the community that create a recognizable sense of place that is uniquely Surprise. The major components of this identity are described in the Community Design Element.

Luke Air Force Base

Luke Air Force Base (AFB) noise contours impact the southern portion of the planning area as well as around Luke AFB Auxiliary Field one (1) located near the center of the planning area. The City of Surprise has and will continue to experience growth pressure in and around these facilities. The City is dedicated to ensuring land use compatibility within the noise contours. In addition the city supports the graduated density concept put forth by Luke AFB to protect their mission, by requiring developer compliance.

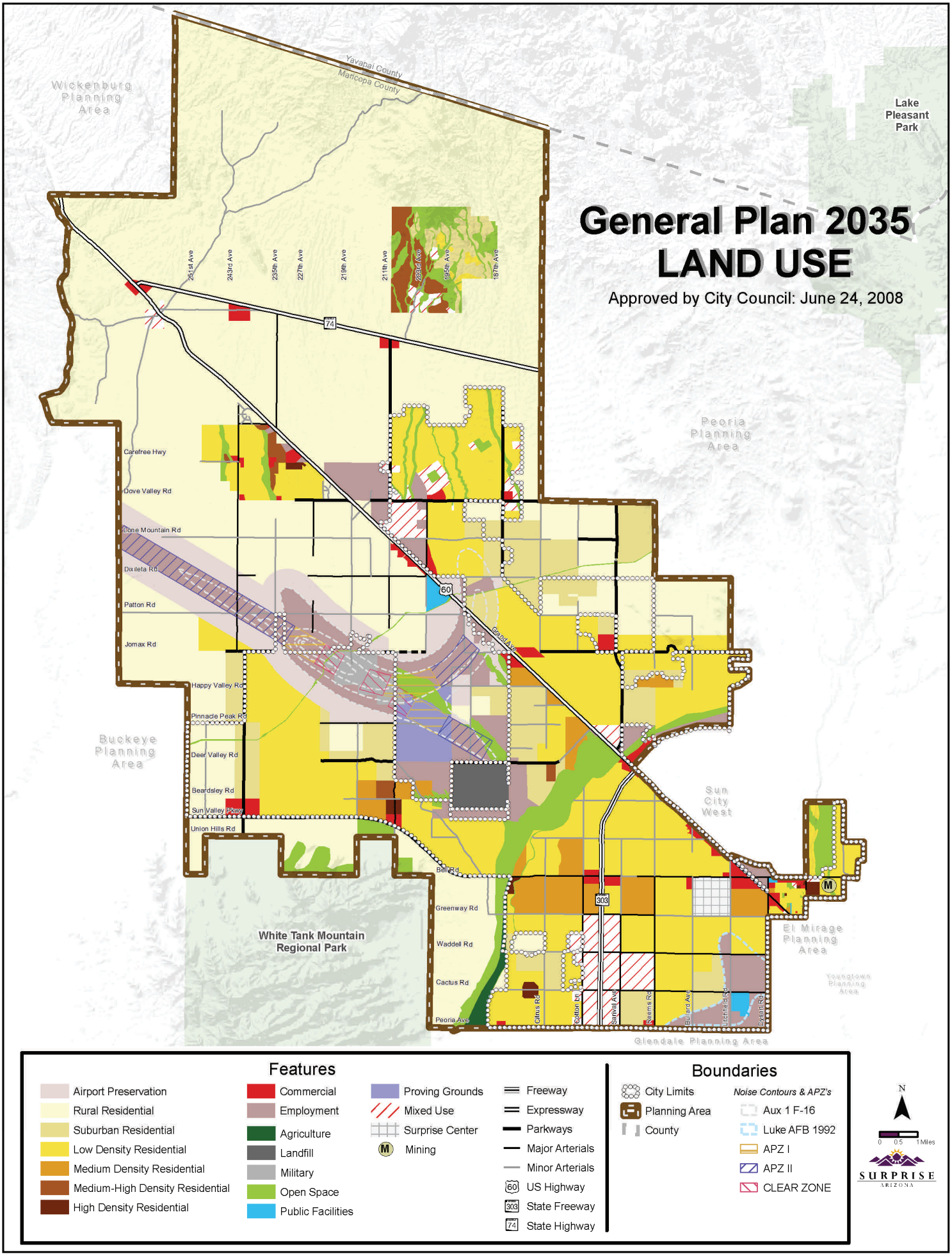
Land Use Definitions

To assist in guiding growth and development consistent with the community's vision, it is important to understand the intent of the different land use districts designated on the Surprise Land Use Plan. The following definitions that relate to the designations on the Land Use Plan (see Land Use Map on page 29) should be used in conjunction with the other land use policies and the other elements of the Surprise General Plan 2035. The residential land uses are characterized as a range of dwelling units per acre (DU/AC).

NOTE: Within all land use designations, actual uses within the high noise or accident potential zones of both Luke AFB and Luke AFB Auxiliary Field one (1) shall be in accordance with Arizona Revised Statutes §28-8481(J).

Rural Residential [RR] (0-1 DU/AC)
The Rural Residential category is intended to be a setting for a predominance of large-lot single-family housing in a rural setting. Development in these areas consist mainly of homes with natural or consolidated open space on one acre lots (gross) or larger, ranging up to ten acres in more remote, unincorporated areas in the county. The basic character of development is rural, with most natural features of the land retained. Keeping of horses or other livestock is permitted in certain areas subject to the adopted Rural Development Standards and Design Guidelines Policy. Public services are not required at a level as great as in higher density development. Limited commercial development serving the neighborhood may be allowed with desert conservation integrated into the site design.

Airport Preservation [AP] (0-2 DU/AC)
The Airport Preservation designation is used to protect both general aviation operations in and around existing and future airports/airparks, as


General Plan 2035
LAND USE
Approved by City Council: June 24, 2008
Wickenburg Planning Area
Yavapai County
Maricopa County
Lake Pleasant Park
Peoria Planning Area
Buckeye Planning Area
Sun City West
El Mirage Planning Area
Youngtown Planning Area
Glendale Planning Area
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Jomax Rd
Happy Valley Rd
Pinnacle Peak Rd
Deer Valley Rd
Beardsley Rd
Sun Valley Pkwy
Union Hills Rd
Bell Rd
Greenway Rd
Waddell Rd
Cactus Rd
Peoria Ave
Grand Ave
Citrus Rd
Cotton Ln
Sarival Ave
Reems Rd
Bullard Ave
Litchfield Rd
Dysart Rd
Features
Airport Preservation
Rural Residential
Suburban Residential
Low Density Residential
Medium Density Residential
Medium-High Density Residential
High Density Residential
Commercial
Employment
Agriculture
Landfill
Military
Open Space
Public Facilities
Proving Grounds
Mixed Use
Surprise Center
Mining
Freeway
Expressway
Parkways
Major Arterials
Minor Arterials
US Highway
State Freeway
State Highway
Boundaries
City Limits
Planning Area
County
Noise Contours & APZ's
Aux 1 F-16
Luke AFB 1992
APZ I
APZ II
CLEAR ZONE
N
0 0.5 1 Miles
SURPRISE
ARIZONA

well as to support the mission of Luke AFB, protecting it from encroachment.

Land uses supported in this designation will include service uses, proving grounds, warehouse, Business Park, and/or manufacturing-type industrial uses where appropriate. This land use is encouraged within the F-16 and future F-35 high noise impact areas and under the 65 Ldn (day-night sound level) boundaries. All future development within this category inside the high noise impact area shall be in compliance with A.R.S. section 28-8481.

Suburban Residential [SR] (1-3DU/AC)
The Suburban Residential category is intended for large-lot, single-family housing. Suitability is deter-mined on the basis of location, access, existing land use pattern, and natural and man-made constraints. Suburban Residential designated areas range from one to three dwelling units per acre. Limited neighborhood commercial is permitted in this category to serve local residents where deemed appropriate by the city.

Low Density Residential [LDR] (3-5DU/AC)
The Low Density Residential category is intended for predominantly single-family detached residential development. Residential densities of up to five (5) dwelling units per acre (gross) are typical of this category. In general these areas are quiet residential single-family neighborhoods but in some areas a mix of single-family, duplexes, townhouses, and low rise apartments would also be suitable, provided that the average density of such areas does not exceed five (5) dwelling units per acre. This designation may also include such supporting land uses as neighborhood shops and services, parks and recreation areas, religious institutions, and schools. A full range of urban services and infrastructure is required.

Medium Density Residential [MDR] (5-8 DU/AC)
The Medium Density Residential category is intended for single-family detached residential development integrated with townhouses, cluster developments, and low-rise apartment/condos. Residential densities of up to five dwelling units per acre (gross) are typical of this category. In general these areas are a mix of single-family, duplexes, townhouses, and low rise apartments with the average density of such areas not exceeding five (5) dwelling units per acre. This designation also includes supporting land uses within a 20 minute walk such as neighborhood shops and services, neighborhood parks and recreation areas, religious institutions, and schools. A full range of urban services and infra-structure is required.

Medium/High Density Residential [MHDR] (8-15 DU/AC)
The Medium Density Residential category includes fully integrated detached and attached single-family residential developments. This category includes a mix of single-family homes, duplexes, manufactured, and modular homes, townhouses, apartments and condos. The gross density range for this category is five (5) to eight (8) dwelling units per acre. This category also includes supporting land uses within a 15 minute walk such as neighborhood shops and services, neighborhood parks and recreation areas, religious institutions, and schools. A full range of urban services and infrastructure is required.

High Density Residential [HDR] (15 and above DU/AC)
The High Density Residential category provides for apartment and condominium complexes at 15 gross dwelling units per acre or higher. This category shall also include supporting land uses within a ten minute walk such as commercial and employment opportunities, parks and recreation areas, religious institutions, and schools. A full range of urban services and infrastructure is required.

Agriculture [AG]
The Agriculture designation denotes areas that are intended to remain in agricultural production over the long-term. There are additional locations within the planning area that are expected to remain in agricultural production for the short-term. However, these areas are anticipated to

transition to other land uses over time. According to Growing Smarter, agricultural land must be designated to provide residential development up to one dwelling unit per acre.

Commercial [C]

The Commercial designation, as shown on the Land Use Plan, denotes retail areas larger than 25 acres. These sites have now been incorporated into other land use categories. The original intention was to allow commercial uses to have direct access to major roadways. The city of Surprise, in the past, approved community and neighborhood commercial under 25 acres within other land use designations (i.e., residential) that may not be shown on the Land Use Plan, if appropriate. High Density Residential use that would serve as an accessory to the commercial use may be allowed conditionally to encourage mixed use development. As existing commercial land use properties are redeveloped outside of commercial uses a land use amendment will be required to conform to newer land use categories.

Mixed-Use [MU]

Within the planning area are several "Mixed-Use" designations located throughout the city of Surprise. These areas are intended to provide a unique area that provides a variety of employment, commercial, and entertainment uses supported with high density residential dwellings. The Mixed-Use designation is intended to create a vibrant urban setting to allow for housing choices within walking distance from daily needs and commutes while providing employment, services, and entertainment to the surrounding area. To be effective, mixed-use designations must include a variety of uses within easy walking distance of each other, transit options within the area as well as extending into surrounding communities, and no one-land use is intended to dominate a Mixed-Use area.

Employment [E]

The Employment designation refers to appropriate areas where professional office, tourism/recreational uses (e.g., resorts, amusement facilities), service uses, office/warehouse, and/or manufacturing-type industrial uses is encouraged. This use allows incidental supportive residential in appropriate locations that is adequately buffered on a case-by-case basis. Supportive residential may be a component of an employment related development where deemed appropriate. The specific allowable use will be determined based upon the particular site, adjacent land use impact, buffering techniques, intensity of development, and traffic implications. However, the overall intent of this designation is to locate employment uses and generate jobs for Surprise. Where employment land use is designated in or around Luke Air Force Base F-16 and future F-35 Ldn contours, development must meet the requirements of A.R.S. Section 28-8481.

Open Space [OS]

This designation denotes areas that are to be precluded from development except for public recreational facilities or nature preserves. Development of recreations facilities should be limited to trails, trail heads, and minimal structures that support recreational uses. Open space areas should be left in a natural state due to topographic, drainage, vegetative, and landform constraints or the need to provide buffers between potentially incompatible land uses. The plan strives to create a linked open space system through the preservation of washes, public utility easements, and major corridors that link to the regional park and trail systems. State Trust Lands or privately held lands identified as park or open space may be developed at a maximum of one (1) dwelling unit per acre per Growing Smarter legislation.

Public Facilities [PF]

This designation denotes acreage dedicated for public or semi-public uses that may include police/fire substations, schools, libraries, community centers, churches, wastewater treatment plants, etc. The boundaries of the land use designations (i.e., districts and district boundaries)

are located along significant natural or man-made features wherever possible to assist in identification. These features include drainage ways, washes, roadways, existing subdivisions, land ownership, power lines, or existing development areas. These boundaries represent general recommendations for future development and locations that have been developed. However, the precise location of the boundaries may not always be exact or critical. Variations of several hundred feet, particularly where no significant natural or man-made features are present, may be acceptable. It will be the responsibility of the City Council, with recommendation from the Planning and Zoning Commission and Surprise Community Development Department, as well as guidance provided by the Surprise General Plan 2035, to establish and define the boundaries if questions arise.

Proving Grounds [PG]
Within the planning area, the Ford Corporation has a proving ground that is used to test new vehicles and equipment. This use is expected to continue in the future.

Landfill [LF]
The Landfill designation is where the Northwest Regional Landfill (1,200 acres) is located. The fairly new landfill has an 80-year life span. Therefore, this use will continue in the foreseeable future.

GOALS AND POLICIES

Goal 1

The City of Surprise should have a sustainable balance of land uses.

Policies

1. Incorporate desired land use balance goals into the general plan.
2. Consider the balance of land uses when making land use changes.
3. Assure sufficient land for a variety of uses, facilities, and services needed to serve present and future residents.
4. Continue to regulate building intensity and density according to the standards and land use designations set forth by the General Plan and the City's Municipal Code.
5. Encourage residential land uses to be located in close proximity to jobs centers to reduce travel times.
6. Promote medium and higher density land uses near major transportation routes and transit centers.
7. Assure land use changes are based on review of sustainability ideas.

Goal 2

Promote land use determinations in Surprise that are fiscally sound.

Policies

1. Foster sound use of economic resources and natural amenities in land use decisions.
2. Encourage well managed and phased growth and development to achieve orderly, directed development.
3. Consider fiscal impacts on city when making land use decisions.
4. Foster land uses that create an ideal job-housing ratio in the City.
5. Support compatible land uses adjacent to important employment and resource centers (ex. Volvo proving grounds, landfill, Thunder Ridge Airpark, Luke AFB).

Goal 3

Land uses should create a development pattern that support the Village Planning Strategy.

Policies

1. Promote a compatible mix of land uses throughout the planning area that support a village planning concept.
2. Require master planned communities to be reviewed for land use impacts and treatment of edges to support village planning concept.

3. Promote density ranges that are located where appropriate according to village plans.
4. Encourage cooperation with the Arizona State Land Department to plan land uses in advance of development.

Goal 4

Encourage land use changes that are appropriate to existing natural conditions.

Policies

1. Support land uses that are compatible with terrain around White Tank and Hieroglyphic Mountains.
2. Preserve major washes as open space land use for preservation and public recreation uses.
3. Promote cluster development to preserve open space around foothills, mountains, and washes to minimize disturbance.
4. Consider land use choices that support desired scenic corridors.
5. Establish a hillside preservation ordinance to protect slopes.

Goal 5

The continuing mission of Luke Air Force Base (AFB) shou be considered when making any land use changes.

Policies

1. Ensure compatible land use and development patterns adjacent to and surrounding Luke AFB.
2. Continue to communicate with the public about the importance of Luke AFB to the West Valley and the City of Surprise economy
3. Continue to foster a close working relationship with the officials of Luke AFB to discuss and share information about future plans and operations at the base.
4. The city of Surprise recognizes the 1988 noise contours around Luke AFB (shown on the land use plan) and will update the noise contours as the mission of the base changes.
5. The City of Surprise recognizes the high noise and accident potential zone and associated land uses around Luke Aux-1 and will update the noise contours as the mission of the base changes.
6. Luke AFB noise contour lines are established based on description or determinations of a legal nature and approved by the City.

Goal 6

Provide equal protection for residential development and aggregate mining operations.

Policies

1. Discourage new residential zoning where future residences would be adjacent to an existing or planned aggregate / mineral mining operation.
2. Discourage new mining operations adjacent to or in close proximity to existing residential development or existing or planned City recreation areas.
3. Promote non-residential development such as business park and industrial uses adjacent to existing mining operations.

Goal 7

Preserve rural lifestyles while accommodating new population growth in the unincorporated northern sections of the City's planning area.

Policies

1. Maintain existing densities in the rural areas to ensure the rural lifestyle is upheld.
2. Adopt and administer a Rural Lands Ordinance that responds to the lifestyle expressed by residents in the unincorporated

Economic Development Element

INTRODUCTION

The Economic Development Element provides guidance and direction for planning to establish a fully integrated municipal economy where professional, retail, commercial industrial, and other employment opportunities are identified, solicited, and facilitated in an active program of business development. Quality of life issues are directly dependent on an integrated economy to minimize long commutes to jobs in the central valley and elsewhere.

The Economic Development Element provides a general foundation for building the local economy. Its purpose is to serve as the City's policy support for the implementation of the *Surprise Economic Positioning Framework.*

DISCUSSION

Creating a Desirable Community

Desirable communities are those containing the critical components that promote quality of life. A quality education system, enhanced entertainment, arts and cultural amenities, and recreation opportunities are some of the components that make a community desirable.

Developing an Educated and Skilled Labor Force

An educated and skilled workforce is crucial to the overall economic development success of the city. Collaborations with educational institutions and the business community are encouraged to ensure that current and future residents are afforded the opportunity to remain competitive in the workforce.

Establishing and Maintaining Positive Economic Growth

The creation of a more diverse and stabilized economy will fiscally sustain the community long-term through the ups and downs of economic cycles. Strategic efforts should be geared towards fostering the development of the employment corridors in the growth areas, attracting knowledge-driven industries, establishing international relationships with companies and communities, and developing advanced business infrastructure to service the needs of residents and business.

Cities throughout the southwestern United States compete for economic development in order to increase the revenues necessary to provide facilities and services. Past trends and future projections for economic development indicate continued growth in the Phoenix Metropolitan Area as a whole. It is vital for Surprise to attract a share of this economic development to balance the increased pressures for housing and population growth. The *Surprise Economic Positioning Framework* provides strategic direction to accomplish this objective.

Successful economic development is a long-term endeavor; economies do not change and diversify quickly. To implement a comprehensive development strategy, short-term trends, and gains must be overlooked in favor of long-term objectives outlined in the *Surprise Economic Positioning Framework*.

Commercial and employment areas must be designed using sound planning principles that include transportation access and the availability of communication infrastructure. Residential and non-residential development can be integrated, given high design and development standards. Standards for planned commercial and employment areas must be maintained to resist encroachment by less economically beneficial uses and to preserve opportunities for strategic economic development.

Business Strategy
The *Surprise Economic Positioning Framework* identifies clusters within the City to create an active developer/business/talent recruitment program. Targeted business opportunities will take advantage of Surprise's unique attributes and resources within the Phoenix Metropolitan Area and southwestern United States

Potential Tourism Market
Surprise must understand and engage the tourism market. The community lacks sufficient hotels/motels, conference centers, restaurants, and attractions. The planning area around the White Tank Mountains and north of SR 74 provide excellent opportunities to develop future resort and recreation based tourism.

Transportation Issues Related to Economic Development
Addressing transportation issues is critical to successfully capturing potential economic growth. Establishing and implementing a coordinated regional transportation program is important in order for goods and services to move easily to markets for future connection with employment opportunities in Surprise as part of an overall business recruitment program.

Labor Force
Surprise's primary labor market encompasses much of the West Valley. While there is an abundant supply of labor, it may not be the skilled labor that will be required for knowledge-driven industries. Secondary labor markets in the central valley, particularly those with access to and along future passenger rail corridors and expanded Loop 303, should be explored for future connection with employment opportunities in Surprise as part of an overall business recruitment program.

Telecommunications
Telecommunications and technology infrastructure for residents and business is critically important to economic recruitment. Being able to work globally and connect to others through the latest technology is essential to foster communications and commerce. Developing robust infrastructure for technology will help Surprise become a well connected society that enables new forms of enterprise, collaboration, knowledge sharing, and commercialization of ideas.

Education
The development of a knowledge-based economy rests on a foundation of education. Innovation and entrepreneurship are key competitive advantages of the United States economy in general, and Surprise, with its large and continuous in-migration of new residents, has an opportunity to capitalize on the collective knowledge and problem-solving skills of community members. This hidden asset, in combination with a robust education system that emphasizes independent thinking and creativity, will provide a strong platform for economic growth.

International Economic Development
The attraction of foreign companies is an increasingly important component of economic development. The globalization of industry and research and development presents Surprise with an opportunity to grow and diversify the city's economy in new directions. Foreign direct investment in Arizona has lagged that of other states, and Surprise can be a leader in reversing this trend while capturing an important new source of jobs and investment.

GOALS AND POLICIES

Goal 1

Strengthen Surprise as a center for sustainable business and commerce.

Policies

1. Encourage and promote partnerships between research institutions and businesses in emerging industries, technologies, and incubators.

2. Facilitate and enhance collaboration among the Surprise business community and city government.
3. Attract and retain businesses that provide high paying jobs to strengthen the economic base of Surprise.
4. Retain, expand and support the City's medical facilities that serve as a major employer and community service provider.
5. Develop and utilize innovative economic development techniques to retain and expand diverse businesses of all sizes.
6. Focus public resources and initiatives to encourage revitalization and redevelopment of underutilized properties.
7. Support small business enterprise with access to professional resources that will assist in all stages of a business life cycle.

Goal 2

Make Surprise a center for business and commerce in southwest United States.

Policies

1. Target specific economic sectors for expansion in, or relocation to, Surprise that will provide a positive economic impact.
2. Promote Foreign Trade Zones to expand economic development opportunities in Surprise.

Goal 3

Promote strong regional, statewide, national, and global partnerships and economic relationships.

Policies

1. Partner with other jurisdictions, organizations, and the business community to leverage Surprise's resources in areas including, but not limited to, national and international marketing, regional economic issues and opportunities, workforce development, industry cluster development, and establishing emerging industries.
2. Partner with the state and other jurisdictions to implement techniques and programs that enhance the City's ability to compete nationally and internationally for economic growth.

Goal 4

Broaden education choices for all ages.

Policies

1. Support accessible and effective education to help the community meet the challenges of a changing economy.
2. Strengthen the community's public and private relationships with educational institutions to promote incubator activities, research, and entrepreneurial partnerships and opportunities.
3. Provide educational opportunities that support workforce attraction and retention in Surprise.
4. Attract new educational opportunities and retain existing.
5. Attract a higher education institution(s) that will enhance educational and cultural opportunities for Surprise residents.

Urban Design Element

INTRODUCTION

The character of a community is defined by its willingness to be distinctly different city. It is the goal of this element to guide physical development toward a desired scale and character that is consistent with the social, economic and aesthetic values of the City of Surprise.

Urban design describes the physical features that define the character or image of a street, neighborhood, community, or the city as a whole. Urban design is the visual and sensory relationship between people and the built and natural environment. Citywide urban design recommendations are necessary to ensure that the built environment continues to contribute to the qualities that distinguish Surprise as a unique living environment.

A major challenge for the City of Surprise is to return to the traditional pedestrian-oriented forms of development but with modifications to reflect modern realities such as safety and automobile dependency. Currently the City's streets and corridors are geared to those traveling in vehicles. Thoughtful design can accommodate people as well as vehicles. These gathering places can offer people the opportunity to congregate, talk to their neighbors, and meet others with whom they share the community.

DISCUSSION

The purpose of the Urban Design Element is to promote quality design for buildings, structures, paths, districts, nodes, landmarks, natural features, and significant landscaping.

Urban design element policies help support and implement land use, transportation decisions, economic development, and improve the quality of life in Surprise. Ultimately, the urban design principles influences the implementation of all elements of the General Plan and other community plans as it establishes goals and policies for the pattern, scale, and character of the built environment. It is intended that the urban design policies be further supplemented with site-specific community plans in the future.

Principles of Urban Design

The key principles of urban design present throughout the goals and policies are:

1. Creating Community Identity.
2. A built environment that respects City's natural environment and climate.
3. A city with distinctive neighborhoods, communities, and villages.
4. Creating walk-able communities.
5. A pattern and scale of development that improves quality of life through safe and secure neighborhoods and public places.
6. Applying sound environmental design techniques.

Character Zoning

A key feature of urban design uses zoning that focuses on character and design components to enhance the natural and built environment.

The Character Zoning is a categorization system that organizes all elements of the urban environment on a scale from rural to urban (see Figure 1.4A on page 39). Its potential lies in:

1. Education (it is easy to understand);
2. Coding (it can be directly translated into zoning categories);

3. Creating "immersive environments." An immersive environment is one where all of the elements of the human environment work together to create something that are greater than the sum of the parts. Due to its size and existing natural and social conditions, the city of Surprise would follow a character with five zones and a special district.

Natural Zone (T1)
The natural zone consists of lands protected in perpetuity or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology, or vegetation.

Rural Zone (T2)
These areas generally relate to the rural residential land use category. These character areas exhibit large lots for single family detached housing. A rural character is appropriate to retain areas that are environmentally sensitive (i.e., landform, topography/drainage, and vegetation) and that should be carefully planned and developed. Appropriate site planning techniques may include:

- Clustering to preserve natural desert or agricultural areas.
- Transfer of development rights.
- Use of building envelopes.
- Preservation of natural drainage washes
- Use of native plant palette for lot landscaping/desert restoration.
- Inclusion of sensitively designed equestrian and pedestrian trails

Characteristics include:

- General Character: Scattered buildings.
- Building Placement: Variable setbacks.
- Frontage Types: Not applicable.
- Typical Building Height: 1 to 2 story.
- Type of Civic Space: Parks, Greenways.

Suburban Zone (T3)
These areas relate to the residential and low density residential designations and contain neighborhood oriented retail opportunities and community facilities. Due to the density/intensity of development, mass site grading may be employed to prepare the land for site development. Even so, appropriate site planning techniques exist to:

- Protect existing washes and mature native vegetation.
- Restore/enhance natural open space areas and salvage appropriate plant material.

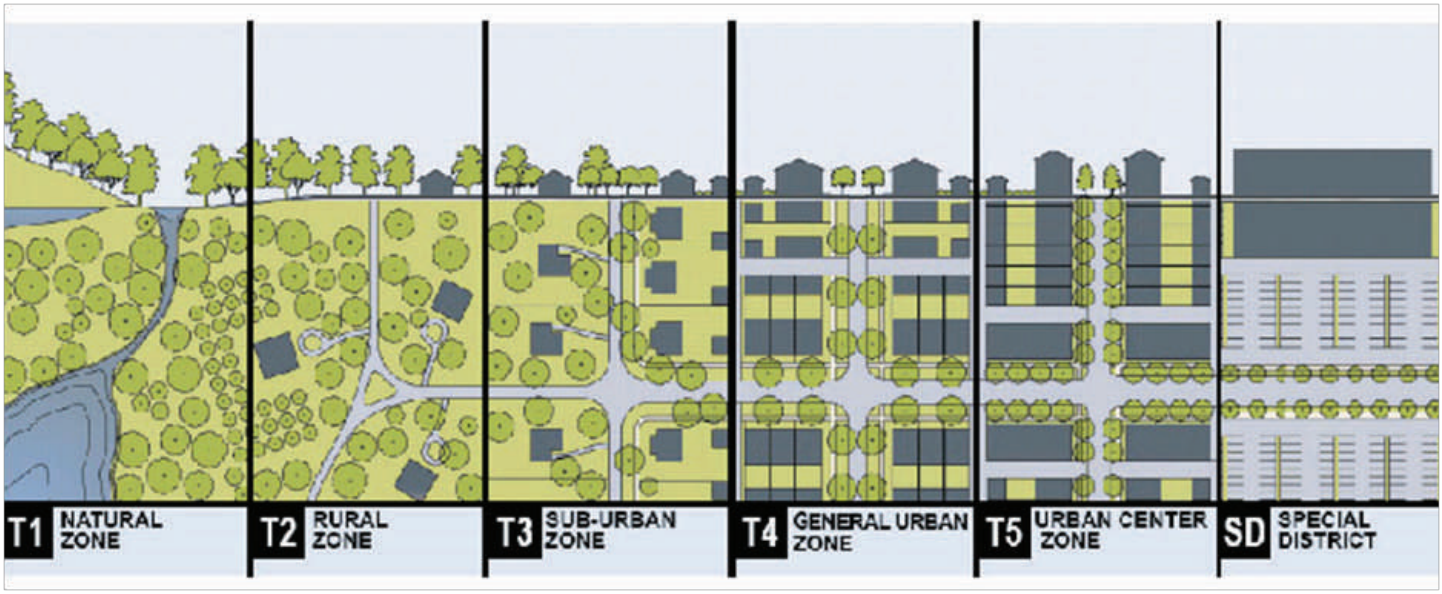
These mechanisms assist in the accelerated integration of the built and natural environments. Connection to community sewer collection and treatment is required. Suburban character areas are concentrated in the central and south central regions of the planning area.

Characteristics include:

- General Character: single-family houses and supporting commercial or public spaces.
- Building Placement: Large and variable front and side yard setbacks.
- Frontage Types: Porches, fences, naturalistic tree planting.
- Typical Building Height: 1 to 2 story with some 3-story.
- Type of Civic Space: Parks, Greenways.

Urban Zone (T4)
These areas are typically developed as medium and high density residential and contain neighborhood, commercial, employment and community facilities. Due to the density and intensity of development, mass site grading is generally used. However, sensitive site planning can include:

- Protection of existing washes.
- Salvage of appropriate plant material.
- Because the natural environment is changed, the inclusion of developed park, recreation, and open spaces becomes an important element. Connection to community sewer collection and treatment is required.



Characteristics include:

General Character: Mix of houses, townhouses & small apartment buildings, with scattered commercial activity; balance between landscape and buildings; presence of pedestrians.

- Building Placement: Shallow to medium front and side yard setbacks.
- Frontage Types: Porches, fences, dooryards.
- Typical Building Height: Multi Story with a few taller mixed use buildings.
- Type of Civic Space: Squares, Plazas, Urban Parks.

Urban Center Zone (T5)

Urban centers consist of higher density mixed-use buildings that can accommodate retail, offices, row houses, apartments, and civic buildings of regional importance. The areas have a tight network of streets and small blocks, with wide sidewalks, regularly spaced street planting, and buildings set close to the sidewalks.

Characteristics include:

General Character: Shops mixed with townhouses, larger apartment houses, offices, workplace, and civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity.

Building Placement: Low setbacks or none; buildings oriented to street defining a street wall.

- Frontage Types: Shopfronts, Galleries.
- Typical Building Height: Multi-story with some variation.

Special District Zone (SD)

Special District designations are areas that, by their intrinsic size, function, or configuration, cannot conform to the requirements of any Transect Zone or combination of zones. The SD zone identifies areas of the city where sites with existing specialized uses or unique community character require individualized development standards. The SD zone is applied to the following areas, each of which are intended to have development standards specific to the village's or community's objectives. Some of the uses that are applicable in the SDs include resorts, airfields, and business parks.

GOALS AND POLICIES

Goal 1

Continue to encourage and foster a high-quality built environment.

Policies

1. Design buildings that contribute to a positive identity and character to neighborhoods and the community.
2. Acknowledge the positive aspects of existing buildings by incorporating compatible features in new developments.
3. Promote design of public and civic buildings to enhance the identity of an area.
4. Promote infill development that reflects sensitivity to site, context, climate, and surrounding neighborhoods.
5. Promote the preservation of any identified historic sites and properties.
6. Include public plazas, squares or other gathering spaces in each neighborhood and village centers.
7. Introduce and integrate public art at various scales into the built environment.
8. Use landscape to provide unique identities within established villages, neighborhoods, and other developed areas.
9. Adopt market standards like Energy Star or Leadership in Energy and Environmental Design (LEED) for buildings, site planning, and neighborhood design to ensure a high level of energy efficiency, water conservation, and monetary savings in new developments.
10. Incorporate design concepts like Crime Prevention Through Environmental Design (CPTED) measures in site design, as necessary, to reduce incidences of fear and crime, and design safer environments.

Goal 2

Maintain a high-quality streetscape character.

Policies

1. Update the adopted Streetscape Design Guidelines periodically to address changing needs of the communities.
2. Establish specific streetscape design guidelines for highly visible prominent and community recognized streets.
3. Incorporate "complete streets" and transit systems into development projects.
4. Design or retrofit streets to improve walkability, bicycling, and transit integration; to strengthen connectivity; and to enhance community identity.
5. Encourage newly developing and redeveloping areas to promote multiple modes of transportation systems.
6. Incorporate existing and proposed transit stops or stations into project design.

Goal 3

Promote the City's diverse, distinct, and well-structured villages and neighborhoods.

Policies

1. Create, adopt, and update Village plans.
2. Promote design that incorporates new and existing developments with a compatible mix of residential, retail, service employment, and open space uses that are consistent with the predominant use and scale of the neighborhoods in a particular village.
3. Encourage *New Urbanism* or *Traditional Neighborhood Design* principles.
4. Encourage design and development of neighborhoods that are pedestrian-friendly.
5. Update design guidelines that address the relationship between design and site planning principles that are applicable citywide.
6. Promote the design neighborhoods whose that promote walking, biking, and transit.
7. Promote development of mixed-use village neighborhood centers that accommodate local-serving commercial, employment, and entertainment uses; provide diverse housing opportunities.

Goal 4

Preserve and protect natural landform and features.

Policies

1. Designate scenic views and corridors in the City.
2. Create and adopt design guidelines specific to protecting natural landscapes and scenic corridors.
3. Protect views along major streets, gateways, and pedestrian paths to provide a sense of place and orientation.
4. Link villages, open space, and other destinations together by connecting them with trail systems, bikeways, landscaped boulevards, formalized parks, and/or natural open space, as appropriate.
5. Address site specific issues and solutions where conflict occurs between transportation and open space goals and policies in Village plans or Community plans.
6. Use zoning principles like Transfer of Development Rights to protect environmentally sensitive areas.
7. Minimizing site disturbance through proper grading techniques.
8. Utilize variable lot sizes, clustered housing, stepped-back facades, split-level units or other alternatives to slab foundations to minimize the amount of grading.
9. Use building and landscape materials that blend with the natural environment.
10. Use water conservation techniques including the use of drought-tolerant landscape, porous materials, and reclaimed water where available.
11. Use landscape to support storm water management goals for filtration, percolation and erosion control.
12. Landscape to control erosion, reduce heat islands (shade trees, light colored materials), and minimize habitat disturbance.
13. Protect views from public roadways to scenic view and corridors.

Goal 5

Maintain a strong and effective design review process.

Policies

1. Strengthen the development review process to improve design in terms of contextual character, quality of design, and site planning.
2. Consider adopting *Form Based Code* or *Smart Code* for architecture and landscape design.
3. Use regulations, such as setbacks, height limits, floor area ratio (FAR) or floor space index (FSI), and performance standards/ conditional use restrictions from the zoning codes, and design guidelines to ensure that appropriate transitions are maintained different land uses.
4. Utilize the design review process to ensure compatibility of structures throughout neighborhoods, city centers, village centers, and villages.
5. Aesthetically integrate green building principles and systems as components of building design.
6. Incorporate design standards set by Americans with Disabilities Act (28 CFR Part 36) for all development projects.

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CHAPTER 2: QUALITY OF LIFE

For many years, Surprise remained unknown to many Arizonans. That changed dramatically when the City became one of the fastest-growing communities in the state. People flocked to the area to buy affordable homes in neighborhoods with new schools, nice parks, and convenient shopping. The addition of Cactus League baseball and professional tennis added to the City's allure. The 2008 economic crisis brought home buying and building to a standstill, but City leaders continued to look to the future, hoping to keep a small-town feel while creating a city for the twenty-first century.

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Chapter 2: Quality of Life

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EXECUTIVE SUMMARY

Will be inserted for final draft.

Neighborhood Planning Element

INTRODUCTION

Neighborhoods are fundamental to the foundation of Surprise and they define a "sense of place" and "quality of life" for many residents. The neighborhood planning element emphasizes the importance of neighborhoods to our community and the need to further empower residents to be actively engaged with planning activities and programs, services and joint communications with the city and other organizations that assist neighborhoods.

The overall goal of the neighborhood planning element is:

- To build social capital or the ability of the neighborhood to organize itself to identify problems and solve them in partnership with elected officials, businesses and the City
- Create a policy foundation for the revitalization of neighborhoods
- Improve neighborhood safety and security and
- Improve home ownership

DISCUSSION

A typical neighborhood is an area within a 10 minute walk of one's home or the area encompassing all of a resident's key nodes of activity near homes. Surprise has a variety of neighborhoods that range in size, age, housing type and amenities. Surprise neighborhoods are permeated in diversity, civic life and social interaction. The city is committed to learn from, build relationships with and facilitate citizen participation to identify needs, address challenges and affect changes in our community.

Neighborhood Wellness

Neighborhood wellness is a topic of increasing concern in communities across the nation. This term is deliberately used as concepts associated with wellness such as health, well-being, and stability describe the ideal conditions that should exist in every city neighborhood. Neighborhood is defined by safe, sound, and affordable housing; well maintained private yards and public spaces; a safe environment; and sound public infrastructure. Neighborhood wellness also aims to preserve neighborhood character and promote resident involvement in neighborhood affairs.

City of Surprise Neighborhoods

Many of Surprise's neighborhoods are comprised of single family homes developed within the past 10 to 15 years. Most of these neighborhoods were developed based on typical suburban patterns including cul-de-sac design with homes surrounding amenities such as parks. The suburban development pattern resulted from the desire of residents to leave more congested areas to find less expensive homes with large yards and more space for the enjoyment of families. While this development pattern provides for secluded and quiet neighborhoods, it also poses a challenge to develop good connectivity and emergency services.

The medium and high density residential neighborhoods are located in areas of the city that are close to major roads and transportation routes and some serve as transition areas between low density residential neighborhoods and commercial districts. High density development can be accommodated with more cost efficient public services but because these neighborhoods are usually located adjacent or close to busy streets, moving residents be-

tween their neighborhoods and parks, employment and shopping areas can be difficult unless there is care in locating and designing safe, efficient and convenient pedestrian crossings and transit service stops.

The Original Town Site (OTS) is the recognized historic core of Surprise. As with all older urban communities, this neighborhood has faced growing pains and strong competition from newer communities and large shopping centers. The area contains a mix of development including older homes with scattered employment and commercial areas. Most properties are well cared for although some properties suffer from the lack of maintenance. The OTS is also not served by transit. Lack of income in this area reduces vehicle ownership and places more reliance on public bus services. In recent years the city has invested in the area with a new recreation center, parks and other public services. Although this section of the city is faced with serious deficiencies, it is also with substantial cultural and social assets. Landscaping, new lighting and improved pedestrian access can dramatically improve older residential and commercial areas in competing with more established business communities and shopping centers.

All of Surprise's neighborhoods are unique in what they have to offer. The barriers and opportunities to supporting and maintaining viable and healthy neighborhoods vary considerably from the older OTS to the newer areas being developed in the city's outlying areas. The city recognizes the inherent differences between neighborhoods and the requirement of different strategies for the neighborhoods to stay healthy. Strengthening neighborhoods through organization, communication, coordination and education is instrumental in maintaining and improving a livable neighborhood environment. It is critical to ensure that homes and neighborhoods maintain the quality residents have come to expect.

Preserving Neighborhoods

Surprise is made up of a number of distinct neighborhood areas, each with somewhat different physical characteristics such as the age of housing, street configuration and the size of structures and lots. Established, stable neighborhoods must be preserved and protected from encroaching incompatible development while new neighborhoods are developed in a sustainable manner. Neighborhoods that are declining need a joint effort between the city and residents to rehabilitate the public infrastructure as well as private property investments. Revitalization in Surprise focuses on:

Maintenance and Preservation

Property conditions and the adequacy and quality of an area's public infrastructure provide an indication of a neighborhood's ability to maintain its character, quality, and value. Good property conditions make for more livable, attractive, and identifiable neighborhoods, better able to support private reinvestment. Spaces that are maintained and managed for their intended purpose and condition reinforce a feeling of safety and encourage people to use those spaces for productive purposes. Appearance of a neighborhood is a reflection of the level neighbors care about where they live. Unkempt buildings, tall grasses and weeds and junk and debris are evidence of a deteriorating area. The longer the disrepair of a neighborhood, the less likely residents will take action to intervene to make changes in the physical and social environment. A deterrent to crime is having people to engage in positive activities with a watchful eye toward unacceptable behavior.

The city of Surprise Code Enforcement section enforces property maintenance ordinances city wide, in conjunction with the maintenance provisions of the International Building Code. The ordinances apply to both undeveloped and developed private properties. Common property violations include accumulations of trash or junk, inoperable vehicles on private property

and graffiti on private property. In addition to enforcing code, the city provides monetary help in the form of loans for minor and major home repairs as well as grants to perform exterior improvements to owner occupied homes of income eligible families.

Neighborhood revitalization

As areas within the city age, neighborhoods may fray from disinvestment in the community. It is very important to identify and capitalize on the assets of the neighborhood to address the deficiencies in other areas of the community. The goal would be to improve the neighborhood in a variety of efforts–commercial, institutional, and recreational-to improve the neighborhoods in a broad-based way. Improved neighborhood conditions lead to higher levels of residential satisfaction and ultimately to greater neighborhood stability, as defined by longer lengths of tenure, stable property values, improved property upkeep and stable social conditions. Older neighborhoods require concentrated revitalization efforts in order to maintain a strong community presence.

Housing programs

There have been several studies on the relation between the neighborhood stability and home ownership. There is considerable support for an association between homeownership and both improved property maintenance and longer lengths of tenure. Studies indicate less residential mobility and greater property value appreciation in areas with greater homeownership. At least four aspects of neighborhoods might be stabilized by homeownership:

- Lengthy tenure of the current residents.
- Property values.
- Physical condition of properties.
- Social conditions in the neighborhood.

Promoting home ownership in partnership with other factors achieves the goal of supporting neighborhood health. The city has a variety of housing programs through federal and state community development funds. Most of the housing programs require that families meet income eligibility guidelines and many are recipients of the housing programs that have been provided over the years.

Safe Neighborhoods

Safety related issues are often at the top of the list of concerns by neighborhood residents. Stable, sociable neighborhoods are the building blocks of a sustainable city, offering attractive living choices for households of all kinds and broadening the civic life of residents by getting them involved in community-based activities.

Partnerships for Safety

Surprise places a great deal of value on public safety and the city's actions will continue to strengthen these community connections and build an ever-stronger commitment to place. Community based crime prevention efforts, combined with citywide policing efforts have drawn strength from this commitment to safety. Programs and services can help build a sense of community and also often encourage residents to get to know each other, become familiar with the children living in the neighborhood and encourage participation in community events/celebrations. Engagement in the block projects is also the best way to build momentum for community change. The city organized "Block Party Trailer" was established to help bring neighbors together and assist in the formation of neighborhood association and block watches, as well as to bring the neighborhoods together.

Visibility of the police force, decrease in illegal activities, and a sense of personal safety in one's home, streets and public and private places must be achieved.

The Surprise Police Department operates a number of programs and provides a variety of services to the Surprise community. From the Teen leadership Academy to Vacation Watch, records requests to victim advocacy, the focus

is on crime prevention, education and empowerment. Some of the programs include; beat teams, citizens police academy, crime free multi-housing, crime free storage and RAP (Risk Assessment Program). The city's continued commitment to delivering excellent policing and public safety facilities and services lays a foundation for community activities that focus on developing a sense of belonging and a responsibility to protect the safety and stability of neighborhoods.

Designing for safe neighborhoods

Neighborhoods are the fundamental building blocks that comprise the physical city and define its form and character. Since residents spend a great deal of time in their individual neighborhoods and identify more strongly with those areas than with the city as a whole, the physical design of these individual communities determines to a rather considerable extent the resident's quality of life. Land use mixes that are compatible combined with human-centered design, create environments that are safer for people. Here are the basic building blocks that create a real neighborhood, give it a strong identity and help make it a place to care about:

Diversity and Mix

An authentic neighborhood mixes – close together- the full range of human activities: living, learning, working, playing, creating, worshipping. Housing should be kept affordable with a range of different types: small and large single homes and two-flats, multiple unit buildings, businesses with apartments above, a few community based residential facilities.

Edges and Gateways

Clear edges make well defined places with character in addition to connecting the neighborhoods. Gateways define the entry into the neighborhood.

Walkable size and density

Size and density together are crucial factors for a neighborhood to work well. A walk-able neighborhood allows children, older people, and non-drivers to be active and independent.

Institutions

It is difficult to imagine a long-lasting, cohesive neighborhood without institutions such as schools, community centers or places of worship. In fact the location of schools often serves to define neighborhoods. An active neighborhood will also have several active religious institutions and community centers.

Parks and Community Places

It is shared common places that most clearly show the character of the community. Not only do parks and other open spaces contribute to the aesthetic and physical quality of the neighborhoods, they also contribute greatly to public health, job opportunities, social and cultural exchange and community building.

Business Core

Healthy businesses are vital to the health of the neighborhood. Investing in neighborhood business and commercial areas is more critical than ever to Surprise's economic future.

Street pattern

Suburban streets are laid out as cul-de-sacs that feed wide, fast collector streets. The result too often is congestion and unsafe streets for bicyclists and pedestrians. The grid street pattern works better since there are alternative routes to take, where vehicles are accommodated without being dominating.

Neighborhood design also plays an important role in neighborhood safety. To enhance overall public safety, the public realm must provide opportunities for people to interact comfortably and build community. Private property and public space that is well maintained and allows individual expression, contributes to a positive image, a feeling of safety and a sense of community.

Defensible space is created when pedestrians have a clear sense of spatial definition, and

when natural surveillance potential is used to its best advantage. Natural surveillance in development takes the form of placing public spaces or high activity areas where they provide a visual overview or line of sight to potentially unsafe areas. Clearly defined and observable spaces create a perception of risk for potential offenders while giving pedestrians a sense of security. A compact neighborhood with many eyes on the street is the foundation of an effective community policing program.
Connected Neighborhood

An important function of any neighborhood is the movement of people to places where they want to go. Key nodes of activity or an active gathering place in the community provides essential goods and services within walking distance. Neighborhood nodes of activity contribute to overall neighborhood quality, reduces the need to drive, offer opportunities for greater social interaction and puts more eyes on the street. Safe walking and bicycling route to the nodes are important to help ensure participation in programs by the neighborhood residents. Ease and frequency of bus service to regional employment areas, shopping centers, and community programs will make basic services more accessible to populations without access to a vehicle.

Good neighborhood design must accommodate for human factors to increase neighborliness and social cohesion. Well planned neighborhoods have local variety in housing, small scale retail in neighborhoods, complete and diverse networks and memorable places. Key nodes of activity are placed in and around the neighborhood to encourage walking. A deterrent to crime is having people engage in positive activities with a watchful eye towards unacceptable behavior. Opportunities for individuals to interact across different ages, race, income and cultural heritage also break down barriers.

The physical environment of the neighborhood strongly affects the social environment of the neighborhood. The current suburban development pattern is unsustainable, both technically and culturally. The most successful neighborhood plans, in terms of carrying out the strategies within the plan, are contingent upon what is most important to the people that live in the area. Another important function of any neighborhood is the movement of people to places where they want to go. Neighborhoods should overlap at their edges to form larger developed areas, interconnected by streets, public transit, and bicycle and footpaths. Neighborhoods that balance vehicular & pedestrian needs increase resident's familiarity & interaction with one another.

Neighborhood Strategies and Recommendations

Surprise Neighborhoods Services

As Surprise has grown from a small community to a city, residents and business owners alike have felt less connected to their neighbors and to the city itself. A common sense of community pride is created by encouraging strong neighborhood organizations through community building activities, community safety, neighborhoods having a consolidated voice, promoting neighbors knowing one another, and working together on neighborhood improvement projects.

Issues such as neighborhood housing conditions, safety and coordinated services are tackled through a partnership with the residents and business owners of the area. The city has a range of programs designed to address issues and provide enhancement mechanisms to maintain and improve neighborhood vitality. The programs include loans for major and minor home repairs, beautification programs, and block party trailers. The city also assists with the formation of a neighborhood group with the intent of organizing to educate the neighborhood, promote safety and community bonding as well as serve as a focal point for information to be brought into and out of the community. The City's objective is to empower its citizens to enhance the vitality of their neighborhoods which in turn benefits the entire community.

GOALS AND POLICIES

Goal 1

The quality of life in Surprise's neighborhoods should be protected and improved.

Policies

1. Develop a wellness indicator for neighborhoods.
2. Improve and emphasize pedestrian safety throughout the neighborhood, especially in areas where the children play and walk to school.
3. Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day.
4. Encourage community interaction and participation through methods that strengthen neighborhood communications process.
5. Coordinate neighborhood and family support systems to emphasize and maintain a healthy, stable and balanced social and physical environment within the community.
6. Create and maintain a safe neighborhood environment that emphasizes safety and comfort for all members of the community.

Goal 2

Maintenance and preservation of property conditions are encouraged and enforced to ensure the quality, safety and livability of Surprise neighborhoods.

Policies

1. Enhance education efforts for neighborhood groups to learn about property maintenance issues, property standards, enforcement procedures and zoning.
2. Strengthen compliance with zoning ordinances and other codes to enhance neighborhood disability and livability.
3. Promote actions that keep neighborhoods clean and free of graffiti and debris.
4. Minimize illegal dumping and encourage and support neighborhood cleanup activity.
5. Assist neighborhoods and lower-income households through programs and actions that improve property maintenance and eliminate illegal issues.
6. Improve neighborhoods by rehabilitating sound but aging housing and improving obsolete or absent infrastructure.

Goal 3

Comprehensive revitalization efforts should be focused in targeted areas to maximize the impact of scarce resources.

Policies

1. Install public improvements in targeted areas where needed, to encourage and strengthen rehabilitation and redevelopment activity.
2. Develop program measurements and evaluation as part of an area's revitalization planning process.
3. Continue the city's commitment to revitalize and redevelop the Original Town Site area.
4. Support private economic development efforts in targeted areas with public improvements and community facilities when needed.

Goal 4

Effective communications and constructive relationships should be developed among the City and neighborhoods.

Policies

1. Communications with residents are increased by creating marketing and educational materials describing available programs and services to promote neighborhood vitality.
2. Promote strong city public relations with the community and effective communication among property owners.
4. Citizen-driven neighborhood planning, consistent with the general plan is encouraged.
5. Promote youth involvement in the community through activities that encourage participation and responsible behavior.

Housing Element

INTRODUCTION

The Arizona Legislature requires that General Plans include a housing element so as to adopt land use plans and regulatory systems that provide opportunities for and do not unduly constrain housing development. Housing in the City of Surprise traditionally has been shaped by market factors, including consumer preferences, land availability, and household size. Since the mid-1990s the city, like many other communities throughout the nation has experienced phenomenal growth in residential development. In the future, the same housing issues which historically have concerned the nation will present both a challenge and opportunity for the city. The need to plan effectively for housing with quality neighborhoods is and will continue to be a priority since residential land uses are predominant within the planning area. The purpose of the housing element is to:

- Create a policy foundation for housing strategies that considers each community's character.
- Guide zoning and other regulations.
- Address changing needs in the city.
- Preserve and improve existing neighborhoods.
- Identify reinvestment/ preservation opportunities.
- Identify connections between neighborhood units and the necessary accessory uses that support the neighborhoods.
- Comply with state law requirements.
- Address affordable housing as a critical need.

DISCUSSION

Existing Conditions

In 1990, the federal government adopted the National Affordable Housing Act. This legislation created some new federal housing programs and consolidated planning and reporting requirements for several programs which are administered by the U.S. Department of Housing and Urban development (HUD). Beginning in 1995, cities, counties, and states were required to develop a five-year Consolidated Plan and update it each year with an annual strategy for investing funds. The five-year plan contains a description of community needs, goals, and priorities in the areas of affordable housing, human services, public facilities, and other programs designed to improve the quality of life for low and moderate income residents of the community. The Surprise vision promotes and encourages healthy, identifiable neighborhoods whose character and lifestyle are strengthened by infill and rehabilitation measures and by preservation of the existing housing stock. Housing measures are good indicators of the state of housing in the community, especially when compared to each other. Key housing measures as identified below are based on reasonably available data elements with a focus on either the physical housing stock or on the characteristics of housing occupants. Measures include:

Housing form and characteristics: What kind of housing is in our community (single-family, multi-unit, number of rooms, floor area?).
Housing Condition: What is the condition, state of repair, or level of maintenance of the housing in our community?
Value and /or Investment in Housing: What are the economic impacts of housing in our

community?
Development: Where are new units being built, what kind of units, and what is the impact on the existing stock (i.e. conversions, demolition)?
Amenity: What services are provided with housing (example: daycare) or nearby (schools, shopping, parks)?
Supply: How many of each type of housing is available in the community (single family, executive, seniors)?
Income: What are the ranges of income among the residents in our community?
Cost/Affordability: How does the cost of housing compare to the ability of our community residents to pay for it?
Tenure: Who owns the housing (rental, ownership, life-lease, condominium)?
Stability: Are our residents staying within a single neighborhood, or are they transient? Are our neighborhoods growing or declining in population?
Target populations: Are the special needs of some of our residents being met in the housing market (people with disabilities, the homeless)?
Housing Resources: Providing pre-purchase and post-purchase educational services, housing counseling services, and opportunities for community revitalization.
Jobs-Housing Balance: Surprise faces the critical challenges of providing and locating housing and jobs in proximity to one another.
Market Forces: The national and regional economic conditions have a strong impact on the homeownership rate.

Housing Stock

While the city's housing supply is large enough to meet demand, there is a significant disconnect between the supply of housing units and the location, price, and quality of the housing units. The housing stock has been growing and stands at 46,735 units as of January 1, 2013. This includes single-family units, multi-family units and mobile homes. More than half of Surprise's housing stock was built after 2000. An average of 4172 units has been built each year from 2000 through 2007. From 2008 through 2012, the average went down to an average of 386 new housing units per year. The average household size is now 2.56 (Census 2010).

Housing Form and Characteristics

The housing stock in the region has been heavily influenced by Spanish, Craftsman, Bungalow, Prairie, and Ranch styles, each adding its own flavor to the local architecture. The guidelines for home building focus on architectural design elements, such as quality, scale, volume, height, materials, visual axes, roof profiles and proportion. While architectural aspects are important, social-cultural context is also an important element of housing. Keeping in mind the architectural aspects as well as the socio-cultural context, the design guidelines encourage high quality design which evokes a sense of place, displays an appropriate scale and intensity, and creates a positive visual identity and image for each community.

The three most important aspects of individual housing units include:

1. Location
2. Site
   - Visual impact, layout and landscaping
   - Open space
   - Routes and movement
3. Unit
   - Size and layout
   - Noise, light, and services
   - Accessibility and visitability
   - Energy, green building, and sustainability
   - Lifecycle issues
   - Performance in use

Builders are also encouraged to be cognizant of the changing needs of a person's life. A lifecycle house includes fixed accessible features (wider doors and halls, open floor spaces, clear traffic patterns, etc.) and adaptable features such as wall reinforcement for grab bars and removable base cabinets for future knee space.

Housing Condition

Most of the city's housing stock is less than 10 years old. However as Surprise ages, neighborhoods and homes also continue to age. It is critical to ensure that homes and neighborhoods maintain the quality residents have come to expect. Deterioration is determined by homes in need of paint, new roofs, landscaping in disrepair, and building code violations. Proper maintenance seems to be more critical. Due to an economic downturn, the presence of many vacant homes within neighborhoods is also a factor. Thus, the rate of new built homes fell due to the availability of foreclosed homes. Today Surprise prides itself in its quality neighborhoods and consistent oversight will be required to maintain these neighborhoods long-term. As the older communities such as the Original Town Site area and the residential neighborhoods in Section 10 ages, conservation policies are needed to sustain positive neighborhood characteristics after the homes are built. These policies should include the need for an aggressive infill initiative in order to assure continued regeneration.

Value and/or Investment in Housing Development

Housing contributes to the local economy in two ways: through private investment and consumption spending on housing services. Residential investment includes construction of new single-family and multifamily structures, residential remodeling, production of manufactured homes, and broker's fees. Consumption spending on housing services includes the amount of rent paid by tenants and the imputed value of housing services to home owners. Homebuilding generates income and jobs for local residents, as well as revenue for local governments. Home building also imposes costs on local governments that supply education, police and fire protection, and other public services to support the new homes. Therefore the economic benefits of the home building include the effect of the construction activity itself and the impact that occurs when the new home is occupied.

Development

The majority of the housing development in Surprise is occurring in Village 1 and Village 5 (See Villages Map on page 23). At present Village 2 has a majority of single family homes under construction while Village 5 had a slowdown in the construction due to the economic downturn.

Amenities

Amenities that a neighborhood or city can provide guide the choices that residents and business leaders make in selecting where they want to live and work. These services and perceptions are often what define a region both internally and externally and are critically important to neighborhood revitalization efforts. Examples of the amenities that influence the quality of life include environmental aesthetics, performing and visual arts, cultural events, educational opportunities, sports, parks, museums, gardens, and other leisure activities.

Supply

The City of Surprise's housing mix is deficient in higher-end executive housing. Surprise has not been able to attract developers to build higher-end housing. Providing the full range of housing is critical for the city's economic development effort.

Income

Since 1990 the median household income for Surprise residents has increased significantly by rising to nearly $51,892 per household in 2010. This income is almost Two percent higher than Maricopa County median household income of $50,770.

Cost/Affordability

Surprise is recognized for its affordability. First time homebuyers have been able to purchase quality homes in master planned neighborhoods. Monitoring housing affordability as the city matures will be important. The key is to ensure the widest range of housing to meet the needs of a growing city.

Household tenure and composition

As of January 1, 2013, there are 46,735 housing units Surprise. Out of that 78.6 percent of the housing units are owner occupied and 21.4 percent of the housing units are renter occupied (Census 2010). 16.1 per cent of the housing units are vacant. 76 percent of the households are married couple families. Single person households represent 24 per cent of the total households as per Census 2010.

Stability

The linkage between household stability and residential mobility underlie patterns of population change in the city. Research in the past has shown considerable flux in the Phoenix metropolitan area. Owners in older neighborhoods are more likely to change living arrangements than to move. Mobility exceeds household stability in areas where non-families are disproportionately represented; stability in household status exceeds mobility where families dominate. Whether the stability and mobility[1] patterns have changed has not been accurately documented for Surprise.

Lifecycle stage is another determining factor of household stability and mobility. The concept of lifecycle is particularly difficult to measure. The sociological concept identifies a number of phases: pre-marriage, married, pre-child, childbearing, child-rearing, and post child. The concept of lifecycle housing provides residents with the option of staying in Surprise after they have outgrown the traditional single family home. As a family matures, its members have different housing needs. The children of Surprise residents should have affordable rental or ownership opportunities available to them when they are ready to leave home. Older residents should be able to find low maintenance and/or specially designed housing when the single family home becomes an inappropriate choice. The presence of "lifecycle" housing conditions promote stability within the city.

([1]Mobility status refers to the movers and stayers, whereas stability refers to household status)

Target populations

It is the city's goal to ensure that the community offers a mix of housing choices for a variety of family types and sizes.

People with disabilities

The aging population, as well as people with disabilities, creates an increasing need for housing that is accessible for occupants as well as visitors. The Census Bureau reports that the United States population 65 years and older is expected to double within 25 years. Accessibility can be improved with the concept of Visitability and even more so with universal design. Universal design incorporates features that make homes adaptable to persons who require barrier-free access without negatively impacting curb appeal or value. Many universal design features make a home more convenient and mitigate common household safety hazards.

Elderly

In recent years several age-restricted neighborhoods have been developed in Surprise. The city has supported these developments as a way of meeting another segment of the housing market.

Homeless

Although the causes and factors associated with homelessness are complex, there are consistent, identifiable contributing factors for both individuals and families in urban and rural communities in Surprise. This includes poverty, domestic violence, substance abuse, health, and general mental health issues any one of which can and do exacerbate the downward spiral to homelessness. Strategies focusing on housing and housing supportive services are necessary to prevent and end homelessness, and to re-establish homeless persons within a community.

Housing Resources

As federal resources for affordable and supportive housing shrink, the remaining federal resources such as the Community Development Block Grant, the HOME investment partnerships program, Housing Choice Vouchers, Low-Income Housing Tax Credits, and USDA rural housing programs become critical and need to be protected. Regional and local governments are increasingly dependent on resources such as housing trust funds and housing bonds to support affordable housing development.

Jobs/Housing balance

Jobs/housing balance is a measure of the harmony between employment and dwelling units in a specific area. A low jobs/housing ratio (below 1) indicates a housing rich community while a high jobs/housing ratio (above 1) indicates an employment center. Theoretically in a balanced community most residents work relatively close to home, at least in theory. Even though many residents would still commute out of the area by choice or necessity, research indicates that in areas where jobs and housing are in balance, people on average do in fact commute shorter distances and spend less time in their cars, reducing transportation related environmental impacts and providing an improved quality of life. Surprise does not appear to be in balance, with an overall jobs/housing ratio of 0.37.

Market Forces

No plan is complete if it fails to consider the external forces that support or constrain success. Owner-occupied homes constitute the nation's and the city's largest form of privately held capital. Therefore national and regional economic conditions have a strong impact on the homeownership rate. Market interest rates have had an important role in the affordability of homeownership as evident in the early 2000s. Counteracting the positive effect of affordable credit were the substantial increases in home prices in some regions. The housing boom in turn led to predatory lending practices and the Federal Bureau of Investigation reported a sharp increase in mortgage fraud during 2004. After years of stellar growth, residential housing, and housing finance markedly slowed in 2007. Regular reports on significant increases in mortgage foreclosures, especially among borrowers who financed with sub-prime mortgages were prevalent in 2007. These widespread foreclosures have repercussions not only for borrowers and lenders but also for neighborhoods, credit availability, and even financial markets.

Strategies

Providing safe, decent housing that is not overcrowded and will not overburden a household financially is critical for the well-being of individuals, families, neighborhoods, and the community.

The housing element emphasizes strategies that collectively address the availability, affordability, condition, and access to housing by the general population as well as special needs groups. Strategies include:

- Adequate supply of land for housing.
- Preservation of existing housing and neighborhoods.
- Improvement of housing opportunities for special needs groups.
- Provision of affordable housing.
- Awareness of market forces.

Future Needs

The housing element plans for safe, affordable housing which meets the needs of the communities that comprise the region. These communities are committed to accomplishing all they reasonably can to ensure an ample mixture of available housing and to address the special housing needs of the elderly, people with physical and emotional disabilities, the homeless, and those requiring group and foster care. The local governments, in partnership with the private sector, will work toward the provision of assisted housing for persons and families of low and moderate income within the region.

The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home or by a family moving to a community for employment

creates the need for a housing unit. The anticipated housing needed for new households is then adjusted to account for an ideal level of vacancy needed to promote housing choice, moderate cost increase, avoid the concentration of lower income households, and to provide for replacement housing.

GOALS AND POLICIES

Goal 1

Safeguard the condition and quality of housing stock in order to maintain attractive and livable neighborhoods.

Policies

1. Maintain and constantly update city's quality driven development review standards for new housing development.
2. Promote physical design, building structure, lot layout relationships, and landscaping opportunities between existing and new housing construction to help the new developments complement the surrounding neighborhoods.
3. Integrate sustainable building practices like solar and water conservation into new housing design and housing renovations.
4. Seek appropriate resources to revitalize and maintain single- and multi-family housing developments.

Goal 2

Seek a variety of housing options that meet the socioeconomic needs of people who live and work in the city.

Policies

1. Update city ordinances and policies to proactively support housing diversity.
2. Establish appropriate incentives for the development of quality housing that accommodates a variety of income levels.
3. Consider incentives for the development of diverse housing types, including smaller, more affordable units.
4. Maintain a housing mix communitywide to serve the evolving demographic and economic needs of the city.
5. Leverage state and federal funding opportunities for the preservation of safe and affordable housing.
6. Preserve and expand quality rental options within various areas of the community.
7. Support the creation of mixed-use projects in more urban areas, as a means to increase housing supply while promoting diversity and neighborhood vitality.
8. Support development of workforce housing in conjunction with new development and expansion of hotels, resorts, and other generators of service level employment.

Goal 3

Increase housing choices that serves all age groups and needs.

Policies

1. Support policies and techniques, including but not limited to, universal home design, that provides housing opportunities to meet the unique needs of the elderly and disabled.
2. Encourage design standards set by Americans with Disabilities Act (28 CFR Part 36) for all residential projects.
3. Encourage design principles of Visitability for residential projects.
4. Create links between housing and adjacent uses, including but not limited to, senior centers, childcare centers, preschools, youth centers, and other community facilities to provide opportunities for intergenerational connections.
5. Integrate elderly and assisted care facilities into neighborhoods and create connections between residential developments to promote opportunities for aging in place and

continuum of care for the elderly.

6. Seek opportunities to locate housing for those citizens with special needs near transportation services that will make their mobility easier.
7. Support agencies and organizations that provide shelter, housing, and services to vulnerable populations.
8. Support housing development that includes services and facilities to meet a variety of household needs.
9. Participate actively in identifying regional partners and solutions for those special needs that may be most appropriately addressed at the regional level.

Goal 4

Facilitate compliance with federal, state, and county fair housing requirements regarding the sale or rental of housing.

Policies

1. Update city policies to support regional, state, and federal efforts that prohibit discrimination in the sale or rental of housing and other prohibited practices towards any person because of race, color, religion, sex, handicap, familial status, or national origin.
2. Provide access to education and training for the development community and property owners in how they can meet fair housing requirements for those properties covered by federal, state, and city regulations.

Conservation, Rehabilitation & Redevelopment Element

INTRODUCTION

The conservation, rehabilitation, and redevelopment element recommends strategies to protect stable areas, to rehabilitate those with moderate levels of deterioration, and to redevelop those areas that are deteriorated or transitioning from their present land uses.

Redevelopment improves the quality of the built environment, encourages appreciation for the city's history and culture, maintains the character and identity of communities, and contributes to the city's economic vitality. Several factors create the pressure for rehabilitation and new development: among them are population increases, economic activity, the degradation of existing building stock, and the demand for higher living standards.

Another aspect of the element is to guide the preservation, protection and restoration of historic and cultural resources so that a clear sense of how the city gained its present form and substance can be maintained. The barriers and opportunities to supporting and maintaining viable and healthy neighborhoods and commercial and employment centers vary considerably, from the oldest central city neighborhoods to the newer areas being developed in the city's five outlying growth areas. Most of Surprise's housing stock is less than 10 years old. However as the city ages, the neighborhoods and homes also continue to age. It is critical to ensure that homes and neighborhoods maintain the quality residents have come to expect.

DISCUSSION

Historic and Cultural Preservation

Historic and cultural resources include elements from the built environment such as structures, districts, landscape features, including significant trees and plantings, and other natural or designed features, interior elements and fixtures designated in conjunction with a property, significant archaeological sites, and traditional cultural properties. By tracing and preserving its past a city can gain a clear sense of the process by which it achieved its present form and substance. Surprise is a relatively new city, yet there are examples of boom and bust periods of development of the city's core, early infrastructure and transportation routes, the spread of development outward, and continued military presence. The identification, evaluation, registration and protection of these resources, and the preservation of Surprise's past for its current and future residents are the essential components of this section.

Legal basis for Historic preservation

Federal law: The National Historic Preservation Act (NHPA), enacted in 1966, established the National Register of Historic Places, authorized funding for state programs with participation by local governments, created the Advisory Council on Historic Preservation and established a review process for protecting cultural resources. The NHPA provides the legal framework for

most state and local preservation laws. The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation. It is part of a national program to coordinate and support public and private efforts to identify, evaluate and protect historic and archeological resources.

The NHPA was amended in 1980 to create the Certified Local Government (CLG) participation and integration in a comprehensive statewide historic preservation planning process. Cities and counties with CLG status may compete for preservation funds allocated by Congress and awarded to each state.

Arizona Register of Historical Places

The Arizona Register of Historic Places is the state's list of districts, sites, buildings, structures, and objects worthy of preservation. Arizona has adopted the National Register of Historic Places criteria for evaluating eligibility for the state register. The Arizona Historic Sites Review Committee is Arizona's official State and National Register of Historic Places review board as mandated by state law and federal regulations. A listing on the Arizona Register of Historic Places protects and preserves a property by recognizing and appreciating historic properties and their importance, but does not prevent demolition of the property.

Surprise Planning Area History

Early history of the region has a strong correlation to the Santa Fe, Prescott and Phoenix Railroad (SF&PPR), built in the 1890s by an entrepreneur named Frank Murphy. It connected the northern part of Arizona with Phoenix and speeded Phoenix's rise to economic supremacy in the state. There has been some mention about a development in the Bell Road-Grand Avenue area known as Beardsley. Beardsley was originally a station which honored Will H. Beardsley. For years it served as a sheep shearing point on the SF&PPR. Until the 1940s there were still corrals and residences. Expansion of the railroad right-of-away required the site to be bulldozed out of existence. The post office operated only in the year 1936. Beardsley was also the original junction of the branch of the SF&PPR (Railroads of Arizona, Vol.5 by David F Myrick, submitted by Paul S Hodson.) to McMicken. The junction was later relocated to Ennis 4.5 miles east of Beardsley. William Beardsley's name is also associated with an irrigation project in the 1880s. His company, the Agua Fria Construction Company built a canal named the Beardsley Canal, from Lake Pleasant to ranches as far as 30 miles away.

The Beardsley Canal that dates back to 1888 has been assigned an Arizona Site Museum (ASM) site number and is eligible for inclusion into the National Register of Historic Places (NRHP). There are also a few prehistoric Hohokam sites recommended as eligible for listing in the NRHP for their potential yield of information on Hohokam subsistence and settlement strategies in the lower Agua Fria River drainage. The Surprise Planning Area was also home to three of the Luke Air Force Base (AFB) airfields, Luke AFB Auxiliary Airfield #1, Beardsley Auxiliary

Army Airfield #2, and the Beardsley Auxiliary Army Airfield #3. The Beardsley Auxiliary Army Airfields #2 and #3 were built during World War II as part of a large number of satellite airfields for Luke AFB, which was the largest single-engine advanced training base in the world during World War II. According to the history of Luke AFB, the origination date of Beardsley Field #2 is lost to history.

The Airfield #3 was built after 1941, and according to an Army Corps of Engineers Report, the 656 acre property for Luke Auxiliary Airfield #3 was originally acquired in 1942. The airfield property was conveyed to the city of Phoenix in 1949. However, the entire property was leased again from the city of Phoenix in 1949 and the air field was reestablished for military use. Luke Auxiliary Airfield #3 was depicted as an active airfield on the 1956 Phoenix Sectional Chart (courtesy of John Voss), which described the longest runway as being a 3,800' hard-surfaced strip. The military lease was once again terminated in 1957. The lease release documentation contained a clause prohibiting use of the land as an air field as long as Luke AFB is used as an air field. Luke Auxiliary Airfield #3 was depicted as a closed airfield on the December 1976 Phoenix Sectional Chart (courtesy of Chris Kennedy). The city of Phoenix in 2002 exchanged the Luke Auxiliary Airfield #3 property for another parcel of nearby land.

Other unincorporated areas located within the Surprise Planning Area also have historic documentation, especially development related to mining and homesteading activities.

Waddell – Waddell found its roots in 1910s primarily as an agricultural town. Donald Waddell, the founder, was originally from New York and, along with other farmers in the area, was instrumental in getting the Lake Pleasant Dam established. Mr. Waddell was also highly active in getting the rail spur to run along Cotton Lane up to Indian School Road. A post office and a store were located at the corner of Cotton Lane and Waddell Road along with a cotton gin. The rail spur came through there and often acted as a focal point for the labor camp that housed farm workers from Mexico.

Morristown – The first known name for Morristown was Vulture Siding. In 1897 after the importance of Vulture Mine faded, the name of the place was changed to Hot Springs Junction because at this station passengers disembarked from the train to take a stage to Castle Hot Springs. The name was later changed to Morristown to honor the first inhabitant at the place, George Morris, the discoverer of the Mack Morris Mine in Gila County. A post office was established on December 30, 1897, Lee H. Landis postmaster, Wells Fargo Station, 1903, (Hot Springs Junction). The Morristown store, formerly the Morristown Hotel also located within the area and is listed on the National Register of Historical Places. Reference: Barnes, Arizona Journal Mining, November 4, 1897, 4:2, 16, p.356; P. O. Records, Maps: C-9, C-12 (Hot Springs Junction)

Wittmann: Former and merged names for the Wittmann area include Nadaburg. Lore has it that a lone rider was looking for a town between Phoenix and Wickenburg and he came across a local resident. When he asked if there was a town nearby, he was told Nada, Nada burg. Nada is Spanish for no or nothing, burg refers to a town. By the early 1900s the Santa Fe Railroad ran west out of Phoenix and there was a mail drop called Nadaburg. William Hovey Griffin filed a homestead claim on the section of land known as Nadaburg. The community was named after an investor who financed rebuilding of the Walnut Grove Dam, a dam that collapsed in the winter of 1889/90 killing several dozen workers. In November 1929 Joseph Wittmann filed the Wittmann Irrigation Project in an effort to bring water to the area. In the 1930s by mutual agreement, the settlement's name was officially changed to Wittmann to honor Joseph Wittmann and his promise of irrigation water.

Redevelopment

Adaptive reuse of obsolete development
The identification of land with reuse potential is a key element of the rehabilitation and redevelopment strategy. Infill opportunities however are useful for exploiting obsolete uses and buildings to meet the needs and aspirations of the city. Redeveloping obsolete industrial, commercial, or residential sites or redeveloping brownfield sites reduces urban sprawl and enhances the inner city environment. Planning for sustainable uses can help regenerate rundown areas at a number of levels, from neighborhood to region.

Elimination of Deterioration and Blight
Redevelopment generally involves the improvement of an area that was developed at some time in the past but presently suffers from real or perceived physical deficiencies such as deterioration or blight or as a result of changing social and market conditions. Deterioration and blighted areas generally have physical and economic conditions, which constitute a danger to the health, safety, and general welfare of the people of the community. Blight is an area-wide concept. Where conditions of blight predominate an area, individual properties that may be in good condition can be included if they are part of the area.

Redevelopment may include, in addition to blighted areas, lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare, but whose inclusion is found necessary for the effective redevelopment of the area of which they are a part. However, these parcels are threatened by other parcels which exhibit a variety of conditions of blight including deterioration, safety hazards, crime, economic maladjustment, depreciating property values, stagnant population, and the unproductive use of the land.

Public/private Partnerships
It is becoming increasingly popular for governments to act in concert with private developers to effectively take advantage of the best that both have to offer. These consortiums have become an important vehicle by which redevelopment is implemented.

Public Improvements and Community Facilities
Although most frequently associated with older central cities, public actions to promote reuse and development of underused and vacant sites may also be critical to the continued economic viability of maturing suburban cities and towns and even rural communities. Redevelopment and revitalization may be the best options available to cities trying to respond to new market demands, and population growth can help older urban and suburban areas to maintain their desirability as places to live and conduct business. For an area to be designated a redevelopment area, a number of factors must be considered. These factors include the following:

Unsafe conditions: These factors can be imposed by environmental i.e. subsidence, floodplain) and man-made characteristics (i.e. existing uses, presence of crime, lack of public safety services).
Unhealthful conditions: These factors can be imposed by the water, air, and land of the area as well as existing uses.
Obsolete Layout of lots, blocks, and streets – Previous lot layouts or platting may not match existing market conditions for development.
Landownership – Extensive private ownership, as well as the number of absentee owners, may make assemblage difficult.
Incompatible land uses – The existing pattern of development has created negative impacts on the health, safety and welfare of the public.
Structural deterioration – The existing exterior and interior building conditions require significant levels of major rehabilitation or clearance.
The Surprise General Plan 2030 recognizes the need to promote and implement redevelopment in the following areas:
Original Town Site (OTS): OTS is faced with issues such as property maintenance and underutilized land, limited transit service, infrastructure impediments, limited park improvements, and sub-par street lighting.

Section 10 – Section 10 is faced with issues related to street lighting, infrastructure, lack of transit services, flooding, and limited recreational amenities like parks.

GOALS AND POLICIES

Goal 1

Enhance and promote city programs that provide for safe and clean neighborhoods.

Policies

1. Continue and promote the city's proactive approach to code enforcement which preserves, enhances, and promotes safe neighborhoods.
2. Utilize community policing techniques such as neighborhood watch groups to discourage criminal activity in neighborhoods.
3. Train citizens through emergency preparedness programs.
4. Enhance response efforts to graffiti damage by involving communities.
5. Provide education regarding renter rights concerning housing and property maintenance standards.
6. Promote public-private partnerships to monitor the condition of abandoned or vacant buildings to mitigate negative effects on a neighborhood.

Goal 2

Preserve the quality of existing dwellings and neighborhoods so that people will find our community a healthy, safe, and attractive place to live.

Policies

1. Support policies and programs that provide opportunities for residential and commercial property owners to update or renovate their properties and examine existing regulations that may be barriers to adaptation of existing homes or businesses.
2. Foster long-term housing and neighborhood vitality through preservation and revitalization of mature neighborhoods.
3. Coordinate city programs dealing with neighborhood enhancement and support activities that work to revitalize neighborhoods.
4. Educate property owners on the value of maintaining and improving their properties.
5. Identify and promote the preservation of neighborhoods that exhibit unique cultural or architectural attributes.

Goal 3

Support homeownership as a way to strengthen the sense of community and encourage investment in housing.

Policies

1. Support programs that will increase home ownership among entry level and moderate income households.
2. Support home buyer assistance programs to qualified persons.
3. Provide educational programs for home buyers to understand their financial obligations and loss prevention options.

Goal 4

Preserve and enhance the diverse neighborhoods in the city with neighborhood plans.

Policies

1. Support marketing packages for key sites within the Original Townsite.
2. Utilize neighborhood plans to improve the availability of resources for programs that preserve or revitalize mature neighborhoods.
3. Guide new development to be sustainable, well-designed, and respectful of existing neighborhoods through neighborhood planning initiatives.

Goal 5

Build strong neighborhoods through community interaction.

Policies

1. Create opportunities for community interaction through block parties, neighborhood cleanup events, farmers markets, and other neighborhood events.
2. Provide technical assistance and education to neighborhood groups seeking to explore neighborhood opportunities or resolve neighborhood problems.

Goal 6

Use redevelopment to provide for the long-term stability of maturing residential and commercial neighborhoods.

Policies

1. Identify and pursue federal, state, and private grant programs to accomplish this goal.
2. Identify and inventory distressed residential and commercial neighborhoods in the city and create suitable redevelopment plans.
3. Use redevelopment tools to help maintain the community's mature areas and sustain quality of life.
4. Continue the city's strategic and proactive policy of redevelopment intervention efforts in areas that show signs of decline.
5. Provide, maintain, and support the legal tools that allow redevelopment to occur in the community.
6. Support proactive communication with affected residents and business owners during the planning and implementation of redevelopment projects.
7. Strive to replace affordable housing removed by redevelopment projects to maintain long-term housing affordability.
8. Support redevelopment activities that provide opportunities to address housing affordability challenges.
9. Redevelop blighted, distressed, or underutilized properties.
10. Upgrade substandard infrastructure during redevelopment projects.

Goal 7

Sustain the long-term economic well-being of the city and its citizens through redevelopment, rehabilitation, and conservation efforts.

Policies

1. Support and encourage appropriate public and private economic reinvestment in mature, physically and economically declining areas.
2. Use redevelopment and rehabilitation techniques to positively impact the visitor, resident, and business communities' visual and aesthetic impressions of the overall city.
3. Promote the adaptive reuse of existing structures through conservation and/or rehabilitation, where feasible and context appropriate.
4. Offer incentives for rehabilitation of historic neighborhoods.
5. Strive for the use of green building techniques in design, construction, and remodeling associated with rehabilitation, conservation, and redevelopment efforts.

Goal 8

Appropriate reuse and rehabilitation of vacant and obsolete buildings are encouraged.

Policies

1. Update zoning ordinances to promote retrofitting of historic properties for economically viable projects.
2. Consider programs to promote the adaptive reuse and modernization of outdated commercial centers.
3. Develop incentive programs and provide technical assistance for area compatible reuse of commercial centers.
4. Encourage the redesign of strip centers to pedestrian-friendly, mixed use development compatible with adjacent neighborhoods.
5. Prepare market studies and marketing materials for targeted areas experiencing a concentration of redevelopment sites.
6. Create an inventory of vacant structures available and inform potential users and the real estate community of their redevelopment potential.

Recreation and Open Space Element

INTRODUCTION

The Recreation and Open Space Element provides general guidelines to enhance the provision of parks, recreation, and open space within the City of Surprise and its planning area. The element identifies the city's philosophy relative to the desired level of facilities and their interrelationship with land use, transportation, and public facilities programming.

DISCUSSION

For Surprise to become a full service city, the first step is to determine levels of service for all types of parks, open space, and recreational opportunities. The City of Surprise Parks and Recreation Master Plan recognizes that the city is underserved by parks and recreational opportunities based on the national average and other cities of similar size and standing. This is partially due to private parks being developed and managed by Home Owners Associations (HOA). As private facilities they provide service only to the community in which they are located and not to the public as a whole.

Parks

The City of Surprise prides itself on accommodating the needs of families. A place for families to play in their neighborhood is one of the keys to achieving this. Whether the park is provided and cared for by the city or by a community association, it is important to plan for locations, uses, and continuing service to the community.

Locations

All residents of Surprise should be within walking distance of an active recreation space in the form of a park or other public recreation area. These parks, whether maintained by public or private funds, should be open to public uses and linked by a combination of walking, trail, and park systems.

Uses

The uses programmed into each park and recreation area must be carefully considered to provide an equitable distribution of all interests. When a recreation space is proposed, consideration should be given to the type and diversity of the use in each neighborhood and village. The programming of uses that compliment the village must be weighed in the creation of village plans. For example, a rural neighborhood may prefer equestrian and hiking activities where an urban setting may not have space or interest in those activities. Some villages may have a more dominant recreational activity to help form its unique identity while others may be more balanced to all interests. In some village areas it may be appropriate to introduce region specific activities such as picnic grounds that take advantage of views or camping areas that are away from the main city areas. The size of recreation areas will be dependent on the uses programmed for the location. In suburban settings a traditional park, soccer field, basketball court, and other popular sports field may be encouraged with size dependant on those uses. In an intensely urban setting a better use may be a plaza, fountain, or common area with little or no playground or sports facilities, but programmed to meet the change in needs.

Public/Private Recreation Space

Currently, most active recreation space in Surprise is maintained by Home Owners Associa-

tions or other private entities. These facilities provide recreation for a specific neighborhood and generally are not open to the public at large. The city must consider the advantages and disadvantages of recreation spaces in how they serve the neighborhood, the village, and the city as a whole. Access, maintenance, and uses are the biggest factors to consider. Access should be allowed to the at large public regardless of ownership. Parks are a civic treasure and should be the focal points in neighborhoods.

Maintenance

One of the largest issues over maintaining recreation space is the costs associated with regular care. Typically for every ten (10) acres of park space the city will be required to hire one (1) additional employee and provide the associated equipment needed for maintenance. With the high cost of maintenance many of the parks that exist are under the care of Home Owners Associations (HOA) to help in reducing the burden on the city budget. While HOAs maintain the park, the city cannot regulate the standard to which it is maintained. The city also cannot make changes to the use of the parks in response resident desires or new opportunities. The city should also have a plan to take over maintenance of a park if the private entity is no longer able to care for the land. The recreation space must be preserved as an amenity for the residents.

Open Space

Open space can take on many forms, shapes, purposes, and functions. Every city values different types of open space within the community. No single open space example typifies what open space is. Each community needs to design a system of open spaces that interrelates different types of open space to meet a variety of community needs. There are at least six types of open space that perform very different but important functions. The six categories are:

Hazardous Critical Areas

These open space lands are set aside from intensive development and, at times, from public access to protect people and property from hazard. They are not suitable for residential development because hazardous conditions or public health and safety constraints exist. Development in areas with a critical recharging effect on aquifers can contaminate domestic drinking water drawn from such aquifers. Property and lives may be threatened when development is permitted occurs on flood prone areas. Geologically hazardous areas are also not suited to development because of public safety concerns. Geologically hazardous areas include erosion, landslide, mining or other hazard areas. Many communities have also established high wildfire danger zones to buffer residential areas from natural fires. One key to rural fire prevention and control is to provide defensible space around developed areas. Others critical areas have been established to provide safety zones in flight paths around airports or around hazardous waste facilities or areas with contaminated soils.

Ecological Critical Areas

Unlike hazard critical areas which seek to protect people from hazards, ecological critical areas seek to set aside land to protect natural resources and environmental processes from disruption by people. Lands in their natural state can perform a number of useful functions. Wildlife habitat areas provide recreational opportunities in the form of photography. In many communities, wildlife attracts recreational tourists who contribute substantially to the local economy. Plant communities can help filter polluted air, control erosion, and moderate climatic extremes, such as temperature and wind. In general, the presence of a wide diversity of wildlife signals the ecological stability of an area.

Agriculturally Significant Resource Lands

Often overlooked is the protection of lands that are used to provide important resources. Many of the farms in the southern part of the city are already lost to development. In order to protect the few agricultural areas that remain, the city will have to consider enacting regulations or

using innovative techniques. These areas provide relief from the urban heat island and provide visual relief from the suburban character of the southern city.

Recreation and Education

The need for recreation is universal. Parks, recreation, and open spaces offer places to exercise, participate in competitive sports, socialize with others, and space for people to get away from development and experience the natural environment. Recreation provides opportunities for learning, exploration, and challenge that contribute to human growth.

Urban Form

Open space and resource lands can also be used to define natural boundaries between urban and rural areas. The separation they provide serves to buffer the more intense urban uses and activities from rural and resource uses. Similarly, they can separate different land uses, which might otherwise be incompatible. These lands can similarly provide a distinct break between communities to reinforce individual community identity. They can facilitate access between areas when foot or bike paths and trails are included. Trails can provide fitness and recreation opportunities and non-motorized access to natural areas, schools, or even commercial and employment centers. A linked system greatly extends opportunities for involvement in urban life and enjoyment of natural beauty.

Higher densities and more compact patterns can be used to accommodate growth needs, rather than converting open land to urban uses. The more compact patterns will be more efficient to serve and consume less land than the sprawl pattern prevalent in recent years. In addition to containing development, a greenbelt can provide a distinctive, inviting gateway to the community.

Aesthetic Value Sites

Other open spaces, such as the town squares, plazas, and boulevards, are of key importance for their aesthetic value to the community. Because these values are difficult to quantify, they are often downplayed in importance. Yet these open spaces often define the distinctive character of the community.

Other considerations regarding open space include the following:

Location

Washes, mountains, and other environmentally sensitive lands can form the foundation for premier natural open space in the City of Surprise. Large tracts of open space and regional parks can be linked together through a system of open space, active recreation areas, and trails.

Acquiring Property

Undeveloped washes and environmentally sensitive lands can be difficult to acquire without the help of the development community. As development occurs, the city can request the developer to preserve open space (washes, hillsides, etc.) land during the entitlement process. In other cases washes might be preserved through zoning entitlements if they are unsuitable for development. Another method of acquiring open space for preservation are through land purchases.

Use

Use of open space areas is intentionally limited to low impact recreation uses. Not only would the miles of trails be difficult to maintain, but also people tend to seek out more natural amenities. Of course, the most common form of recreation allowed on open space land is an interconnected trail system. The trails map shows the desired location of major trails with limited access in other areas. The design of these trails will vary in all areas but should be considered multi-use for hiking, bicycling, and equestrian. As the trails travel through open space the development should be limited to trailheads, minor amenities (lighting, signage), and occasional shelters for water and resting.

Regional Cooperation
When looking at preserving open space and creating trail systems the city must consider regional impacts. As nearby cities and both Maricopa and Yavapai Counties plan for preservation and trails, the city should coordinate to ensure a smooth flow of uses in and through Surprise. The city already recognizes the Maricopa County Regional Trails System Plan as one of the documents that connects the area. Some key locations with regional significance are White Tanks Regional Park, Beardsley Canal, and McMicken Dam. These locations should provide routes through the city to connect with other cities and in the case of the White Tanks create a destination for outdoor enthusiasts. Regional cooperation will also be important in developing trails along private and public corridors such as canals and power easements. With the cooperation of the land owner, the trail can be developed to allow for little or no impact on the use currently existing on the property.

Recreation Centers

Locations
Recreation centers should be equitably distributed throughout the city. To determine what is equitable the city must consider:

- Number of people using a specific center.
- Distance they must travel to use it.
- Number of other recreational opportunities in the area.
- Cost of construction.
- Amount of demand from residents.
- Amount of time spent waiting for facility use.
- Amount of time waiting for facility to be built.

Level of Service
As with any recreation use it will be necessary to determine a desired level of service to the residents. In the case of recreation centers, high construction costs and the specialty nature of the use make the level of service considerable lower than typical park services. Facilities like the Surprise Stadium are large enough to support a large population and area of the city. Smaller facilities like the aquatics center occur more frequently due to the smaller service area and the number of people they can serve.

Types
The City of Surprise has several recreation centers including a spring training stadium complex, aquatics centers, a tennis and racquet facility, and a fully accessible athletic facility. As community interests change due to recreational trends and resident demographics, the city should study what should be built versus what activities may be short lived trends. The city should also look at other municipalities across the nation to compare what recreation opportunities Surprise may not currently offer.

Public/Private Partnerships
When analyzing level of service for recreational opportunities it is important to consider the potential for partnerships with private or other public entities. There is also the potential to turn over the desired service entirely to a private entity. Common examples of this are fitness centers built by the YMCA, golf courses, and specialty recreation classes. When considering partnerships or private provisions of services, the city must ensure the service is provided at a reasonable cost to the residents. The city need to determine if maintenance costs will be sustainable, consider initial construction costs, and review timing of how fast the service can be provided.

The City must also determine if the private provider will be able to provide the service at the level desired by residents. If these things cannot be done, the city must consider providing the service on its own.

Future Considerations

Inclusion
Surprise is becoming much more diverse. Language barriers and cultural differences contribute to the challenge of inclusion. Different values, cultures, backgrounds, age structures, in-

come levels, single parents, racial-ethnic minorities, and persons with disabilities all must be considered in the plan to integrate the community.

People with disabilities also should have the same independent opportunity to use, enjoy, or participate in park programs access all parts of a developed facility just as users without disabilities. Incorporating the principles of Universal Design can help create places where all feel welcome. Creating such places will be required of all future facilities.

Health of the Citizens

Communities will also want to provide adequate facilities so everyone has the opportunity to exercise near their home. Almost two-thirds of American adults do not get the recommended level of physical activity. The number of overweight youth is also growing at records levels.

Planning for the Future

Recent trends impart a new urgency to planning for parks and open spaces now if we are to continue to enjoy their benefits in the future. These trends suggest that we cannot simply view open space as the land left over after other uses have been planned and developed. Open space lands are disappearing at an increasingly rapid rate. The City of Surprise still has opportunities to preserve open space for future generations.

GOALS AND POLICIES

Goal 1

Create and maintain a high quality of life through the provision of adequate open space and recreational opportunities.

Policies

1. Periodically update the Surprise Parks and Trails Master Plan to determine the specific size, facilities, and locations for new parks; revitalization activities for existing parks; and programs/enhancements for existing public and private recreation programs.
2. Utilize the park classifications (e.g., neighborhood park/school, community park, and urban park/sports complex) to increase and enhance recreational acreage within the city.
3. Ensure parks and recreation facilities to accommodate all age groups.
4. Ensure parks and recreation facilities to accommodate all people with disabilities.
5. Located parks in service areas like neighborhood or village centers.
6. Develop parks in conjunction with schools.
7. Design parks to serve as retention basins for storm water.
8. Define a park as a tract of land that contains a mix of active and passive recreation facilities potentially including tot lots, defined and improved play field and/or sport court areas, and picnic/seating/shade areas that are landscaped/hardscaped in a pleasing manner. Parks should generally be located in the center of their service area and can be developed jointly with schools and serve as retention basins for storm water.
9. Establish a standard of six acres of parkland per 1,000 population accomplished through general locational and size requirements for park types.

Goal 2

Continue to improve, expand, and construct parks in conjunction with housing growth, demographic composition, and user desires.

Policies

1. Review the Open Space and Recreation Element in the city's consideration of development proposals to determine the need for new parks and their requirements generated by the proposed project.
2. Increase the amount of park and open

space identified in the city's development agreements to total 13 percent (i.e., equally divided between parks and open space areas) of the net project area.
3. Evaluate the appropriate impact fee or dedication of land in-lieu of impact fee to assemble the land and fund park design and development.
4. Prepare a Capital Improvements Program (CIP) that will include the design, development, and revitalization of parks utilizing available resources over a six-year timeframe.
5. Community or urban parks should be developed when the residentially designated land within its service area is 50 percent built-out.
6. Neighborhood or school parks proposed as an amenity in a subdivision shall be developed in conjunction with the first phase of the proposed development.

Goal 3

Coordinate park planning and improvements with other jurisdictional entities in the region.

Policies

1. Coordinate with the Maricopa County Parks Department to buffer adjacent uses, protect/provide access, and potentially expand the White Tank Mountain Regional Park.
2. Coordinate with Maricopa County Planning and Development Department to incorporate adopted city park and open space standards within proposed projects developed at urban densities.
3. Coordinate with the Town of Buckeye and City of Peoria to maintain appropriate park service area coverage where common jurisdictional boundaries exist.
4. Communicate on a frequent basis with the Arizona State Land Department and gain their consent for the appropriate designation, disposition, or acquisition of land classified as open space under their management within the Surprise planning area.
5. Ensure any development in the floodplain to go through the appropriate regulatory process and meet all necessary requirements.

Goal 4

Enhance the amount and variety of recreation activities available to city residents.

Policies

1. Evaluate the need for multi-purpose recreation center(s) to serves all age groups.
2. Survey city residents every three years to determine their desires for new recreational activities and programs.
3. Initiate and gain partnerships with all school districts (e.g., Dysart Unified School District), charter school providers, or other educational providers within the planning area to utilize their facilities for city-sponsored recreation programs.
4. Provide location(s) for all-terrain vehicle (ATV) access.

Goal 5

Identify the appropriate location of natural open space areas and corridors within the Surprise planning area.

Policies

1. Define open space as either natural or developed. Natural area open space is a tract of land that is preserved in its natural state. Developed open space has been created by man to convey a sense of openness that may contain passive recreation activities such as seating, viewing etc., as well as golf courses, landscape tracts and retention basins for storm water.
2. Create an open space zoning classification within the city's municipal code to implement the designation of open space in the general plan.
3. Ensure that property owners provide approval, in writing, prior to rezoning lands for open space per Arizona State Statutes.
4. Designate areas identified as "Conservation Areas" on the MAG Desert Spaces Plan as open space.

5. Strive to achieve an open space standard of six acres per 1,000 residents.
6. Evaluate the annual contribution of funds to maintain and enhance White Tank Mountain Regional Park.
7. Monitor the planning and design process of the West Valley Recreation Corridor that focuses on the connectivity of the Agua Fria/ New River Corridor from Estrella Regional Park to north of Lake Pleasant Regional Park for pedestrians, bicyclists, and equestrians.
8. Work with the Town of Buckeye and Maricopa County to identify and implement open space corridors between White Tank Mountain Regional Park and the Hassayampa River.
9. Utilize natural washes as part of the comprehensive trail system throughout the planning area. Washes should also be considered as natural drainage basins.

Goal 6

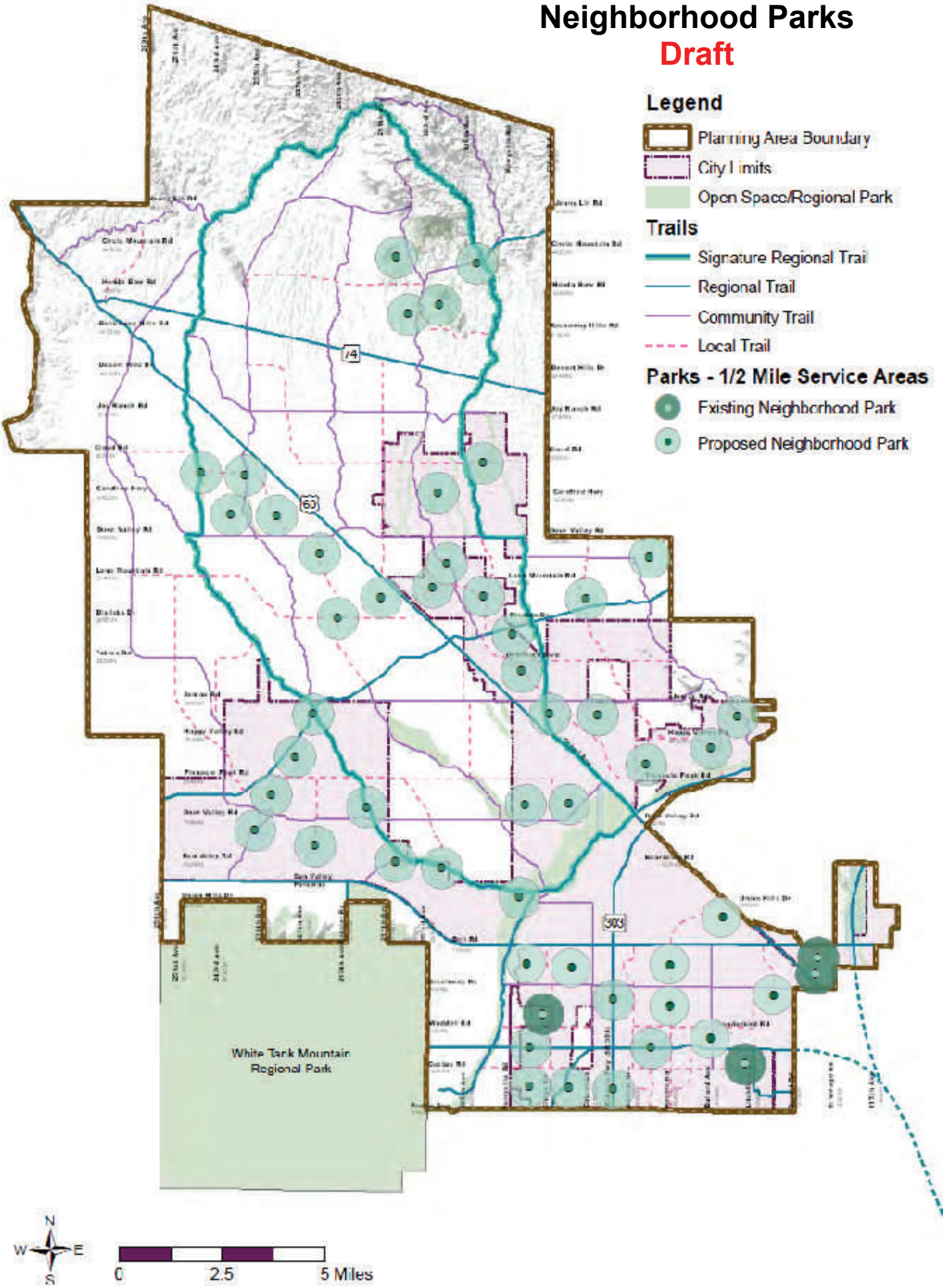
Identify the appropriate locations for man-made open space areas and corridors within the Surprise planning area.

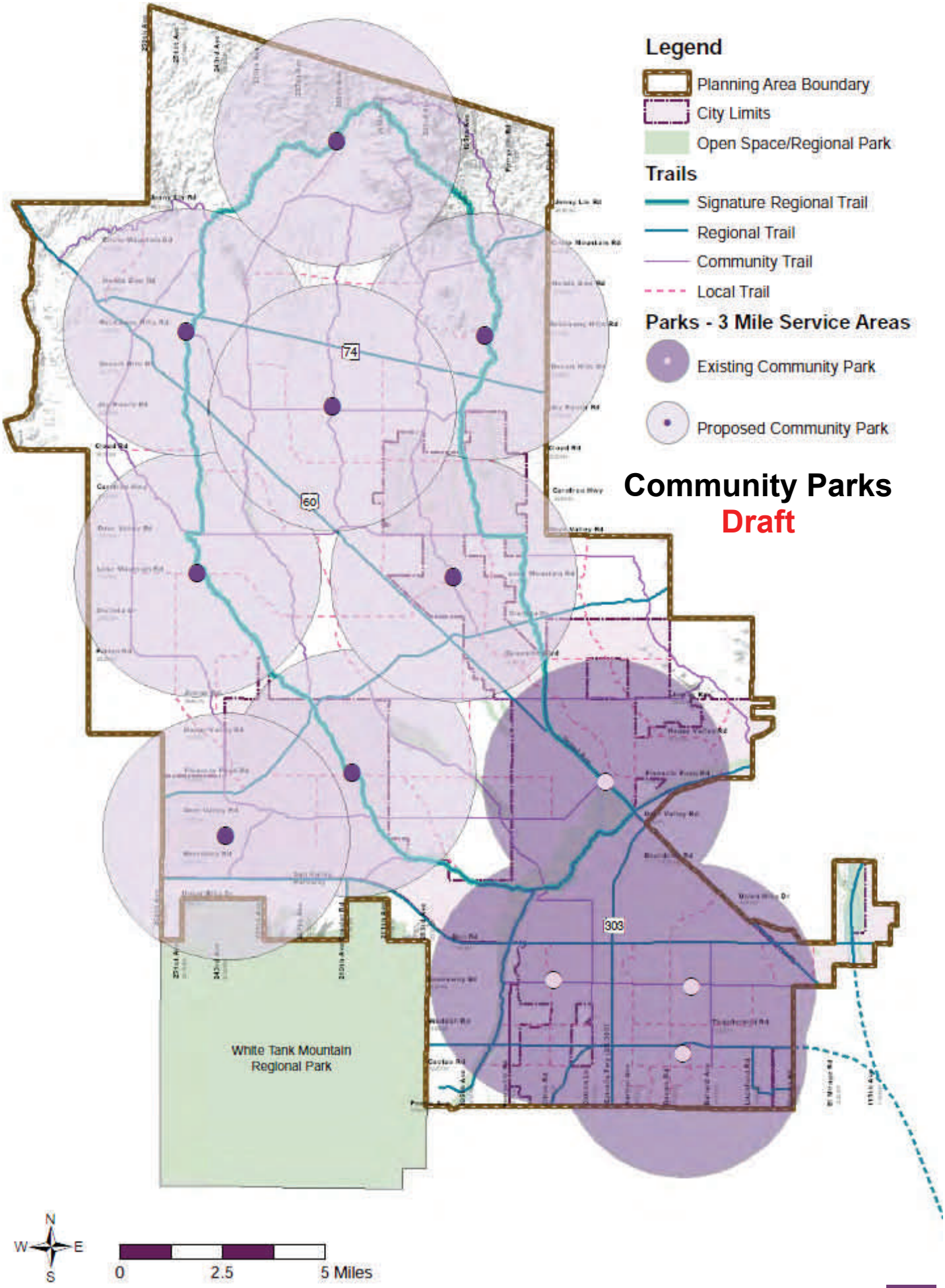
Policies

1. Work with the City of Peoria, City of El Mirage, Maricopa County, Bureau of Reclamation and Maricopa Water District to utilize McMicken Dam, Central Arizona Project canal, Beardsley Canal, and Agua Fria River as the primary open space linkages between White Tank Mountain Regional Park, Lake Pleasant Regional Park, and Estrella Mountain Regional Park.
2. Protect ridge/crestline, steep-sloped (more than 10 percent), and Palo Verde-Saguaro vegetation areas as open space through the use of density transfer or purchase of development rights, acquisition, donation, or other acceptable methods.
3. Discourage development within the boundaries of the 100-year floodplain and encourage the dedication of a continuous 25-foot minimum setback on both sides of the 100-year floodplain boundary as a buffer and potential trail corridor.
4. Ensure that the natural drainage channels are protected and used as a connected trails system to link open space, recreational facilities, schools and other public facilities.
5. Development near floodplains (i.e., within 100 feet) will require a hydrology study to determine appropriate setbacks greater than 25 feet.

Neighborhood Parks

Draft




Legend
Planning Area Boundary
City Limits
Open Space/Regional Park
Trails
Signature Regional Trail
Regional Trail
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Local Trail
Parks - 3 Mile Service Areas
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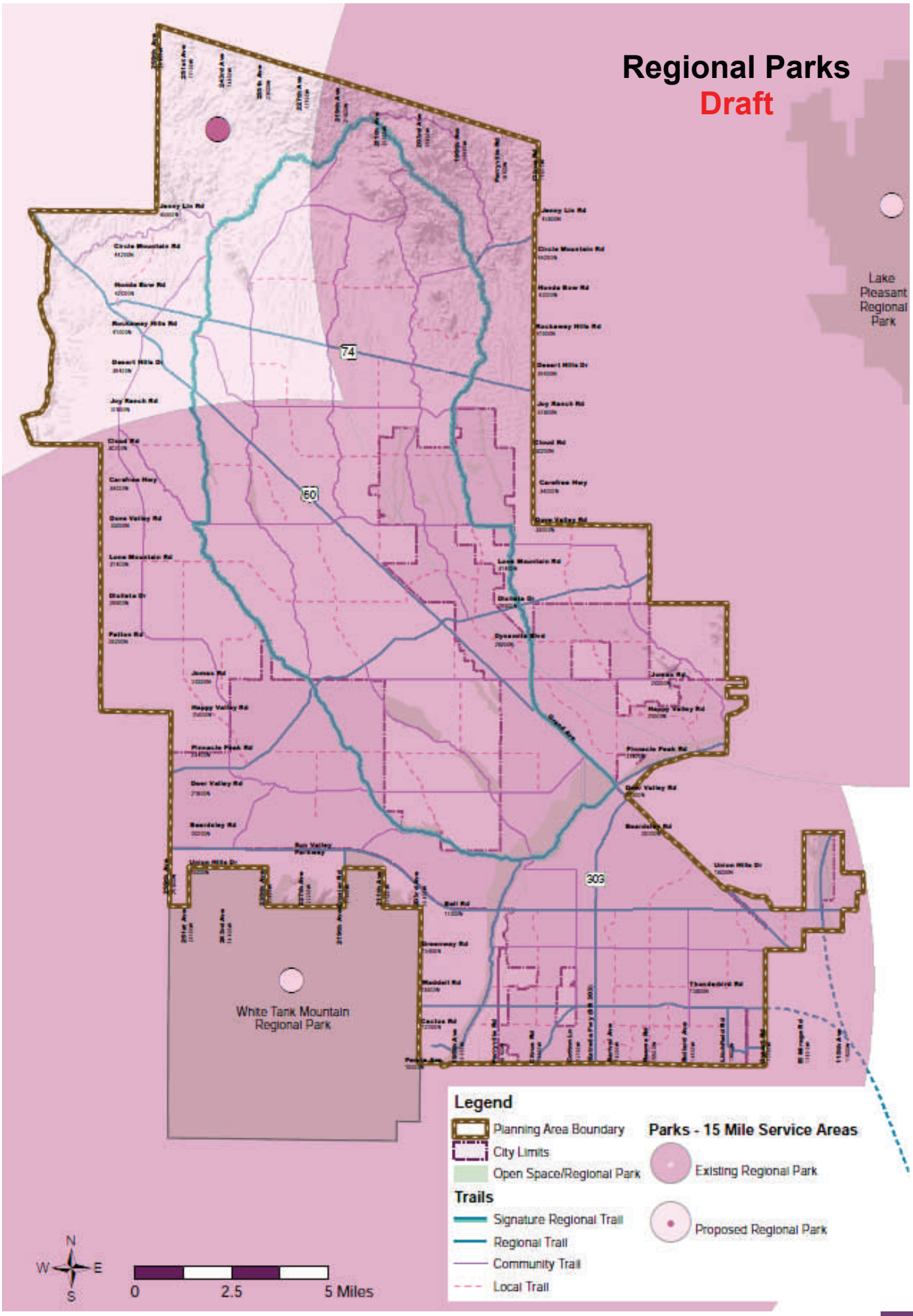
Regional Parks
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Planning Area Boundary
City Limits
Open Space/Regional Park
Trails
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Regional Trail
Community Trail
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Parks - 15 Mile Service Areas
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Education Element

INTRODUCTION

The education element provides not only a higher standard for elementary and secondary education, but continuing education in the form of trade schools, colleges, and universities, as well as lifelong education within communities.

Although school districts are separate political jurisdictions, the actions of the city can have a profound impact on the ability of the schools to provide a quality educational environment. Unless coupled with cooperative planning between the school districts and the city, a high rate of residential growth could lead to over- crowding at existing school sites.

The city of Surprise, both within the incorporated city limits and Surprise Planning Area is presently served by four school districts: Dysart, Nadaburg, Wickenburg, and Morristown. In addition to the school districts, Surprise has a number of charter schools that provide alternate educational opportunities.

DISCUSSION

Primary Education

Primary education within the city of Surprise is conducted by public school districts, charter schools, and private schools. School locations are shown on the Schools and School Districts Map on page 78. Even though the city cannot directly increase the level of education for our residents, it can be aided indirectly through support and constant collaboration with all education providers.

Partnership
The city has created intergovernmental agreements with Dysart School District for mutual aid. As the city grows and more school districts work with Surprise, agreements should be reached to continue effective support to provide the highest quality of life and education for residents.

Growth
As Surprise grows, more schools will be needed to accommodate the increase in population. With an expected population of 400,000 by the year 2030, this translates to approximately 101,538 students. This increase in student population will require the construction of 50 new schools. The construction of these schools will be lead by responsible school districts, but the city can assist in providing the best possible locations and work with developers to provide donation agreements.

Community
Schools have always been an important part of our communities. They educate our children, host neighborhood events, and provide recreational opportunities. Surprise will work to place schools central to neighborhoods to encourage walking to school safely. This can reduce the amount of traffic on our roads as well as the number of buses that must serve each school providing a benefit to the city, residents, and school districts.

Post Secondary Education

Continuing education is pivotal to the advancement of residents and economic opportunities. To raise the educational opportunities the city of Surprise strives to bring universities, trade

schools, and colleges to the region. The presence of excelling educational and occupational training facilities convenient for the Surprise workforce is regarded as one of the community's greatest assets in attracting industries. The Communiversity at Surprise provides educational experience and graduates for local job growth. An educated population with excelling job skills allows for greater earning potential.

Arizona will experience a 51 per cent increase in the number of high school graduates by 2018 according to the Western Interstate Commission for Higher Education (WICHE). For Arizona this equates to over 80,000 students who deserve the opportunity to attend an institution of higher learning. This creates an open market for public and private post secondary education to fill. With the increase in the number of students seeking education, the Arizona public university system will not be able to accommodate the projected increase in student enrollment as shown by Figure 2.5A without expanding services.

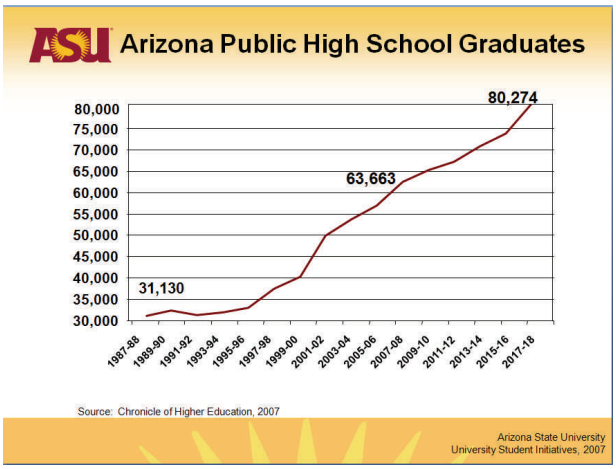
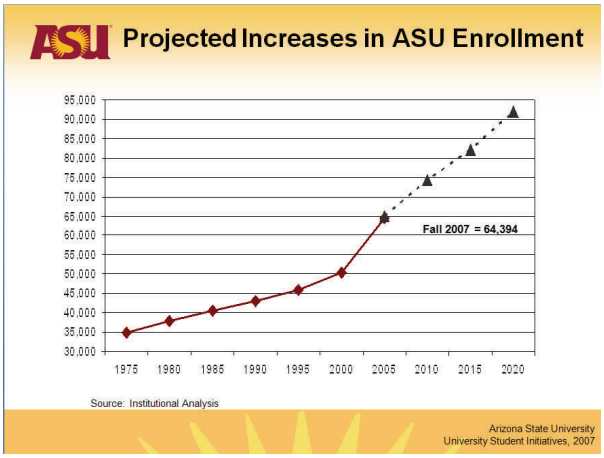


Figure 2.5A



Underserved Market

The Surprise area is underserved by educational opportunities. The Communiversity at Surprise is the city's only higher education institution. Communiversity, located adjacent to City Hall, is a partnership of higher education institutions dedicated to providing students with the opportunity to continue their education and earn progressive degrees.

The market for educational opportunities in Surprise can be expanded by targeting facilities that tailor their education to take advantage of the unique demographics and resources available in the region.

Lifelong Learning

Education is a primary factor to attaining to a higher quality of life by residents. The city of Surprise provides communities with the tools needed to impart lifelong learning. This can be done through private and public education facilities, support of museums, historic landmarks, and static educational displays such as wildlife and botanical displays.

Educational Opportunities Types

Surprise currently has two facilities for lifelong learning; the Surprise Senior Center and the Rio Salado Life Long Learning Center. The city supports future opportunities as they present themselves. Typical lifelong learning facilities include botanical gardens, zoos, museums, and libraries.

Educational opportunities should also provide residents with knowledge about events and how to become more involved with their neighborhood, the city, or other organizations. Currently Surprise provides the "Surprise University" that offers the residents an understanding of city government and operations as well as training to become effective community leaders.

GOALS AND POLICIES

Goal 1

Support efforts by public and private educational institutions to improve educational facilities and services in the city.

Policies

1. Collaborate with schools and identify opportunities to help implement their goals.
2. Expand public, public-private, community, and school partnerships.
3. Promote and encourage opportunities for lifelong learning.
4. Work to identify strategies to share facilities and develop shared use agreements.
5. Attract and institute of higher education to enhance educational opportunities for Surprise residents.

Goal 2

Plan for educational facility locations as development and redevelopment occurs.

Policies

1. Maintain a good working relationship with schools in order to ensure that all new development is adequately served by existing or new school sites.
2. Strategically locate school sites so that they serve as the nucleus of new neighborhoods and master planned communities.
3. Enhance visibility of educational providers in the city and access of residents to the providers.
4. Work closely with each of the schools within the Surprise Planning Area to ensure that educational facility needs are met when new development occurs.
5. All developers requesting project approval must work with the local schools to determine the impact on the school system and implement strategies agreed to by the school to address the impact.

Goal 3

Surprise has a well-educated workforce-prepared citizenry.

Policies

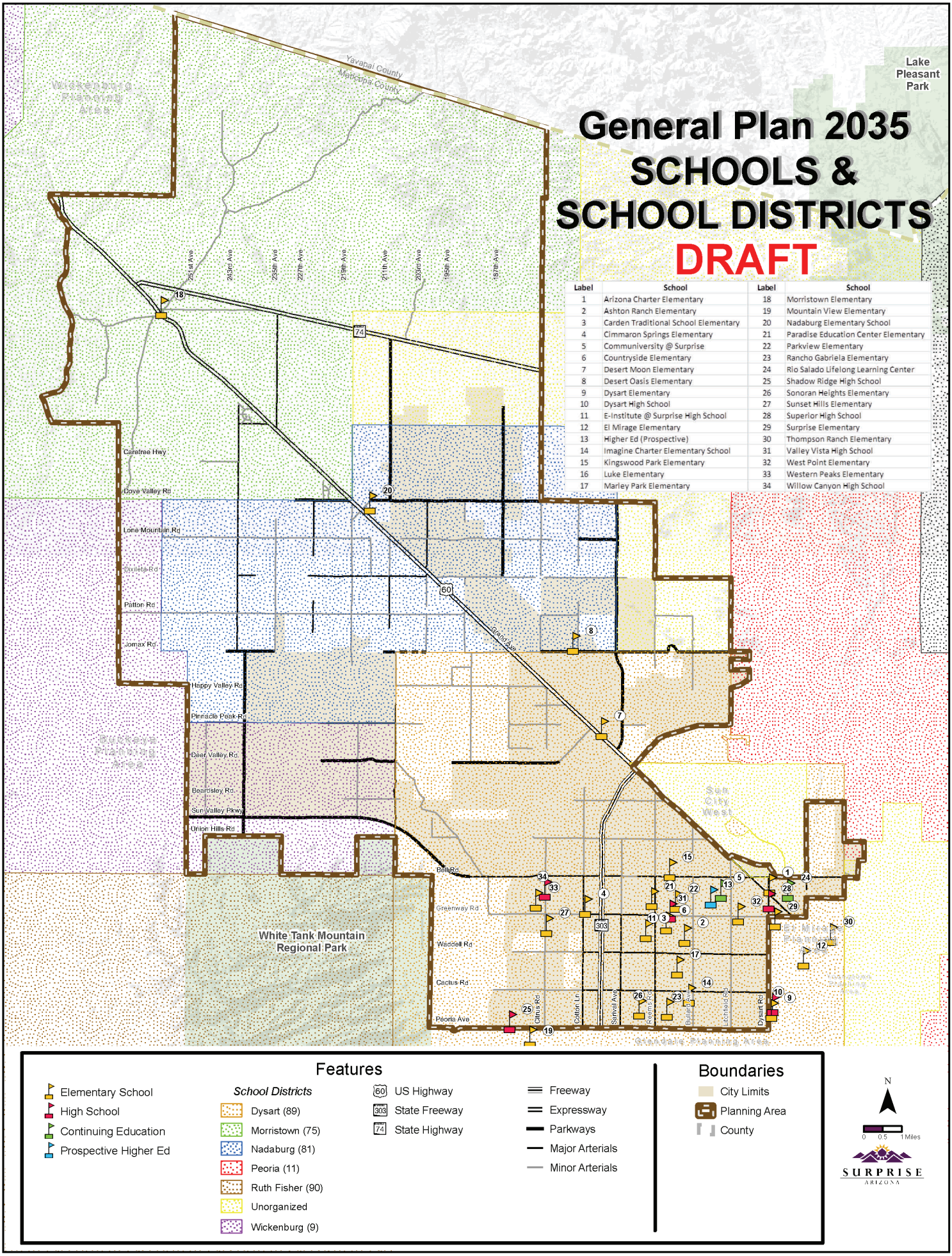
1. Maintain a variety of educational and training institutions.
2. Locate and site an appropriate mix of high quality primary, secondary, and post-secondary educational facilities in the city to support the population growth.
3. Support effective education, training, and workforce development to build a labor force able to perform "knowledge work."
4. Surprise students, teachers, and parents are provided with access to affordable broadband communications as a critical element for advancing education.

Goal 4

Surprise will create a citywide learning environment.

Policies

1. Support education based facilities such as museums, libraries, conference centers, science centers, gardens, etc.
2. Take advantage of public spaces such as city hall, fire stations, and parks as a place to educate the public on native plants, water and energy conservation methods, career



Label	School	Label	School
1	Arizona Charter Elementary	18	Morristown Elementary
2	Ashton Ranch Elementary	19	Mountain View Elementary
3	Carden Traditional School Elementary	20	Nadaburg Elementary School
4	Cimmaron Springs Elementary	21	Paradise Education Center Elementary
5	Communiversity @ Surprise	22	Parkview Elementary
6	Countryside Elementary	23	Rancho Gabriela Elementary
7	Desert Moon Elementary	24	Rio Salado Lifelong Learning Center
8	Desert Oasis Elementary	25	Shadow Ridge High School
9	Dysart Elementary	26	Sonoran Heights Elementary
10	Dysart High School	27	Sunset Hills Elementary
11	E-Institute @ Surprise High School	28	Superior High School
12	El Mirage Elementary	29	Surprise Elementary
13	Higher Ed (Prospective)	30	Thompson Ranch Elementary
14	Imagine Charter Elementary School	31	Valley Vista High School
15	Kingswood Park Elementary	32	West Point Elementary
16	Luke Elementary	33	Western Peaks Elementary
17	Marley Park Elementary	34	Willow Canyon High School

Arts and Culture Element

INTRODUCTION

Active celebration of a community's art, culture, and heritage is an essential tool for the continued growth and revitalization of a city. Even as a relatively young city, Surprise has strong ties to the past with farming, housing, the Burlington Northern Santa Fe (BNSF) railroad built in 1892, and US 60/Grand Avenue placing Surprise as the northwest gateway to the Valley of the Sun. Surprise can build on this as well as the long gone native tribes, growing Hispanic culture, and the existing retirement communities. Beyond celebrations of community and culture, Surprise will look to increase both performance art and physical art pieces. Utilizing the transformative potential of the arts for community enhancement will provide a celebration of the community, and instill pride throughout the city. Major guiding principles in this chapter are:

- The Arts as catalyst for community investment and development.
- Community driven identity.
- Allowing an evolving and accumulating expression toward a comprehensible sense of place.

DISCUSSION

Art and Culture Programs

Access to art and cultural events has become a widely recognized boost in the quality of life in any city. Surprise has sponsored art programs through various public/private partnerships, and is looking to provide more access to a wider variety of programs. Some of the programs that are to be supported include art in public places, art walks, civic art projects, and cultural and holiday celebrations.

Places That Support Art and Cultural Activities

Public art and cultural events cannot exist without a place for people to gather and experience them. These spaces can come in the shape of formal concert halls or more intimate outdoor amphitheaters built into city parks or commercial centers. Art can be applied throughout the city on our streets and sidewalks, in public parks, and in civic buildings. It can be as little as a distinctive street sign or a truly original neighborhood monument.

Making Art Visible

Many cities have adopted policies to make art more visible in the design of public and private buildings and infrastructure improvements. Emphasis is also placed on using art to create a sense of neighborhood identity and to provide a connection to local history and culture rather than as an architectural decoration. Art projects serve to document, celebrate, and define communities whose stories may once have been overlooked.

Public art strengthens a community's identity. Transit stations, streets, sidewalks, and parks all benefit from the addition of art. Art can also be used to tie together landscaping, lighting, paving, and signage and create gateways for neighborhoods and communities.

Arts Districts

Arts Districts are generally located in mixed-use areas that have a high concentration of arts and

cultural facilities. Often creative work is enhanced with the energy and excitement that is generated when there is more than one activity occurring in an area. It is natural that arts districts would form in these mixed-use, diverse clusters. Theater, music, and visual arts audiences also grow when the opportunity for exposure to various cultures and cultural events is present.

Promoting the formation of such creativity clusters by creating Arts Districts not only provides value to art patrons, it also spurs creative collaboration among arts organizations and artists. It can result in inventive artistic products as well as cost savings through shared facilities.

Arts Districts also have an economic development value. Retail shops, restaurants, and hotels find a market for their goods and services in Arts Districts. Many cities have already planned or implemented such districts, positioning the arts at the center of their urban areas. Surprise has a sufficiently large population and tourist base so such an effort may be feasible.

Revitalization through Arts

A revitalization plan can take many forms to change the existing conditions within a community. The plan may focus on issues including: improving infrastructure, housing, economic viability, transportation, historic preservation, or perhaps a combination of all of the factors. However, arts and cultural activities may serve as an agent of change as well, but unlike the others (except for historic preservation) arts and cultural activities have the ability to give the community a sense of place. The arts revitalize neighborhoods and promote economic prosperity. Participation in the arts improves physical and psychological well-being. The arts provide a catalyst for the creation of social capital and the attainment of important community goals.

Partnerships

Support for the arts is increasingly relying on partnerships with business. Typically, the audiences for the arts are often the same markets that businesses are trying to reach. The trend toward partnerships has provided the arts with new resources for programs and operations. These include both funding and contributions of in-kind goods and services.

Volunteerism is another way to partner and support the arts. The City of Surprise can play a stronger role in by working with non-profits and other agencies. Collaboration among these organizations is crucial. In addition, the City of Surprise may look to neighboring cities to maximize resources and broaden the reach of the arts community.

GOALS AND POLICIES

Goal 1

Identify and preserve City of Surprise' historic and cultural resources.

Policies

1. Create and adopt an Arts Master Plan to guide art program and projects in the city.
2. Create and adopt a Historic Preservation Master Plan to guide preservation efforts in the City.
3. Identify opportunities to partner with Arizona State Historical preservation office and similar organizations to enhance the City's historic preservation program.
4. Identify opportunities to partner with school districts and various art groups to enhance the city's art program.
5. Continue to develop interpretive/ informational materials to promote city's arts, heritage and cultural resources such as self-guided walking tour brochures.
6. Encourage, continue, and expand cultural arts and cultural events and festivals in the city to promote tourism.

Goal 2

Incorporate art into public and private projects.

Policies

1. Make efforts to include art in capital improvement projects.
2. Provide incentives to developers that include art in their projects through public art donations, working with local artists, students, and community groups to create public art projects.
3. Integrate art into redevelopment and revitalization projects, where appropriate.
4. Integrate arts into the development of the downtown area.
5. Continue to recruit theaters, museums, art galleries, recreation attractions, and civic-oriented uses in the city.
6. Identify permanent funding sources to promote arts and cultural programs in the city.
7. Encourage development and revitalization of the Original Townsite through arts.

Goal 3

Encourage recreation, and civic-oriented development through arts in the Original Townsite.

Policies

1. Support marketing package for key sites within the Original Townsite.

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CHAPTER 3: TRANSPORTATION

The transportation system should be the backbone of the city, supporting its economy and serving and influencing its land use patterns in a positive way. Surprise has grown to a major community using the automobile as the primary mode of transportation. The automobile will continue as the primary mode of transportation, but there is increasing emphasis on alternatives to the private automobile for transportation such as public transit, bicycling, walking, and neighborhood electric vehicles. These alternative modes will provide greater accessibility for residents and visitors, mitigate congestion and pollution, and support planned land use patterns. Transition to a more complete multi-modal transportation system requires an integrated land use and transportation planning approach. This will ensure that private development and public investments in infrastructure complement each other and support the city's long range plans.

Transportation and land use are inexorably connected. Everything that happens regarding land use has transportation implications and every transportation action affects land use. Transportation access impacts development patterns, with more intense growth around major roadway ortransit facilities. Land development generates and impacts travel demand. The quantity and type of trips generated by different development patterns and density of development affects all modes of transportation. Land development also affects the viability of different transportation modes. Transit is difficult and expensive to provide in low density areas; bicycle and pedestrian travel modes do not work well in sprawling suburbs, but can be viable travel options in denser, multi-use neighborhoods.

The planned transportation system shall support the Village planning concept of the Surprise General Plan 2035 by integrating transportation into the planning process at the neighborhood, village, city and regional levels. As the city grows, it should encourage land use patterns that provide for infill and development of mixed use centers, where services are easily accessible from residences, and there is a welcoming environment for all modes of travel, including walking and bicycling.

This Chapter is divided into three elements:

- Roadways, which includes sections on functional classification and level of service for the roadways serving the city;
- Transit, which provides for regional and local transit service in Surprise; and

- Alternative Modes, which addresses pedestrians, bicycles and neighborhood electric vehicles.

Together these elements will provide for a complete, multi-modal transportation system for the City of Surprise.

Transportation Issues in Surprise

Transportation is a high priority of the Surprise community. Specific transportation issues in the city were identified using multiple sources, including surveys, public input received at community meetings and local and regional planning documents. These issues are summarized below.

- Inadequate regional connections – There is limited access to/from Surprise from the rest of the region, including east/west connections, especially crossing the Agua Fria River.

- Incomplete internal circulation facilities – Missing links in the roadway network need to be completed. In addition, numerous facilities have not been built to their ultimate size to complete the system and provide adequate capacity for future travel demand.

- Congestion on local and regional roadways – Several locations currently experience congestion (e.g., Bell Road, Grand Avenue and 163rd Avenue). This problem will get worse as development occurs and additional demand is placed on the transportation system.

- Inadequate public transportation services – This includes inadequate local transit service within Surprise, as well as regional transit service linking Surprise with other communities in the West Valley and beyond.

- Limited facilities for bicycles and pedestrians – There are very few facilities for bicycles in the City of Surprise, and there are gaps and missing links in the pedestrian facilities throughout the city.

- Maintenance of the transportation network – The city has limited resources to maintain an aging transportation system. Delays in routine maintenance can result in additional long term costs to repair facilities that have deteriorated.

- Transportation funding – There are insufficient funds to build the new facilities needed to serve existing and projected development, and to maintain and operate the transportation system.

Chapter 3: Transportation

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Goal 2: Access
Goal 3: Financing
Goal 4: Aesthetics and Environment
Goal 5: Regional Partnerships

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Goal 2: Balanced multi-modal system

Alternate Modes Element……..100
Goal 1: Bicycles and Pedestrians
Goal 2: Neighborhood Electric vehicles

EXECUTIVE SUMMARY

Will be inserted for final draft.

Roadway Systems Element

INTRODUCTION

The purpose of the Roadway Systems Element is to plan a sufficient roadway network for the future that will support multiple modes of transportation, including travel by private automobile, public transit, walking, bicycling and neighborhood electric vehicles. This system includes all levels of roadway from freeways to local streets.

DISCUSSION

Recommended Functional Classification System

The Transportation Map on page 94 presents the functional classification system for Surprise Planning Area roadways under "build-out" conditions. Functional classification is a system of dividing roadways into specific categories based upon access and mobility functions. The following categories are included in the Functional Classification System for the *Surprise Transportation Plan*:

***Freeways**:* Freeways are divided highways with four or more travel lanes that are designed to carry large volumes of high-speed traffic and serve long, regional trips. Freeways have full access control, with entry and exit restricted to grade-separated traffic interchanges. All roadways classified as freeways are portions of the State Highway System and are under the jurisdiction of the Arizona Department of Transportation (ADOT).

***Parkways**:* Parkways are high capacity surface streets with substantial access control and potential grade separations that are designed to accommodate regional travel over significant distances. A minimum of six through lanes is the typical width. In Surprise, parkways feature the use of median u-turn intersection treatment geometrics which redirect left turn movements to u-turn locations away from the intersections. The resulting roadway with dual-cycle signals on a short cycle length provides exceptional traffic progression, higher effective roadway capacity and a significant reduction of intersection collisions.

Major Arterials: Major arterials are designed to move high volumes of traffic over substantial distances, but may also provide direct access to adjacent properties. In the Valley, arterial streets are usually located on one-mile section lines and intersections are at-grade. Six through lanes is the normal width.

Minor Arterials: Minor arterials are similar to major arterials but with somewhat lower design requirements. Four through lanes is the normal width.

Collectors: Collector streets are designed to carry lower traffic volumes for shorter distances than arterials. Collector streets receive traffic from neighborhoods and distribute it to arterials and vice versa. They serve more of a land access function as opposed to providing mobility for long-distance traffic. Two to four through lanes is the typical width.

Local Streets
Local streets provide access directly to local property and are not designed to accommodate through traffic. Two lanes is the usual width.

Since collector and local roadways are usually developed as part of planned area developments to support specific land uses and site plan configurations, these roadways are not shown on the Transportation Map on page 94. The above classification descriptions show some latitude in describing roadway cross-sections. As urbanized areas continue to grow and spread, increases in traffic volume occur on roadways in built-out areas. It is often difficult to acquire the rights-of-way necessary to widen these roadways to the full capacity warranted by current and future conditions without causing serious impacts on adjacent land uses. The specific standards within the *Surprise Transportation Plan* allow some flexibility in seeking creative solutions to local and regional traffic demands.

Scenic Corridors

Sun Valley Parkway has been functionally designated as a "Parkway." The roadway also experiences significant recreational bicycle use. The town of Buckeye, Maricopa County and the City of Surprise all recognize that this roadway showcases the White Tank Mountain Regional Park, which the roadway circumnavigates. The view angles away from the mountains are also dramatic. These views should be preserved and development that abuts this roadway should be undertaken with an awareness of the special character of this roadway corridor. To this end, the Sun Valley Parkway has been designated as a "Scenic Corridor." Specific urban design character guidelines should be developed for this corridor to preserve the native vegetation and unique visual characteristics of the corridor. Other Scenic Corridors may be developed as a part of the village planning process.

Roadway Level of Service

The level of service (LOS) concept is utilized to determine the efficiency of existing and future roadway and intersection operations. Level of service provides a comparative measure of the congestion and travel conditions and is reported in levels "A through F," with "A" representing the best and "F" representing the worst level of congestion or driver discomfort. LOS on roadway segments is defined as follows:

LOS A: Free flowing conditions. The operation of vehicles is virtually unaffected by the presence of other vehicles and operations are constrained only by the geometric features of the roadway and driver preferences.

LOS B: Indicative of free flow, but the presence of other vehicles begins to have a noticeable impact on speeds and freedom to maneuver.

LOS C: Represents a range in which the influence of traffic density on operations becomes marked. The ability to maneuver within the traffic stream and to select an operating speed is now clearly affected by the presence of other vehicles.

LOS D: Borders on unstable flow. Speeds and ability to maneuver are severely restricted because of traffic congestion.

LOS E: Operations are at or near capacity and are quite unstable.

LOS F: Represents forced or breakdown flow.

The city of Surprise strives to achieve a level of service "D" or better on all roadways. Any roadway where the level of service falls to a level of service "E" or "F" is considered congested and requires review for improvements. Where feasible, capacity improvements or other remedial actions are usually recommended if the level of service is worse than "D."

Goods Movement/Freight

Virtually all of Surprise's goods are imported from outside the region. The movement of freight and goods in Surprise and the region is supported by an integrated intermodal freight infrastructure consisting of trucks on roadways, rail and railroads. Commercial goods movement must be optimized to maintain and improve the region's economic competitiveness while minimizing potential negative impacts to the transportation system and neighborhoods.

The overall intermodal freight system and infrastructure is owned and operated by public agencies and private businesses. While the system is intended to support the goods movement/freight requirements for the city of Surprise and the region, it is important to also note that this infrastructure also supports Surprise's role in the nation's supply chain and business trade.

***Trucks**:* The majority of goods in the Surprise region are transported by trucks using state and federal highways with access provided by truck routes along regional arterials. In the Surprise region, US 60, SR 303 and SR 74 are major truck corridors. These serve both local as well as regional trade.

***Freight Rail Service**:* Freight rail service is operated by the Burlington Northern Santa Fe (BNSF) railroad along the US 60 corridor. Freight service within this corridor is focused in the areas of auto trans-load service, lumber, fly, ash, cement and local freight service.

Parking

As travel and parking needs have increased, there has been recognition of the constant need to better manage transportation and parking facilities. Parking requirements in Surprise are set out in the Zoning Ordinance and Engineering Design Guidelines by the type and size of use.

Trends

There is rising demand for parking for long distance commuters. The current park and ride facility, located on Bell Road east of Grand Avenue provides for inter-modal service. The predominant modal interchange is between the private automobile and transit, but also includes modal changes between transit and bicycle, pedestrian, carpool, vanpool, or drop-and-ride modes as well. Transit service offered at the facility includes the Route 571 Express Bus between Surprise and downtown Phoenix. There is a rising demand for additional park and ride facilities in Surprise. The changing needs of the public and the surrounding environment reaffirm the need to approach park and ride facilities with an eye for innovation and optimization.

Managing Parking Supply

A balance should be achieved between parking policies, travel behavior, development density, development cost and urban design. In most developments in Surprise there is an oversupply of parking, and it is provided at no direct cost to the tenants or their employees. Measures need to be taken to discourage oversupply of parking while still providing adequate parking that is not too expensive in order to maintain retail and employment centers. On-street parking in residential areas near employment and commercial sites should also strike a balance between providing for resident parking and providing overflow commercial and employee parking.

Parking Facility Design

Structured parking allows development densities and site designs that support good transit service and alternative modes, although it is more expensive than surface parking to build. Structured parking will minimize the amount of valuable land needed for travel and parking purposes.

Complete Streets

Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and public transportation users of all ages and abilities are able to safely move along and across a Complete Street. Complete Streets make it easy to cross the street, walk to shops and bicycle to work. They allow buses to run on time and make it safe for people to walk to and from transit facilities and stops.

On March 11, 2010 the U.S. Secretary of Transportation issued a Policy Statement on Bicycle and Pedestrian Accommodation. This

government agencies to adopt similar policy statements. Planning and design of new or retrofitted streets would consider all modes of transportation and provide for as many transportation modes as practical and possible.

GOALS AND POLICIES

Goal 1

Integrate transportation and land use decisions to support planned growth and the village strategy.

Policies

1. Provide sufficient transportation facilities and services to promote and accommodate the growth anticipated in regional and village centers.
2. Design transportation infrastructure in villages to support land use goals for compact, accessible and walkable neighborhoods.
3. Prioritize transportation improvements to encourage and support desired development and redevelopment activities.
4. Provide for future transportation corridors by identifying and preserving adequate rights-of-way during the planning and development processes, in advance of development occurring.
5. Encourage land use patterns that reduce the amount of external travel by developing neighborhoods where mixed use centers and services are easily accessible from residences.
6. Include transit planning as an integral component of long range plans and the development review process.
7. Design new development to promote pedestrian and bicycle access and circulation.

Goal 2

Improve transportation access to, from and within Surprise.

Policies

1. Ensure the local transportation system is fully and effectively connected to the regional transportation system.
2. Support construction of regional freeways providing improved access between Surprise and the region.
3. Improve traffic flow by completing missing and incomplete links in the arterial network in Surprise.
4. Increase capacity on roadways to improve safety as well as to maintain level of service (LOS) D or better on city roadways.
5. Provide for one mile spacing of major arterials in Surprise to the extent possible.

Goal 3

Secure fair and adequate financing for the transportation system in Surprise.

Policies

1. Require that new development fully address transportation needs associated with their development.
2. Investigate alternative funding options for the design, construction, operation and maintenance of transportation facilities and services in Surprise.
3. Work with Maricopa Association of Governments (MAG) to maximize transportation dollars for Surprise.
4. Apply for applicable state and federal grants to develop and maintain the transportation system in Surprise.
5. Develop transit fare recovery policies consistent with regional standards.

Goal 4

Maintain Surprise's high aesthetic values and environmental standards in the city's transportation system.

Policies

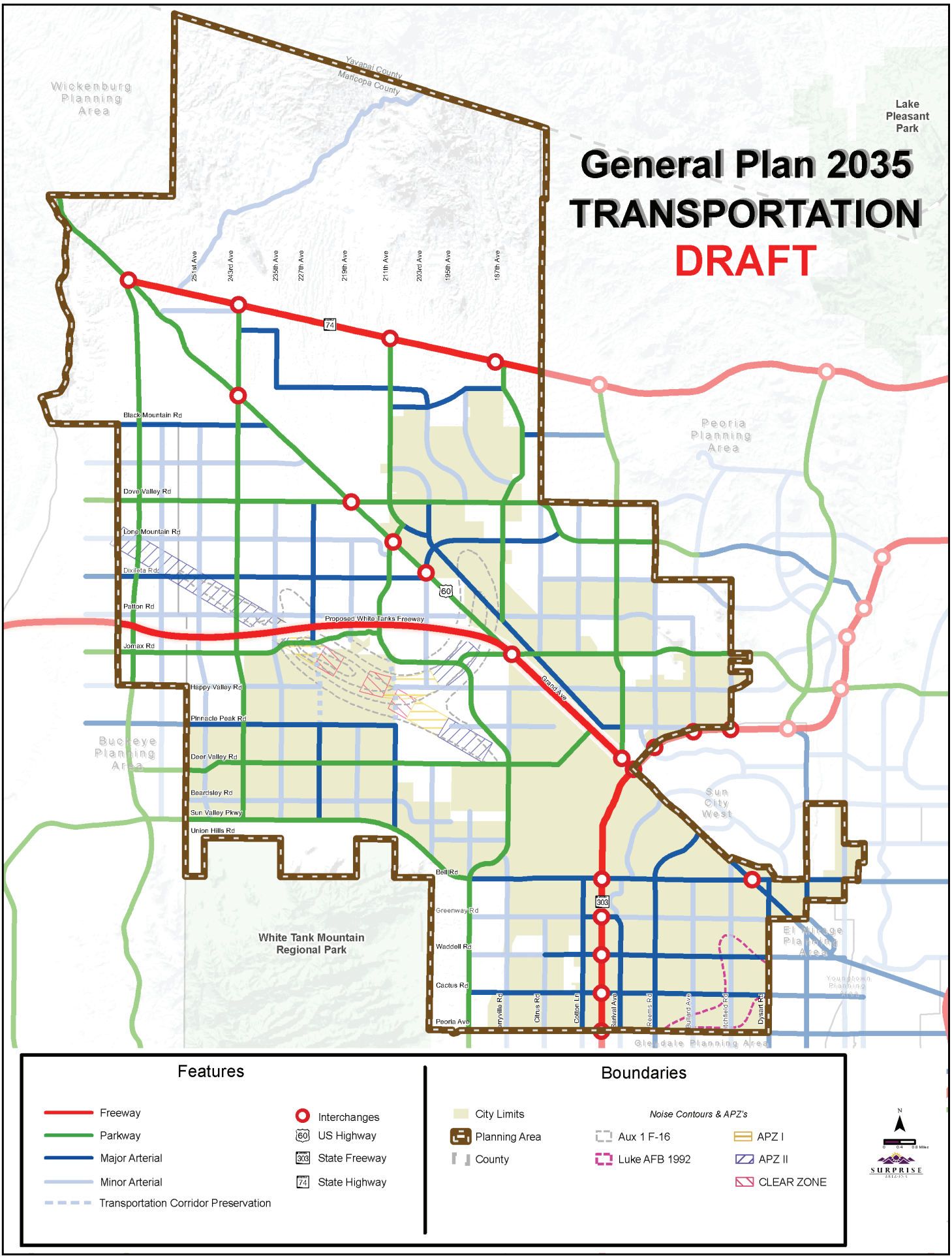
1. Ensure the physical location and design of transportation facilities are done in a fashion which is environmentally sensitive to our desert, mountains, scenic corridors, open spaces and neighborhoods.
2. Protect neighborhoods and the environment from adverse effects of transportation facilities and services.
3. Enhance traffic calming programs for neighborhoods.
4. Encourage ridesharing, transit, and alternative travel modes to reduce the use of single occupant vehicles (SOVs) and improve air quality.

Goal 5

Collaborate with adjacent jurisdictions and regional agencies to coordinate existing and planned regional transportation facilities and services.

Policies

1. Develop and maintain strategic partnerships with Arizona Department of Transportation, Maricopa County Department of Transportation, the Maricopa Association of Governments, the Regional Public Transit Association, and adjacent jurisdictions for regional projects and services that benefit Surprise.
2. Coordinate and cooperate with regional agencies and adjacent communities to assure continuity of roadway, transit and alternative modes of travel across jurisdictional boundaries.
3. Collaborate with regional agencies to ensure increased transit service frequency, connectivity and availability in Surprise.
4. Work with adjacent communities, Flood Control District of Maricopa County, Maricopa County and the Maricopa Association of Governments to ensure bicycle and pedestrian network continuity across jurisdictional boundaries.


General Plan 2035
TRANSPORTATION
DRAFT
Wickenburg Planning Area
Yavapai County
Maricopa County
Lake Pleasant Park
Peoria Planning Area
Buckeye Planning Area
Sun City West
El Mirage Planning Area
Youngtown Planning Area
Glendale Planning Area
White Tank Mountain Regional Park
251st Ave
243rd Ave
235th Ave
227th Ave
219th Ave
211th Ave
203rd Ave
195th Ave
187th Ave
Black Mountain Rd
Dove Valley Rd
Lone Mountain Rd
Dixileta Rd
Patton Rd
Proposed White Tanks Freeway
Jomax Rd
Happy Valley Rd
Pinnacle Peak Rd
Deer Valley Rd
Beardsley Rd
Sun Valley Pkwy
Union Hills Rd
Bell Rd
Greenway Rd
Waddell Rd
Cactus Rd
Peoria Ave
Grand Ave
Cotton Ln
Sarival Ave
Reems Rd
Bullard Ave
Litchfield Rd
Dysart Rd
Citrus Rd
74
60
303
Features
Freeway
Parkway
Major Arterial
Minor Arterial
Transportation Corridor Preservation
Interchanges
US Highway
State Freeway
State Highway
Boundaries
City Limits
Planning Area
County
Noise Contours & APZ's
Aux 1 F-16
Luke AFB 1992
APZ I
APZ II
CLEAR ZONE
N
SURPRISE

Transit Element

INTRODUCTION

A primary strategy of the Surprise General Plan 2035 is to reduce dependence on the private automobile in order to achieve multiple and interrelated goals including: increasing mobility, preserving and enhancing neighborhood character, improving air quality, and fostering compact development and a more walkable city. A greater reliance on public transportation will improve mobility by increasing travel options for residents, and by increasing the people-carrying capacity of the city's transportation system. It will also decrease the environmental degradation caused by the growing use of single-occupant vehicles. The intent is to develop a transit system that supports as well as leads the development of Surprise's village strategy as set forth by the Surprise General Plan 2035.

Surprise's village strategy combines transit supportive changes in the city's development pattern with a more complete and competitive multimodal public transportation system. Achieving growth targets based on cores and corridors is an important element of the village strategy. It provides more desirable investment in facilities and service delivery systems to support areas where growth will occur and reflects local decisions and neighborhood priorities. This paradigm shift may require some major investments in transit infrastructure and services as well as changes in priorities for street use.

DISCUSSION

Regional Collaboration

The transit system in Surprise is affected by plans and programs that guide the development and management of the regional transportation system. The *Regional Transportation Plan* (RTP) adopted by the Maricopa Association of Governments (MAG) in July 2010 calls for a significant expansion of regional transit services into portions of Maricopa County which are currently underserved, including Surprise. Proposition 400, the funding measure to implement the RTP, was passed by voters in November 2004. This extended the one-half cent sales tax (approved through Proposition 300) for transportation an additional 20 years, through 2025. This funding is divided between freeway, arterial roadway, and transit projects.

Commuter express service from Surprise to downtown Phoenix via the Grand Avenue corridor began in January 2006. Regionally funded transit services included in the RTP for Surprise are shown in Figure 4-2. Much of the balance of regional transit service to be extended to Surprise through Proposition 400 (both frequent stop trunk line and limited stop express services) will not occur within the planned timeframe of the RTP due to shortfalls in sales tax revenues, which provide the funding for these planned services. It is likely that no future funding for regional transit service will be available to Surprise until such time as another Proposition is passed by the voters, or another funding source is instituted.

The levels of transit service provided for in the RTP are not adequate to accommodate demand given the projected rate of development in Surprise. In an attempt to bridge the gap for the short term, Surprise is working with MAG on a Northwest Valley Local Transit System Study (NWVLTSS) to determine options for local or northwest valley regional transit services that

could be provided with alternative funding sources.

During the public outreach effort for this Surprise General Plan 2035, citizens showed a preference for development patterns concentrated around major transportation corridors. Surprise has no major transportation corridor more significant than US 60/Grand Avenue. Not only is this roadway part of the State Highway System, it is also immediately adjacent to the BNSF Railway. MAG completed the initial phase of a regional commuter rail study, which shows support for passenger service in this corridor. Such service is not yet assured, and will, in any case, be years in the future. Until that time, concentrated rubber tired-transit services in the corridor can both demonstrate the demand for service and influence land use patterns in the corridor.

Existing and Projected Levels of Transit

Valley Metro under the Regional Public Transportation Authority (RPTA) provides all of Surprise's transit service. Surprise is currently served by one Valley Metro express bus routes to downtown Phoenix. Valley Metro also provides local Dial-a-Ride (DAR) service to Surprise through a regional cab contract. Most of the DAR ridership is composed of individuals who do not have the functional ability to ride public transit buses. Express bus routes are meant to be suburb-to-suburb routes. Route 571 serves commuters travelling between Surprise and Phoenix. A park and ride facility at 13327 W. Bell Road serves the needs of transit users. The popularity of the Express Route 571 shows that there are important transportation needs in Surprise and the surrounding areas. Due to the success of these services, plans are progressing to have a circulator route within the city as well as regional high capacity transit such as commuter rail.

Commuter Rail

Many consider commuter rail to be the missing element in the regional transportation system. There is a high demand for rail services to and from Surprise; and the BNSF line running along Grand Avenue is key to achieving the objective of implementing commuter rail services in this corridor. Commuter rail trains typically provide service between suburbs and urban centers. Service typically occurs at a lower frequency than light rail, serving primarily peak travel needs for commuters. Travel distance between a rail line's termini may range between 30 and 50 miles; with station spacing typically five to ten miles apart.

In 2010 MAG completed the *Commuter Rail System Study*, along with corridor development plans for each of the four corridors identified in the system study. The system study provides a detailed evaluation of potential commuter rail links to the West Valley by incorporating the findings of the Grand Avenue and Yuma West Corridor Development Plans; and evaluation of potential commuter rail links to the East Valley. The system study calls for phased implementation of the commuter rail system based on a number of factors, including: development patterns, changes in travel demand, community support, potential funding sources and potential integration with the Phoenix/Tucson intercity rail.

By 2030, the Grand Avenue corridor is projected to experience a 41 percent increase in population and a 52 percent increase in employment. As a result of this growth, and even with planned roadway improvements and increased transit service, congestion in the Grand Avenue corridor is expected to worsen. Automobile congestion levels are projected to range from moderate to severe throughout the length of the project corridor. Commuter rail service would provide an opportunity to improve mobility, particularly for peak period trips, by reducing travel time and providing a reliable and consistent alternative to automobile travel in a congested roadway corridor.

The BNSF rail line currently carries seven to eight trains daily at an approximate speed of 49 miles per hour. Upgrades and changes desired for implementing commuter rail services on the BNSF line may include new signals, a second

track, and reduced main track switching activity. Additional commuter rail implementation requirements include governance and administration, railroad cooperation, funding and finance.

Trends in Transit Use

City of Surprise Dial-a-Ride (DAR) transit use has remained relatively flat for the last five years due to limited funding. In 2012 the City switched to contract service for DAR and began to use 2010 New Freedom grant funds available for this type of service delivery. The City anticipates a 10 percent growth over the next three years in DAR service trips.

The City participated in a region wide reorganization of the express bus route system that was implemented in 2012. The 571 express route, which provides express commuter service between Surprise and downtown Phoenix, has experienced steady growth, and will be adding a fourth trip in 2013 as part of a grant opportunity. Due to the downturn in Proposition 400 sales tax revenue, any future expansion of Regional Super-grid or Express service is not expected to occur until new funding becomes available.
According to the United States Census, more than 75 per cent of Surprise workers used a car, truck, or van to commute to their jobs. Public transportation as a mode of commuting amounted to less than one percent. Surprise has seen a slight increase in transit ridership in the past year. Valley Metro's annual transit report reflects a 3 percent ridership increase in 2011 from 2010 and an additional 3 percent increase for 2012 compared to 2011. This accounted for only about 0.12 percent of Valley Metro's total ridership.

The projected increase in population for Surprise will provide an opportunity to expand transit into new and growing markets, thereby extending its ridership base. To meet the continued needs and demands generated by development, it will become necessary to develop local public transit services. As environmental and capacity issues become more evident, transit's role will increase. Effective use of transit could make a difference in the level of congestion in certain corridors in the Surprise area.

Transit Supportive Land Use Planning

In order for transit to be successful, the City of Surprise needs to create a more "transit friendly environment" in which transit has a better opportunity to succeed. One element of this is to provide for denser, mixed use development that will support travel by transit. Another element is to provide the physical facilities that result in a better operating environment for transit, such as bus pullouts, park and ride lots, signal prioritization for transit vehicles and improved access to transit for pedestrians and bicyclists.

Implementation of the village strategy is dependent on the close coordination of land use and transportation planning. Village planning recognizes the relationship between transit and land use by focusing development in concentrated rather than linear patterns. Development and density must be focused adjacent to transit stops and stations. Transit investments are directed to link these transit supportive areas to provide people with an attractive option to the single occupant vehicle. This will allow more people to live and work within walking distance of transit.

GOALS AND POLICIES

Goal 1

Develop and maintain a balanced, multi-modal transportation system to ensure safe and efficient movement of people and goods in Surprise.

Policies

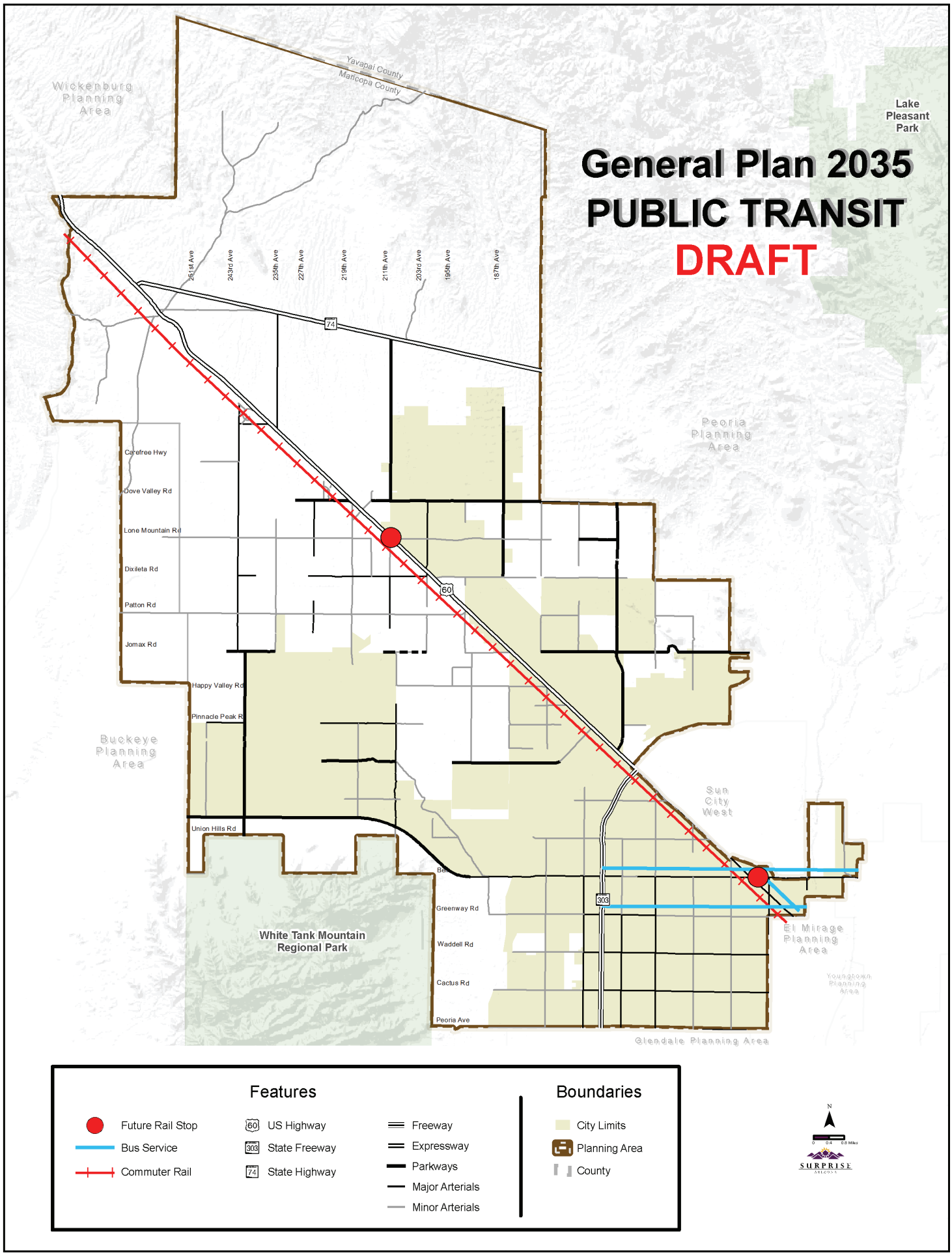
1. Maximize the effective use of roadway capacity by managing access to arterials, and assuring a high level of cross access between adjacent developments.
2. Utilize new technologies such as Intelligent Transportation Systems (ITS) to maximize the capacity and efficiency of the transportation system.
3. Maintain the Surprise transportation system to serve current and future needs and protect the investment in the city's transportation system.
4. Provide and expand transportation demand management strategies to help reduce traffic congestion and encourage alternative modes of travel.
5. Consider the needs of the entire community and the special needs of the elderly and people with impaired mobility in the planning, design, construction and maintenance of the city's transportation system.
6. Implement a Complete Streets process to accommodate multimodal transportation needs when designing new streets and when improving existing streets.

Goal 2

Provide attractive and convenient public transit services to, from, and within Surprise.

Policies

1. Pursue a citywide local transit system that connects homes, businesses and employment.
2. Integrate the regional transit system with the Surprise local transit system.
3. Work with all appropriate agencies and interests to support the implementation of commuter rail service in the Burlington Northern/Santa Fe (BNSF) Railway corridor adjacent to US 60/Grand Avenue.
4. Support the provision of high frequency transit service and capital investments to benefit high density/intensity areas.
5. Implement transit priority measures to ensure increased transit ridership.
6. Encourage transit services that address the needs of persons with disabilities, the elderly, young people, people with special needs, and people who depend on public transit for their mobility.


General Plan 2035
PUBLIC TRANSIT
DRAFT
Wickenburg Planning Area
Yavapai County
Maricopa County
Lake Pleasant Park
Peoria Planning Area
Buckeye Planning Area
Sun City West
El Mirage Planning Area
Youngtown Planning Area
Glendale Planning Area
White Tank Mountain Regional Park
261st Ave
243rd Ave
235th Ave
227th Ave
219th Ave
211th Ave
203rd Ave
195th Ave
187th Ave
74
60
303
Carefree Hwy
Dove Valley Rd
Lone Mountain Rd
Dixileta Rd
Patton Rd
Jomax Rd
Happy Valley Rd
Pinnacle Peak Rd
Union Hills Rd
Greenway Rd
Waddell Rd
Cactus Rd
Peoria Ave
Features
Future Rail Stop
Bus Service
Commuter Rail
US Highway
State Freeway
State Highway
Freeway
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Parkways
Major Arterials
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Boundaries
City Limits
Planning Area
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SURPRISE

Alternate Modes Element

INTRODUCTION

A complete transportation system is designed and operated to enable safe access for all users. While streets and motorized vehicles do account for the majority of a transportation system, they are not the only components. Broadly speaking, a transportation system can be defined as any means used to move people and/or products. Taken together individual transportation options create the community's transportation system. For this reason it is critical that the transportation element addresses each of these choices, as applicable to the community. Pedestrians, bicyclists, motorists, and transit riders of all ages and abilities must be able to safely move along and across streets. An incomplete system fails to serve the pedestrians, cyclists, transit, individuals with disabilities, and both the youngest and oldest members of our communities. A complete transportation system also includes consideration for the environment by promoting "green" building concepts while beautifying streets and making them inviting places to be.

DISCUSSION

Pedestrians

The most basic transportation option is walking. Walking is the most popular form of exercise in the United States and can be performed by people of all ages and income levels; however, it is not often considered as a means of travel. This is mainly because pedestrian facilities are generally an afterthought and not planned as an integral part of the transportation system.

The city's pedestrian network consists of sidewalks, trails, and street crossings. Surprise has many areas that seem especially conducive to walking for recreation and transportation, particularly within the planned village core areas, within its neighborhoods, and along the washes that traverse the city. In the past the city has established policies to encourage improvement of the pedestrian network in those areas, through pedestrian connections between neighborhoods and other areas. Some parts of the city are well served by an extensive sidewalk network and pleasant walking conditions. Pedestrian connectivity along washes and canals is lacking and must be given significant attention.

The Alternative Modes Plan includes multipurpose paths, and a variety of trail corridors for pedestrian activity. Trails include local routes and also corridors included in the Maricopa County Regional Trails Plan. The Non-Motorized Transportation map is on page 101.

Pedestrian Improvement Priorities

Barriers to pedestrian movement limit the viability of walking as a form of transportation in some parts of the city. Specific pedestrian issues raised during discussions undertaken as part of the new Surprise General Plan 2035 preparation include the lack of pedestrian crossings at intersections, the lack of sidewalks along some streets, difficult crossings on certain intersections, and train crossings at a number of locations.

In addition, measures may be required in special areas to reduce vehicle speed and induce traffic calming. The Surprise General Plan 2035 seeks to promote walking within Surprise by improving pedestrian connections, increasing pedestrian safety and creating a land use context supportive of pedestrian travel.

Minimizing conflict between transportation modes

Pedestrians face obstacles and conflicts with motorists when roadways and developments are designed primarily for the automobile. Even if pedestrian facilities are provided, high-speed, high volume roadways with large intersections create barriers for pedestrians. In designing roadways, the impact that the different modes have on each other must be balanced. A large number of public comments received during the general plan development process have indicated a strong need for better pedestrian connectivity throughout the city, especially the need to address major pedestrian barriers. In addition, the need to create a more pedestrian friendly environment (with amenities, traffic calming, and safer intersections) has been extensively noted, particularly within high activity centers and nearby neighborhoods.

Facility Improvements

The City of Surprise requires sidewalks along all public streets as part of new developments. Retrofitting existing developed areas to add sidewalks and/or curb ramps is also being done, but is a more difficult and controversial task. This issue has been noted extensively in public comments on pedestrian transportation.

Design for pedestrian facilities for persons with special needs

Limitations experienced by the elderly, children, and persons with a disability should be considered in the design of pedestrian and other transportation facilities. “Accessible” design is required by the Americans with Disabilities Act (ADA) and can benefit able-bodied users as well. Numerous public comments received during the general plan process have stressed the need for better pedestrian facilities, especially for the residents with disabilities who rely on them most.

Maintenance of pedestrian facilities

Continued maintenance efforts are needed to assure that pedestrian areas, including bus stops are in a usable state of repair. This is especially important for the elderly and persons with a disability in order to maintain their mobility.

Bikeway System

Like pedestrians, bicyclists are often overlooked when considering transportation facilities. The size, topography, and climate of Surprise make it an ideal city for bicycling. Cycling is a very efficient mode of travel. Bicycles take up little space on the road or when parked. They do not contribute to air or noise pollution and offer relatively higher speeds than walking. Bicycling should be encouraged to decrease the use of automobiles for short trips in order to reduce some of the negative aspects of urban growth. Linked trips using bicycles and transit are possible since all Valley Metro regional buses have bike racks on the front. Noise, air pollution, and traffic congestion could be mitigated if more short trips were taken by bicycle or on foot. Riding a bike for short distances between residences and transit stops helps reduce vehicle impacts during peak travel hours. Typically, a short trip that would be taken by bicycle is two miles. According to the United States Department of Transportation, one-quarter of all trips in this country are under one mile; about 40 percent of all trips are two miles or shorter. Recreational bicycling is also gaining popularity as an essential need of the bikeway system in Surprise especially along Sun Valley Parkway.

According to the 2000 census, less than one percent of Surprise residents commute to work by bicycle. The bikeway network has not been developed as a viable commute alternative in Surprise. Bicycle lanes and support facilities such as bicycle parking are lacking in most areas. Construction of a comprehensive citywide bikeway network and support facilities, such as bicycle parking at employment locations and other destinations, could greatly increase the mode share of bicycling. Reducing local vehicle trips into retail centers by shifting those trips to

bicycling or walking would help alleviate circulation and parking concerns. Development of a bicycle path along the canal systems is also an opportunity to provide alternative cross-town linkages. The Alternative Modes Plan is intended to support both commuter and recreational bicyclists with local and regional links.

There are three types of bike path designations:
Bike lanes: Bike lanes are within the roadway, next to the curb. Bike lanes are proposed for collector streets and minor arterial roadways without on-street parking.

Multi-purpose paths: Multi-purpose paths are behind the curb and sized to accommodate both bicyclists and pedestrians. Multi-purpose paths are proposed for major arterials and parkway cross sections.

Bike Routes: Bicycles are allowed to operate on all Arizona roadways where they are not prohibited by the State Engineer (currently only the Valley Freeway System and Interstate-10 between Phoenix and Tucson). Bicycle routes are roadways which have no bike lane designated within the roadway but which are accepted recreational bicycle corridors of regional significance, such as Sun Valley Parkway, which see significant recreational use.

Bicycle parking and support facilities

Every bicycle trip has two components; the route selected by the bicyclist and the "end-of-trip" facilities at their destinations. Support facilities are facilities that cyclists use when they reach their destinations. They can include short and long-term bicycle parking, showers, lockers, good lighting, and even public phones. The lack of secure bicycle parking, shower, and locker facilities can be one of the largest deterrents to cycling for many riders.

Issues of concern for bicyclists include: barriers (freeways) and hazards (e.g., rail crossings), lack of bicycle accommodations on existing major roadways, lack of alternatives on heavily used major roadways due to inadequate street connectivity, and lack of traffic control devices that work for bicyclists. Maintenance of bicycle facilities is also a concern due to debris accumulation and surface deterioration.

There are different types of support facilities just as there are different levels of bikeway facilities. Support facilities fall into one of four main categories:

Short-term bicycle parking: Bicycle racks are low cost devices that provide a location to secure a bicycle. Ideally, bicyclists can lock both their bicycle frame and wheels. The bicycle rack should in a highly visible location secured to the ground, preferably within 50 feet of a main entrance to a building or facility. Short-term bicycle parking is commonly used for short trips, when cyclists are planning to leave their bicycles for a few hours.

Long term bicycle parking: Bicycle lockers are covered storage units that can be locked individually, providing secure parking for one bicycle. Bicycle cages are secure areas with limited access roads. Occasionally they are attended. Each of these means is designed to provide bicyclists with a high level of security so that they feel comfortable leaving their bicycles for long periods of time. They are appropriate for employees of large buildings and at transit stations.

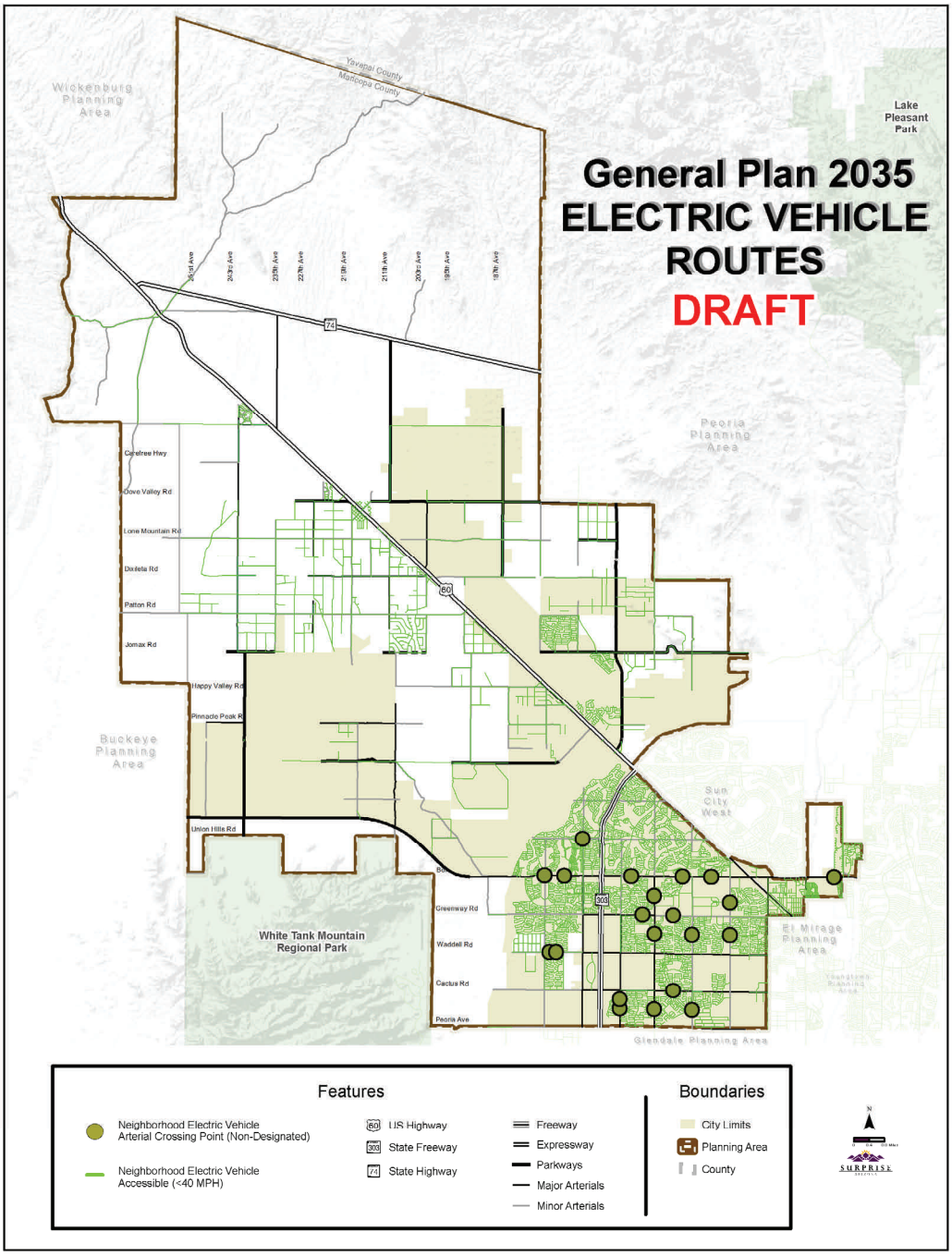
Shower and locker facilities: Lockers provide a secure place for bicyclists to store their helmets or other riding gear. Showers are important for bicycle commuters with a rigorous commute and/or formal office attire.

Bicycle stations: Bicycle stations provide free all day attended bicycle parking. Bicycle stations usually provide bicycle tune ups, repairs, and rentals in order to sustain their operation. They are intended to serve locations with larger numbers of bicycle commuters needing long-term bicycle parking and are an excellent means of facilitating the inter-modal connections between bicycles and transit.

Public education

To be responsible bicyclists, riders should learn their rights and responsibilities and safe riding

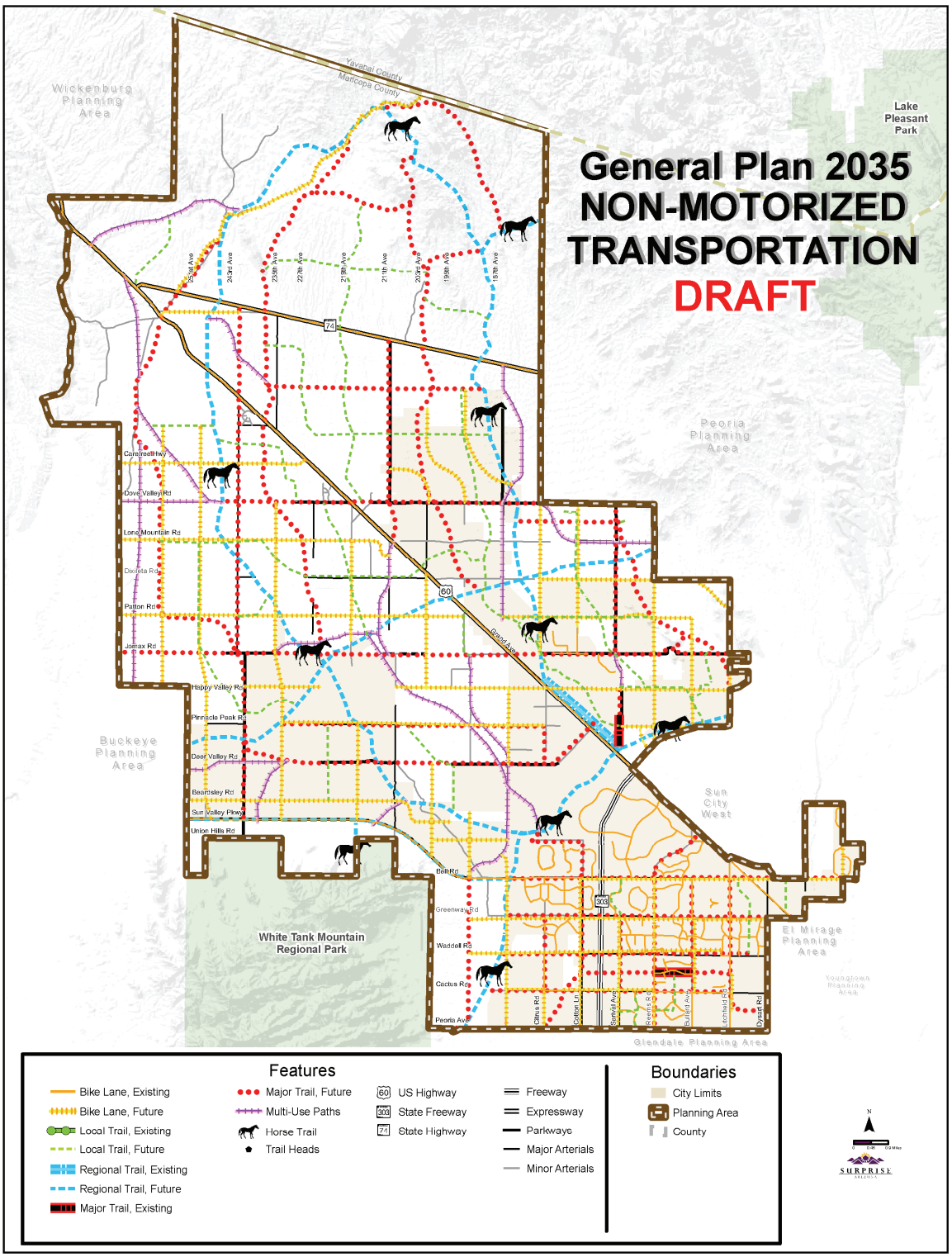
techniques. This knowledge is also necessary for motor vehicle drivers sharing the road with bicyclists. There is a continuous need to provide education for bicyclists and motorists including development and distribution of bicycle maps and other informational materials and conducting safety and training programs.



Neighborhood Electric Vehicle (NEV)

The neighborhood electric vehicle is a small, electric car designed for low-speed, local trips in neighborhoods and urban areas. These vehicles are designed for short trips on surface streets to carry small loads, and generally for one or two people, although they might be designed for additional passengers. The popularity of NEVs is growing at an incredible rate. NEVs are similar to golf carts and some even double as golf carts, but they are street legal in most areas. They are not intended to be freeway capable, allowing for a dramatic reduction in energy and power needs.

NEVs would serve those trips that consumers find too long for walking and bicycling but do not require the use of full-size automobiles. They have become incredibly popular in many places such as retirement communities, resort areas, campgrounds, and golf course communities. NEVs are usually a little faster and safer than a standard golf cart and they will normally carry four passengers. NEVs have been growing in popularity among all age groups especially among the numerous adult communities that have been developed in the Surprise planning area during the past twenty years. These communities provide amenities that encourage the use of NEVs and golf carts as a means of transportation.



During the development of the Surprise General Plan 2035 several issues concerning current and future conflicts between NEVs, golf carts, and automobiles were identified. Concerns include increased traffic on major streets, the increasing difficulty for NEV and golf cart drivers to cross these streets, and safe access for golf cart users to shopping areas and grocery stores. The City of Surprise supports the use of electric vehicles, but has emphasized that the vehicles must be operated in accordance with existing Arizona law. Arizona law provides the following restrictions (ARS 28-966):

- A neighborhood electric vehicle shall not be operated at a speed of more than twenty-five miles per hour (25 MPH).

- A neighborhood electric vehicle shall not be driven on a highway that has a posted speed limit of more than thirty-five miles per hour (35 MPH). This section does not prohibit a neighborhood electric vehicle from crossing a highway that has a posted speed limit of more than thirty-five miles per hour at an intersection.

- A neighborhood electric vehicle shall have a notice of the operational restrictions applying to the vehicle permanently attached to or painted on the vehicle in a location that is in clear view of the driver.

The need for NEVs to reach destinations by crossing major arterials creates problems. The use of NEVs to cross over into areas that are not signed or built to accommodate them may result in safety hazards. To accommodate NEVs safely on existing roads designed for large vehicles and fast-moving traffic, infrastructure standards and designs may need to be modified. The type and scale of NEV infrastructure could vary across communities, depending in part on which vehicles prevail. On streets that carry heavy traffic, NEVs should be allowed only if the posted speed meets state requirements and if the drivers of other vehicles are made aware of the presence of such vehicles in the area. Any NEV used on the city streets should be equipped and insured in the manner prescribed by state law. Improvement in safety for these low-polluting and energy efficient vehicles is a significant concern in the city of Surprise.

GOALS AND POLICIES

Goal 1

Develop and promote safe bicycle and pedestrian systems, and provide connectivity throughout Surprise.

Policies

1. Facilitate the integration of bicycle facilities on collector, arterial and parkway streets to meet or exceed the national average.
2. Develop a safe and convenient network of sidewalks, crossings and paths for walking and bicycling that provides connections between schools, recreation facilities, residential areas, transit stops and business centers.
3. Develop, monitor and update a citywide Bicycle Development Plan.
4. Promote bicycle programs that encourage education, safety and enforcement.
5. Identify opportunities to improve safety for bicycling and walking such as grade separations, mid-block crossings, and multimodal intersections.
6. Encourage businesses to provide bicycle support facilities such as locking bicycle parking areas, lockers, and showers at commercial and industrial facilities.

Goal 2

Provide for the safe and convenient use of Neighborhood Electric Vehicles (NEVs), like golf carts and segways in Surprise.

Policies

1. Provide preferential parking for alternative fuels vehicles, including NEVs.
2. Develop safe and convenient connections for NEVs throughout the city.
3. Enforce laws regulating the use of NEVs.

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CHAPTER 4: RESOURCES

Deterioration of the environment as a consequence of population growth, urbanization, industrialization, improper disposal of solid waste, resource exploitation, and technological developments has been a growing concern worldwide. An additional influence has been a realization of the finite nature and rising costs of energy, water, and other natural resources. On a national and state level it has given rise to policies and controls dealing with air, water, noise pollution, and other forms of degradation of the natural environment as well as the regulation of energy production and waste. Urban growth has consumed significant land areas in the past and is expected to continue in the foreseeable future. Predicted population increase is anticipated to occur in the developed and undeveloped areas of the Surprise Planning Area.

The goal of this section is to minimize the impact of urbanization on natural environment and to maintain, protect, and enhance the functions of natural resources. The challenge in Surprise is to achieve a more sensitive balance, repairing damage already done, restoring some natural amenity to the city, and bringing about productive harmony between people and the environment. It also addresses the conservation and management of energy and water in the residential, commercial and transportation sectors. An important purpose therefore is to give natural environmental amenities and values appropriate consideration in urban development along with economic and social considerations.

Chapter 4: Resources

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EXECUTIVE SUMMARY

Will be inserted for final draft.

Environmental Planning Element

INTRODUCTION

Examining the city's natural environment is a classic early step in preparing or revising a general plan. Information about environmental hazards such as floods, subsidence, resources including mineral deposits, and natural phenomena such as critical habitats can help determine the suitability of the lands for development. Population growth and subsequent development continually require the use of finite non- renewable resources as well as those that are renewable. One role of this section is to reconcile conflicting demands on these resources.

The comprehensive, integrated, and long-term nature of the Surprise General Plan 2035 makes it an ideal vehicle for implementing local sustainable goals. As Surprise grows and develops, continued protection of the environment is necessary to maintain the quality of life and the natural functionality of the environment that is currently enjoyed in Surprise. The environmental planning element is based upon the premise that the existing natural environment possesses its own inherent values and qualities that should be preserved. In the context of local planning, conservation is a positive action to assure that as build-out of the community continues to occur as envisioned by the Surprise General Plan 2035, related physiographic, hydrological, biological, and cultural resources are not lost or permanently altered to the detriment of the natural environment that we all share and enjoy. Correspondingly the role of the environmental planning element is to help identify these limitations and opportunities and define various policies and implementation measures by which these natural resources can be conserved within the Surprise Planning Area. Surprise's environmental heritage includes non-renewable resources such as extensive undisturbed natural areas, scattered historic/archaeological sites, and natural landmarks. As irreplaceable resources they warrant preservation from destruction or harmful alteration.

DISCUSSION

Air Quality

The goal of clean air planning is to reduce the level of pollutants in the air, to protect and improve public health, welfare, and quality of life of the residents of Surprise. In addition to being a regional issue of significance, air quality is vital to the overall health of the environment and the attractiveness of any locality. Mobile sources including on and off-road vehicles present the greatest threat to air quality in Surprise as well as the region. Because air pollutants cross jurisdictional boundaries, improving air quality requires coordination between local governments in the Surprise/Phoenix area. Three air pollutants are of continuing concerns: Carbon Monoxide (CO), particulate matter less than ten microns in diameter (PM10), and ozone (O).

Regulatory Setting

Criteria Air Pollutants

Federal, state, and local laws are the basis for controlling air pollution. The federal Clean Air Act requires the Environmental Protection Agency (EPA) to set National Ambient Air Qual-

ity standards for six common air pollutants also known as criteria air pollutants including ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), suspended particulate matter (PM), and lead (Pb). In addition, the Arizona Department of Environmental Quality (ADEQ) sites standards for ambient air quality that are more stringent than the corresponding national standards. This legislation also sets standards for sulfates, hydrogen sulfide, and vinyl chloride, pollutants for which no national standards have been set.

Toxic Air Contaminants

Unlike criteria air pollutants, ambient air quality standards have not been established for toxic air contaminants (TACs). These pollutants are typically carcinogens, mutagens, or reproductive toxins and tend to be less commonly emitted than criteria air pollutants. Regulation of toxic air contaminants is achieved through federal and state controls on individual sources. The preferred technique for reducing toxic air emissions is source reduction and identification of sensitive receptors.

Noise

Noise can be defined as a sound or series of sounds that are intrusive, irritating, objectionable, and/or disruptive to daily life. Noise varies widely in its scope, source, and volume, ranging from individual occurrences such as a barking dog or intermittent disturbances of overhead aircraft, to the fairly constant noise generated by traffic on highways. It is important to measure the level of noise in the community as many uses are noise sensitive, such as residences, schools, churches, and hospitals. The known effects of noise on humans include hearing loss, communication interference, sleep interference, physiological responses, and annoyance. The purpose of this section is to set forth policies that regulate the ambient noise environment and protect residents from exposure to excessive noise.

Noise Sources and Projections

Future development within the Surprise Planning Area will result in new roads and increased traffic volumes, thus increasing the noise level in some areas. Increased traffic volumes on the highway will result in an increased noise exposure for all adjacent development. Additionally, continued growth of the city, residential as well as commercial and industrial uses, will further increase traffic and noise levels on arterial roadways.

The major sources of noise in Surprise throughout the Surprise General Plan 2035 timeframe include:

SR 303 & US-60

The predominant noise source in Surprise is motor vehicle traffic on SR 303 and US 60. Increased traffic on both these corridors can be expected to increase the noise exposure for sensitive receptors along these thoroughfares.

Arterial Streets

Major arterial streets with substantial noise levels include Bell Road, Sun Valley Parkway, 163rd Avenue, and Jomax Rd. In general, auto traffic volumes will increase by 2035, along with greater noise levels.

Railroad Noise

Surprise is traversed by two railroad alignments owned by the Burlington Northern and Santa Fe (BNSF). The two lines carry freight traffic through Surprise. The infrequency of the train activity results in loud, but sporadic noise events, and therefore, does not have a significant effect on overall noise levels in Surprise.

Luke Air Force Base

Luke Air Force Base (AFB) noise contours impact the southern portion of the Surprise Planning Area as well as around Auxiliary Field #1. Luke-based aircraft account for 97 per cent of flight operations at Luke's AFB airfield. Transient and deployed aircraft conduct the remaining three per cent of operations. The F-16 fighter is the principal aircraft operating at Luke AFB. As of 2001, Luke-based aircraft con-

Environment	Critical health Effect	Sound level dB(A)*	Time hours
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8
School classrooms	Disturbance of communication	35	During class
Industrial, commercial and traffic areas	Hearing impairment	70	24
Music through earphones	Hearing impairment	85	1
Ceremonies and entertainment	Hearing impairment	100	4

Table 4.1A - *Source: "Guidelines for Community News", World Health Organization, March 1999.*

ducted an average of approximately 445 daily operations at the base. A.R.S Sec. 28-8461 defines a "territory in the vicinity of military airports," within which the law requires disclosure to property owners that they are within the territory of a military airport, and the noise attenuation required for structures within the 65-decibel noise contour applies to entire area.
Source: "Air Installation Compatible Use Zone Study, Volume I", Luke AFB, AZ, November 2003.

Regulatory Setting
The federal government has no enforceable standards or regulations governing environmental noise levels. The Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978, provides a framework for the development of noise control programs through the Quiet Communities program. The state does not promulgate statewide standards for noise but ARS. 9-240 (B)(15)(b) prohibits the ringing of bells and blowing of horns related to frightening people and horses.

Solid Waste

Surprise's growth will increase the quantities of both non-hazardous and hazardous solid wastes generated in the area. An effective and comprehensive long-range waste management plan for the region will ensure that storage, collection, disposal, and recycling of wastes occur in an environmentally and economically acceptable manner. Solid waste transfer and disposal facilities for Surprise are owned and operated by Waste Management while residential solid waste pickup and disposal are the responsibilities of the city. Currently, commercial and industrial waste is handled by private haulers, Parks and Sons. Hazardous waste is handled by a private contractor who is certified to handle hazardous material. At this time Waste Management owns and operates the Northwest Regional landfill and contracts the operation of waste transfer stations that provide service to Surprise residents. On an average Surprise generates about 365,000 tons of garbage every year. With a capacity of 92,000,000 tons, northwest regional landfill has sufficient volume to serve Surprise until 2043.

Arizona Department of Environmental Quality regulates solid waste and disposal including:

- Assuring the proper handling, storage, treatment and disposal of wastes.
- Promoting pollution prevention and recycling.
- Responding to environmental emergencies.
- Reviewing and approving construction plans for landfills and special waste facilities.
- Investigating complaints and violations for Arizona's solid and hazardous waste laws.

Recycling

Surprise annually contributes 7,000 tons of recyclable waste which is only about two (2) percent of the total solid waste generated. Currently, Surprise offers the curbside recycling program as well as several drop-off sites around the city.

GOALS AND POLICIES

Goal 1

Preserve and protect the natural environment to enhance the quality of life in Surprise.

Policies

1. Retain Surprise's aesthetic values and heritage of the Sonoran Desert.
2. Preserve significant features of Surprise's natural environment including, but not limited to, boulders, major washes, and high priority natural area open space.
3. Identify and protect historical and archeological resources.
4. Integrate environmental quality protection into all phases of local planning, policy, and development.

Goal 2

Promote local and regional efforts to improve air quality.

Policies

1. Reduce vehicle emissions through traffic management, mobility system improvements, and promotion of alternative modes of transportation.
2. Reduce emissions from city fleet vehicles.
3. Actively participate in discussions and decisions regarding coordination and funding of regional air quality improvements.
4. Comply with regional air quality standards.
5. Minimize non-indigenous vegetation that produces pollen.
6. Reduce dust and particulate air pollution created by manmade sources such as construction, maintenance, and vehicles.

Goal 3

Identify and reduce heat islands.

Policies

1. Identify areas where livability and pedestrian use are impacted by the heat island effect and create strategies to mitigate such effects.
2. Incorporate development strategies that reduce the heat island effect including, but not limited to, vegetation, cool roofs, shade, paving materials, reduction of pavement, and other best practices.

Goal 4

Strive to provide access to healthy, local food resources.

Policies

1. Incorporate food sources including, but not limited to, gardens and neighborhood markets, into neighborhoods.
2. Identify opportunities and locations throughout the community for community gardens, farmers markets, and other local food sources.

Goal 5

Research, promote, and incorporate innovative policies and practices that support the city's leadership in environmental stewardship.

Policies

1. Provide the community with environmental education and involvement in stewardship opportunities.
2. Develop programs to attract environmentally sustainable industry to Surprise.
3. Support the purchase of products and services from locally owned businesses and the manufacture of local sustainable products.

Goal 6

Promote sustainable development.

Policies

1. Encourage green building principles like LEED or Energy Star to create a healthy and sustainable building stock.
2. Create durable construction for the desert environment to provide options for adaptive reuse.
3. Promote creative passive solar site and building design strategies that recognize and respond to the Sonoran Desert climate.
4. Preserve, salvage, and/or restore native plants, wildlife habitat, and natural resources to maintain the biodiversity and long-term sustainability of the area's desert ecology.
5. Retain native and mature trees.
6. Protect and enhance the natural elements of all development sites.
7. Consider sustainable stormwater management measures in all development, including but not limited to vegetated roofs, pervious pavements, rainwater harvesting, and low impact development.
8. Discourage the use of invasive plants and support the removal of existing invasive species.

Conservation Element

INTRODUCTION

The conservation element is based upon the premise that the existing natural environment possesses its own inherent values and qualities that should be preserved. In the context of local planning, conservation is a positive action to assure that as build- out of the community continues to occur as envisioned by the Surprise General Plan 2035, related physiographic, hydrological, biological, and cultural resources are not lost or permanently altered to the detriment of the natural environment that we all share and enjoy. Correspondingly the role of the conservation element is to help identify these limitations and opportunities and define various policies and implementation measures by which these natural resources can be conserved within the Surprise Planning Area. Surprise's environmental heritage includes non -renewable resources such as extensive undisturbed natural areas, scattered historic/ archaeological sites, and natural landmarks. As irreplaceable resources they warrant preservation from destruction or harmful alteration.

DISCUSSION

Natural and Biological Resources

Surprise is a part of the Sonoran Desert, one of the four (4) deserts within the North American region. The Sonoran Desert is lush in comparison to most other deserts. Two visually dominant life forms of plants distinguish the Sonoran Desert from other North American deserts: legume trees and columnar cacti. Much of the Sonoran Desert area has a bi-seasonal rainfall pattern and mild winters. In general the region is characterized by high average temperatures, low humidity, and other extreme temporal and spatial variability in precipitation amounts. The significance of ecologically rich and diverse plant and wildlife communities, the area's precious water and air resources, and productive open air resources contribute greatly to the city's quality of life.

Scenic Resources

Surprise's location near the White Tank Mountains and the Hieroglyphic Mountains provides residents and visitors with an abundance of scenic vistas, and broad expanses of desert land contrasted with distant peaks. Residents of Surprise are well acquainted with these qualities and the existence of such magnificent scenery is an important factor in sustaining a great quality of life. Continued human activity leaves its mark on the landscape, with both positive and negative results to the viewshed. Careful, well designed and sensitive development of slope areas, through techniques such as cluster development near open features and trails, may mitigate negative impacts on the viewshed.

Wash Environs

The environmental characteristic of Surprise is due in large measure to the major washes like Trilby that traverse through this area. These wash environs are characterized by limited amounts of water and by the presence of arborescent, often spiny shrubs. Flash floods keep the central channel clear of vegetation but along the wash's edge grow thickets of vegetation that are generally taller and denser than those of the surrounding desert habitats. The dense shrubbery also provides food and cover for other wildlife forms. Wash environs are the Sonoran Desert's most precious asset, vital to

the movement and survival of all wildlife species, linking habitat corridors and a major part of the Agua Fria and Salt River watershed. Neotropical birds use these on the north south journeys, deer, bobcats, and javelina find water to drink and dozens of endangered fish species inhabit permanent pools. Natural landmarks such as these are valued for scenic, visual and aesthetic values, providing a record of the natural heritage of Surprise.

Flora & Fauna

Arid western landscapes provide a habitat for a variety of plant and animal species that are specially adapted for survival in areas with saline conditions and ephemeral water sources. The abundant cacti and other succulents defy the harsh climate with exuberant biodiversity. A brief description of the Surprise Planning Area's common vegetation communities are provided below, followed by an identification of sensitive species and habitats that warrant additional protection and management strategies to preserve their features.

Vegetation types within the planning area maybe generally classified into three categories:

- Urban – Includes ornamental landscaping, non native grass and weed associations in vacant lots, and scattered agricultural crop and orchard plantings.
- Rural Agricultural – Includes row crops, orchards and ruderal vegetation. Agricultural products grown in the planning area include cotton, corn, and squash.
- Desert Shrub - Columnar cacti and legume trees and succulents make up most of the vegetation within the Surprise Planning Area.

Sensitive or special status species are those animal species that are designated by federal or state regulatory agencies as needing protection due to rarity or threats to their existence. Sensitive habitats are those areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in the ecosystem (Table XX).

It is a miracle that life can survive and thrive in the extreme conditions of the desert. Common animals found in the general environment include many species of invertebrates, birds and vertebrate species including fish, reptiles and amphibians, mammals, and birds like roadrunners and quail. Types of animals that are generally found in this region based on their adaptive characteristic are:

- Escaping animals – Animals that enter lands only when moisture is available.
- Evading animals – Burrowing animals with night activity that do not need to provide water for temperature regulation.
- Resisting animals – Animals that endure dehydration and still remain active through physiological processes by which they are able to conserve water.
- Enduring – Animals that estivate during hot dry periods such as ground squirrels and gophers.

Federal and US Status Terms

(ESA) Endangered Species Act (1973 as amended) US Department of Interior, Fish and Wildlife Service (http://www.fws.gov/southwest/es/arizona)

Listed

(LE) Listed Endangered: imminent jeopardy of extinction.
(LT) Listed Threatened: imminent jeopardy of becoming Endangered.
(PS) Partial Status: listed Endangered or Threatened, but not in entire range.
(XN) Experimental Nonessential population.
(PDL) Proposed for delisting.

Proposed for Listing

(PE) Proposed Endangered.

(PT) Proposed Threatened.

Candidate (Notice of Review: 1999)

(C) Candidate. Species for which USFWS has sufficient information on biological vulnerability and threats to support proposals to list as Endangered or Threatened under ESA. However, proposed rules have not yet been issued because such actions are precluded at present by other listing activity.

(SC) Species of Concern. The terms "Species of Concern" or "Species at Risk" should be considered as terms-of-art that describe the entire realm of taxa whose conservation status may be of concern to the US Fish and Wildlife Service, but neither term has official status (currently all former C2 species).

(DPS) Distinct Population Segment: a portion of a species' or subspecies' population or range. The DPS is generally described geographically.

Critical Habitat (check with state or regional USFWS office for location details)

(Y) Yes: Critical Habitat has been designated.

(P) Proposed: Critical Habitat has been proposed.

(USFS)US Forest Service (1999 Animals, 1999 Plants: corrected 2000) US Department of Agriculture, Forest Service, Region 3 (http://www.fs.fed.us/r3/)

Name	Common Name	Status				Quad	Town Range
		ESA	USFS	BLM	STATE		
Athene cunicularia hypugaea	Western Burrowing Owl	SC		S		McMicken Dam	030N020W
Bat Colony						White Tank Mountains NE	030N030W
Cicindela oregona Maricopa	Maricopa Tiger Beetle	SC	S	S		Wickenburg	060N040W
Eumeces gilberti arizonensis	Arizona Skink	SC	S		WSC	Wickenburg	070N040W
Gopherus agassizii (Sonoran Population)	Sonoran Desert Tortoise	SC			WSC	Wickenburg SW	060N040W
Gopherus agassizii (Sonoran Population)	Sonoran Desert Tortoise	SC			WSC	Red Picacho	070N030W
Gopherus agassizii (Sonoran Population)	Sonoran Desert Tortoise	SC			WSC	Garfias Mountain	070N020W
Macrotus californicus	California Leaf-Nosed Bat	SC			WSC	White Tank Mountains NE	030N030W
Myotis velifer	Cave Myotis	SC		S		Wickenburg SW	060N040W

Table 4.2A. There were no listed or endangered plants or critical habitats documented within the Surprise General Planning Area. Source: AZ Department of Game and Fish, Heritage Data Management System, January 10, 2008.

(S) Sensitive: those taxa occurring on National Forests in Arizona which are considered sensitive by the Regional Forester.

(BLM) US Bureau of Land Management (2005 Animals, 2005 Plants) US Department of Interior, Bureau of Land Management, Arizona State Office (http://azwww.az.blm.gov)

(S) Sensitive: those taxa occurring on BLM Field Office Lands in Arizona which are considered sensitive by the Arizona State Office.

(P) Population: only those populations of Banded Gila monster (Heloderma suspectum cinctum) that occur north and west of the Colorado River, are considered sensitive by the Arizona State Office.

The city recognizes the need to contribute to the protection of native plants and animals, and their habitats before their populations are so low that they must be listed as threatened or endangered under the State and Federal Endangered species acts and will provide protection to special status species.

In addition, the Arizona Game and Fish Department (AZGFD) has identified the following focal species to model wildlife linkages in the Surprise Planning Area: tiger rattlesnake, lyre snake, kit fox, blacktailed jackrabbit, javelina, mule deer, mountain lion, desert tortoise, and gila monster. These species are sensitive to habitat loss and fragmentation including those that are unable to cross barriers (mountain lion, mule deer and desert tortoise) and special status species (desert tortoise) while others like javelina are common but still need gene flow among populations. Wildlife movement corridors for these species and others are under threat from recent land use conversions for development and associated infrastructure. Fragmentation of wildlife corridors effectively isolates the local wildlife population thereby increasing the probability of localized extirpation of the species. The wildlife corridors recommended for the City of Surprise Planning area are identified in the Wildlife Linkages Map on page 123.

Geological Resources

The City of Surprise is located within the Salt River Valley, exhibiting very little topographical change in the range of 0-2 percent slope. A two (2) percent slope indicates that for every 100 feet horizontal distance, the land rises or drops two feet. The existing slope drains to the southeast. A slope of two (2) percent allows virtually unrestricted development for agricultural, rural, or urban land uses.

Geologically Surprise lies within the Basin and Range province (Figure 4.2A) Tectonic stretching of the North American continental crust during the last 25 million years has yielded a broad rift called the Basin and Range province, so named because topographically, it consists of long linear mountain ranges separated from one another by flat plains (basins) of alluvium. The range in the general area of Surprise contains Proterozoic metamorphic, and igneous rocks and the aquifers here are formed of volcanic and carbonate rocks and unconsolidated to consolidated basin-fill deposits. The basin fill deposits form the most productive aquifers and are generally in individual alluvial basins that are drained internally and separated by low mountains. The geology of the area plays a large role in the soils, drainage patterns, and other physiographic features of the region.

Surprise itself is located on top of an alluvial valley and connected to the Salt River Valley to the east. The alluvium is composed of three quaternary sedimentary deposits that are nearly 1,200 feet deep and contain significant deposits of gypsum and calcite. The upper alluvial unit is composed of relatively coarse grained unconsolidated materials and extends to a depth of 800 feet. The middle fine grain unit is composed of finer grained material that extends to a depth of 1,050 feet. The lower conglomerate

unit contains mostly consolidated, relatively coarse grained deposits. The characteristics of these strata create a very solid building foundation as well as holding and purifying the underground water aquifer.

Figure 4.2B Diagrammatic profile of a valley in the Basin-Range province. This illustrates the conventional concept of valley fill with coarse material adjacent to mountains grading into fine alluvium and lake sediments near the middle of the valley.

Due in part to the characteristics of the sedimentary strata underlying Surprise, the region is geologically inactive with respect to faults. A seismic risk map places Maricopa County in Zone 2, which can receive moderate earthquake damage, although no record currently exists. The closest linear earth fissures, which act as drains for overland waterflow have been identified in Section 25, Township 3 North, Range 3 West, which is located to the south of the Surprise Planning Area.

One of the major geologic features in the general area is the White Tank Mountains. The White Tank Mountains form one of the several metamorphic core complexes in central Arizona. Two major types of rocks are found in the mountain range; 1.7-1.6 billion years old Proterozoic metamorphic rocks and a Tertiary or Cretaceous age granitic intrusion.

Soils

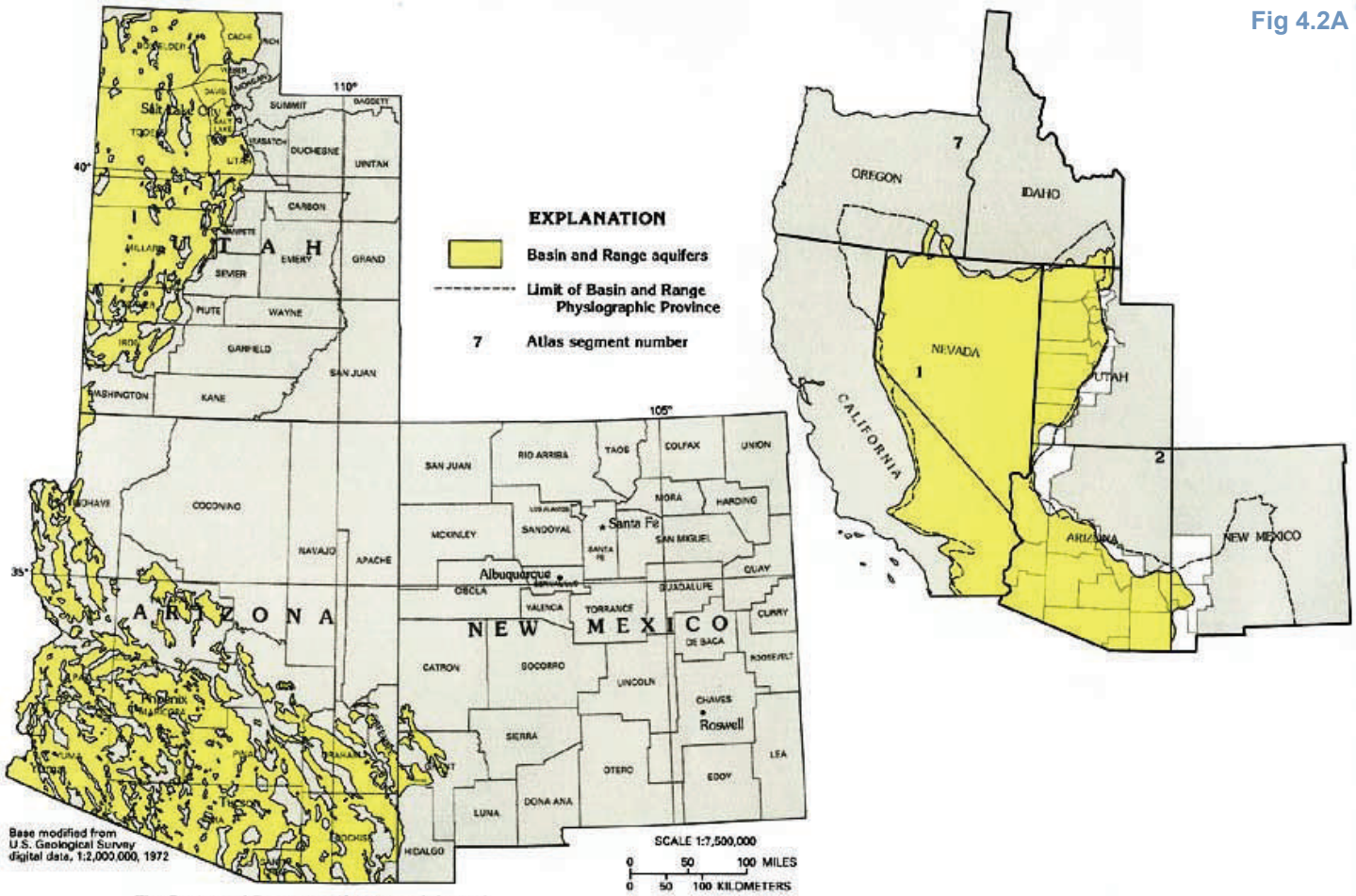
Soil morphology in the general region has been greatly affected by the geology of the area. The ranges drain into the adjacent basins and the sediments transported are usually much finer sands, silts and clays. Soils found in the Surprise area vary slightly in texture; most are loamy or loamy-sandy and gravelly, while others contain layers of sticky clay, or even rock-hard, white limy layers. Most of the soils found in the area are generally suitable for building and agriculture with the main risk associated being erosion. The composition of the soils also makes it low risk for shrink-swell potential. The majority of soils found in the Surprise Planning Area were formed from old alluvium eroded from the White Tank Mountain Range. Although the soil types found in the Surprise Planning Area are generally very similar, each exhibits differing characteristics when utilized for development. The Surprise Planning Area exhibits 23 different types of soils which are categorized as loams, sands, or clays and are listed in the Table 4.2B.

Subsidence & Fissures

The sediment filled basins in the area hold large quantities of groundwater in storage and large amounts of withdrawal of groundwater has led to subsidence in many parts of central and western Arizona. Land subsidence is the vertical displacement of the ground surface, where the subsurface consists of compressable silt and clay. The damaging effect of subsidence can include gradient changes in transportation, utility, and flood control facilities. Settlement on the other hand is the gradual downward movement of an engineered structure due to the compaction of the unconsolidated material below the foundation. Because of the gradual, long term nature of subsidence and settlement these phenomena do not pose a life safety hazard but do result in property losses. The effects of subsidence can create decreased groundwater storage capacity, change slope patterns (affecting irrigation, flood control, and drainage patterns), and cause damage to both surface and underground structures.

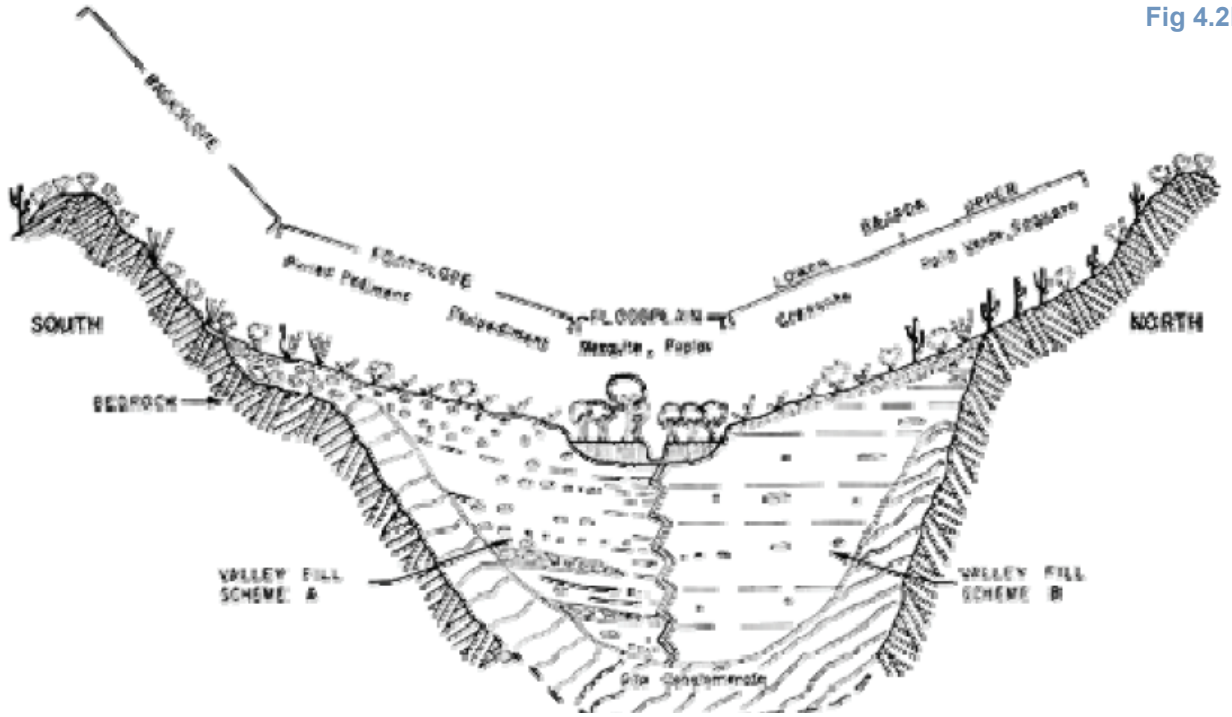
The impact of land subsidence varies throughout the Surprise Planning Area, but the majority of land has dropped from one to three feet in the last 30 years. The land located adjacent to the Beardsley canal has been documented to have subsided less than one foot near the intersection of US-60, but increases to nearly three feet as the canal parallels the White Tank Mountains. The only occurrence of subsidence and fissures that has been documented in the area are located to the south of the Surprise Planning Area near Luke AFB.

Fig 4.2A



The Basin and Range aquifers extend through parts of seven States and are the principal sources of water in much of this desert area.

Fig 4.2B



Drainage Patterns

Surprise lies largely within the West Salt River Valley sub-basin and in a small portion of the Hassayampa basin. The basins in Arizona are mostly made of unconsolidated basin- filled deposits and consolidated sedimentary. These deposits are sands, silts and gravel which are very permeable. The aquifers here can range in depth from 20 feet near the mountains to 150 feet in the center of the basins. Typically the aquifers in Central Arizona yield considerable groundwater. In the West Salt River Valley sub-basin, groundwater enters as underflow from the Lake Pleasant sub-basin, the northern part of the Hassayampa sub-basin and the Maricopa-Stanfield sub-basin in Pinal County.

Symbol	Series	Texture
Aa	Agualt	Loam Sand
Aba	Antho	Sandy Loam Gravelly Sandy Loam
Bs	Brios	Sandy Loam Sand and Gravelly sand
Cd	Carrizo	Gravelly Sandy Loam Very gravelly Coarse Sand
Es	Estrella	Loam Clay Loam
GgA	Gilman	Loam Very Fine Sandy Loam
Gt	Glenbar	Clay Loam Silty Clay Loam
GxA	Gunsight	Gravelly Loam Very gravelly Loam
LcA, Le	Laveen	Loam
Ma	Maripo	Sandy Loam Gravelly Loam
Mo, Mp, Mr	Mohall	Sandy Loam Gravelly Sand
PeA	Perryville	Gravelly Loam
RbA	Rillito	Gravelly Loam Gravelly Sandy Loam
Te, Tfa, TrB	Tremant	Gravelly Clay Loam Gravelly Loam
Tu	Tucson	Loam Clay Loam
Ve, Vf	Vecont	Clay
Vh	Vint	Loamy Fine Sand

GOALS AND POLICIES

Goal 1

Biological and natural resources within the Surprise Planning Area should be enhanced and protected.

Policies

1. Protect and enhance the wash corridors and environs through a comprehensive management strategy.
2. Discourage mass grading of large parcels to prevent environmental damage.
3. Encourage the retention of washes with 100-year flows of 250 cfs and greater in their undisturbed condition.
4. Encourage new flood control projects to consider storm water recharge designs alternatives to channelization and to impermeable bank protection.
5. Preserve wildlife ecosystems and sensitive habitat areas.
6. Protect special status species and supporting habitats within Surprise, including species that are state or federally listed as endangered, threatened, or rare.

Goal 2

Maintain natural scenic amenities.

Policies

1. Encourage nighttime lighting to be kept at a minimum to maintain dark skies.

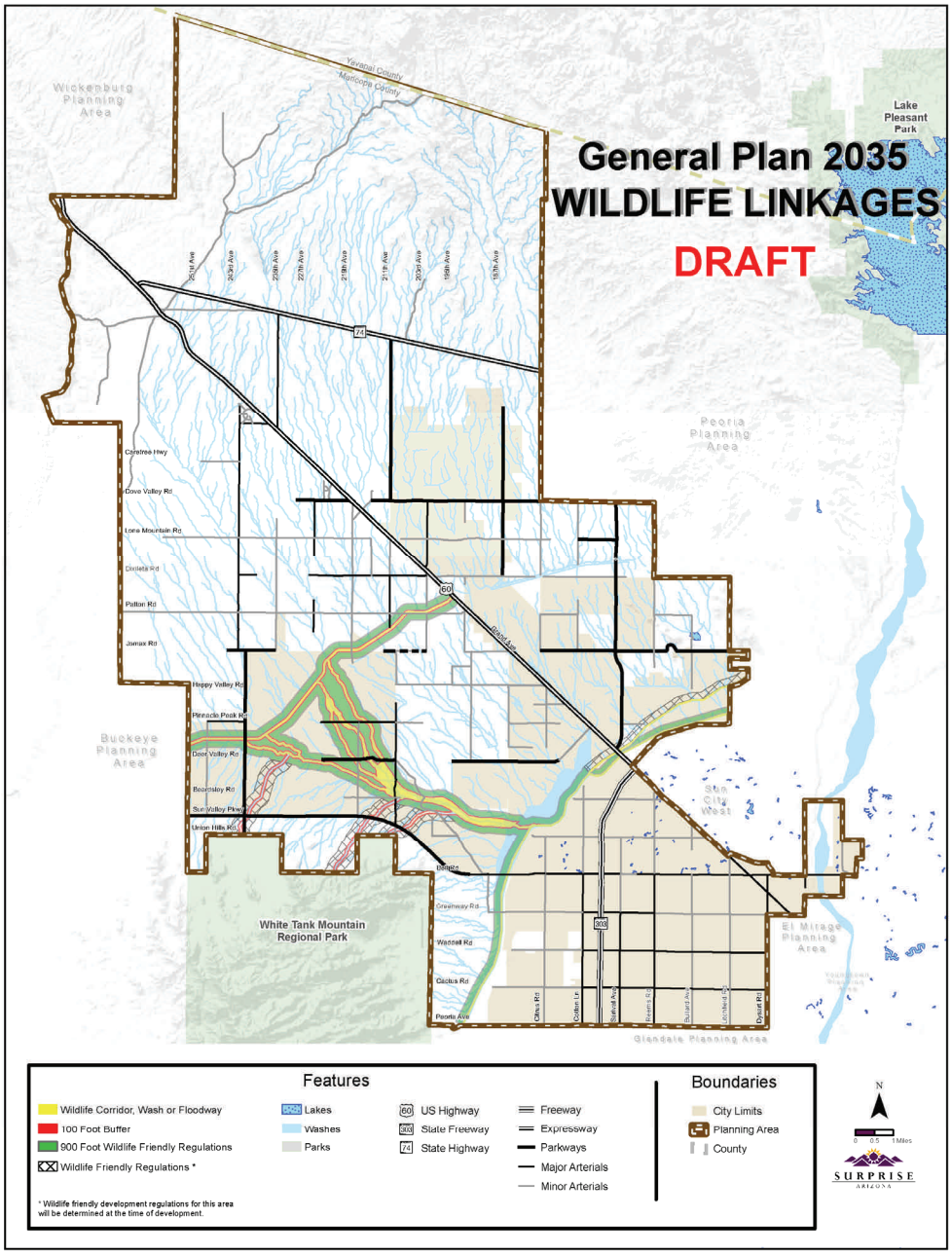
2. Create and adopt a Dark Sky Ordinance to reduce the impact of light pollution.
3. Encourage the preservation of the scenic quality and vistas of all mountain ranges in the city.
4. Designate scenic routes and discourage development patterns that reduce scenic qualities.
5. Discourage industrial and commercial uses on slopes greater than 10 per cent and residential uses on slopes over 15 percent unless the natural form of the hillside setting is reflected and visual and environmental impacts are minimized through appropriate planning and architectural design techniques.
6. Require establishment of development and design standards to ensure retention of ridgelines and prominent hillsides.

Goal 3

Minimize risks of property damage and personal injury posed by geological hazards.

Policies

1. Require geotechnical studies prior to development approval in geological hazard areas.
2. Ensure that new development on hillsides is constructed to reduce erosion and other hazards.
3. Ensure vegetation of cut and fill slopes to control erosion.



Water Resources Element

INTRODUCTION

The water supply and quality within the city is one of the key elements for maintaining sustainable growth and allowing the city to achieve its development goals. By assessing the water demands that will be needed in future and identifying and acquiring adequate water resources the city will be able to plan for and meet the demands of future development. Water is a challenging and complex issue, unconstrained by jurisdictional boundaries and requires regional cooperation and long term planning to be sustainable.
The water resources and quality section of the natural resources element presents a plan for providing Surprise's residents and businesses with a safe, reliable, and high quality source of water through 2025 and beyond.

DISCUSSION

Water Resources

Water supply within the city is one of the key factors for maintaining sustainable growth and allowing the city to achieve its development goals. One of the important goals of the community is the attainment of safe yield, when no more water is withdrawn from the aquifer than is replenished. New water supplies and a community-wide emphasis on conservation are needed to achieve this goal. While arrival of water from the Central Arizona Project (CAP) will provide a new water resource, maintenance of a dependable supply of good quality groundwater will continue to be an essential factor in defining Surprise's future health and prosperity. There are properties within the Surprise Planning Area that are not presently served by city water or city sewer systems. Some of these properties are served by private water service providers. Some of the properties are not served by either the city or private water service providers. The general plan is intended to govern the provision of city water and sewer services within the general planning area.

The City of Surprise Public Works Department is responsible for management of the City's drinking water, wastewater, reclaimed water and recharge systems and the associated long range master planning documents and efforts.

The City is expecting to grow from a 2012 population of 120,000 to 400,000 by 2030 and because of this projected growth the City implemented the Integrated Water Master plan which addresses water resource and water infrastructure planning. The Integrated Water Master Plan serves as the City's guiding document when considering future water resource and infrastructure needs. This document utilizes current land use data and projected land use data in an effort to stay ahead of the demand curve.

Water Rights

The city has received rights to groundwater through the extinguishment of irrigation grandfathered rights. As a water service provider the city may also claim four percent of the annual water delivered to its customers as incidental recharge. The city has an agreement with Central Arizona Water Conservation District (CAWCD) that allows for pumping of excess groundwater and the associated recharge provided by the Central Arizona Groundwater Replenishment District (CAGRD).

The City has also secured an allocation of 7.373 acre-feet /year of CAP water by establishing an agreement with the United States Bureau of Reclamation (BOR).

Another renewable source of water that the city can utilize is their reclaimed effluent from the South Wastewater Treatment Plant (WWTP).

Water Supply

Surprise draws its public water supply from the West Salt River Valley sub-basin, through several well fields located throughout the city. Sole reliance on the aquifers may shift in the future to supplemental renewable supplies of surface water.

New water rights acquisition is fundamental to future development and growth. A portion of the water pumped by city wells now returns to the aquifer through the water reclamation via recharge, a return flow credit which is important in water rights holdings calculation.

Groundwater is still the predicted main source of water for the city, although surface water from beyond the region may supplement the traditional water supply in the future. This is the result of acquiring water rights, a major long range planning accomplishment to assure Surprise's sustainability in its arid desert setting. The city's present water rights holding exceed 10,249 acre-feet, and reserves should accommodate demand beyond 2030.

Promotion of a continuing and escalating water conservation ethic will significantly enhance the future water supply.

Conservation is the most economical water savings source for both provider and user, reducing operating and capital costs. Water rates, conservation programs, and community education will be the primary elements to further conservation efforts.

Water System

As municipal water service provider the city has received entitlements to both groundwater and surface water supplies. Ten other water companies have rights to serve within the Surprise Planning Area; including Epcor Water Company, Beardsley Water Company, Circle City Water Company,, Chaparral Water Company, the city of El Mirage, Morristown Water Company, Puesta Del Sol Water Company, Saguaro Acres, Saguaro View, and West End Water Company.

The city currently has two public water systems within SPA1 and SPA2.. The supply for these water systems is comprised of 15 groundwater wells and 5 water supply facilities. The City's water supply system will require several modifications to the aquifer based system when it is necessary to use the surface water from CAP canal for drinking purposes. These modifications will include construction of a water diversion facility on the CAP, a state of the art water purification system and a network of large water distribution pipelines.

The water system is an important element in fire suppression, directly related to public safety. System reliability for fire suppression requires water facilities be kept in a state of good repair.

Water Production

Water production for all municipal purposes is related to the city's growth. Water usage has greatly increased, rising faster than population growth. Water production from groundwater and surface water must increase to meet the demand created by the population growth in the city.

Water Demand

Even though Surprise draws its public water supply from an apparently abundant underground aquifer, it is prudent to conserve such an important resource. Demand for water based on quantity billed is 66.7 percent residential and 34.3 percent commercial. Demand has been steadily increasing since 2001.

Water Analysis and Documentation

Water is one of the most important issues facing the region and it has received much attention in the last decade. New legislation, numerous studies, and new programs have generated a significant amount of new information. It is important to document the details of these programs and studies to provide a basis for analysis and comparison. The public and various agencies need to be able to access reliable data and track the decision-making process for greatest understanding and community consensus. It is also important to standardize methods and record keeping as much as possible to facilitate comparisons.

Many important decisions which will determine the future course for water programs and management in Surprise are yet to be made by the Arizona Department of Water Resources (ADWR) and other state and federal agencies. These issues include the quantification of safe yield, the development of safe yield strategies, and federal water quality standards. Water interest associations, such as the Western Urban Water Coalition, will have a significant impact on the final outcome of federal regulations.

Water Quality

Water quality is the physical, chemical, and biological characteristics of water usually in respect to its suitability for three particular purposes; drinking water, non-potable uses, and recharging the aquifer. The primary bases for such characterization are parameters which relate to drinking water, safety of human contact, and for health of ecosystems. With the exceptions of a few parameters Surprise's groundwater meets the National Primary Drinking Water Regulations (NPDWRs); however some treatment is required to meet the standards including the Arizona Aquifer Water Quality Standards. Depending on the source of water including the future use of CAP water the treatment will vary. Our goal is to maintain water quality that meets or exceeds the National Drinking Water Quality Standards (NDWQS) to maintain quality drinking water for the citizens of Surprise. Another water quality factor is the expense and expertise required to comply with the increasingly stringent federal standards for drinking water and non-point source pollution requirements. Regulations, rules, standards, and other requirements will continue to change for a variety of reasons while water quality itself varies greatly due to well depth, groundwater surface, and the effects of man's activities upon the aquifer.

Variations due to human activity

Anthropogenic activities including septic tanks, agricultural activities, petroleum handling and distribution facilities, solid waste disposal sites, illegal and illicit discharges, dumping, industrial facilities, and other such activities can have a negative impact on groundwater and other sources of water.

It is important to identify the sources of these activities, quantify their effects, initiate remedial action where appropriate, and take steps to prevent future contamination. Pesticides, Total Dissolved Solids (TDS), Volatile Organic Carbons, and nitrates are the most common results of human related groundwater pollution in Surprise.

Most of the unincorporated Maricopa County area was developed without sanitary sewer lines and groundwater cumulatively has been affected by low density development relying on septic tanks and domestic wells. The continued absence of sanitary sewer lines in the unincorporated areas and the newly incorporated areas will result in shallow soil degradation due to higher wastewater volume flowing through on-site disposal systems.

Line extension to outlying areas is recommended to minimize domestic use of septic systems which have a negative impact on shallow groundwater quality. The preferred alternative is the extension of both water and sanitary sewer lines into the unincorporated area lying within the city's planned service areas. Some groundwater quality problems are a consequence of leaking underground storage tanks which

housed petroleum products or other hazardous materials. Currently there is no evidence as to the leaking of any underground storage tanks in the Surprise Planning Area.

Variations due to well depth

Groundwater in Surprise generally requires deep wells and the quality of water has required more extensive treatment than water from wells in the past due to more stringent regulatory requirements. The natural quality of deep or confined aquifers tends to be less variable, than shallow groundwater, the quality changes typically reflect the geochemical reactions that occur naturally as water migrates through confining layers of the aquifers from recharge areas including recharge from natural storm water runoff to the point of use of the well. In addition continued pumping of a confined aquifer can cause inflow of water from nearby unconfined areas that differs considerably in quality from water originally in the confined aquifer. The presence of arsenic, fluorides, radiochemicals, nitrates, and dissolved solids of the water are the result of variations in depth. Generally elevated levels of salinity have been reported in this part of Arizona. Arizona is among a handful of western states whose soil naturally contains levels of arsenic and fluoride that are slightly above the NPDWR's standards but are not considered an unreasonable health risk.

In 1974, the United States Environmental Protection Agency (USEPA) established the Safe Drinking Water Act (SDWA) to protect public health by regulating the nation's public drinking water. The law has been amended since then and requires stringent actions to protect drinking water and its sources. The SDWA has established enforceable standards for several contaminants. The NPDWRs are legally enforceable standards that apply to community and public water systems. These standards protect public health by limiting the level of following contaminants: microorganisms, disinfectants, disinfection byproducts, disinfectants, inorganic chemicals, organic chemicals, and radionuclides.

Meanwhile the Clean Water Act (CWA) is the cornerstone of surface water quality protection in the United States. The statute employs a variety of regulatory and non- regulatory tools to reduce discharge of pollutants into waterways, to finance municipal wastewater treatment facilities, and to manage polluted runoff. Based on CWA, the Phase II National Pollutant Discharge Elimination System (NPDES) rule, adopted by the EPA and administered by the Arizona Department of Environmental Quality (ADEQ), requires operators of small municipal separate storm sewer systems to obtain a NPDES permit and implement programs and activities to reduce pollutants in storm water runoff. The City of Surprise, as an operator of a municipal storm drain system prepared a Storm Water Management Plan and began implementation of this plan in 2003. In order to comply with the Phase II NPDES requirements, the plan acts as the city's permit, describing actions that include best management practices, measurable goals, and timetables for implementation of six minimum control measures as follows:

- Public education and outreach.
- Public Participation/Involvement.
- Illicit discharge detention and elimination.
- Construction site storm water runoff control.
- Post construction storm water management.
- Pollution prevention for municipal operations. The city also maintains Storm Drain Design and Construction Standards and Specifications. These include guidance for design and construction of manholes, detention/retention basins, sidewalk under-drains, and other items appurtenant to storm drainage systems. These standards are found within the City of Surprise Engineering Development Standards.

GOALS AND POLICIES

Goal 1

Support efforts to improve regional cooperation and communications among appropriate agencies and communities.

Policies

1. Support ADWR efforts to assure all water providers and users in the Phoenix Active Management Area (AMA) participate equally in the attainment of a safe yield.
2. Assist the private water companies in conservation, long range planning, and identification of their roles as water suppliers for the region.
3. Maintain a 100-year Assured Water Supply designation from the ADWR.
4. Work cooperatively with State of Arizona agencies to refine existing water legislation and achieve the adoption of plans, policies, and regulations.
5. Expand processes to communicate current and planned water programs to the public.

Goal 2

Continue to promote water conservation.

Policies

1. Implement conservation programs that meet Surprise Water Management Plan conservation requirements.
2. Implement programs to reduce storm water runoff.
3. Support conservation and efficient water use in an effort to minimize the need for new water sources.
4. Expand programs and regulations to reduce water waste.
5. Make information about water conserving landscaping and water harvesting methods and resources available for property managers, designers, and homeowners.

Goal 3

Surprise should continue to develop and implement programs for new sources of water.

Policies

1. Continue to work with ADWR and local agencies to pursue new water sources like surface water.
2. Continue research and implementation programs to recharge CAP water.
3. Continue to pursue acquisition of new water supplies.
4. Standardize data collection and methods for economic comparison of alternative water supplies and programs.

Goal 4

Research the relationship between water supplies and service, land use, and growth of the region.

Policies

1. Include conservation of water resources in area plans or village plans to guide land use decisions.
2. Pursue water plans and policies that protect and benefit natural ecological systems.
3. Pursue programs and procedures that require application of xeriscape concepts for all landscape, limit turf to active recreation areas, and keep washes in their natural state.

Goal 5

Continue to invest in the storage and distribution system to insure reliable delivery of high quality water to meet daily and emergency needs.

Policies

1. Develop surface water treatment plants to satisfy the city's potable water needs.
2. Provide all future water service in areas that

are not currently covered by an existing water franchise. The city's intent is to allow no additional water service franchises into the Surprise Planning Area.

3. Encourage continued development of the city's water supply and distribution system to meet established system pressure and fire flow standards (Including reservoirs, mains, and hydrants).
4. Provide storage facilities to serve twice the average daily water need.
5. Work with regional agencies to provide and improve emergency measures to ensure adequate water, storage, and distribution during supply interruptions.

Goal 6

Promote the use of effluent/reclaimed water.

Policies

1. Maximize the use of effluent and integrate effluent management plans.
2. Continue research and implement programs to increase the use of reclaimed water and secondary effluent.
3. Develop incentives to encourage the use of re-cycled water/reclaimed water/non-potable water.
4. Support the extension of recycled water distribution infrastructure.

Goal 7

Protect and enhance the quality of Surprise's water sources.

Policies

1. Analyze and mitigate the potential for contamination of groundwater supplies from proposed industrial or commercial land uses.
2. Locate landfills or other groundwater polluting land uses to minimize the potential for the contamination of groundwater.
3. Pursue programs and funds to mitigate groundwater pollution caused by existing and historic land uses which may pose a threat to water resources.
4. Develop plans, policies, and procedures and identify funding sources to comply with federal and state water quality programs as they are developed.

Goal 8

Minimize the potential for contaminants to enter the communities water supply.

Policies

1. Develop and implement a leak detection monitoring program for underground storage tanks, in cooperation with the Arizona Department of Environmental Quality (ADEQ).
2. Develop and implement a program for preventing hazardous substances from entering the aquifer and the water supply system.
3. Establish a groundwater monitoring program at landfills to permit the early detection of any groundwater degradation which may occur.

Goal 9

Reduce the pollutant load in the surface water runoff.

Policies

1. Due to potential impact to increased water discharge, all development activities will be constructed and maintained in accordance with Phase One NPDES permit requirements.
2. Preserve and enhance the design conveyance capacity of the surface water drainage system.
3. Invest in the maintenance, repair, and replacement of the water utility infrastructure.
4. Preserve and improve water quality through enhancement and expansion of the storm water program including education, policies, and procedures to improve runoff quality.

Energy Element

INTRODUCTION

Events of the past decade have brought the issue of energy fully into public view. Ever-increasing energy prices, combined with constraints in the development of conventional energy supplies, have forced the public to question and debate the energy future they would like to see. Increasing the efficiency of energy use is predicated on matching needs with resources. Renewable energy systems allow cities to become more independent from the grid and imported fossil fuels, boost the market for renewable technologies, move to more reliable and affordable resources, and display a visible public commitment to a sustainable energy future.

In areas such as Surprise with high summer electricity demands, using small scale renewable energy systems can also protect residents and businesses from the costly effects. In addition, residential and commercial buildings account for over a third of United States energy use and carbon emissions. As construction methods and insulation technology have improved, so too has our ability to build structures that use less energy, contribute to fewer pollutants to our environment, and improve comfort and productivity. Reduced energy in housing, commercial structures, public facilities, and transportation helps maintain local economic vitality and reduces the need for new infrastructure to deliver energy to the city. In addition in a wide variety of ways, local and national governments expend a portion of their budgets (i.e. tax dollars) on energy resources, including expenditures for procuring oil on the international market; paying for hazardous waste clean-up; subsidizing energy research; or simply maintaining local roadways.

DISCUSSION

Conventional Energy Sources

Power supply mostly comes from nuclear, coal, hydro- electricity powered plants owned by Arizona Public Service (APS) of Arizona. Power produced at generating plants is transmitted long distances through high voltage transmission lines and stepped down several times for ultimate use. These lines are prominent features in the cityscape. The transmission of power within the city is addressed by the APS transmission line network.

Transportation fuels are primarily supplied by various pipelines across the state to distribution terminals in Phoenix. There are no gasoline refineries in Arizona, so all the fuel must be delivered through pipelines operated by Kinder Morgan.

Arizona's local gas companies buy natural gas from producers in the supply basins and then pay the interstate pipelines to transport the gas to their local service territories. Some larger customers of natural gas such as schools, hospitals, and to a lesser extent local governments are obtaining less expensive natural gas supplies from other suppliers.

Alternative and Renewable Energy Sources

Alternative and renewable energy sources (e.g. solar, wind, geothermal, and possibly solid waste) may be utilized for residential, commercial, industrial, and transportation-related

development. Solar energy however can be used more easily in residential development. Most single family dwellings in the city have solar retrofit potential. Some are already laid out to orient lots to facilitate passive solar gains.

Alternative and renewable resources may also supply energy in the future to the commercial and industrial sectors where cogeneration exists. Commercial enterprises which are not utility companies may lead the way in producing power from renewable energy sources for sale in the open market.

Energy Conservation

The city's total demand for energy will increase with projected population growth. Public and private planning decisions should promote energy management and efficient use of energy-related resources to ensure the community is served with a balanced mix of affordable energy supplies.

Energy efficiency supports economic growth and development by freeing funds that otherwise would be spent on energy. Energy efficient development patterns also make the region less vulnerable to conventional energy supply disruptions. Furthermore energy consumption and diversity of supply can reduce the environmental costs of large scale production and distribution. However there are no energy performance standards prescribing annual consumption levels for various types of urban development.
Conservation of electricity and natural gas used in buildings should increase by incorporating innovative and conventional energy efficient techniques into design, siting and construction development. Ordinance amendments and effective compliance of new or existing energy-related ordinances will encourage energy conservation and management. A handbook or guide to maximize solar access should be developed.

Conservation of automobile fuel can be achieved in the short term by strengthening use of travel alternatives and disincentives to private single-occupancy automobile use. Long term conservation may be achieved by policies which decrease the population's auto dependency.

The Energy Independence and Security Act of 2007 requires federal buildings to decrease their energy consumption by the standards found in the table below.

Fiscal year	Percentage Reduction
2010	3
2011	6
2012	9
2013	12
2014	15
2015	18
2016	21
2017	24
2018	27
2019	30

GOALS AND POLICIES

Goal 1

Reduce reliance on non-renewable energy sources in existing and new development.

Policies

1. Develop and implement citywide strategic energy planning.
2. Educate the public on simple strategies to increase energy efficiency and conservation.
3. Pursue opportunities for local management of energy supply.

Goal 2

Encourage efficient energy management techniques.

Policies

1. Implement measures to reduce the energy usage of City facilities.
2. Increase public awareness about the importance of energy conservation and demonstrate cost-effective and effective applications of energy management techniques in local government operations and buildings.
3. Offer financial or regulatory incentives to developers for meeting building energy performance standards in new construction.
4. Encourage energy audits and energy disclosure reports for ratings for residential buildings at the time of sale.
5. Promote public awards program for energy management efforts.
6. Support regional efforts to increase the supply of energy from renewable sources, distributed generation, and cogeneration.

Goal 3

Maximize the potential for efficient use of alternative and renewable energy sources.

Policies

1. Encourage developments and clustered housing to enable replacement of individual systems with a single or coordinated community energy system.
2. Encourage housing design and orientation to enable each unit to take advantage of solar energy, wind shelter, and other microclimatic devices.
3. Promote resource efficient building design.
4. Develop a transportation system that is more energy efficient.

CHAPTER 5: FINANCE, INFRASTRUCTURE, AND SERVICES

The Finance, Infrastructure, and Services section of the Surprise General Plan 2035 provides an overview of the various public safety, administration, utilities, and infrastructure located within the Surprise planning area. It is crucial that the City of Surprise has the necessary public facilities and services to support new and existing growth and development as well as adequate policies in place to determine what role the public sector plays in financing public services and facilities.

Growth in the City of Surprise and the Phoenix metro area requires expansion of facilities and infrastructure to serve the needs of the public. The City of Surprise will use various funding mechanisms to help in the creation of new and expanded services as well as in maintenance of existing services. The cost of maintenance has always been the burden for the municipality; the cost of new services must have its “fair share” paid by for developers. To ensure city services are provided to all residents the city must define goals and policies that determine what services will be required, the cost of those services, and if they can be paid for without undo burden on the taxpayer.

State laws require municipalities to review and report on the coordinated program of public works for the ensuing fiscal year. For the City of Surprise, the review will be accomplished through an annual Capital Improvement Project (CIP) report to the City Council. This report will address ongoing public works and their compliance with the adopted Surprise General Plan 2035. The report is to include public real property acquisitions or dispositions, public construction, or vacation of public streets. Acquisitions or abandonment for street widening or alignment projects of a minor nature are excluded from such review. All CIP projects shall be in conformance with the Surprise General Plan 2035.

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Chapter 5: Finance, Infrastructure and Services

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EXECUTIVE SUMMARY

Will be inserted for final draft.

Cost of Development Element

INTRODUCTION

For the City of Surprise to be fiscally sustainable over time it will become necessary to review revenue and expenditures, maintenance and repair issues, and secondary costs to new development and redevelopment efforts. Fiscal responsibility will come with not only a balanced budget, but by using our revenue streams wisely and for the correct purposes. Surprise has experienced rapid growth over the past decade. In response to this, it will become necessary to begin budgeting more of the city's money for repair and redevelopment efforts of older neighborhoods and infrastructure. As new development comes into the city, decisions must be made to consider secondary costs in developing or redeveloping areas.

DISCUSSION

Revenue

Revenue for the City of Surprise is not only in the form of city taxes, user fees, and grants. The city also receives funding from federal, state, and county agencies to perform necessary service additions and repairs. This money is typically earmarked for specific purposes such as streets, housing, or education.

Beginning Fund Balance
These revenues are carried over from previous budgetary years. This can be a positive or negative balance applied to the next budget cycle. In cases where the balance is positive the City of Surprise will schedule the funds to be used for capital improvements or other one time expenditures.

Construction Related
Revenues that are collected or earned by the city are directly related to the level of construction activity. These revenues will continue as long as the city continues to grow. It must be understood that these revenues are not a steady income stream and should not be used for regular service and maintenance costs to the city. These funds should be directed to capital improvements, redevelopment, or other one time expenditures. Revenue sources that fall under this category are:

Pay-as-you-go: Revenues generated by city taxes (sales, property, and construction), as well as state and federal shared taxes (state fuel and lottery taxes). Pay-as-you-go funding sources are typically used for daily services and maintenance costs to the city.

Development Impact Fees: Fees that are established by the city based on the cost of expanding services to accommodate new development. These fees are then passed on to the project developer as part of the cost of the development. Development impact fees are currently in use. Impact fees are narrow in scope (i.e. utilities, police, library, roads, etc.). The impact fee should be attached to a capital improvement project that is directly related to the development being built. These are one-time fees and should not be used to fund regular service and maintenance.

Local Taxes
Local taxes are the largest source of general fund revenue. These revenues are generally reoccurring with little or no external restriction on their use. Examples of local taxes are sales, property, and franchise fees. As a relatively steady source of income local taxes should be directed to provide for regular services and maintenance throughout the city, as well as assisting–but not relied upon–to pay for other

budgetary needs such as capital improvement projects. Revenue sources for this category include:
Pay-as-you-go: (described under Construction Related)

Other Revenues
This category includes grants, audits, building rents, program fees, and other miscellaneous revenues. Typically revenues falling under this category will be designated for specific uses. In most cases this revenue category is not a stable income stream and should not be used for regular maintenance and services. Revenue sources for this category may include:

Revenue Bonds: Revenue bonds are a method of borrowing to finance service expansions. Bonding must be approved by a public vote. Bonds are typically used for capital improvements in the form of unexpected utility or roadway repairs, or intentional expansion to spur development in select locations. By building the infrastructure the ideal case will generate an increase in sales and property taxes, which will pay back the bonds and create more revenue for the city. The bonds are paid back through future revenues that are legally pledged to the issuer. Revenues generally utilized for debt service are privilege taxes (sales tax), Highway User Revenues Funds (HURF) (i.e., payments made to municipalities from state fuel taxes), and user fees.

General Obligation Bonds: General Obligation (G.O.) Bonds are similar to revenue bonds but are based on the full taxing authority of the municipality. The City of Surprise may bond up to twenty per cent (20%) of its secondary assessed valuation with an additional six percent (6%) available for special projects. Like revenue bonds, G.O. bonds must be approved by public vote. Use of G.O. bonds is similar to revenue bonds in that they should be used for capital improvements. They differ in payment arrangements. G.O. bonds are typically paid back through property taxes with little or no sales taxes used. Like revenue bonds these can be used for immediate finance needs as well as spurring development in select locations.

Certificate of Participation/Municipal Property Corporations: These are methods of borrowing that are paid back by municipal revenues. No public vote is required to use these revenue sources; they are enacted through a council vote. These methods are usually not legally tied to a specific revenue stream in the way bonds are. With enactment through a council vote, these sources should be used for smaller capital improvement projects that require immediate attention from the city in the form of infrastructure repair and emergency equipment.

User Fees: User fees are fees charged for services such as water, sewer, trash collection, and recreation facilities. User fees are a direct method of subsidizing or fully paying for the specific use charging the fee. User fees may also be utilized to charge for advertising on public property such as ad copy at recreational venues and development and business directories in public rights-of-way.

Grants: Grants are revenues given to the city for specific projects. These revenues typically come from federal, state, and county agencies but may also come from private parties. Often grants require an “in kind” payment where the city matches the grant with a stated percentage of city revenue. The “in kind” funds can be attained from any of the above funding sources. The city is currently aggressive in attempting to obtain grants for all purposes. Most often these grants aid in emergency services, and housing programs. Grants that are achieved by the city must be used for the specific project applied for.

Borrowing
As the category states, these revenues come from institutions that lend money to be repaid by the city. These funds are typically used for

unforeseen expenses and capital improvement projects. Borrowed funds should never be used to fund regular services or maintenance except in situations of extreme repair needs. Common items the city will borrow for are water, sewer, and fire infrastructure, land acquisition, and community recreation projects. Common revenue sources for borrowing are:

Revenue Bonds: (described under Other Revenues).
General Obligation Bonds: (described under Other Revenues).
Certificate of Participation/Municipal Property Corporations: (described under Other Revenues).

Special Financing Districts: This revenue source establishes specialized districts to increase city revenues for a specific project. Finance districts are typically used for redevelopment purposes where the project can be paid for over time. Examples of projects are: sewer, water, streets, streetlights, and community centers.

Lease-Purchase Agreements: Lease-purchase agreements require the city to make an arrangement with a private or public entity to purchase an item or building. While interest is paid, the payoff period is typically for a shorter period than bonds and the municipality will own the project at the termination of the agreement. Various agreements can be made on the terms of the lease or purchase. This revenue source is most often used to provide for immediate items with a relatively low cost compared with bond purchase items. This may also be used for lease or purchase agreements for new facilities or services. Lease-purchase agreements are a method of financing capital projects that lessens the up-front costs to the municipality.

User Fees

User fees are revenues associated with the provision of utility or public services by the city. Examples Include sewer, trash collection, and parks and recreation fees. User fees are typically directed for regular city maintenance and services, and directed to the service they are derived from. In some cases user fees may assist in the development of capital improvement projects. The revenue stream associated with this category is:
User Fees: (described under Other Revenues).

State Shared Revenue

State shared revenues are distributed to cities and towns based generally on the population at the last census or special census. Included in this category are state sales tax, state income tax, highway user revenue, local transportation assistance fund, and vehicle license tax. These revenues are typically earmarked for specific city expenditures such as street maintenance, transit, and education. State shared revenues can be considered relatively stable and should increase with the growing population of the city. These revenues should be used for both regular service and maintenance as well as capital improvement projects. Funding sources related to this category are:
Pay-as-you-go: (described under Construction Related).

Expenditures

To ensure Surprise maintains a sustainable budget it is necessary to review what the city funds, as well as analyze the desired amount to be spent on services and maintenance. Currently Surprise offers expected services such as trash, police, fire, and limited service on amenities such as recycling and recreation. To become a truly full service city, Surprise must begin to research expenses for expanded recreation opportunities and services, as well as analyzing timing on these expenditures.

As new and expanded services are desired by residents, the city must review the total costs and determine future budgetary needs related to the services before implementing them. In determining associated costs the city must look at location, construction costs, timing, phasing, and Inflation. Locations for new services should be decided through desired level of services, under-served communities, and the amount of

use the service will garner in the location. Once all issues of cost, location, and unforeseen hurdles have been determined as best possible, only then should the new or expanded service be brought forward to a Capital Improvement Project (CIP) budget. The project must then be looked at to determine its level of importance compared with other projects on the list. Factors in determining a level of importance should be: length of time it has been on the CIP budget, time to completion, cost of completion, safety, and importance to residents.

It is also important to keep in mind that not all new or expanded services can be provided by the city. In some cases analysis of costs may determine that a private service provider can establish the service at a lower cost to the city than having the city provide the service on its own. Some examples of this may be libraries (currently under contract with Maricopa County), fitness centers such as a YMCA, and waste services like recycling and hazardous waste disposal. In other cases the service may be in high demand by residents but can not be placed into city expenditures due to its nature.
Examples of this are federal and state projects like freeways and military expansions.
As the city continues to grow determinations will have to be made on how the city will acquire or purchase what is necessary to create a full service city. Some of the items that budgets typically consider are land, manpower, equipment, facilities, buildings, and maintenance.

Land
The City of Surprise has many methods to acquire land for the purpose of public development. The most common method of acquiring land for the city is through entitlements. When a developer applies for entitlement (zoning, subdivision, etc.) it will be required to provide property for civic needs (schools, fire stations, streets, etc.). The city may also purchase or negotiate for land directly as required. Land purchases may be made to provide space for required services or for preservation of open space. These first two methods are attempted before any consideration of the final method, eminent domain. In a recent Supreme Court case1, it was decided that eminent domain could be used to acquire land for the purpose of economic development. For the City of Surprise eminent domain is a last resort to be used only for the development of roads, utilities, and direct public services. Eminent domain still requires compensation from the city after the acquisition of the land.

Buildings, Facilities and Utilities
Public buildings are usually paid for by the city, potentially with some share paid by the developer. For roadway and utility improvements this is often provided entirely by the developer at the location being developed. In locations with no ongoing development, improvements must be budgeted and paid for by the city. In the case of private utilities(phone, cable, power) the cost is paid entirely by the provider or agreements are made between the developer and the provider for service. School districts within the Surprise Planning Area are provided the opportunity to work with developers for funding and land agreements to aid in the construction of new facilities and hiring of additional staff.

Equipment and Labor
New equipment and labor needs are paid for by the City of Surprise and may have some share paid by the developer. These items are most often funded through impact fees and grants. In the case of school districts manpower is a shortage problem across Arizona. The City of Surprise works with the districts to provide the opportunity to create agreements between the districts and the developers.

New Development Costs

As Surprise continues to grow at a rapid pace, and when the growth slows, it is important to ensure new development and redevelopment

efforts pay their "fair share." Typically this fair share is provided by: land donations or in lieu fees for emergency services, schools, and parks; offsite development of streets and infrastructure (directly connected to the site); impact fees; and in some cases development of necessary regional capital improvements (water and sewer facilities). In cases where the development has special offsite needs (additional road and sewer connections) the developer will provide a limited first phase construction of these to serve the initial development.

Once these new services are built, the city must then provide for the remainder of the expenses. After the development is built the city will ensure it provides police and fire protection as well as parks and other recreational opportunities. This may be as little adding additional waste service routes to hiring additional personnel or building a new facility. On top of the new services and maintenance, the city must also determine what additional services it will be required to provide to the area. Items that should be considered during development to reduce the cost to the city are: scalloped streets, connections to other developments (pedestrian, bike, and vehicle), does this development create the need for additional buildings, services, schools, or hospitals.

There are several methods Surprise can use to ensure a complete development from the beginning or to minimize the future costs of expanding services to new developments. Some of these include sharing construction costs with developers, incentivizing developers to bring necessary services through development agreements, building services and infrastructure in advance to prevent future rising costs, and targeting development to areas that are ready to receive it.

Shared Costs

As a new development is created in Surprise and services outside the initial scope of the development are needed, the city can team up with other developers and cities to share the burden of making the improvements. An example of this is to create a service with the help of the new development such as libraries or community centers. The costs will be reduced by sharing costs among the parties and having the buildout completed prior to construction costs increasing further from inflation. As other developers build nearby and use the service, they can repay the city for their share of the cost. The end result is a lower cost service built by city funds upfront and repaid to the city at a future date. When considering this option it is important to analyze the service to ensure the maintenance and operational cost is not higher than the savings generated by creating the service before buildout of the area.

Incentivizing Development

In some cases it may be beneficial to the city to incentivize growth through development agreements. These agreements may include items such as tax reduction, waiver of fees, and capital improvements by the city. The cases typically arise when a service cannot be provided by the city (retail and employment). When considering development incentives the city must analyze the case to ensure the return, timing of the return, or benefit to the citizens outweighs the improvements or other arrangements made by the city.

Development may also be given an incentive to locate to an area of the city where growth is more desirable by placing infrastructure in advance of actual development. Through providing service to targeted areas and having developers pay their "fair share" when they build, the city can target growth and influence employers and retailers to the market by reducing infrastructure concerns. When planning for advance infrastructure the city must analyze the amount of service to be provided based on desired development and the size of development. Once determined the city must also look at maintenance costs, repayment costs, and timing to decide if this is the best course of action.

Maintenance Costs

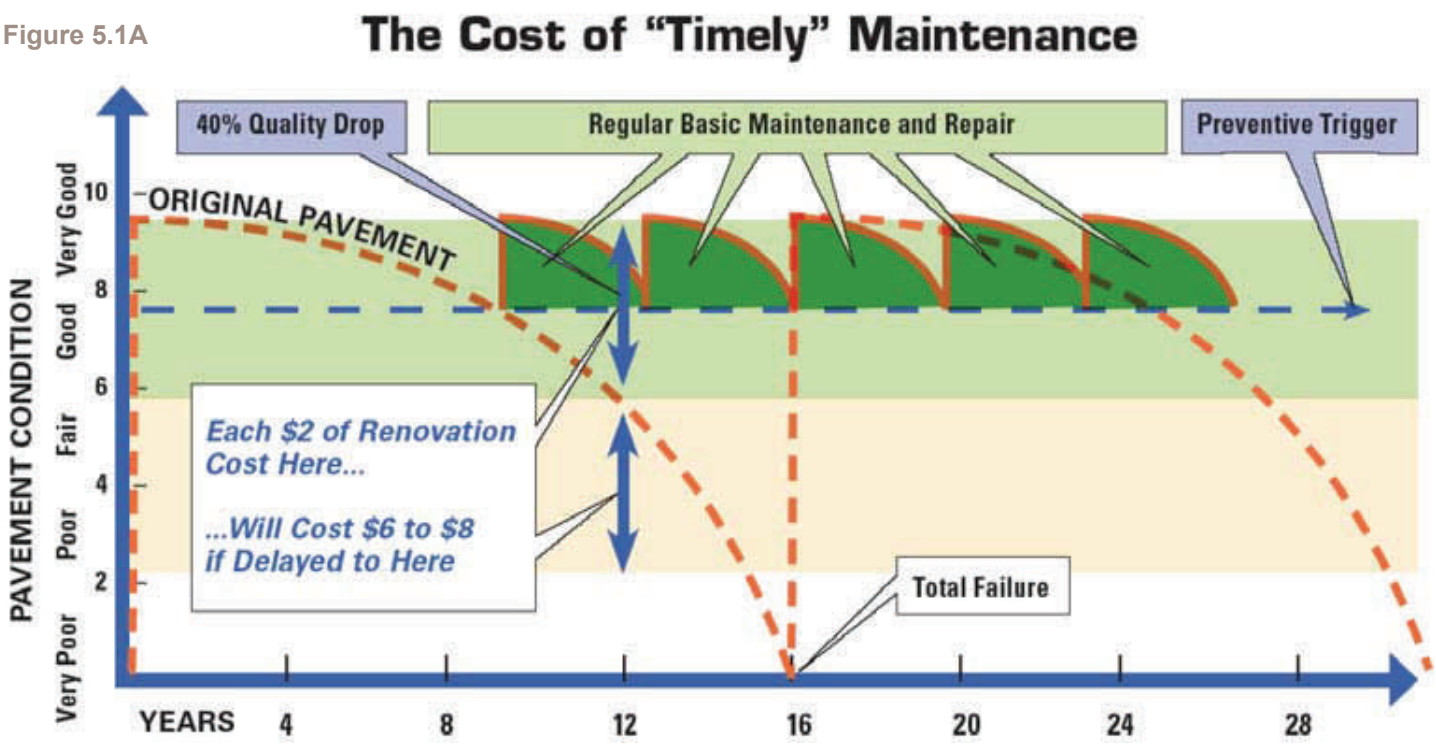
The daily maintenance and service provisions

by the City of Surprise are handled through the city budget. The revenue needed to provide these maintenance and service provisions should total less than the sales and property tax revenue brought in from a development. Ideally the total should balance to zero, but over time replacement of infrastructure will become necessary requiring extra funding for redevelopment and repair efforts. As Surprise is a relatively young city this has not been a primary concern. Now with some of the first developments and neighborhoods of Surprise beginning to age, more of the budget will need to be directed to repair and maintenance efforts as well as creating services that were not originally provided to the community. This can be accomplished through steady revenue streams and good planning, or may be provided by bonds for immediate funding needs. If bonds are used, they should be paid back through the increase of tax revenue the redevelopment effort can generate.

Maintenance Cycles

All development in Surprise has a maintenance cost and replacement timing. From streets to streetlights and parks to the stadium, a budget must be determined to consider replacement or repair of the service, utility, or building. Some of this has already been started with common items like street maintenance. The graph below shows a simple diagram of how often street maintenance is required (Figure 5.1A below). It is easily seen that repair should begin within eight to twelve years and every three to four years afterward. It also clearly shows the increase in cost with delay of maintenance. The timing shown in this graph is dependent on outside variables such as number of vehicles and average weight of the vehicles (truck routes will degrade faster than other streets)

Figure 5.1A



Surprise has little experience with aging neighborhoods other than the Original Townsite. As some of the first planned neighborhoods age there will be an increase on the overall city maintenance load. Repair or maintenance of streets, street lights, parks and more will need to be phased into the city maintenance schedules. Some neighborhoods are already beginning to enter this maintenance cycle while others still have several years. Future funding efforts will have to ensure a balance between new development and developments that have entered the maintenance cycle.

GOALS AND POLICIES

Goal 1

Surprise should be financially sustainable.

Policies

1. Uphold sound financial policies and mechanisms.
2. Sustain an open public dialogue that quantifies the public's desires, the costs for addressing them, and the funding alternatives available.
3. Ensure new development pays its "fair share" of growth and allow that community improvements are systematically provided to address growth.
4. invest funds for maintenance, capital improvements, and redevelopment efforts.

Goal 2

Require that development pay its share of the cost of public service needs generated by the development.

Policies

1. Infrastructure and services provided by the development should be mutually beneficial for the city and the developer.
2. Offer fee or cost reduction when publically financing or funding is in the city's best interest.
3. Update funding mechanisms regularly including impact fees for public services.
4. Explore alternative financing of city facilities.

Goal 3

Infrastructure investments and land use decisions should be coordinated to ensure long-term, economic stability for the City.

Policies

1. Consider long-term revenue implications of land use decisions.
2. Promote revenue generating land uses.
3. Promote infrastructure capacity in identified growth areas.
4. Ensure capital improvement plans provide a balanced infrastructure that will benefit both private and public sectors.

Public Buildings & Services Element

INTRODUCTION

The City of Surprise has grown rapidly over the past decade. This has created an irregular pattern of services in communities and the city as a whole. Some communities may offer more amenities while others have none depending on the development requirements at the time. The public building and services element will ensure equitable and well planned facilities and services (that are not directly related to infrastructure) throughout the city. This will require setting desired levels of service, providing said level of service with all new communities, and retroactively develop services that are lacking in existing neighborhoods.

DISCUSSION

Level of Service

To determine what constitutes an equitable provision of city service, the City of Surprise must first determine the desired level of service for any service provided by the city or other private and non-profit entities. The method to determine this can be measured in many ways depending on the amenity provided. Examples of this include service per population, per area, or per distance traveled.

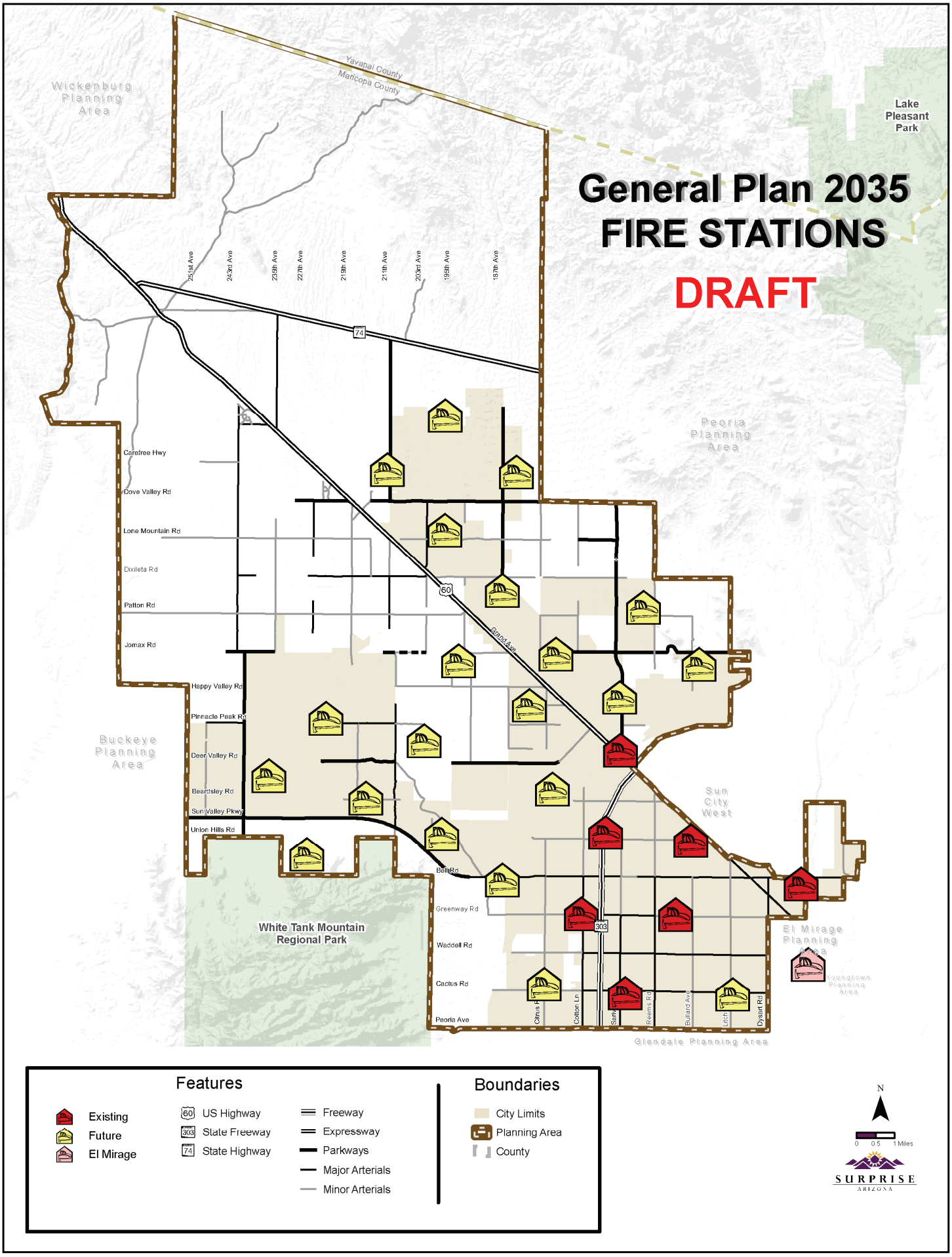
When determining level of service it is important to also consider the desired level of service when related to the existing or future intensity of the area. Equitable service planning for the City of Surprise will look at the sustainability of the service when compared to the number of users and the cost to the city. Fewer services will be provided in rural areas in general due to cost of providing the service as well as the fewer number of residents who will benefit from the service. When looking at service levels compared to density it will be important to examine the need of the residents and if there are other areas of the city that have a greater need for the same or different services when budgetary constraints are applied.

City Services

This chapter lists the major services provided by the city (Map on page 152) and the issues related to examining future needs and desired levels of service. Some services may be discussed in other portions of the Surprise General Plan 2035 (ex. community recreation). As other services develop or new issues arise, the plan will be amended to include them for analysis.

Emergency Services—Fire

The City of Surprise fire department currently provides services through seven (7) fire stations and an administrative office that includes a HazMat team, a ladder truck, public event first aid teams, CPR and CERT training, Lockbox services, volunteer victim's assistance, and education through Fire Pals and the Citizen's Training Academy (to better educate youth and adults about fire safety). Current fire stations are shown on the City Fire Stations map on page 147. With future growth, more fire stations will be required to provide protection to underserved portions of the city. The city will work with developers to plan for proper fire and emergency coverage and services in accordance with the City of Surprise Fire Department Master Plan.


General Plan 2035
FIRE STATIONS
DRAFT
Yavapai County
Maricopa County
Wickenburg Planning Area
Lake Pleasant Park
Peoria Planning Area
Buckeye Planning Area
Sun City West
El Mirage Planning Area
Youngtown Planning Area
Glendale Planning Area
White Tank Mountain Regional Park
251st Ave
243rd Ave
235th Ave
227th Ave
219th Ave
211th Ave
203rd Ave
195th Ave
187th Ave
74
60
303
Carefree Hwy
Dove Valley Rd
Lone Mountain Rd
Dixileta Rd
Patton Rd
Jomax Rd
Happy Valley Rd
Pinnacle Peak Rd
Deer Valley Rd
Beardsley Rd
Sun Valley Pkwy
Union Hills Rd
Bell Rd
Greenway Rd
Waddell Rd
Cactus Rd
Peoria Ave
Grand Ave
Cotton Ln
Reems Rd
Bullard Ave
Litch
Dysart Rd
Features
Existing
Future
El Mirage
US Highway
State Freeway
State Highway
Freeway
Expressway
Parkways
Major Arterials
Minor Arterials
Boundaries
City Limits
Planning Area
County
N
0 0.5 1 Miles
SURPRISE
ARIZONA

Training
The City of Surprise will need to work constantly to provide the latest techniques and training for fire fighters. The city currently works with other area municipalities to provide a joint training center. As technology increases the city must ensure fire fighters are receiving the latest information from this facility or through independent training methods.

New Technology
As new technology is created to save victim's and fire fighter's lives, it is important for the city to provide for it. This technology is not only the latest firefighting equipment to be used by fire fighters, but new building construction techniques and equipment placed in every home or business. As these issues arise, the city will review them for placement into the city code.

Emergency Services—Police

The City of Surprise provides police service through patrols, community education, and neighborhood programs. These services are currently provided from a central location at the Public Safety Building shown on the City Services Map on page 151. Police services will require expansion with the growth of the population. The service not only needs to grow in the number of patrol officers and vehicles, but in the methods and techniques used to protect and serve the public and in the locations the public can easily interact with law enforcement for education and reports. Higher density portions of the city may be better served through foot, equestrian, or neighborhood electric vehicle patrols. Higher density areas may also be better served with police substations for easier reporting and interaction by residents, as well as a central work station for the officers.

Jail Facilities
The City of Surprise currently contracts with Maricopa County Sherriff's Office for jail facilities. To ensure this service is maintained, the city will continue the contract or may review options in the future such as a joint West Valley facility or city run facility. Operating a city run facility does increase issues as far as location, security, and manpower.

Deterrent devices
To better serve the public the police department can use modern technology to enforce laws and solve crimes. Deterrent devices like photo radar and red light cameras can increase safety at hazardous locations throughout the city. Having retail stores install newer video technology will allow police detectives to better serve the public by having quality video that can positively identify suspects and aid in their arrest.

Medical Services

Hospital service covers multiple cities and all provide different services or specialties. Currently city hospital and ambulance services are provided by private entities. Most service is provided by Del Webb Hospital and Boswell Hospital as well as Southwest Ambulance. As Surprise and its neighboring cities grow, it will be important to consider where future hospitals should be located to provide the best service to the region.

Service Level
There are several levels of service in the medical field, general practitioners, care centers, hospitals, trauma centers, and specialty facilities. These services can often be combined in one building. Your general care doctor may have their own office, or may be located inside a larger hospital or clinic. At the same time, a hospital or clinic may offer trauma care or specialty care. Within Surprise a market study would be required to determine the level of care being provided at every level.

Trauma centers
Trauma centers are hospitals able to care for serious injuries depending on their designated level of service. The service levels are from 1 (provides any emergency care) to 4 (provides fewer services, may stabilizes and transfers patients if needed). In the Phoenix metro area, there are five class one centers. The nearest service for the west valley is John C. Lincoln near 2nd Street and Dunlap Avenue. With no class one

center west of I-17, Surprise becomes a prime location for future services to the region.

Private Funding
Currently the hospitals and ambulance services are providing a desired service level and are expected to keep pace with growth and service needs. If the level of service fails to meet resident expectations, the city may consider providing funding or providing service of its own to maintain desired levels.

Library

The City of Surprise currently has two Maricopa County Branch libraries. The facility has been provided by the city while service is being provided by the county. At this time there is no set desired level of service for libraries within Surprise. The level of service in regards to the library collection is handled by Maricopa County. The city will need to set a desired level of service to determine if residents are adequately served by community libraries.

Location
Libraries built in the future should become a central part of the community. The library is no longer a place where people check out books; now it is a research center, art display, continuing education center, and any other use the public may have. A location that can provide this much to a community becomes a central piece in making a public place.

Change in technology/new media
As technology and media forms change from video tape to DVD and now from DVD to Blu-ray and into formats of the future, libraries must keep pace. Adequate funding will be required to provide these new formats. Space to store the format as well as staffing to handle them may also become issues. This may require libraries to adjust their collections or expand to allow for the new formats.

Change in desired services
With changes in technology and changes in public desires, there will be a need to provide for upgrades in library collections and services. Today's libraries not only provide books, magazines, audio and video entertainment; but community education, art, computer labs, and live entertainment as well. These are just a few of the changes occurring today, in the future there may be more demand for a particular format or the need to adapt to new formats and services. Libraries will have to set levels of service and receive additional funding if they are to adapt and remain an important part of the city's future.

Community Centers

Community centers are locations that provide the neighborhood or village with all manners of services, entertainment, or information. These centers should be centrally located in communities throughout the city and tailored to meet the needs of the public in the area. Community centers are not always public funded facilities. Many of the active retirement communities within Surprise provide their own recreation centers and provide education and information about their community. For the City of Surprise there are four public and several private community centers. The community centers are shown on the City Services Map on page 152. As the city grows, a desired level of service for community centers should be set. At this time city zoning codes encourage the placement of community centers with few developers taking advantage of them.

Public/Private Partnerships
For those community centers that are privately sponsored, the City of Surprise should establish a working relationship to provide citywide information to the residents who use these facilities. The city may also work with larger private and non- profit groups such as the YMCA (Young Men's Christian Association), the Boy's and Girl's Club, fraternal orders (Lion's Club, etc.),

and veteran's groups (VFW–Veteran's of Foreign Wars, American Foreign Legion, etc.) to provide expanded locations, services, and they may provide an additional source for funding and maintenance of the community centers.

Public/School Partnerships
Schools are a central location for many neighborhoods. As such they can play a vital role in providing community activities, education, and information. Partnerships between the city and local school district should be expanded to include summer recreation services, youth and adult sports leagues, and youth and adult continuing education.

Location
As the city grows, locations will need to be planned in advance for future community centers. These community centers should be detailed in the village planning process. The center itself can be dedicated to the city for development, or may be created by a private developer or organization.

Use
As locations for centers are planned, a level of service with desired uses in each village should also be laid out. In cases where the community center is developed by a private organization, it should be determined if said center must include agreements for more public services. In cases of fraternal orders or other non-profit organizations, they serve their need, but through a partnership may provide information, education, or services to the general public. Privately developed community centers may be opened to the public at large through partnership with the city.

Specialty Recreation Centers

Specialty recreation centers are community centers that provide a specific service that is needed within the city, but have a larger service area to serve multiple villages or neighborhoods. The city currently provides aquatic centers, a major league baseball stadium, a professional tennis facility, and Dreamcatcher Park, the state's first fully accessible baseball field. These locations are shown on the City Services Map on page 152. Like community centers, more specialty centers will be required in the future. It will be difficult to determine levels of service due to the variety of services that may be desired by residents. These may include a performing arts center, civic center, and other recreation and sports facilities. City staff and residents must work together to determine the importance of any future facilities and where they can be placed in the Capital Improvement Project (CIP) budget. In cases where a private or non-profit facility can be provided, the city should work to properly locate these services.

Uses
As the city grows and changes over time in both population and desired services, it will be important to constantly work with the public to discover what new facilities may be desired. If older facilities are no longer serving the public need (i.e. the use is no longer a popular activity), plans should be made to renovate or replace the facility with those that meet current demand.

Location
As the city expands, it may become necessary to plan for specialty recreation sites. These sites should be detailed in future village plans. Once located, developers should be encouraged to dedicate the land to the city with development agreements in the same manner fire station locations are reserved.

GOALS AND POLICIES

Goal 1

Maintain processes and policies to ensure efficient and effective delivery of services.

Policies

1. Determine and review desired Level of Service (LOS) for public facilities where necessary.
2. Ensure the City of Surprise has adequate mu-

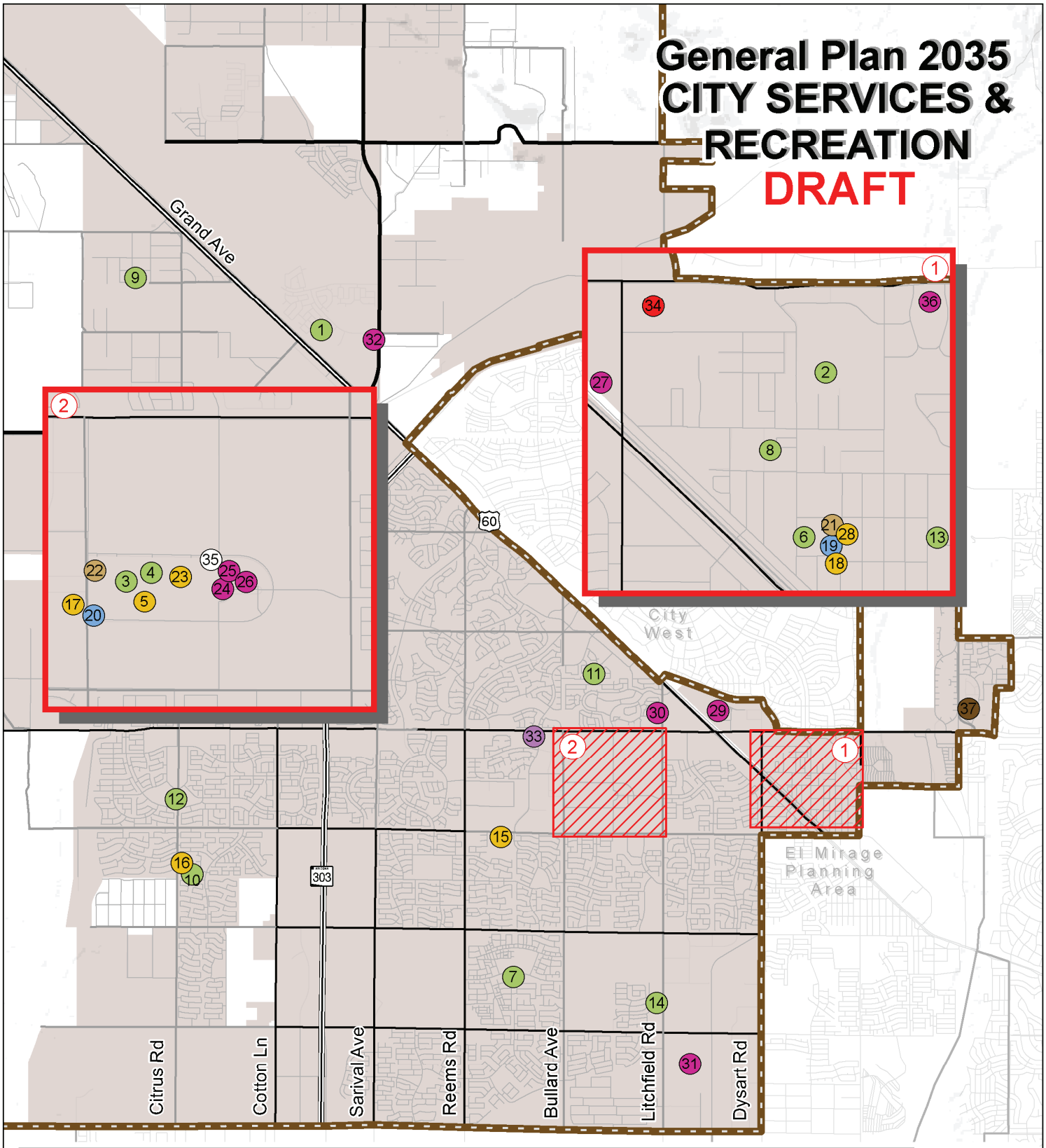
nicipal facilities to serve the needs of the residents.
3. Ensure city police and fire departments have adequate facilities to provide efficient response times.
4. Encourage integration of public service centers to include: fire and police stations, community centers, libraries, and other public facilities.
5. Locate and design public facilities to enhance communities.
6. Continue to maintain high quality and efficiency in public and emergency services to the extent that is consistent with policies and finances of the city.
7. Provide effective, visible emergency service presence in the community, timely and appropriate response to calls for service, and appropriate involvement in the resolution of problems.
8. Plan and prepare for the future service needs of the community.
9. Pursue alternative means of funding, volunteer services, and alternate resources to improve public service.

Goal 2

Provide safe, accessible, and sustainable public buildings to meet the needs of the entire community.

Policies

1. Strategically locate and group public buildings, facilities, and parks to serve all areas in the city.
2. Provide accessible public buildings and facilities to all community members.
3. Incorporate green building standards in the updating and remodeling of city buildings and facilities.
4. Design city buildings and facilities to complement the character and context of the surrounding area.
5. Meet or exceed municipal facility industry standards for space/staff ratios with public buildings.
6. Focus Primary community activities, city government, and administrative services in the Civic Center complex.
7. Design and Construct public facilities to provide flexible functions that ensure adaptability with the changing needs of the community.
8. Explore ways to expand facilities availability for community events, classes, and other activities.
9. Conduct comprehensive analyses and develop improvement plans for long-term public facility replacement requirements and costs.
10. Ensure improvements of public facilities are consistent with the goal of environmental protection.



Features

- City Facility
- Library
- Museum
- Park
- Aquatics
- Recreation
- Post Office
- County Facility
- Other

Description	Label	Description	Label	Description	Label
Asante Community Park	1	Veramonte Park	14	Public Safety Building	26
Bicentennial Park	2	Countryside Recreation Center	15	Vehicle Maintenance Yard	27
Surprise Community Park	3	Sierra Montana Recreation Center	16	Senior Center	28
Surprise Dog Park	4	Surprise Recreation Campus	17	Public Works Yard	29
Dreamcatcher Park	5	Villanueva Recreation Center	18	Public Works Facility	30
Gaines Park	6	Hollyhock Pool	19	Waste Water Treatment Plant	31
Heritage (Marley Park)	7	Surprise Aquatic Center	20	Desert Oasis Waste Water Treatment Plan	32
Johnson Townhomes Park/Habitat for Humanity	8	Hollyhock Library	21	Post Office	33
Section 10 / Pocket Park	9	Surprise Regional Library	22	Maricopa County Sheriffs Department	34
Sierra Montana Park	10	Surprise Tennis and Racquet Complex	23	Northwest Valley Chamber of Commerce	35
Stonebrook Park	11	Surprise City Hall	24	Techcelerator	36
Surprise Farms Community Park	12	City Courts	25	West Valley Art Museum	37
Three Star Park	13				

- Freeway
- Expressway
- Parkways
- Major Arterials
- Minor Arterials
- US Highway
- State Freeway
- State Highway

Boundaries

- City Limits
- Planning Area
- County

N

0 0.25 0.5 Miles

SURPRISE ARIZONA

Public Utilities Element

INTRODUCTION

The Public Services and Facilities section of the Surprise General Plan 2035 provides an overview of the various utilities and infrastructure located within the Surprise planning area. It is crucial that the City of Surprise has the necessary public facilities and services to support new and existing growth and development as well as adequate policies in place to determine what role the public sector plays in financing public services and facilities.

Growth in the City of Surprise and the Phoenix metro area requires expansion of facilities and infrastructure to serve the needs of the public. The City of Surprise will use various funding mechanisms to help in the creation of new and expanded services as well as in maintenance of existing services. The cost of maintenance has always been the burden for the municipality; the cost of new services must have its "fair share" paid by for developers. To ensure city services are provided to all residents the city must define goals and policies that determine what services will be required, the cost of those services, and if they can be paid for without undo burden on the taxpayer.

State laws require municipalities to review and report on the coordinated program of public works for the ensuing fiscal year. For the City of Surprise, the review will be accomplished through an annual Capital Improvement Project (CIP) report to the City Council. This report will address ongoing public works and their compliance with the adopted Surprise General Plan 2035. The report is to include public real property acquisitions or dispositions, public construction, or vacation of public streets. Acquisitions or abandonment for street widening or alignment projects of a minor nature are excluded from such review. All CIP projects shall be in conformance with the Surprise General Plan 2035.

DISCUSSION

Utilities

The provision of infrastructure, utilities, and services, both private and public, is key to the continuing success of Surprise. Water, wastewater, stormwater, waste, energy, and telecommunications systems must be expanded to meet current and new development needs as well as the creation of sustainable villages in the future. In the process of expanding these systems it is the city's desire to make the systems as efficient, environmentally friendly, and visually unobtrusive as possible. To achieve this it will be necessary to work with private providers to plan for the needs of future technology.

Efficient Utility Planning

Efficient utility planning is an important component of becoming a sustainable community. Well planned utility facilities can provide high quality service at affordable rates, lower construction costs, and reduced maintenance problems. The city has outlined a village concept to aid in planning for effective utility coverage with

minimal infrastructure. As with any service being provided by the city it is important to analyze all the factors involved in providing the service and ensuring it is sustainable over time. Many of the services have the same initial factors; cost of construction, timing, demand for service, etc. Utility provision also considers a density to cost ratio to determine if there will be enough users to justify the expansion or construction of a new utility. In some cases the density of population may be correct for the area but the provision of utilities may be too costly to provide to residents of the area without special consideration.

Density to Cost Ratio

Provision of services to more customers with less actual infrastructure makes a more efficient utility service. This is displayed by a density to cost ratio. Each service ratio will be different depending on costs associated to the service but the effect on all utilities is the same. As a neighborhood increases in density more people will require a utility. With the customers living closer to each other, or in a single building, utilities may need to provide fewer feet of cable, pipes, or wires although it may be at a larger size. This reduction in footage of installed utility combined with the number of customers makes the cost of providing a utility lower at higher densities. For public entities the savings is a direct benefit to the public through better use of tax dollars, with private industries it affects their bottom line which makes a more profitable company and may affect their service rates.

Local Utilities—Water

Water service is provided by 13 water service providers in the Surprise planning area. The two largest water service providers are the City of Surprise and Arizona American Water, a private company. Regulations concerning the formation and operation of water service providers are under the jurisdiction of the Arizona State Department of Water Resources. It is the desire of the City of Surprise not to allow the creation of more water providers within the Surprise Planning Area and to work with existing providers to bring all water systems up to the highest quality possible. The primary service the city can provide in this is education and as an advisor.

Reduction of water providers

The variety of water service providers throughout the Surprise Planning Area creates an issue for the city and its residents. Each provider has a different standard on their level of service. All providers meet the minimum standard for water set forth, but the city desires a higher standard for its residents. This can create confusion as most people believe all water to be provided by their city. To eliminate the reduction of water standards and confusion as to who provides the water, the city should work to acquire other water providers and not allow new water providers into the area.

Acquiring other water providers creates an issue for the city as water systems between the City of Surprise and other water service providers may not be compatible. In some cases water pipes must be upgraded before an acquired water provider can be linked in with the city system and provide residents a level of service that is standard throughout the entire city. Without the upgrade, the higher pressure from the city utility may cause pipes to burst requiring immediate attention and loss of service to the public.

Location

Water well sites must be provided for the city to grow. Typically, sites are provided by the developer to supply the neighborhood being built. With proper planning these sites can provide for an expanded area requiring fewer well sites to be constructed, although they may be larger, and reducing maintenance burdens on the water provider. Well sites must also consider where to locate based on water levels and the quality of the water. The Surprise Planning Area has several locations that may require additional arsenic treatment that may increase the size and cost of a potential well site.

Economic Development

For many smaller companies and businesses the development of utilities is not something they are

knowledgeable about or prepared for. By providing utilities to vacant lots the city can remove one of the fears corporations or developers locating in the city may have.

Some companies and employers require a larger amount of water provided to their location. To target locations for economic development, the city should upgrade or provide water service prior to development. By providing the needed water supply, a potential company is guaranteed the utility is provided and may assist in the process of selecting Surprise as a location over other cities locally, nationally, and worldwide. The creation of high capacity water lines can also aid in the development of potential economic development or an employment park. By combining the desires of large companies (large tracts of land, water, power) into one location it makes Surprise a more attractive place to locate a new business.

Local Utilities—Sewer

Waste water services in the City of Surprise are provided by both the city and Arizona American, a private company. Rural residences outside of sewer service areas generally use septic systems until infrastructure is developed. The City of Surprise currently has two operating waste water treatment plants with four other in various stages of planning. As the city develops, there will be a growing need for waste water treatment. New treatment plants being built will need funding either through a city bond issue, or started through developer funding of the project.

Reclaimed Water

To conserve water, the City of Surprise is working on a reclaimed water system. By using reclaimed water to water lawns, parks, and supply lakes, the water can be returned slowly to the water table and will reduce the amount of water that must be pulled out of the tables through wells.

Sizing Infrastructure

With infill development in older parts of the city, there will be a need to resize sewer pipes to carry an increased capacity to handle higher densities of development. In areas of the city that are experiencing new growth, sewer lines should be sized to handle more than the expected capacity to reduce the need for resizing at a later date.

Local Utilities—Stormwater

Currently the City of Surprise requires on site retention of water and allowances for historic flows. This adequately protects property against flood hazards but may be improved through planned storm drains and channels.

Preserving Washes

As cities in the region have developed over time using onsite water retention, the area washes are slowly drying up. By retaining the water on site, the amount of water that has traditionally flowed though the washes has been reduced. By reducing this water amount, we are reducing the amount of plants and wildlife that can be sustained by the washes. By returning some amount of water back into the washes, the city can protect both property from flood hazards and prevent the washes from drying out.

Urban Areas

To create more urbanized areas within the city it will become necessary to retain water off site. The density required to build an urban area does not allow for above ground retention of water. Underground retention of the water becomes difficult when it comes time to dig up a street or parking lot to repair the retention. Storm drains can easily direct the flow of the water to a master retention area or return the water to washes to protect multiple properties from flooding hazards.

Local Utilities—Power

Electrical power in the City of Surprise is provided solely by Arizona Public Service (APS) a private utility company. APS provides power to Arizona from power plants throughout the state. These plants operate on: nuclear, coal, natural gas, hydroelectric, combustion engine, and some solar. Surprise can acquire its power through the electric grid supplied by any of these means. Power from these main plants provides the daily energy we use. During peak hours or spikes in demand, APS has many local power plants that operate through combustion engine generators. These plants turn on when needed to cover the excess demand. The most visible APS operations in Surprise are the power lines and occasional substations. The location of the existing high tension power lines and planned future corridors are shown on the APS power map.

Location

Planning and integrating utility stations and the larger power lines must be a combined effort between the city and APS. Power line locations are planned first with the Arizona Corporation Commission which provides a large corridor (not an exact route) in which the power line route may be placed. The Corporation Commission looks at the need of the power line and other possible routes (through large corridors). Once the corridor is decided upon, the city can work with APS to aid in providing rights-of-way or easements to minimize the effect the power lines will have on access and visibility.

Environment: Peak hour consumption

One of the immediate ways to save fossil fuels used for generating energy is by changing personal energy use to off- peak hours. APS recommends running appliances such as washers and dryers during these off-peak hours. By reducing the energy use during peak hours, APS can reduce the amount of time combustion generators must be used to cover the excess energy requirements. These generators only operate to cover peak energy loads, and so by reducing personal use, the fuel use for these generators can be reduced. The City of Surprise can lead by example, and partner with APS for more awareness of this issue.

Creation of renewable energy plants

Renewable energy in the form of solar, wind, and water power is the direction being taken by many power providers to become more environmentally friendly and reduce United States dependence on fossil fuels. With its constant sun, Arizona is a prime location to develop solar power. The largest issue with developing solar energy is the initial cost of the infrastructure and the amount of land needed to provide enough energy to make the project feasible. The City of Surprise can work with APS to reserve locations for future solar or other power plants.

Economic Development

Just like water, power is a utility that large companies desire before they locate to a city. To aid in the development of large vacant lots or the creation of an employment park the city of Surprise should work with APS to site local power plants or substations as needed to provide for the potential energy needs of these future companies.

Local Utilities—Telecommunications

Telecommunications in Surprise is supplied by Cox and Qwest. These companies provide the privately owned infrastructure and fiber optics that supply phone, cable, and wireless access to the area. Other long distance and phone providers (except cell) lease service space from the company that owns the actual utility to provide service to their customers.

Cellular service is provided by several companies through cell towers. These towers can stand alone (like a utility pole), be disguised in the form of a mono palm, can be hidden within a tall structure (a church steeple), or can be located with other equipment such as the stadium lighting at a local school.

Cell Tower Location

As growth occurs, more cell towers will be required throughout the city and planning area. To minimize the visual impact and number of towers,

the city can work with cell providers to co-locate on existing towers and plan in advance for siting new towers.

Economic Development
Without a telecommunications network that can handle the computer and phone traffic required by a large company the City of Surprise will not be able to attract corporations to our city. Companies today look for communications networks not only for their immediate needs where they locate, but also for wireless services around the area for potential telecommuters and meetings outside of the office. The city can assist in attracting business by reviewing the latest technologies and determining what should be pursued. The city can also partner with communications providers to build needed infrastructure.

Technology

The rapid advance of technology has created many benefits for society. It allows faster and more efficient work, better management of information, wireless communication, and more. Modern technology can no longer be viewed as just a tool. Cities with higher technology bases have advantages in economic development, draw more of the "creative" class to the community, can provide better education to its residents, and have a more informed citizenry. The potential benefits of technology can be compromised if it is used merely to entrench old processes rather than used creatively to explore new and redesigned methods of providing services.

Economic Development
To take advantage of the benefits provided by technology infrastructure the city must become a leader in its development and deployment. This will be accomplished by mobilizing both public and private sector investment to develop programs and incentives to create the technology that is in demand. This will bring employers and can create opportunities for other technology related development in the form of technology education, retailers, and service providers. The business and investors that will create and locate in Surprise will look not only at how technology can enhance their business, but how technology will improve the quality of life of their employees.

Quality of Life
Technology today improves the quality of life of everyone by connecting people, providing information, and making lives easier. The advent of cell phones has made it easier for people to stay in touch with friends and family no matter where they are in the city. By improving on this technology and working to place infrastructure for more communication technology the residents of Surprise will be able to collaborate with each other, businesses, and the city through phones, computers, and the next new technology, no matter where they are in the city. This same network can provide people with information about events in the city, warnings of road closures, detours, and emergency information. Technology not only will be able to provide better communication, but technology built into city systems such as streets will be able to provide real time data to allow for a smoother commute to work or immediately report traffic accidents. Finally technology placed in homes and businesses can be used to make life easier by providing better mobility for individuals with disabilities, increasing safety through fire prevention systems, and reducing crime with better monitoring systems.

Roadways

Street maintenance is currently scheduled through the city public works department. Maintenance of streets is not only repair of potholes, but also includes upgrading, resealing, and cleaning. In Surprise not all streets are maintained by the city. Private streets are maintained by the organization or group in charge of them. In cases where these private streets are

not maintained and become a hazard to residents, these streets should be reviewed by the city to have the maintenance taken over or remove the hazard through other means.

Scallop Streets

Scallop streets are roads that change the number of available lanes, often reducing to one or two lanes for several miles and then returning to a wider roadway. This occurs when only half the street is built by the developer of a property. This presents many issues for the city in the form of traffic flow, street maintenance, and timing of street construction. The reduction of lanes is not only an annoyance to the motorist; it also reduces the capacity of the street in the same manner a funnel reduces water flow. With the increased traffic on the few existing lanes the street will wear faster than normal and require more frequent maintenance. To resolve the issue the city can wait for a developer to build the neighboring parcel or build the road with municipal funds. If the road is built with city funding, methods of repayment should be considered.

Longer Street Life

To prolong the life and reduce maintenance costs on streets, the city should review construction methods and techniques. This can potentially be done through seal methods, initial construction practices, and new surfaces such as rubberized asphalt. These initial construction practices and maintenance techniques can also be carried over to private streets to help reduce maintenance costs and the potential for future hazards when roads are not maintained.

Solid Waste

Surprise's growth will increase the quantities of both non-hazardous and hazardous solid wastes generated in the area. An effective and comprehensive long-range waste management plan for the region will ensure that storage, collection, disposal, and recycling of wastes occur in an environmentally and economically acceptable manner. Solid waste transfer and disposal facilities for Surprise are owned and operated by Waste Management while residential solid waste pickup and disposal are the responsibilities of the City. Currently, commercial and industrial waste is handled by private haulers, Parks and Sons. Hazardous waste is handled by a private contractor who is certified to handle hazardous material. At this time Waste Management owns and operates the Northwest Regional landfill and contracts the operation of waste transfer stations that provide service to Surprise residents.

The Arizona Department of Environmental Quality regulates solid waste and disposal including:

- Assuring the proper handling, storage, treatment and disposal of wastes
- Promoting pollution prevention and recycling
- Responding to environmental emergencies
- Reviewing and approving construction plans for landfills and special waste facilities
- Investigating complaints and violations for Arizona's solid and hazardous waste laws.

Landfill Lifespan

On average, Surprise produces approximately 365,000 tons of waste every year. With a capacity of 92,000,000 tons, northwest regional landfill has sufficient volume to serve Surprise until 2043.

To promote the lifespan of the landfill the city should educate residents to increase recycling and lower the amount of waste deposited in the landfill. By reducing the recyclable waste the landfill can use the extra space for waste that cannot be recycled.

Recycling

Recycling not only reduces the solid waste taken to landfills, but provides a source of raw materials for companies that can use it without using natural resources like trees. Surprise annually contributes 7,000 tons of recyclable waste which is only about 2% of the total solid waste generated. Currently Surprise only offers the curbside recycling program. Since increasing recycling is a major goal for the City Surprise is looking at the possibility of drop- off sites as well.

Expansion of Service

The collection routes are currently managed

through manpower, vehicles, and number of routes that can be accomplished on different days. With future development, the City of Surprise will need to expand its fleet of collection vehicles and manpower to allow for more routes.

GOALS AND POLICIES

Goal 1

Maximize City investment in infrastructure.

Policies

1. Coordinate with private utility companies and other public services to plan infrastructure, facilities, and services in undeveloped parts of the planning area.
2. Provide affordable water, wastewater collection, treatment, and water reuse.
3. Research locations and scope for future technology based infrastructure.
4. Create an efficient service network through collocation of cellular providers.

Goal 2

Ensure Surprise's solid waste disposal needs are met while maximizing opportunities for waste reduction and recycling.

Policies

1. Actively pursue and support programs and activities that reduce the amount of waste that must be land filled.
2. Encourage/require new or remodeled multi-family residential and all non-residential development to incorporate attractive and convenient interior and exterior storage areas for recyclables.
3. Continue to encourage waste reduction and recycling at home and in businesses through public education programs, such as informational handouts on recycling, yard waste, wood waste, and hazardous waste.
4. Consider development of a residential and commercial food waste composting program.
5. To the extent possible, purchase goods containing recycled materials for city use.

Goal 3

Surprise should have solid waste recycling systems that reduce the volume of waste are encouraged.

Policies

1. Encourage marketing of containers which are biodegradable or recyclable; support legislation which prohibits distribution and sale of beverages in non-recyclable cans or non-returnable bottles.
2. Undertake educational programs promoting voluntary collection of recyclable items and educate customers to accept products made from reclaimed material.
3. Encourage businesses to take a more active role in recycling and cogeneration techniques.
4. Periodically evaluate the feasibility of a recovery plant to reutilize valuable materials from municipal solid waste and to generate energy for local use or sale.

Goal 4

Land use decisions in and adjacent to utility corridors should be fiscally and environmentally responsible and aesthetically acceptable to the community.

Policies

1. Coordinate with other jurisdictions when utility corridors cross jurisdictional boundaries.
2. Encourage utility providers to fully utilize existing corridors before planning alignments for new corridors.

3. Planning and alignment selection for new corridors should be done in full cooperation between utility companies, local jurisdictions and area stakeholders.
4. Require various utility providers to share existing corridors before developing new corridors.
5. Develop and maintain resource maps that indicate the general location of existing and proposed utility corridors.
6. Notify utility providers of potential inconsistencies between proposed system plans and existing or proposed land uses; and work with them to find acceptable solutions when inconsistencies exist.
7. Encourage new utility corridors to be located near major roadways rather than locations internal to Surprise neighborhoods.
8. Notify utility providers of any potential negative environmental impacts of proposed new utility corridors.
9. Require utility providers to preserve or relocate native plants located in the corridor and re-vegetate any areas that were cleared for construction of the corridor.
10. Require utility providers to grant reasonable easements within and across corridors.
11. Allow for passive and non-motorized recreational use of utility corridors, when practical.
12. Encourage utility providers to minimize corridor width.
13. Require utility providers to locate corridors in areas with lessened visual impact.
14. Allow for residential land use density transfers away from locations within 1/8 mile of utility corridors.
15. Research and provide opportunities along corridors that enhance the corridor.
16. When corridors traverse State Lands, intensify and/or increase development potential in other areas to ensure fiscally responsible planning.

Goal 5

Surprise should be a leader in technological innovation.

Policies

1. Create regulations and incentives to provide resources for advanced technology and communication.
2. Promote government and private sector programs for digital democracy to expand citizen participation in decision making.
3. Encourage innovation in public and private sectors.
4. Research technologies place in building codes to provide a safer community.
5. Foster innovations in technology to enhance public services.

Health and Safety Element

INTRODUCTION

Central to any public plan is the importance of protecting the health, safety, and security of the citizens. The health and safety element addresses community health as well as the protection of the community from any unreasonable risks associated with the effects of geological hazards, including subsidence and slope instability; flooding; wild land fires; hazardous materials and waste; human-induced hazards; and general emergency. By providing guidance to implement preventative and reactive measures for integration within planning activities, the city can promote the health, safety, and welfare of its citizens more effectively and more comprehensively. The health and safety element of the Surprise General Plan 2035 is divided into three distinct sections: community wellness, prevention, and response.

DISCUSSION

Community Wellness

Community wellness is a topic of increasing concern in communities across the nation. As the "baby boomer" population reaches retirement age, more facilities and services will be required to address the needs of an aging population. With aging, there is also an increase in the number of people with disabilities. The issues associated with this topic go beyond the location and services provided by public and private medical institutions. The overall health of a community depends on multiple factors, including the environment around them. A healthy environment reduces health risks and promotes better lifestyle choices. Factors that are important to a healthy environment and community wellness include the following:

Safe neighborhoods and public spaces

Safety-related issues are often at the top of the list of concerns by neighborhood residents. People want to feel they are safe when they are walking, biking, or traversing their neighborhoods and community. The way the community is designed can play an enormous part in the perception of safety in a community. As a result, the design of a community can hinder or enhance people activities within a community. Land use decisions play an important role in promoting one's ability to engage in everyday activities within the neighbor- hood or community. Equally important is the role that perception can play in creating safe neighborhoods. Design techniques can help minimize perceived safety problems.

Such techniques include creating neighborhoods and communities that provide integration and balance of uses; viewing streets as an amenity, requiring front porches, and other semi -public areas to encourage community interaction. Crime Prevention Through Environmental Design (CPTED) principles play a vital part in promoting safe neighborhoods with the emphasis on natural surveillance, territorial reinforcement, natural access control, and hardening target areas. Safescape concepts also highlight the importance of design in creating safe communities.

Access to public transit

Using public transit and active transportation options such as walking and biking reduces vehicle miles traveled, vehicle emissions, respira-

tory disease, and exposure to environmental contamination due to fuel and oil spills. Proximity to transit is associated with reduced vehicle trips and improved access to social, medical, employment, and recreational activities.

Safe transportation choices

Surprise has built miles of roadways for travel by vehicles. These roadways often lack adequate sidewalks, have lanes that are too narrow to share with bicyclists, and feature few, poorly marked, or dangerous pedestrian crossings. Complete Streets are streets that are designed for multiple users including pedestrians of all ages, bicyclists, people with disabilities, and cars and reduce risk of pedestrian and bicycle injuries. A commitment to community wellness requires that there is safe access for all users. It is imperative that pedestrians, bicyclists, motorists, and bus riders of all ages and abilities are able to safely move along and across a complete street.

Access to recreation and open space

Access to a park directly affects the use of parks for recreation and physical activity. Health benefits of physical activity may include a reduced risk of premature mortality and reduced risks of heart disease. Regular participation in physical activity can also reduce depression and anxiety, improve mood, and enhance ability to perform daily tasks. The availability of school grounds for community recreation after school and on weekends can promote physical activity, social cohesion, and neighborhood safety.

Access to healthy foods

A grocery store in a neighborhood allows for greater fruit and vegetable consumption; reducing the prevalence of over-weight and obesity, and incidence of hunger. Farmers' markets provide another source of fresh, locally produced fruits and vegetables. Farmers' markets are particularly important in areas poorly served by full service grocery stores. On the other hand, where there are high numbers of fast-food restaurants compared to grocery stores, there are higher rates of health issues.

Access to medical services

The availability of good primary health care has a major role in the prevention of hospitalizations from chronic and communicable diseases. The availability of public transportation to community health facilities affects access to quality, affordable, reliable health care. Locating health facilities near transit can reduce vehicle trips and driving with benefits to air quality, community noise, and injuries. It also provides access to the greatest number of people.

Access to quality affordable housing

Lack of adequate affordable housing may force families to seek any form of shelter which, in turn, compromises their health and well-being. This can result in overcrowding, overpayment, substandard housing and longer work commutes, and other deficiencies. A wider range of housing sizes (number of bedrooms) that are affordable could alleviate overcrowding and lessen related negative health impacts.

Access to life-cycle housing

Creating designs for a lifetime, for any need, so families can stay in their home as special needs arise or change-and be able to effectively market the home should circumstances require moving are key elements to providing life cycle housing and accessibility. Principles of Universal Design and Visitability in housing design can create homes that are able to accommodate a wide diversity of housing needs, from families with young children to families with elderly or disabled members. For example, a low bar with leg room underneath in the kitchen can be used by children today and a wheelchair user later. Grab bars beside the bathtub can be used by toddlers, teens or adults with a temporary need such as a sprained ankle, and by elderly residents with a more permanent need. Universal design also means wider door openings that can accommodate a wheelchair, and a five (5) foot turning radius in bathrooms and kitchens.

Principles of Universal Design were developed to guide a wide range of design disciplines including environments, products, and communications. The Center for Universal Design identified design principles that include:

- Equitable use.
- Flexibility in use.
- Simple and intuitive.
- Perceptible information.
- Tolerance for error.
- Low physical effort.
- Size and space for approach and use.

Applying these principles can create homes that people are able to live in throughout their life.

Access to economic opportunities

Unemployment and lack of sufficient economic opportunity is a major factor in all health outcomes. Attainment of self-sufficiency income predicts better health, improved nutrition, lower mortality, and indirect health benefits such as reduced communicable diseases, and reduced community violence.

Connected and complete neighborhoods

A healthy community promotes neighborhoods with daily goods and services within walking distance. Being able to walk to neighborhood goods and services promotes physical activity, reduces vehicle trips and miles traveled, and increases neighborhood cohesion and safety. Healthy neighborhoods are those in which more than 50 percent of the typical daily public and retail services are located within one-quarter of a mile of their homes.

A quality environment

Studies have found consistent associations between living in proximity to a busy roadway and respiratory disease symptoms including asthma and lung function measures. Diesel particulate matter has acute short-term impacts and a disproportionate effect on the elderly, children, those with illnesses, or others who are sensitive to air pollutants. On the other hand, living in greener environments is associated with reduced self-reported health symptoms, better self-rated health, and higher scores on general health questionnaires. A quality environment focuses on the well-being of the communities, and on the principle that everyone is entitled to protection from the environmental hazards.

Sustainable development and practices

A healthy community promotes sustainability and environmental stewardship through the design of its built environment. Reducing electricity and natural gas usage results in reduction in climate change and air pollution emissions, reduction in the hazards, and use of environmental resources necessary to produce and transport energy. This subsequently results in improved air quality and lower rates of respiratory illness. Green businesses reduce occupational and environmental exposures to toxic chemicals and provide economic opportunities. Recycling and composting helps improve air, land, and water quality, as well as reduce energy demands associated with air pollution and green house gas emissions.

It seems common sense that major decisions regarding development and planning should be made with consideration for each of the twelve factors. After all, the factors are directly related to the public's health. However, mechanisms and mandates for such consideration do not exist or are present in limited capacity. Providing such mechanisms will require a fresh look at the way decisions are made.

Prevention

Both natural and human induced hazards pose a threat to life and property, and may necessitate costly public improvements. Prevention of both natural and man-made hazards is the first step in making the City of Surprise a safer com-

munity. These hazards may be a result of geological hazards to natural events to public hazards or may arise from development such as: site layout, faulty construction, high noise areas, and military hazard zones. The city will make all efforts to reduce or eliminate these hazards. Examples of such hazards include the following:

Natural or Geological Hazards

Geological hazards, such as subsidence, and unstable slopes or soils may present a threat to life and property and necessitate costly public improvements. Surprise should establish methods to identify the hazard areas and to review and regulate development where such hazards may occur.

Surprise is subject to significant weather extremes due to its Sonoran Desert location. Very high summer heat, powerful summer thunderstorms, soaking winter rains, and the potential for flooding are all typical in Sonoran Desert locations. Planning efforts must consider the adequacy of the plan in relation to the weather extremes.

Man-made Activities

Hazards resulting from human developments or activities such as crime, faulty construction, poor site layout, improper location of land uses, airport approaches or high noise areas, ground water overuse, or the use, storage, or disposal of explosive, flammable, toxic or other dangerous materials may pose a threat to life and property and may necessitate costly public improvements. To reduce or eliminate these hazards, Surprise needs to continue to establish measures to identify hazardous areas and to review and regulate development where such hazards occur.

Hazardous Materials

Many man-made substances can be hazardous to health. The increased use of such materials has increased potential hazards and actual damage. Public concerns have led to tighter controls on the production, transport, storage, sale, and use of hazardous materials and, particularly on the handling and disposal of concentrated residues and wastes produced by industrial operations.

Industrial sites where materials such as paint, rubber products, oil, tar, solvents, and pesticides are used have the potential to contaminate the environment. Hazardous materials, such as paints, solvents and cleaning compounds, are also present in small quantities in many homes. The proper disposal of these materials is important to sustaining a clean and healthy environment.

Fire

Fire can arise from natural or manmade sources. Fire hazard regulations are intended to minimize on-site property damage and personal injury, avoid damage to adjacent properties, and reduce the cost of fire suppression services. Increasing "built-in" fire protection in new construction is the most cost effective way of achieving these objectives. All development must have adequate water available for fire suppression, whether from a hydrant and community system or from an on-site storage tank.

Where development is permitted in the midst of natural vegetation, the fire hazard must be further mitigated by other measures. The locations of subdivision lots and building envelopes can maximize access by emergency vehicles. Preventing the spread of fires to and from structures also requires removal of surrounding vegetation and clearing of fuel breaks.

Noise

Noise can be annoying and physically harmful to human beings and animals. Exposure to intense noise can result in hearing damage. Sources contributing to the potentially harmful noise levels include aircraft, motor vehicle traffic, railroad traffic, open industrial operations such as gravel quarries, shooting ranges, and various construction noises.

Response
Providing medical response and protection against crime and risk of fire are primary concerns for city emergency services. Safety for both crime and fire prevention can be increased through land use planning and community design. Fire hazards are further reduced by continued training, application of Fire and Building Codes, and regional cooperation. For the City of Surprise the primary concern will be maintaining efficient services by locating new facilities as the community grows. Other methods that are used to facilitate effective response include:

Emergency Preparedness
Emergency (disaster) preparedness planning consists of three major components: government actions, private organization emergency response actions, and individual or small group actions. Emergency preparedness planning recognizes that in the first 72-hours after a major disaster people must be self sufficient. Governments cannot provide all of the services that may be needed. Therefore, disaster preparedness involves planning efforts by local government, private organizations, and local groups to identify resources, provide public awareness, and formulate plans about what to do in an emergency situation.

The plans that are developed must have provisions for communications, supplies, health care, law enforcement, and disaster relief. In addition, the plans must be revised and updated on a regular basis due to rapid growth and development within the planning area.

Education
Block Watch and other community policing programs that involve citizens improve safety, build goodwill, and lessen the demand on city resources are important

GOALS AND POLICIES

Goal 1

Surprise should be a healthy community.

Policies

1. Continue to identify and reduce barriers to create an accessible community for all.
2. Create education programs to promote good personal health.
3. Building codes should promote a high quality of life for people of all abilities.
4. Encourage wellness through preventative health options.
5. Increase options for aging in place.
6. Promote the design of walkable, inclusive communities.

Goal 2

Minimize threats of natural and human-induced hazards.

Policies

1. Strive to minimize the hazards of flooding from rivers, washes, and stormwater.
2. Protect the community from geological instability and subsidence.
3. Prevent unnecessary exposure of people and property to risks of damage or injury from hazardous materials.
4. Promote education on the proper handling, storage, use, and disposal of hazardous materials.
5. Promote policies and development standards that aid in prevention of natural and human-induced hazards

Goal 3

Ensure the community is well prepared to respond to natural and human induced catastrophic events.

Policies

1. Prepare and adopt an emergency evacuation plan for natural and man-made disasters.
2. Conduct timely reviews to ensure an effective update of the city's emergency response and recovery plan to reflect current risk/threat awareness.
3. Provide an integrated approach to planning and preparedness for emergencies and disasters.
4. Support policies and development standards that allow for appropriate response by emergency services.
5. Continue to work with local and regional entities to promote an effective and efficient communication system.
6. Ensure clear, accurate, and timely communication of critical information regarding events, safety, and assistance.
7. Ensure there are adequate resources for training of emergency response personnel.
8. Promote protection and preservation of natural drainage systems as the primary emphasis of city stormwater management efforts.
9. Ensure planned land development and building codes are designed to reduce avoidable property damage from storms/flooding and other natural events.
10. The City shall continue to coordinate its regional flood control planning with the Maricopa County Flood Control District and require adequate retention for new development.
11. Promote community awareness of risks associated with flooding.
12. Ensure adequate resources and training for critical staff positions.
13. Construct City facilities that will remain operable during and after a major catastrophic event.
14. Collaborate with the medical community in evaluating the effectiveness of the emergency medical system.
15. Effectively coordinate response of city staff and apply city resources to rapidly restore order and begin the process of recovery.
16. Provide adequate access for emergency vehicles, particularly fire fighting equipment, as well as secure evacuation routes.
17. Establish an effective relationship with federal, state, and local agencies designed to support the community in times of emergency.
18. Coordinate emergency efforts with the Arizona Department of Emergency Management, Maricopa County Department of Emergency Management, agencies, and jurisdictions to provide an effective and coordinated response to any emergency/disaster.

Goal 4

People and property should not exposed to risks of damage or injury from hazardous materials.

Policies

1. Route the vehicular transport of all hazardous materials and waste products away from residential neighborhoods in accordance with the adopted and incorporated federal hazardous materials transportation regulations.
2. Periodically update the adopted hazardous materials truck route through the City.
3. Support state and federal legislation that strengthens safety requirements for transporting hazardous materials.
4. Collaborate with other regulatory agencies to assist people with their concerns and needs related to the use, storage, handling, and safe disposal of hazardous materials.
5. Prepare strategies and plans for evacuating inhabitants and handling emergencies involving hazardous materials.
6. Educate the public about the risks of hazardous material within their homes and businesses, and vehicles that move hazardous waste throughout the community.
7. Continue to equip, train, and maintain a level one (1) response team within the Surprise Fire Department.

Goal 5

Reduce risks from natural and man-made fires.

Policies

1. Maintain appropriate front, side, and rear yard setback requirements to minimize the threat of a spreading fire.
2. Evaluate, monitor, and remove dilapidated and underutilized structures that pose a fire threat in the city.
3. Encourage automatic sprinkler systems in all buildings, including single-family dwellings.
4. Consider the severity of natural fire hazards, potential damage from wild land and structural fires, adequacy of fire protection, and mitigation measures consistent in the review of projects.
5. Consider requiring adherence to *International Wildlife Urban Interface Code* standards in the design of new development in northern area of the city.
6. Conduct annual fire inspections of all commercial occupancies to ensure adherence to the city-adopted Fire Code.
7. Continue evaluating the feasibility of requiring that all newly constructed residential occupancies contain residential fire sprinklers.
8. Require on-site detection and suppression, including automatic sprinkler systems, where available services do not provide acceptable levels of protection.
9. Continue to support automatic aid agreements with municipal neighbors in the suppression of fire in the region.
10. Collaborate with the business community to establish partnerships in fire prevention efforts.
11. Emphasize public education programs that focus on fire prevention.
12. Utilize highly trained personnel currently assigned and trained in wild land tactics in the Fire Department.

Goal 6

Employ broad interdisciplinary-derived methods and emerging techniques to minimize risks.

Policies

1. Utilize the principles of *Crime Prevention through Environmental Design* (CPTED) to enhance the safety of proposed and existing developments from crime.
2. Consider “Safescape” concepts in development review of new projects.
3. Collaborate with private and public health agencies to promote health and injury prevention as prevention strategies.
4. Promote the use of alarm systems in all non-residential buildings.
5. Consider the use of photo-radar to monitor dangerous traffic intersections.
6. Keep pace with the growth of the city and the associated enforcement challenges.

Goal 7

Prepare clear, accurate, and timely communication of critical information regarding events, safety, and assistance is disseminated when needed.

Policies

1. Enhance the effectiveness of the emergency response system by connecting people with appropriate non-emergency agencies.
2. Provide pro-active education to the community with special emphasis on high risk populations.
3. Assist in the development of emergency preparedness curriculum and training materials for schools and day care centers.
4. Encourage business and industry to plan for recovery from catastrophic events.
5. Provide guidance to citizens on disaster recovery through brochures, talks, and other public information methods.
6. Implement educational seminars, community exercises and emergency response drills.

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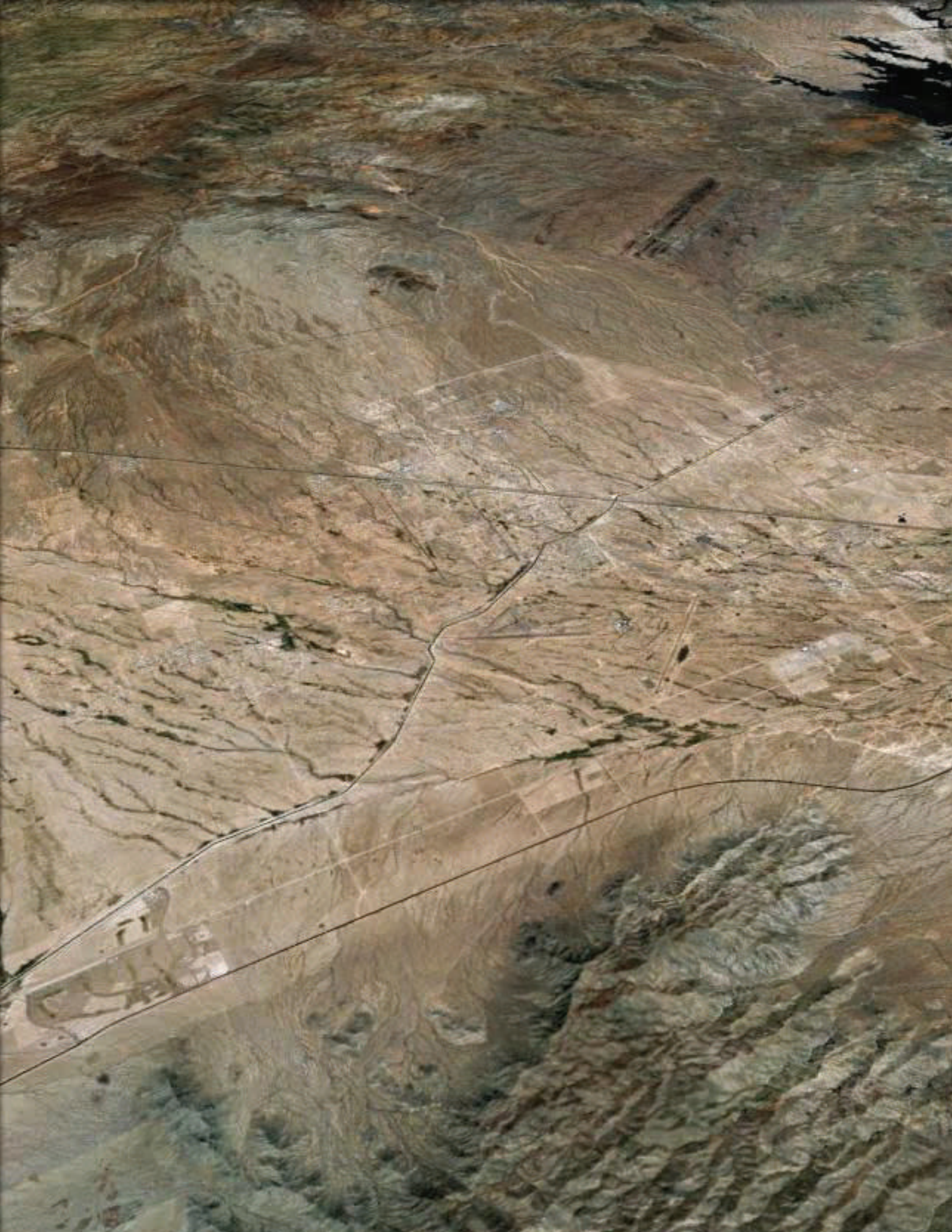
CHAPTER 6: IMPLEMENTATION



Surprise General Plan 2035 policies provide guidance for future city ordinances, regulations, specific plans, and other plans. Surprise General Plan 2035 policies influence decisions on the annual city budget priorities and the Capital Improvements Program (CIP). The plan is the impetus for city departments to coordinate on a variety of plans and projects. The Implementation Division of the document outlines the specific action strategies for the city of Surprise to ensure implementation of the Surprise General Plan 2030. The Implementation Division of the document also addresses how the General Plan will be reviewed and updated.

Implementation is the goal of any planning process. Plan implementation carries out the vision of the citizens who participated in the planning process, and provides the opportunity to evaluate the outcome of the policies. Although the administration of the General Plan rests with the Community Development Department, the responsibility for plan implementation can only be realized with cooperation from the decision makers, other departments and community.

INTRODUCTION

The Implementation Section identifies actions that are necessary to ensure recommendations of the Surprise General Plan 2035 are carried out effectively. These actions include the development of a yearly monitoring report that provides pertinent information related to effectiveness of the plan policies. The chapter also identifies the creation of a dynamic work plan to track recommended actions, improvements, ordinance and/or code changes, additional planning studies, and other programs and initiatives the city will pursue in achieving the long-term development pattern envisioned in Surprise General Plan 2035.

Much of plan implementation occurs on a case-by-case basis through review of proposed rezonings, site plans, conditional uses, plats, public improvements, and facilities. Implementation also occurs on a daily basis within the city administration through an ongoing system of analysis, studying the situation, and reaching rational conclusions about community needs and the best courses of city action within the framework established by Surprise General Plan 2035.

Surprise General Plan 2035 encourages consistent public and private decisions that will result in logical and sustainable development. To accomplish this, the plan relies on a continuous planning program that overlays traditional plan implementation techniques with a strategic planning perspective.

Actions

To ensure ongoing implementation of Surprise General Plan 2035 as an important, practical, up-to-date, and consistent statement of city policy, the following actions should occur.

General Plan Monitoring Report

On an annual basis, Community Development staff will prepare a status report for the Planning and Zoning Commission. The Planning and Zoning Commission shall forward the report to the City Council with any recommendations regarding priorities of Surprise General Plan 2035 actions or programs to be funded in the upcoming budget. The report should be available to the Planning and Zoning Commission no later than February of each year. City Council should be provided with Planning and Zoning Commission recommendations no later than April of each year.

To provide public input into the report, a City Summit should be held in January. All relevant city departments should participate in the summit and preparation of the report. The plan shall include:

- Information and analysis regarding the following activities:
  - Population
  - Annexation
  - Development and Redevelopment
  - Land Consumption
  - Development on Vacant Lands
  - Development on Infill Properties
  - Preserved Open Space
  - Housing Densities
  - Housing Prices
  - Employment
  - Retail Sales
  - Infrastructure Improvements
  - New Facilities
- Summary evaluating the city's progress toward achieving Surprise General Plan 2035 goals and policies, and implementation of action items and programs.
- Staff recommendations regarding future year(s) funding for Surprise General Plan 2035 actions and programs.

General Plan Amendments -
Major Amendments to the General Plan

A major amendment to the Surprise General Plan 2035 is any proposal that would result in a change to the land use plan that would substantially alter the city's planned mixture or balance

of uses. It is important to examine the implications of the project on the cumulative impact on the entire planning area. The criteria for determining whether or not a proposed amendment to the Surprise General Plan 2035 is a major amendment including the relative size and amount of change proposed in addition to its relationship with surrounding land uses and its impact upon major public infrastructure. Following are the criteria for determining a major amendment to the Surprise General Plan 2035:

- A change in the Land Use Plan land use designation on 320 or more acres.*
- An increase or decrease in the planned number of single family residential dwelling units of 500 or more dwelling units.
- An increase or decrease in the planned number of multi-family residential dwelling units of 200 or more dwelling units.
- An increase or decrease in the planned number of acres designated for employment (e.g., industrial, office, retail, resort) types of uses of 40 acres or more.
- An increase or decrease in the planned number of acres designated for open space uses of 160 acres or more.
- A change in the basic philosophy of a village (i.e., balance of jobs to population) that impacts the sustainability of the plan.
- Any change in the Land Use Plan designation from one of the following land use categories into another that covers 40 acres or more:
- Residential
- Commercial
- Employment.
- Amendments to the Surprise General Plan 2035 Land Use Element that result in a decrease in land use intensity and are initiated by the property owner will not be considered to be a major amendment.

* Changes to rural residential land use classifications will also require the development of a village plan, if one has not already been developed.

Element Review

Certain sections of Surprise General Plan 2035 may be subject to more frequent revisions. Goals and polices may require adjustments as community circumstances evolve or implementation experiences lead to refinement of future programs. The village planning efforts may make it necessary to change text and maps. Arizona State Statutes may require the creation of additional elements. Community Development staff will review the elements on a yearly basis to determine if revisions are required. Revisions that are not purely technical in nature will be processed as a major amendment to Surprise General Plan 2035.

<u>Minor Amendments to the Surprise General Plan 2035</u>

- "Minor Amendments" to the Surprise General Plan 2035 are considered as minor text changes and corrections that do not impact the substantive portions of the land use plan's mixture or balance.

<u>Procedure for Surprise General Plan 2035 Amendments</u>

- Per Arizona State Statutes, the City of Surprise will consider major amendments to the Surprise General Plan 2035 once each year. The major amendment applications must be submitted within the same year they are heard and a two-thirds majority vote of the City Council is needed to approve them. In addition, all major amendments must meet the public involvement criteria outlined in the state statutes that reads, "effective, early, and continuous public participation in the development and major amendment of the Surprise General Plan 2035 from all geographic, ethnic, and economic areas of the municipality."

Surprise General Plan 2035 Amendment

In considering plan amendments, the proposal will be considered in terms of all the elements. A thorough evaluation shall include, but is not limited to, the following:

- Whether the proposed amendment is justified by an error in the Surprise General Plan 2035 as originally adopted.

- Whether the proposed change is generally consistent with goals, objectives, and other elements of Surprise General Plan 2035.
- Whether the proposed change is justified by a change in community conditions or neighborhood characteristics since adoption of the Plan.
- Whether the proposed change creates an adverse impact on public facilities and services, including roads, sewers, water supply, drainage, schools, police, fire, and parks, that cannot be reasonably mitigated.
- Whether the proposed change creates an adverse impact on landmarks or other historically significant structures or properties that cannot be reasonably mitigated.
- Whether development resulting from the proposed change would create an undue adverse impact on surrounding neighborhoods.
- Whether the proposed change would have a significant adverse impact on the natural environment, including washes, vegetation, slopes, groundwater, and other significant natural resources that could not be mitigated.
- Whether there was a change in city-adopted policies or codes that would justify a change in Surprise General Plan 2035.
- The impact of the proposed change on the city's adopted development policies, and the fiscal and operational capacity of the city to provide any services, facilities, or programs that might be required if the change were adopted.

C. Capital Improvement Program (CIP)

To ensure that the city's budget decisions are consistent with the Surprise General Plan 2035 and the community has the opportunity to review Surprise General Plan 2035 actions and programs prior to the City Council's budget decisions, a process is established for making recommendations to the City Council on the status of the plan and proposed budget allocations. This approach to the Surprise General Plan 2035 implementation ensures that the plan remains a dynamic, responsive document and that the city's budget decisions are consistent with the long-term goals of the city's General Plan. Under Arizona Revised Statutes, the Planning Agency has responsibility to review the CIP to determine whether it conforms to the Surprise General Plan 2035.

D. Property Acquisitions and Dispositions

The Planning Agency is required to review plans for conformity with the Surprise General Plan 2035 on public real property acquisitions or dispositions, public construction, or vacation of public streets. Acquisitions or abandonments for street widening or alignments of a minor nature are not required to be reviewed by the Planning Agency. After receiving a plan, the Planning Agency has forty days to comment on such actions.

E. Village Plans

Whereas Surprise General Plan 2035 is guide for development on a city-wide basis, village and any other specific plans are guides for specific locations within the city. The practice of creating policy documents for specific areas within the city or planning area is not uncommon. The City of Surprise has almost 310 square miles in its planning area. It would be difficult to develop one plan that meets the diverse needs of people who live in the planning area. The village plans provide more detailed information on issues such as land use, design, transportation, parks, and open space than what is found at the general plan level.

Village Plan and Master Plan Timing

When a proposed master planned community is proposed in an area that does not have a vil-

lage plan, Community Development staff will work with the applicant to begin the village planning process. Applicants are expected to work on planning major issues through the village planning process. After major village plan components are complete, the applicant is able to move forward with a general plan and/or rezoning request. Community Development staff will work with the applicant to ensure that the village planning process does not delay the application process.

Village Plan Contents

Village planning considers many of the same issues as the Surprise General Plan 2035. The limited size of the village allows the village plan to examine issues at a deeper level than a citywide analysis. All village plans should be developed to include the following information:

Title Page

- Name of Village Plan
- Village Plan File Number
- Name, address, telephone number, and email of:
  - Developer/applicant
  - Contact Person
  - Document Preparer
  - Date of plan adoption and resolution number
  - Amendments to plan and resolution number
- Table of Contents
- List of Tables
- List of Figures
- List of Appendices
- Copy of Adopting Resolution
- Statement of Purpose
- Summary of proposed project, including:
  - Location
  - Acreage
  - Basic land use information
  - Range of issues
  - Summary of preparation process (Public Participation)

Introduction

- What is a Village Plan?
- Purpose of Village Plan, including relation to:
  - General Plan
  - Village Concept (City of Surprise)
- Project Specifics:
  - Project Description and Overview
  - Location including:
    - Written description
    - Regional Map
    - Vicinity Map
    - Site Diagram
    - Aerial Photo
  - Vision and Goals
  - Guiding and Planning Principles and Influences
  - Application of Village Concept
- Planning Process.
- Statement of General Plan Consistency
- Future Projects Required Consistency with the Village Plan. Include a statement stating that any future site plans, plats, and other plans and uses must be consistent with the Village Plan.
- Village Plan Organization.

Existing Conditions and Constraints

- Project Location
- Regional and local setting
- Maps showing applicable sections of:
  - General Plan designations/ boundary
  - Zoning
  - Any other relevant maps
- Existing Site Conditions and Constraints
- Existing Environmental Conditions and Constraints
- Existing Circulation, Conditions, and Constraints
- Existing Utilities, Conditions, and Constraints
- Property Ownership
- Relationship to General Plan, other planning documents, and neighboring jurisdictions, regional agencies, and state.

Plan Elements

- Land Use Plan
- Land Use Concept
- Objectives
- Goals and Policies
- Land Use Categories – description of characteristics of each
  - Mixed Use
  - Residential
  - Commercial – Retail and Office
  - Industrial
  - Institutional, including Public Services and Schools, Parks, Landscape Corridors, and other Open Space
  - Other Land Uses
  - Land Use Diagram
  - Land Use Table – acreage, development intensity/density, etc.
- Housing Plan:
- Concept
- Objectives
- Goals and Policies
- Description of concept and specifics
- Range and mix of densities
- Range of housing types
- Provisions for housing all socio-economic segments
- Transportation Plan:
  - Concept
  - Objectives
  - Goals and Policies
  - Circulation Diagram
  - Ultimate circulation network
  - General circulation system
  - Street Pattern
  - Circulation Plan
  - Street System
  - Pedestrian/Bike System
  - Street Sections
    - Parkways
    - Arterials
    - Collectors
    - Local
    - Neighborhood alleys and private streets
- Multi-Modal Provisions/Opportunities/ Plans.
  - Trails
  - Wash Trails
  - Bike Routes
  - Equestrian Trails
  - Off-Street Paths.
- Public landscape, streetscape, community gateways or entrances, neighborhood entries, exterior fences and walls, interior fences, and Walls.
  - Streetscape Master Plan
    - Theme
    - Species Palate
    - Furniture and Fixtures
- Public Facilities, Services, and Utilities
  - Water
    - Potable /Non-potable
    - Demand
    - Objectives
    - Policies
    - Plan
    - On and offsite improvements
  - Wastewater
    - Demand
    - Objectives
    - Policies
    - Plan
    - On and offsite improvements
  - Storm Drainage
    - Demand
    - Objectives
    - Policies
    - Plan
    - On and offsite improvements
  - Flood Control
    - Demand
    - Objectives
    - Policies
    - Plan
    - On and offsite improvements
  - Solid Waste Disposal
    - Demand
    - Objectives
    - Policies
    - Plan

    - On and offsite improvements
- Police
    - Demand
    - Objectives
    - Policies
    - Plan
    - On and offsite improvements
- Fire and Emergency Services
    - Demand
    - Objectives
    - Policies
    - Plan
    - On and offsite improvements
- Schools
    - Demand
    - Objectives
    - Policies
    - Plan
    - On and offsite improvements
- Libraries
    - Demand
    - Objectives
    - Policies
    - Plan
    - On and offsite improvements
- Meeting and Worship Facilities
    - Demand
    - Objectives
    - Policies
    - Plan
    - On and offsite improvements
- Health Facilities
    - Demand
    - Objectives
    - Policies
    - Plan
    - On and offsite improvements
- Child Care
    - Demand
    - Objectives
    - Policies
    - Plan
    - On and offsite improvements
- Utilities (Telephone, cable, gas, electric, wireless. communications)
    - Demand
    - Objectives
    - Policies
    - Plan
    - On and offsite improvements
- Parks, Recreation, and Open Space
    - Concept
    - Objectives
    - Goals and Policies
    - Master Plan
    - Distribution
    - Location
    - Intensity of open space/ recreation areas
    - Relationship to existing/ planned facilities
    - Characteristics and Standards
    - Community
    - Neighborhood
    - Mini-parks
    - Trails
- Resource Management and Conservation Plan
    - Concept
    - Objectives
    - Policies
    - Federal, state, and local statutes
    - Conservation Plan
    - Wash corridors and other sensitive habitat

Design Guidelines

- Overall Design Concept
- Site Planning Guidelines (can be broken down by land use)
- On-site circulation and access
- Building orientation
- Walkways
- Security provisions
- Other site planning guidelines as appropriate
- Architectural guidelines (can be broken down by land use)
    - Architectural styles with prototypes/ examples
    - Building massing, articulation, relationships
    - Materials and colors

    - Lighting
    - Paving and furnishings
    - Other architectural guidelines as appropriate
- Landscape Guidelines
    - Gateways and entrances
    - Right-of-way areas
    - Perimeter and parking lot landscaping and screening
    - Plant palette
    - Water conservation
    - Other landscape guidelines as appropriate
- Signage Guidelines (can be broken down by land use)
    - Description and regulations for various types of signs
- Lighting Guidelines
    - Buildings
    - Landscaping
    - Parking lots
    - Walkways.

Implementation and Administration

- Village Plan Implementation
    - Description of process for adoption of the Village Plan
    - Description of process for concurrent applications
        - General Plan Amendment
        - Zoning
        - Development Agreement
        - Annexation
- Description of process for subsequent entitlement review, including:
    - Planned Developments
    - Preliminary Plats
    - Site Plans
- Description of process for appeals, amendments, minor adjustments
- Description of interpretation/enforcement
- Responsibility of Community Development Director
- Appeal to Planning and Zoning Commission
- Statement of severability
    - "If any regulation, condition, or program or portion thereof of the Village Plan is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions."
- Statement of indemnity
    - The Village Plan applicant shall indemnify, defend, and hold harmless the City of Surprise, its agents, officers, and employees from any and all claims, actions, or proceedings against the City of Surprise, its agents, officers, and employees to attack, set aside, void, or annul any approval by the City of Surprise and its advisory agency, appeal board, or a legislative body concerning the Village Plan and its related document (s)."
- Public Facilities Implementation Program
    - Overview
    - Regulations/policies
    - Public works projects
- Capital Improvement Program and Phasing
- Community Facilities Districts (if applicable)
- Overall financing policies.

Adoption of Village Plans

The Planning and Zoning Commission will hold a public hearing on any proposed village plan. The Planning and Zoning Commission shall forward to the City Council the proposed plan with any recommendations. The City Council will hold a public hearing and make a final decision of the proposed plan.

F. General Plan Work Program

The Surprise General Plan 2035 includes an ambitious list of goals and policies. Given the

large number of policies and actions and the limited resources that may be available to the city, it is not possible to fund every action and program in the plan all at once. Effective implementation of this General Plan will require a periodic process to prioritize the actions and programs to determine the priority for funding specific actions and programs each year over the life of the Surprise General Plan 2035.

Community Development staff will prepare and implement a coordinated Work Program of short-term and long-term actions to guide the ongoing implementation of Surprise General Plan 2035. A yearly update to the work program will be presented to City Council at the beginning of each fiscal year. The work plan will be adopted separately from Surprise General Plan 2035.

APPENDICES

AAF – Army Air Force
ACC – Arizona Corporation Commission
ADA – Americans with Disabilities Act
ADEQ – Arizona Department of Environmental Quality
ADOC – Arizona Department of Commerce
ADOT – Arizona Department of Transportation
ADWR – Arizona Department of Water Resources
AF – Auxiliary Field
AFB – Air Force Base
AG - Agriculture
AMA – Active Management Area
AP – Airport Preservation
API – Arizona Preserve Initiative
APS – Arizona Public Service
APZ –Accident Potential Zone
ARS – Arizona Revised Statute
ASLD – Arizona State Land Department
ASM – Arizona Site Museum Number
ASU – Arizona State University
AUX – Auxiliary

BLM – Bureau of Land Management
BNSF – Burlington Northern and Santa Fe
BOR – Bureau of Reclamation
BRT – Bus Rapid transit

C - Commercial
CAGRD – Central Arizona Groundwater Replenishment District
CAP – Central Arizona Project
CAWCD – Central Arizona Water Conservation District
CDBG – Community Development Block Grant
CDC – Community Development Corporation
CERT – Computer Emergency Response Team
CFS – Cubic Feet per Second
CIP – Capital Improvement Fund
CLG – Certified Local Government
CRA – Community Reinvestment Act
CPR – Cardiopulmonary Resuscitation
CPTED – Crime Prevention through Environmental Design
CWA – Clean Water Act
DES – Department of Economic Security
DMP – Development Master Plan
DOJ – Department of Justice
DSD – Dysart Unified School District
DU/AC – Dwelling Units per Acre

E - Employment
EPA – Environmental Protection Agency

FAR – Floor Area Ratio **FEMA** – Federal Emergency Management Agency
FEMA BFE –Federal Emergency Management Agency, Base Flood Elevation.

GIS – Geographic Information Systems
GO – General Obligation

HAZMAT – Hazardous Materials
HDR – High Density Residential
HUD – Housing and Urban Development
HURF – Highway User Revenues Funds

LAB – Luke Air Force Base
LDR – Low Density Residential
LEED – Leadership in Energy and Environmental Design
LF - Landfill
LOS – Level of Service

MAG – Maricopa Association of Governments
MDR – Medium Density Residential
MHDR – Medium High Density Residential
MU – Mixed Use

NDWQS – National Drinking Water Quality Standards
NEV – Neighborhood Electric Vehicle
NHPA – National Historic Preservation Act
NPDES – National Pollutant Discharge Elimination System
NPDWR – National Primary Drinking Water Regulation
NRHP – National Register of Historic Places

OS – Open Space
OTS – Original Townsite

PF – Public Facility
PG - Proving Grounds
PM10 – Particulate Matter 10 microns or less
PMA – Phoenix Metropolitan Area

R – Resort Development
RPTA – Regional Public Transit Agency
RR – Rural Residential
RTP – Regional Transportation Plan

SAZ – Socioeconomic Analysis Zones
SD – Special District
SDWA – Safe Drinking Water Act
SF & PP – Santa Fe Prescott and Phoenix Railroad **SPA –** Special Planning Area
SR – Suburban Residential

TAC – Toxic Air Contaminants
TDR – Transfer of Density Rights
TDS – Total Dissolved Solids
TOD – Transit Oriented Development

USACE – United States Army Corps of Engineers
USDOT – United States Department of Transportation
USEPA – United States Environmental Protection Agency
USGS – United States Geological Services
USFWS – United States Fish and Wildlife Service

VFW – Veterans of Foreign Wars

WHO – World Health Organization
WWTP – Waste Water Treatment Plant

YMCA – Young Men's Christians Association

100-Year Flood – A flood event that statistically has a 1 out of 100 (or one percent) chance of being equaled or exceeded on a specific watercourse in any given year. A flood event of this magnitude is often used to determine if Flood insurance is either advisable or required on a property.

Acre-foot – Amount of water it takes to cover an acre of land to a depth of one foot, about 326,000 gallons. An acre-foot can supply the annual needs of between one and two average Arizona households.

Acres-gross – The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acres-net – The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-ay, public open space, and floodways.

Adverse impact – A negative consequence for the physical, social or economic environment resulting from an action or project.

Alternative energy– Energy derived from non-traditional sources

Annexation: process by which an area of land is incorporated into an existing city or municipality with a resulting change in the boundaries of the annexing jurisdiction.

Aquifer – Geological formation that is water bearing and permeable and yields economically significant amounts of water to wells or springs.

Arborescent - Tree like branching pattern, generally having a bare stalk and clusters of polyps at the terminal end.

BFE (Base Flood Elevation) – The elevation shown on the Flood Insurance rate Map for Zones AE, AH, A1-A30, AR, AR/A1-A30, AR/AH, AR/AO, V1-V30 and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

Blight – A condition of a site, structure or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility.

Buildout – development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Capital project – A specific undertaking involving procurement, construction or installation or facilities or related equipment which improves, preserves, enhances or modernizes the City's provision of municipal services.

Census – The official decennial enumeration of the population conducted by the Federal Government.

City Council – A city's legislative body. The popularly elected city council is responsible for enacting ordinances, imposing taxes, making appropriations, establishing policy, and hiring some city officials. The council adopts the local general plan, zoning and subdivision ordinance.

Clustered development – Concentration of development on only a portion of a site, allowing sensitive areas to be protected with no loss in the number of lots and maintaining the overall density of the site.

Cogeneration – Cogeneration is a highly efficient means of generating heat and electric power at the same time from the same energy source.

Community development Block Grant (CDBG) – A grant program administered by the U.S Department of Housing and Urban Devel-

opment (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Complete streets- Complete streets are designed and operated to enable safe, attractive and comfortable access and travel for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities are able to safely and comfortably move along and across a complete street. Complete Streets also create a sense of place and improve social interaction, while generally improving property adjacent land values.

Conservation – Management of the human use of resource so as to yield the greatest sustainable benefit to present generation.

Day-Night Sound Level (Ldn)
The Day-Night Sound Level is the A-weighted equivalent sound level for a 24-hour period with an additional 10 dB weighting imposed on the equivalent sound levels occurring during nighttime hours (10 pm to 7 am). Hence, an environment that has a measured daytime equivalent sound level of 60 dB and a measured nighttime equivalent sound level of 50 dB, can be said to have a weighted nighttime sound level of 60 dB (50 + 10) and an Ldn of 60 dB. Examples of measured Ldn values are shown in Figure 4. Table 1 summarizes the use of the four sound descriptors used by EPA.

Distributed generation – Distributed energy sources are small scale power generation technologies located close to where the electricity is used.

Effluent – Municipal sewage or wastewater that has been partially or completely treated.

Fissures – A general term to include natural fractures, cracks, and openings in consolidated rock caused by bedding planes, joints, faults etc.

Green Building - Development that minimizes energy consumption and minimizes pollution and the generation of wastes, while maximizing the re-use of materials and creating healthful indoor environments.

Habitat – The natural environment in which an organism lives.

Incorporated: Territory included under City of Surprise jurisdiction

Ldn – the Day Night Average Level, is a 24-hour average level with a 10 dbA weighting added to noise during the hours of 10:00 PM to 7:00 AM to account for noise sensitivity.

Lifecycle housing – Housing that entails a range of housing options that meet people's preferences and circumstances at all of life's stages.

Metropolitan Area – The area which is located in a relatively large core city or cities and the adjacent geographic areas.

Multi-modal – Accommodating various modes of transportation including bicycles, pedestrians, transit vehicles, ferries, trains and personal vehicles.

Municipal Planning Area

Neotropical – The biogeographic region including tropical Mexico, Central America, South America and the West Indies.

Noise Contours
Noise contours are a series of lines superimposed on a map of the airport's environs. These lines represent various DNL levels. DNL noise contours are used for several purposes.

- Noise contours highlight existing or potential areas of significant aircraft noise exposure
- Noise contours are used to assess the relative aircraft noise exposure levels of different runway and/or flight corridor alternatives
- Noise contours provide guidance to political jurisdictions in the development of land use control measures. These measures include zoning ordinances, subdivision regulations, building codes and airport overlay zones.

New Urbanism - An approach to urban planning that advocates integrating housing, workplaces, shopping, and recreation areas into compact, pedestrian-friendly, mixed-use neighborhoods linked by transit and bikeways. New urbanist development is characterized by buildings placed directly along relatively narrow streets, with parking and driveways located to the rear, complemented by pedestrian-oriented amenities such as front porches and sidewalk cafes.

Ordinance – A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Point Source of Pollution – Discrete conveyances, such as pipes or man made ditches that discharge pollutants into water of the United States. This includes not only discharges from municipal sewage plants and industrial facilities, but also collected storm drainage from larger urban areas and collected runoff from many construction sites.

Preservation – An action to reserve, protect or safeguard a portion of the natural environment from unnatural disturbance.

Recharge - A process by which water is added to a zone of saturation, usually by percolation from the soil surface.

Renewable – Energy obtained from sources that are essentially inexhaustible.

Ruderal – Vegetation that grows along roadsides or in disturbed or abandoned farmland.

Safe Yield – The amount of water that can be taken from a source or supply over a period of years without depleting that source beyond its ability to be recharged.

Shrink-swell – Identifies the capacity of a soil to expand or shrink as the moisture content is increased or decreased. Soils with a high percentage of clay tend to have a high shrink-swell capacity which can contribute to structural problems for buildings and roads.

Subsidence – The process of sinking or settling of a land surface because of natural or artificial causes.

Surprise Economic Positioning Framework- A study that identifies the economic opportunities that have the greatest potential based on the established economic foundations of the region and the unique, placed-based assets found in the region and Surprise.

Sustainability – A concept of meeting the needs of the present without compromising the ability of future generations to meet their needs. Planning for sustainability promotes responsible development - not anti-development. It requires a democratic process of planning to achieve the greatest common good for all segments of our population, protect the health of the environment and assure future generations of the resources they will need to survive and progress.

Streetwall – Technique where buildings are used to border and enclose space to make walking along the street safer and more comfortable and to ensure that the streetscape is visually interesting.

Transit- Transit comprises all transport systems that transport members of the general public, usually charging set fares. It generally

includes rail, bus services, ferries, taxicab services etc.

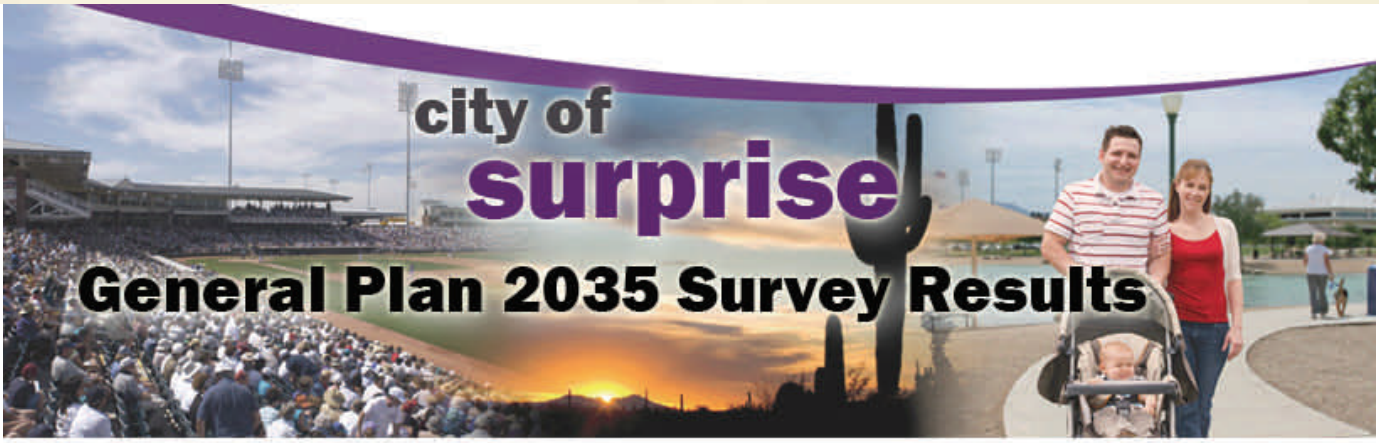
Urban Design - Urban design concerns the arrangement, appearance and functionality of towns and cities, and in particular the shaping and uses of urban public space. It has traditionally been regarded as a disciplinary subset of urban planning, landscape architecture, or architecture. Urban design theory deals primarily with the design and management of public space (i.e. the 'public environment', 'public realm' or 'public domain'), and the way public places are experienced and used.

Urban Interface – Heavily vegetated areas where wildlands meet urban development.

Viewshed – A viewshed is an area of land, water and other environmental elements that is visible from a fixed vantage point.

Visitability – An international movement to change home construction practices so that virtually all new homes whether or not designated for residents, who currently have mobility impairments, offer specific accessibility features.

Xeriscape – Quality, low-maintenance landscaping that conserves water and is based on sound horticultural practices.



"What's Most Important?"

A Clean, Safe, Attractive Community

Economic Development focused on Small Businesses and Education Jobs

Sustainability focused on Water Conservation

Recreation for All Ages, Regional Parks, and Recreation Centers

Entertainment through Arts & Culture

Priority 1

Clean and Safe Communities

Safety

Clean Streets and Neighborhoods

Economic Development

Physical Appearance

Water Conservation

Recruit Small Businesses

Recreation

Priority 2

East/West Connections

Incentives for New Businesses

Safety Through Design

Recreation for All Ages

Education

Open Space

Education Jobs

Neighborhood Watch

Walkability

Renewable Energy

Recruit Large Businesses

Neighborhood Preservation

Priority 3

Transportation

Regional Parks

Complete Streets

Neighborhood Centers

Incentivize Renewable Energy

Wildlife Habitats

Service Sector Jobs

Accessibility

Recreation Centers

Sustainability

Green Buildings

Sidewalks & Bike Lanes

Downtown/Regional Mall

Neighborhood Parks

Industrial Sector Jobs

Educating the Public

Trails

Arts and Culture

Retail Jobs

Health Facilities

Alternative Modes of Transportation

downtown

- Walkable area containing boutique shops, arts and culture, and entertainment
- Shopping and dining in unique stores and restaurants (not chain stores or restaurants)
- Centralized "placemaking" area to socialize
- Mixed-use "town square," "city center," or "main street"
- Indoor and outdoor entertainment venues and small-scale nightlife

recreation & entertainment

- Centralized community recreation center that offers a variety of classes, year-round activities, fitness facilities, etc.
- Family-friendly recreation and entertainment facilities (i.e. amusement park, water park, theme park, mini golf, roller skating rink)
- Arts and culture venues (i.e. art centers, cultural centers, performing arts theaters, museums, creative galleries)

economic development

- Focus on attracting "white collar" business (i.e. corporate headquarters such as Google, Intel, or other high-tech, engineering, or financial sector companies)
- Promote small business development (i.e. provide incentives to new businesses) such as small boutique shops
- Develop an upscale shopping mall, high-end retail (i.e. Nordstrom's, Macy's, Dillard's, Whole Foods, etc.), and Costco
- Limit strip malls and chain establishments (i.e. fast food restaurants, chain restaurants, "box stores" like Walmart, Ross, Kohl's, etc.)

growth

- Focus on smart, controlled growth
- Provide "big city" amenities with "small town" feel (unique charm and sense of community)
- Infill vacant commercial properties before building more commercial developments
- Promote "pride of ownership" communities (low crime and safety) and avoid high density residential development

transportation

- More east/west connections (from Loop 303 to Loop 101)
- "Bike friendly" and "walking friendly" city with connective bike lanes and walking trails (including shaded walkways)
- Complete partially-built streets
- Public transportation connection to downtown Phoenix and airport