



Pinal County Comprehensive Plan Design Charrette Summary Report

Pinal County Comprehensive Plan

Design Charrette

Executive Summary



In October 2007, 6 “Design Charrette” events were held throughout Pinal County. The purpose of the Design Charrettes was to bring together residents and stakeholders from around Pinal County to work together in developing future land use and transportation plans that implement the Draft Vision that has evolved from the 9 Road Shows and 7 Visioning Workshops held throughout the County.

Central Arizona College, Apache Junction, Maricopa, Mammoth, Johnson Ranch and Eloy hosted Visioning Workshops; a total of 176 participants signed in at registration, though more attended the events. In total, 20 different land use and transportation plans were crafted during the Charrettes. The following report summarizes the results of these six events. Specific meeting summaries for each Design Charrette event (including photographs and notes from each of the 20 land use plans) are available as an appendix to this executive summary.

The Design Charrette was the third public involvement activity of the Pinal County Comprehensive Plan Update process. Participants of the Design Charrettes were provided the draft Vision and the Land Use Gaming Map (see appendix).

After a brief presentation, participants were divided into small groups to participate in a land use and transportation gaming exercise. Together with a facilitator and/or planner, each small group was asked to apply the ideas found in the draft Vision when considering and/or identifying the following elements in their land use and transportation plan:

- Open space (permanent, recreational, etc.)
- Historic downtowns; new communities and downtowns
- Residential development (high-, medium-, and low-density)
- Regional activity centers
- Employment centers (soft- and industrial-employment)
- Regional airport
- Transportation (I-10 bypass, commuter rail, bus rapid transit, area-wide shuttle transit, etc.)
- Other public services (education, health, etc.)

Planning Commonalities to Implement the Vision

As has been the case throughout the Comprehensive Plan Update process, residents from across Pinal County have often shared the same priorities for Pinal’s future. The following lists some of the commonalities that resulted from the 21 land use and transportation plans.

Open Spaces and Places, participants:

- Preserved large, connected swaths of open space primarily in the eastern parts of the County
- Designated open spaces to serve a variety of purposes including permanent preserve, recreational access, wildlife corridors, etc.
- Identified historic, cultural or unique attractions in Pinal to preserve
- Wanted the lowest density development to occur near mountainous areas as to preserve the vistas

Sense of Community, participants:

- Provided for transit opportunities in and between communities in Pinal
- Preserved and revitalized existing historic downtowns, especially in east County
- Located new communities where development in State Lands might occur
- Ensured open space and recreational access for all
- Identified several regional mixed use centers to serve as activity cores
- Allowed swaths of open space to serve as buffers between individual communities
- Created communities that allowed residents to live, work and play

Economic Sustainability, participants:

- Concentrated economic and employment centers principally along the I-10/I-8 and North/South corridors
- Concentrated heavy/industrial economic centers around existing railways and interstate corridors
- Recognized the developmental opportunities of the large swaths of State Lands along the SR 79 corridor
- Diversified the economic opportunities in east County, providing more sustainable employment opportunities to accompany the existing mining industry
- Emphasized eco-tourism opportunities

Quality Educational Opportunities, participants:

- Identified a location for a university, often east of or an expansion of the Central Arizona College in Coolidge
- Located university and/or community college satellite locations in several Pinal County communities

Healthy, Happy Residents, participants:

- Provided for a variety of housing alternatives throughout the County, including a mix of high-, medium-, and low-density developments as well as equestrian and large lot properties
- Identified regional care centers and hospitals to address the healthcare need in the County
- Wanted accessible recreational opportunities throughout the County
- Located additional public service infrastructure in regions of the County, including libraries and police substations

Mobility and Connectivity, participants:

- Identified new transportation corridors, including endorsing some of the Regionally Significant Roadways
- Placed high speed/commuter rail between Tucson and Phoenix, either along the I-10 corridor or along the proposed North/South corridor, connecting to I-10 near Red Rock
- Often selected an I-10 bypass route that traversed Pinal County south of Gila River Indian Community and north of Red Rock
- Located a regional airport, typically along the SR 79 corridor, east of Coolidge
- Incorporated use of transit opportunities, including rapid bus transit, area-wide shuttle transit and commuter rail

Environmental Stewardship, participants:

- Created connected open spaces to serve as wildlife corridors
- Identified environmentally sensitive lands, including riparian areas and waterways, as permanent preservation lands
- Recognized the need for future energy resources and identified places for power substations, solar fields and nuclear power plants
- Identified locations for waste processing, including landfills
- Prohibited development of mountains or steep sloped lands