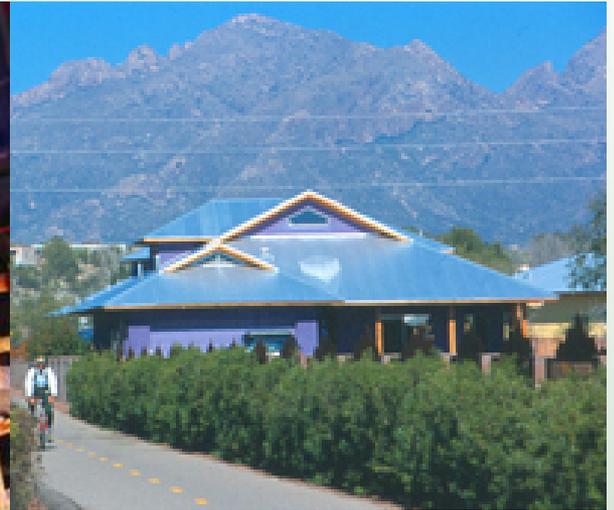




# SONORAN INSTITUTE

Promoting community decisions that respect land & people

[WWW.SONORAN.ORG](http://WWW.SONORAN.ORG)



*Tucson & Phoenix, Arizona; Bozeman & Helena,  
Montana; Grand Junction, Colorado; Cheyenne, Wyoming;  
Mexicali, BC  
Luther Propst, Executive Director*

*The Sonoran Institute promotes community decisions that respect the land and people of the West*



# Our Vision

*...a West of  
healthy landscapes, resilient economies  
and vibrant communities.*



















*Open Space Challenges facing  
Pinal County and “the Sun Corridor”*

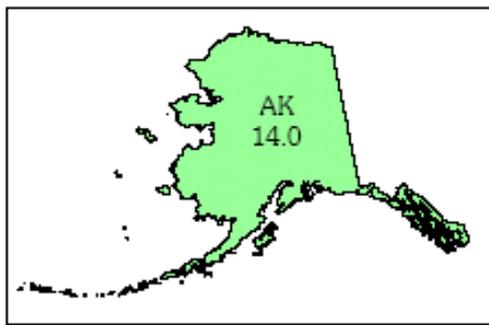
*Rapid Population Growth*

*Land Ownership Patterns in Pinal County*

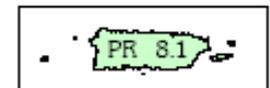
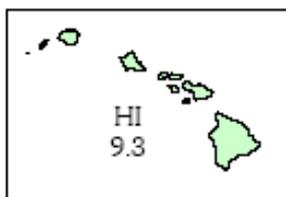
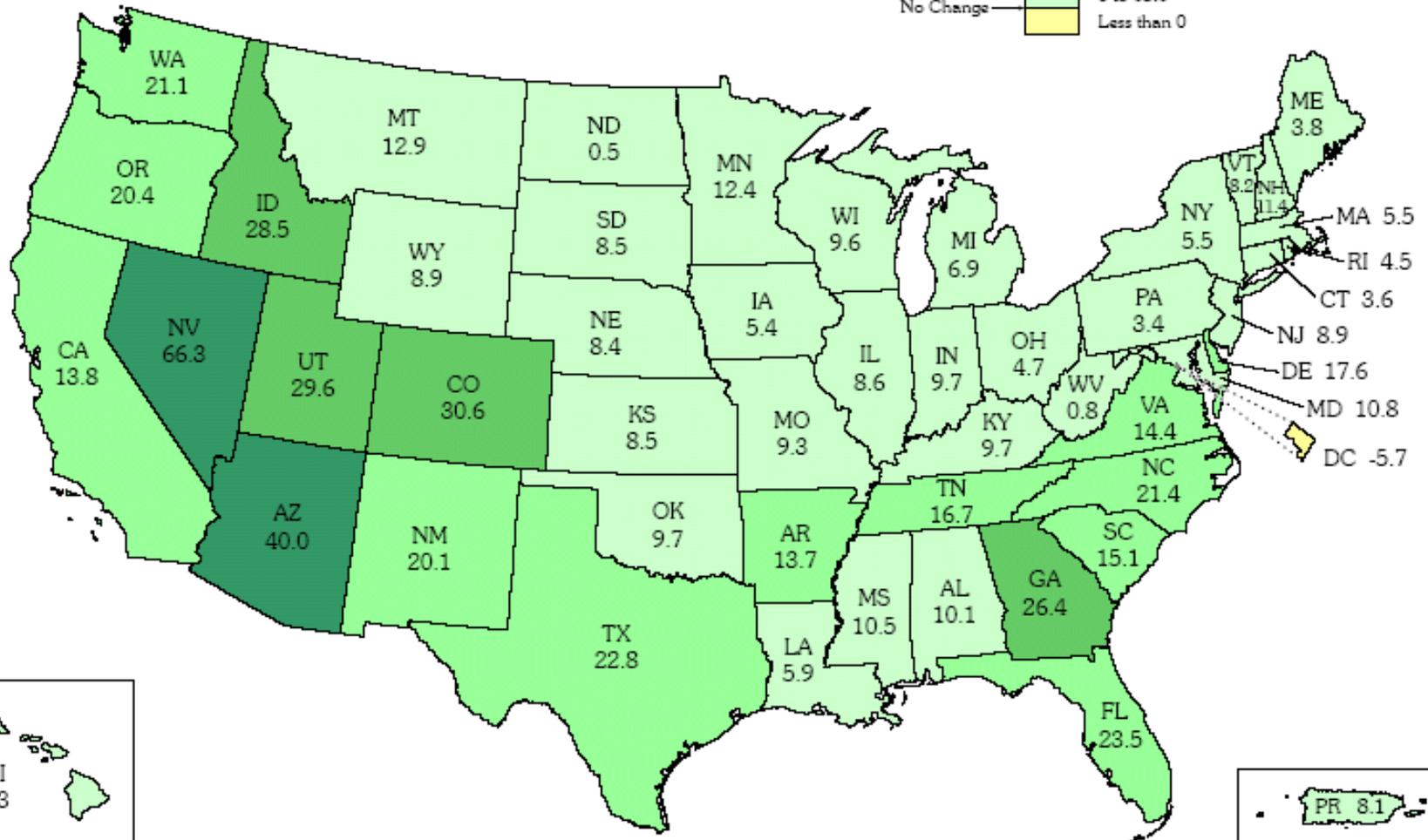
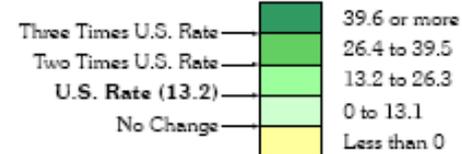
*Dispersed Land Development*

*Rapid Population  
Growth*

# Percent Change in Resident Population for the 50 States, the District of Columbia, and Puerto Rico: 1990 to 2000

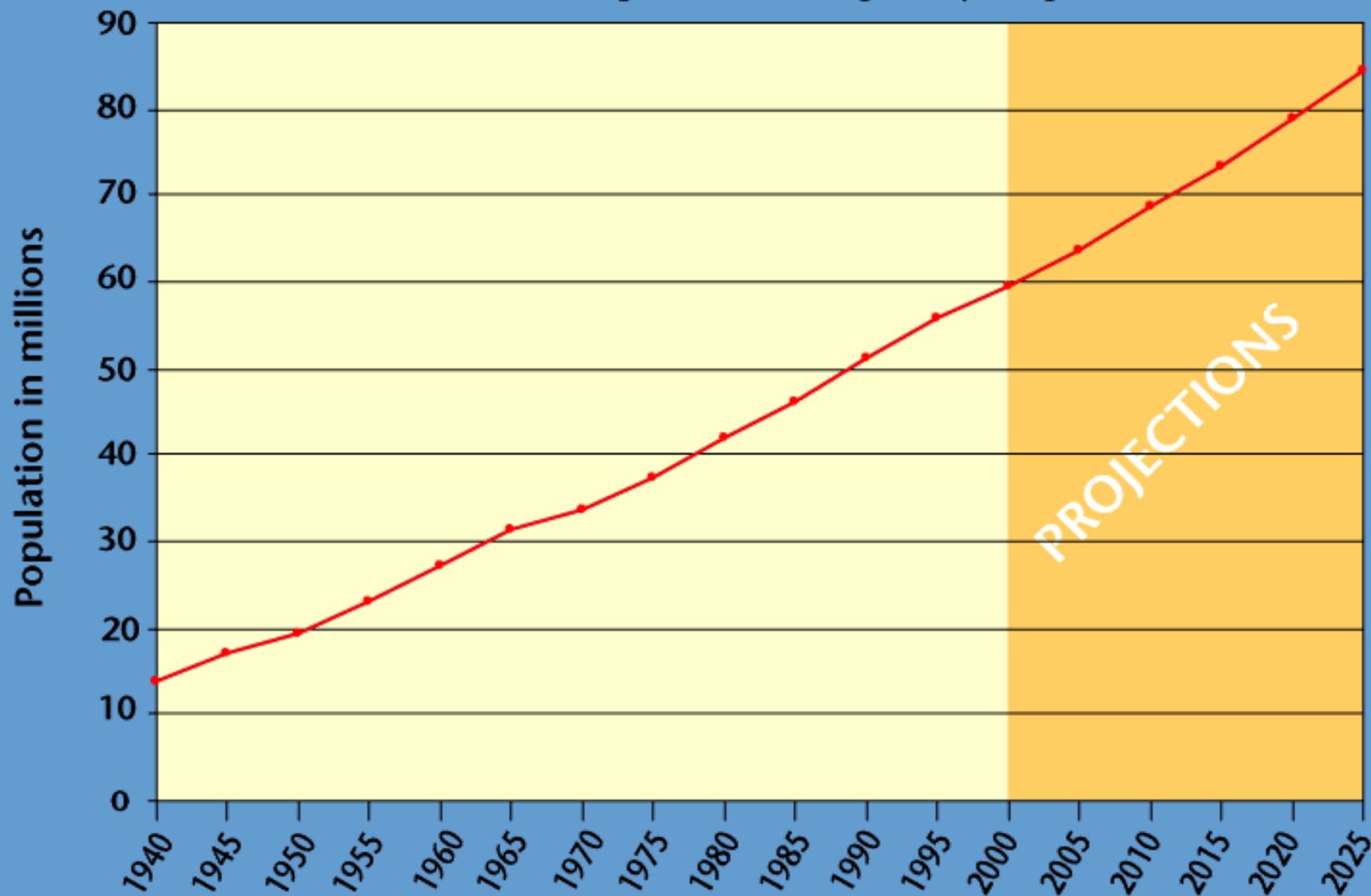


### Percent Change



# Western States Population, 1940 to 2025

Arizona, California, Colorado, Idaho, Montana, New Mexico,  
Nevada, Oregon, Utah, Washington, Wyoming



Source: U.S. Census Bureau, March 2001

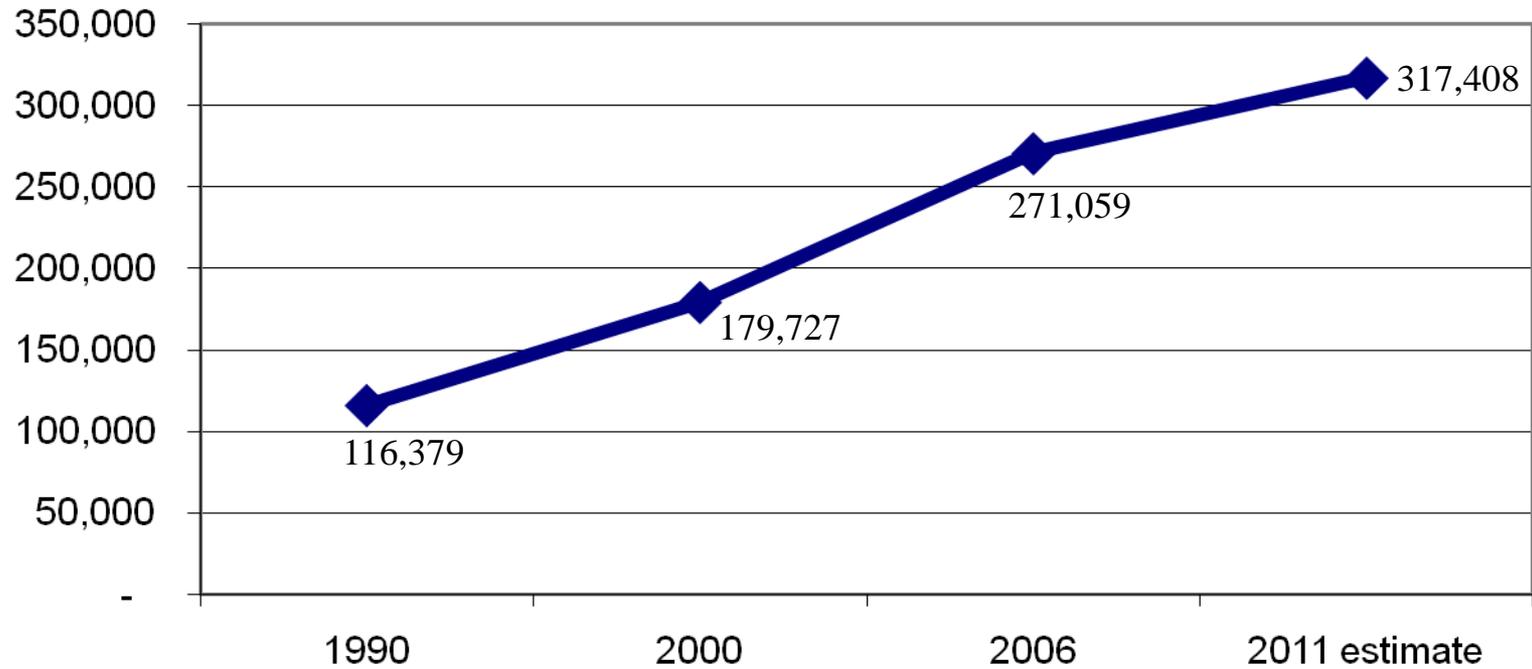
# Sun corridor

The US Census Bureau now views this region as a single “megapolitian” area with Pinal County in the middle



# *Population Growth in Pinal County*

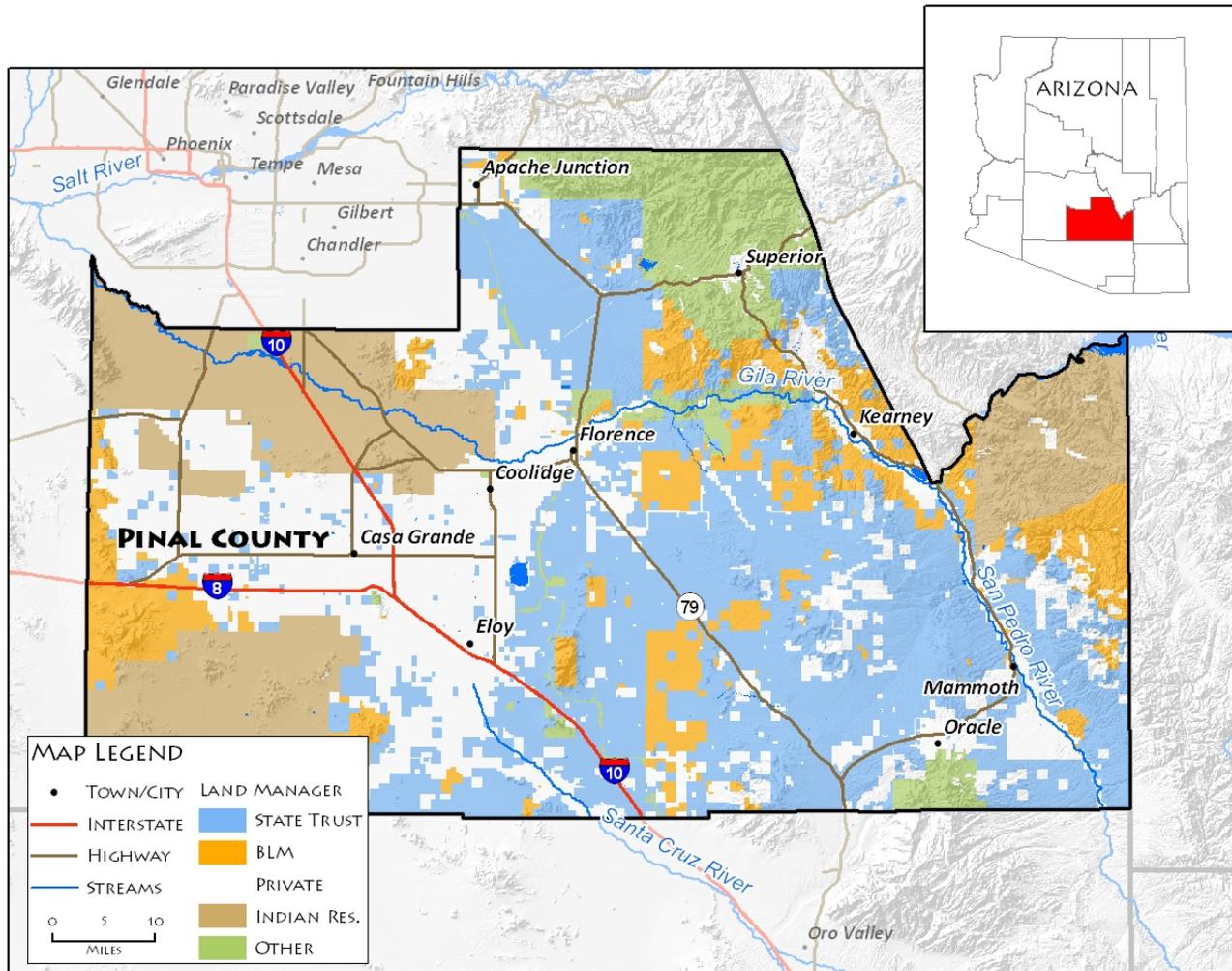
Population grew by almost 100,000 residents  
between 2000 and 2006 and more than  
DOUBLED from 1990 to 2006



*Data source: U.S. Census Bureau*

*Land Ownership  
Patterns in Pinal County*

# “Blue” is State Trust Land



# *Land Tenure in Pinal County*

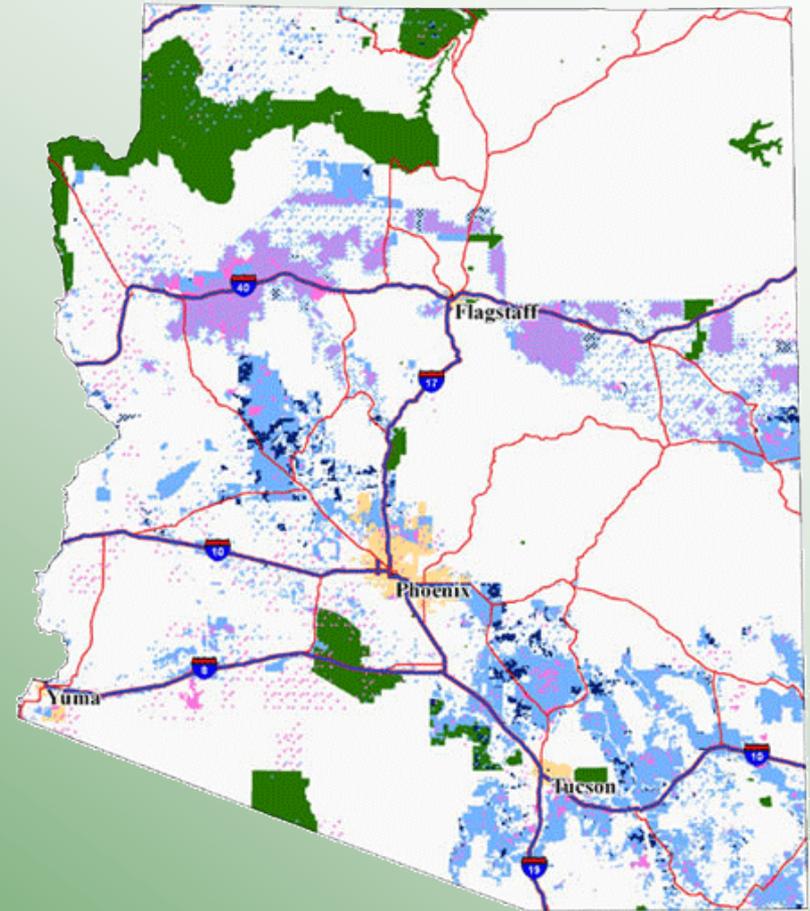
*State Trust Land – 35%*

*Private Land – 26%*

*Federal Land – 18%*

*Tribal Land – 21%*

# New Role for Public Lands





*The West's comparative advantage  
in a global economy:*

*High quality of life and sense of  
place attract bright, creative people  
– and their ideas, energy, and  
capital.*



*Protecting the majesty of the West and creating dynamic, beautiful, well-planned communities are our best tools for promoting economic prosperity in an increasingly globalized economy.*

*Sonoran Institute*

# PROSPERITY IN THE 21<sup>ST</sup> CENTURY WEST

THE ROLE OF  
PROTECTED  
PUBLIC LANDS



# *How and Where We Grow*

*Development of agricultural land into  
ranchettes and subdivisions*



*Development that is attracted to the edges of conservation lands*



# *Urban Growth far from Urban Services*



*Development that Caters More to  
Automobiles than to People*



# *Development that limits mobility options*



# *Isolated Wildcat Subdivisions*



*Beaverhead County, Montana –  
understanding the local fiscal  
implications of compact versus  
dispersed land development.*







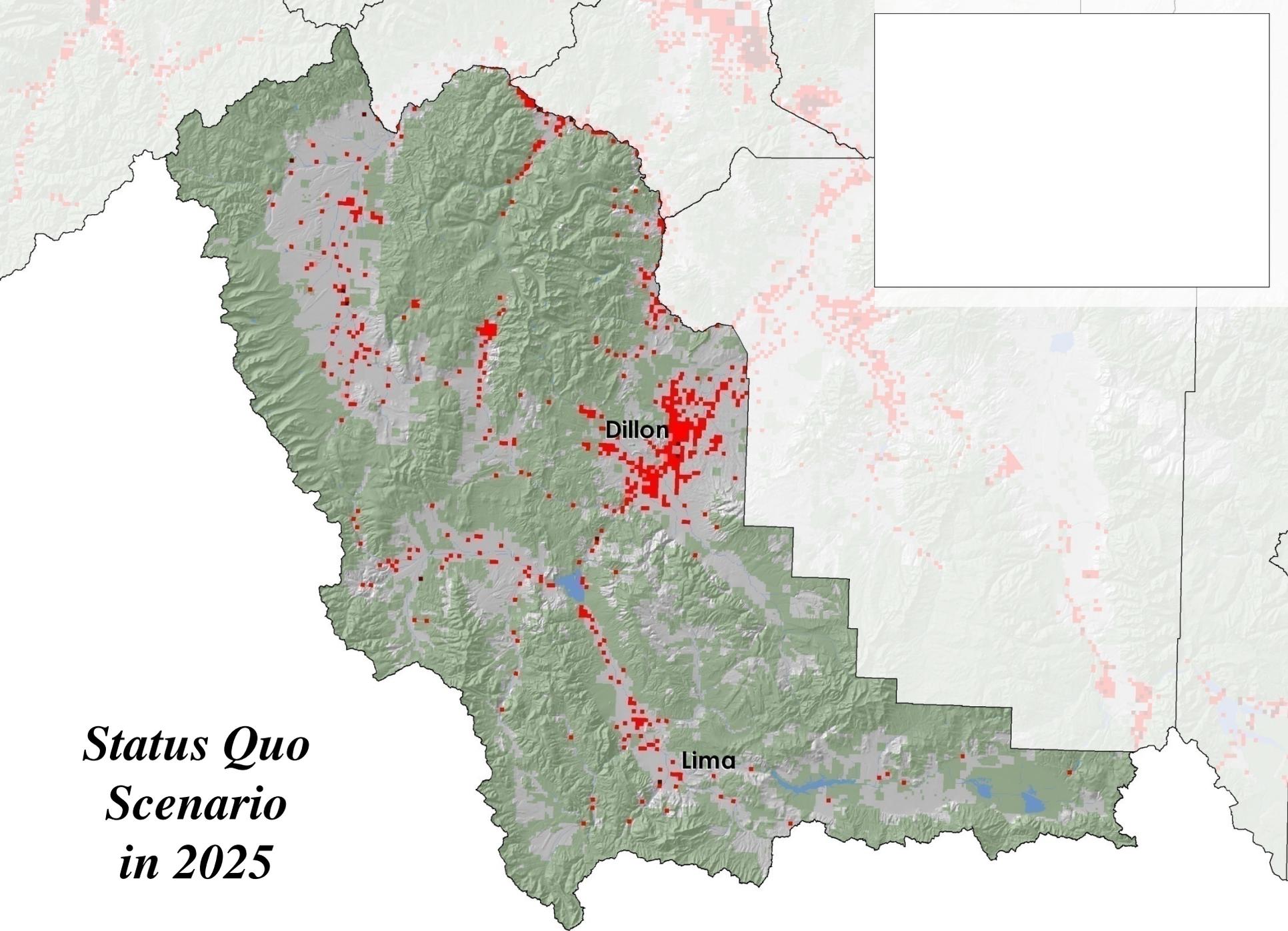


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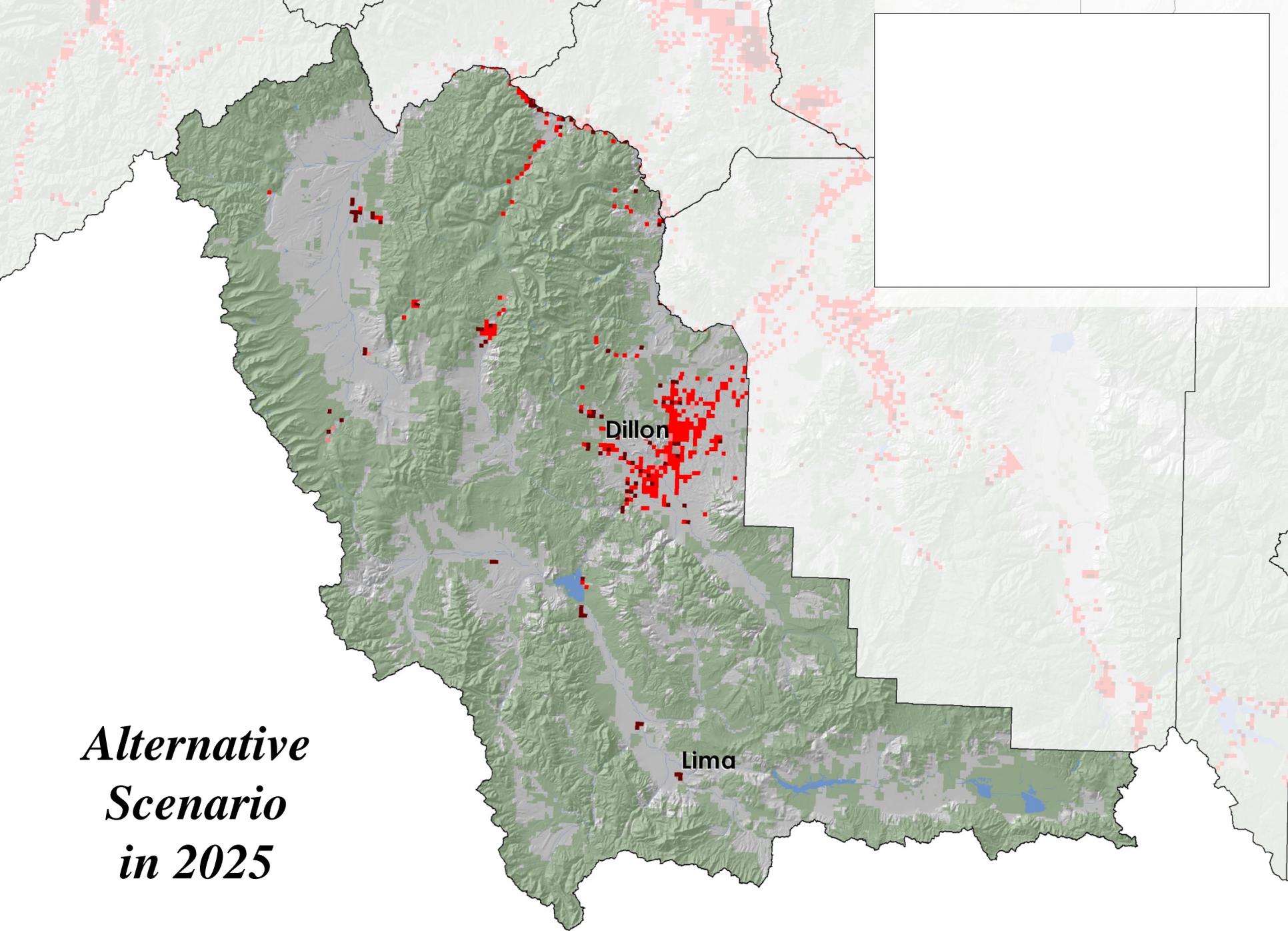
## **Fiscal Impact Analysis of Future Growth Scenarios, Beaverhead County, Montana**

RPI Consulting



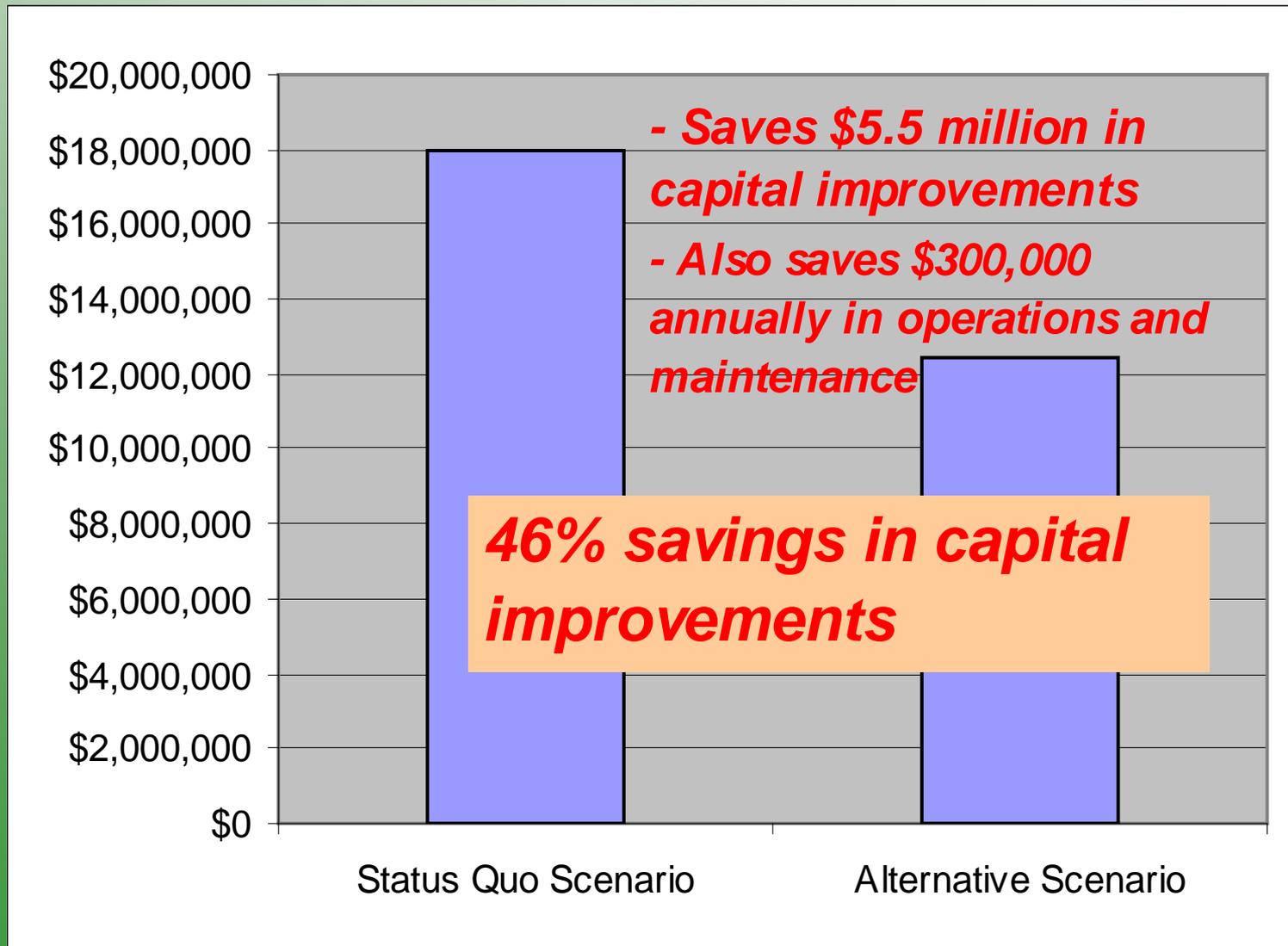


*Status Quo  
Scenario  
in 2025*



*Alternative  
Scenario  
in 2025*

# Future Savings: Status Quo Scenario vs Alternative Scenario



# Creating a Community Vision

- *Ongoing County Comprehensive plan involvement,*

[www.pinalcountyplan.com](http://www.pinalcountyplan.com)

- *The Comprehensive Plan will be*
  - *The vision statement that will guide decision-making;*
  - *A plan for managing anticipated growth and development including all modes of transportation;*
  - *An implementation plan to realize the vision.*
- *The Comprehensive Plan outlines how and where the entire county should grow and develop over time*

# Pinal County Comprehensive Plan Public Priorities

➤ What **One** thing do you value most about Pinal County?

1. **Open Space**
2. Rural atmosphere
3. Natural Beauty
4. History and Heritage
5. Night sky

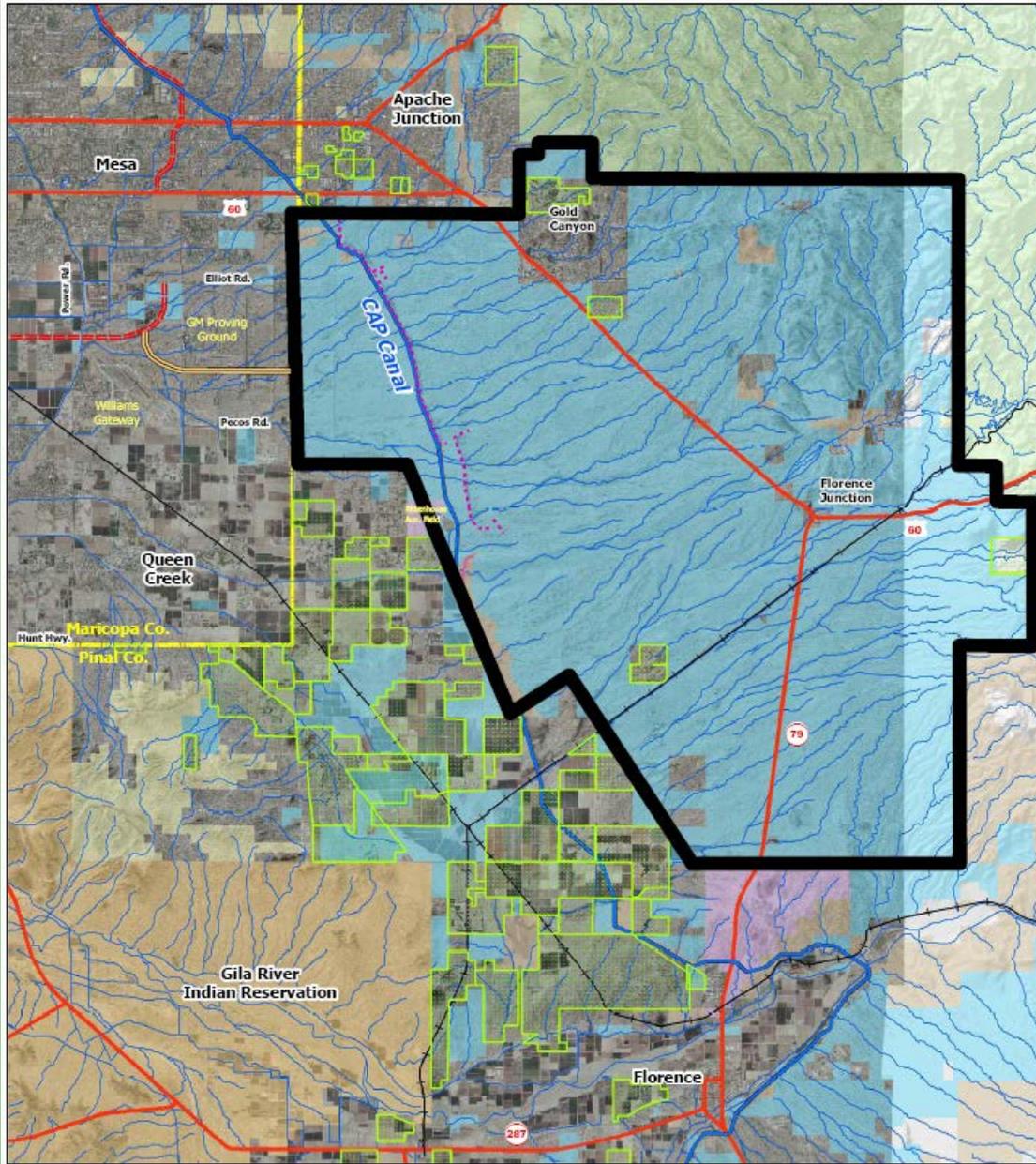




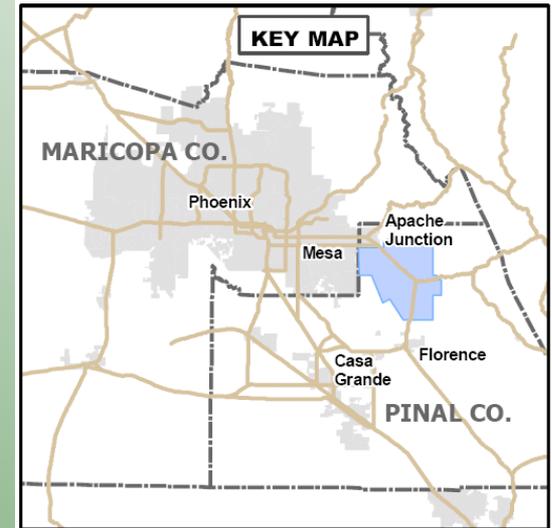
*Over a 50 year horizon,  
Superstition Vistas Will  
Become a Global Model for  
a Sustainable Community  
in the 21<sup>st</sup> Century*

***SUPERSTITION VISTAS – AN UNPRECEDENTED OPPORTUNITY!***

# Superstition Vistas – Planning Area



- *275 Square miles*
- *Single Owner: State Land Department*
- *Residential population expected to exceed 1 million*



*What are we building today  
that we will cherish tomorrow?*



# Building from the Best



# *1. Identify, map and protect important natural and cultural resources*



*2. Identify where and how we want to grow –  
aspire to highest shared values, rather than  
lowest common denominator*



### *3. Promote Best Development Practices*



*Building from the Best of  
Tucson –*  
**Best Development Practices**

# *Innovative Community Design*



# *Community Revitalization*



# *Economic Success*



# *Community Engagement*



# *Transportation Choices*



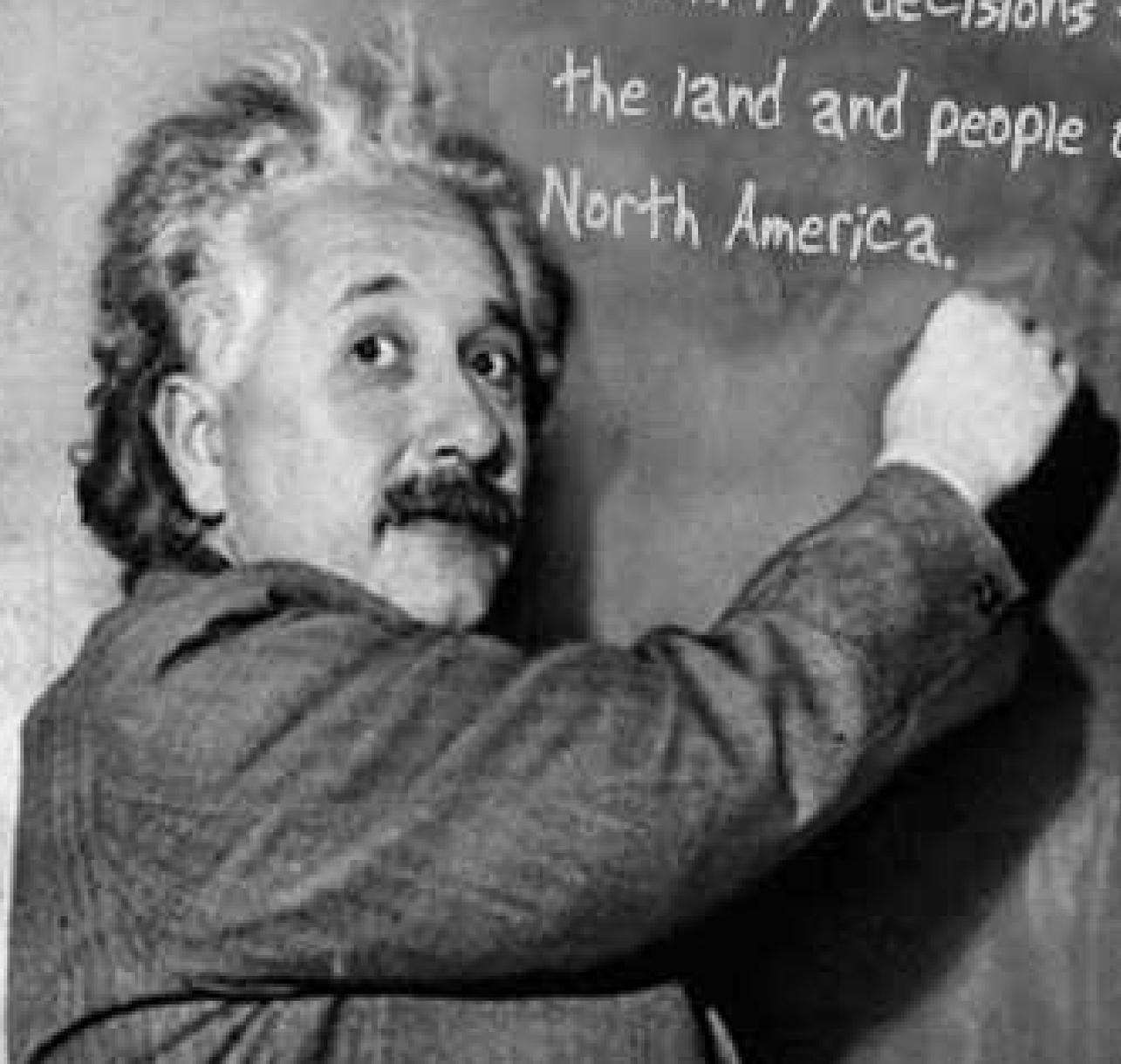
# Key Findings

*Thoughtful and directed growth → quality of life*

*Quality of life → competitive advantage*

*Competitive advantage → attract residents and  
businesses; enhances economy rather than  
detracting from it*

The Sonoran Institute promotes  
community decisions that respect  
the land and people of western  
North America.





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