Existing Conditions and Public Feedback

- The STV community wants a plan
  - Community Open House
    - 4 Meetings/600+ Participants
  - Technical Advisory Committee
    - 6 Meetings
      - Transportation & Infrastructure
      - Business & Economic Development
  - Health Impact Assessment Committee
    - 3 Meetings
Existing Conditions and Public Feedback

- STV has its benefits to build on
  - Open Space/Mountains: 35%
  - People: 29%
  - Affordability: 18%
  - Growth Potential: 16%

- STV also has its challenges to work on
  - Roadway & Traffic Congestion: 29%
  - Community Services: 19%
  - Health & Safety Shopping Options: 11%
  - Utilities/Infrastructure: 11%
Existing Conditions and Public Feedback

- STV has perceived barriers to job growth
- STV is also perceived to be under served in some areas
- STV residents also lead a healthy lifestyle

Bar Graph:

How often do you engage in some type of leisure physical activity?
- Never
- Rarely
- Once per week
- A few times per week
- Every Day

Frequencies:
- Never: 1
- Rarely: 12
- Once per week: 5
- A few times per week: 35
- Every Day: 38
Existing Conditions and Public Feedback

- **STV is young and family oriented**
  - Median Age – **29.7**
    (35.4 Maricopa Co., 36.4 Pinal Co.)
  - Average Household Size – **3.34**
    (2.69 Maricopa Co.)

- **You can have any type of house you like... as long as its single-family**

- **Workforce is strong, jobs are low**
  - Jobs in STV
    - 2,257 - 3,850
      (retail, food services, education and health care)
  - Commute into San Tan Valley for Work: 1,555
  - Commute Out of San Tan Valley for Work: 31,850
  - Both Live & Work in San Tan Valley: 702

- **Retail trade leakage is occurring**
  - Estimated Potential Spending - **$1.13 Billion**
  - Estimated Trade Leakage – **$900 Million**

- **Built environment does not support health**
  - Walk Score – **11** (out of a range of 100)
  - Access to healthy food – **8.5% housing units within 0.5 miles of a grocery store**

- Single-Family: 99.5%
- Multi-Family: 0.5%

Source: ACS 2010-2014
Focused Themes

**Strengthen the Community**
- Preserve and enhance existing neighborhood character
- Develop high quality places for residents to congregate and experience
- Foster more housing diversity

**Broaden Economic Opportunity**
- Enhance local spending
- Encourage investment in the local economy

**Improve Transportation Systems**
- Provide a full, viable range of multimodal transportation alternatives
- Guide new land development to create greater proximity and ease of access between people and their destinations

**Live Healthy**
- Connect open space and recreational amenities through multimodal network of trails and streetscapes
- Support development that promotes a healthy lifestyle (ballfields, walkability, health food options)
Place Types

Rural Living
• SF-Detached (Large Lot)
• Rural Commercial
• Parks
• Public Facilities

Suburban Neighborhood
• SF-Detached
• SF-Attached
• Neighborhood Commercial
• Parks
• Public Facilities

Urban Transitional
• SF-Detached
• SF-Attached
• Multi-Family
• Parks
• Public Facilities

Community Center
• Community Commercial
• SF-Attached
• Multi-Family
• Parks
• Public Facilities

Urban Center
• Vertical & Horizontal Mixed Use
• Regional Commercial
• Office
• SF-Attached
• Multi-Family
• Parks
• Public Facilities

Suburban Office
• Office
• Light Assembly
• Service Commercial
• Public Facilities

Employment Center
• Manufacturing
• Warehousing
• Office
• Public Facilities
Phase I
PROJECT INITIATION & EXISTING CONDITIONS ANALYSIS

Phase II
PLAN ALTERNATIVES

Phase III
PREFERRED PLAN

Phase IV
60-DAY PUBLIC REVIEW DRAFT

Phase V
PUBLIC HEARINGS / ADOPTION

Project Timeline
Discussion

Questions & Responses