

SECTION 4: COMMUNITY DESCRIPTIONS

4.1 General

The purpose of this section is to provide updated basic background information on Maricopa County as a whole and includes information on geography, climate, population and economy. Abbreviated details and descriptions are also provided for each participating jurisdiction.

4.2 County Overview

4.2.1 Geography

Maricopa County is located in central Arizona and encompasses 9,226 square miles. Situated in the upper Sonoran Desert and varying in elevation from 436 feet above sea level in the southwest to 7,645 feet at the northeast, the county contains several plant communities. At the lower elevations, desert scrub punctuated with saguaro cactus predominate. The higher elevations contain woodlands and sparse forests. Along the rivers, streams, and washes, riparian communities flourish and sustain the majority of the diverse plant and animal life found in the county. The Salt and Verde Rivers enter the County at the northeast quadrant, combine, and continue on a bisecting path as the Salt River until confluencing with the Gila River in the central portion of the County near Avondale. The Gila River then continues bisecting the County as it journeys southwesterly towards the confluence with the Colorado River in Yuma, Arizona. The life-sustaining water this extensive river system brings to the region has defined life in Maricopa County from the earliest Native American settlements to the present day. Maricopa County has one of the most ample water supplies of any desert region in the west. The watershed of the Salt and Verde Rivers is impounded behind the dams of the Salt River Project. The Central Arizona Project canal which brings water from the Colorado River, can supply more than a fifth of the total water for the county. In addition to this supply, the metropolitan area is situated over a prolific aquifer. To assure an adequate water supply for future generations, the state legislature adopted the Groundwater Management Act in 1980. This act requires careful water management and conservation measures to ensure water will be available for the influx of people expected in the next 20 years and beyond ².

Several major roadways support both local and regional transportation needs in Maricopa County. Interstates 10, 17, and 8 all intersect in or near Phoenix, and provide access to surrounding states. Several other State and US Highways provide local and regional access throughout Arizona. Sky Harbor International Airport, located in central Phoenix, is one of the busiest air travel facilities in the United States.

Federal and State government entities own 50 percent of Maricopa County land, including the U.S. Bureau of Land Management (28 percent), the U.S. Forest Service (11 percent), and the State of Arizona (11 percent). An additional 16 percent is publicly owned, and 5 percent is Indian reservation land.

General County features are depicted in Figure 4-1.

4.2.2 Climate

The climate in Maricopa County is characterized by the mild winters and hot summers typical of the upper Sonoran Desert regions. Temperatures and precipitation across the County vary somewhat due to the changes in elevation and orographic influences of local mountains and valleys. Climate statistics for weather stations within the County are produced by the Western Region Climate

² Maricopa County Planning and Development Services, 2002, *Maricopa County Comprehensive Plan, 2020 Eye to the Future*, adopted October 20, 1997, revised August 7, 2002.

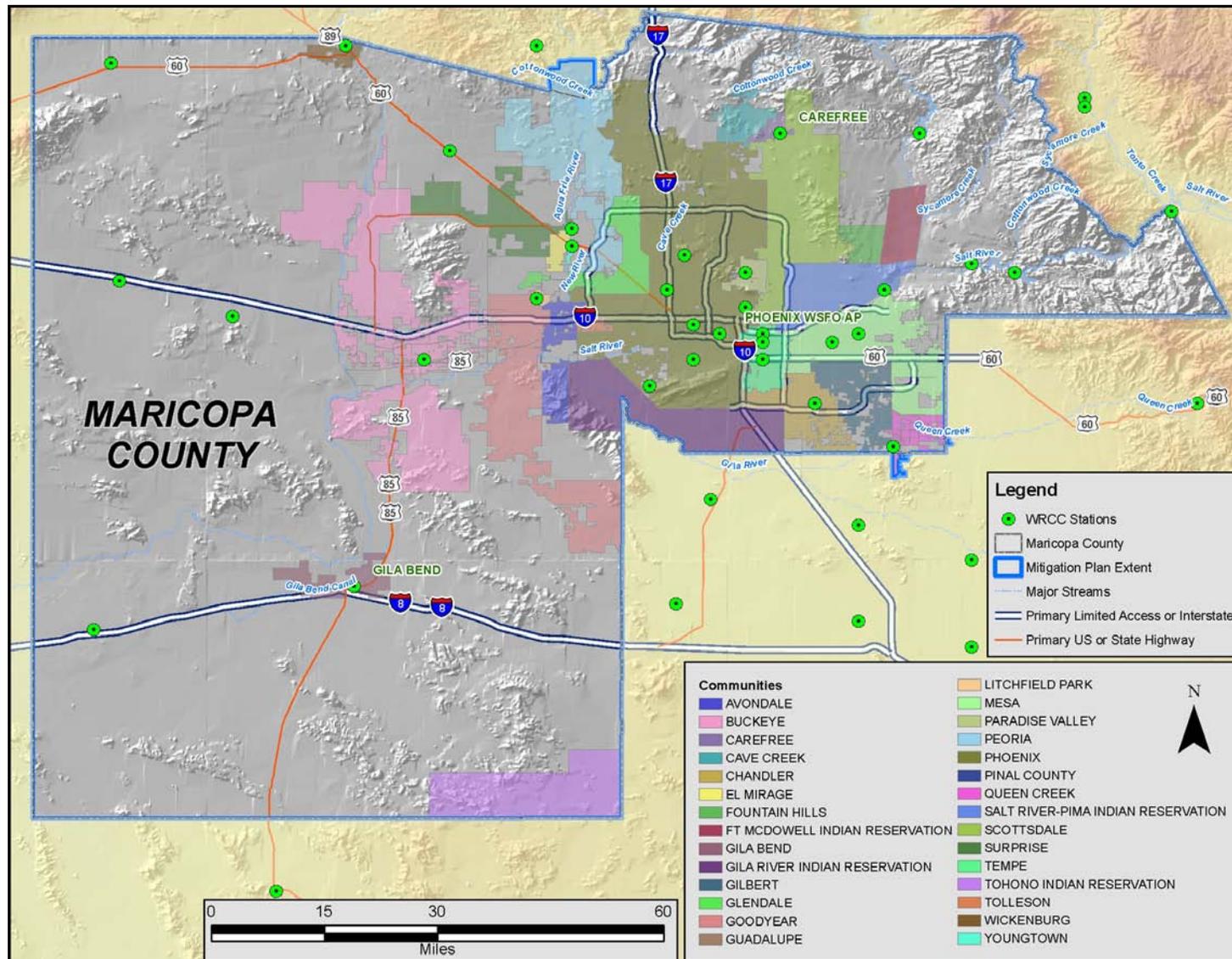


Figure 4-1: Map of general features for Maricopa County

Center³ (WRCC) and span records dating back to the early 1900's. Locations for WRCC stations within Maricopa County are shown on Figure 4-1.

Average temperatures within the County range from near freezing during the winter months to over 110 degrees Fahrenheit during the hot summer months. The severity of temperatures in either extreme is highly dependent upon the location, and more importantly the altitude, within the County. For instance, temperature extremes in the northeastern portion of the County are notably different from those for the lower Gila River valley.

Figures 4-2, 4-3, and 4-4 present a graphical depiction of temperature variability and extremes throughout the year for the Carefree (elevation = 2,530 ft), Gila Bend (elevation = 730 ft), and Phoenix WSFO AP (elevation = 1,110 ft). In general, there is a ten degree reduction in temperatures between the lower and upper elevation stations.

Precipitation throughout the County is governed to a great extent by elevation and season of the year. From November through March, storm systems from the Pacific Ocean cross the state as broad winter storms producing longer duration precipitation events with low intensity rainfall and snowstorms at the higher elevations. Summer rainfall begins early in July and usually lasts until mid-September. Moisture-bearing winds move into Arizona at the surface from the southwest (Gulf of California) and aloft from the southeast (Gulf of Mexico). The shift in wind direction, termed the North American Monsoon, produces summer rains in the form of thunderstorms that result largely from excessive heating of the land surface and the subsequent lifting of moisture-laden air, especially along the primary mountain ranges. Thus, the strongest thunderstorms are usually found in the mountainous regions of the central southeastern portions of Arizona. These thunderstorms are often accompanied by strong winds, blowing dust, and infrequent hail storms⁴.

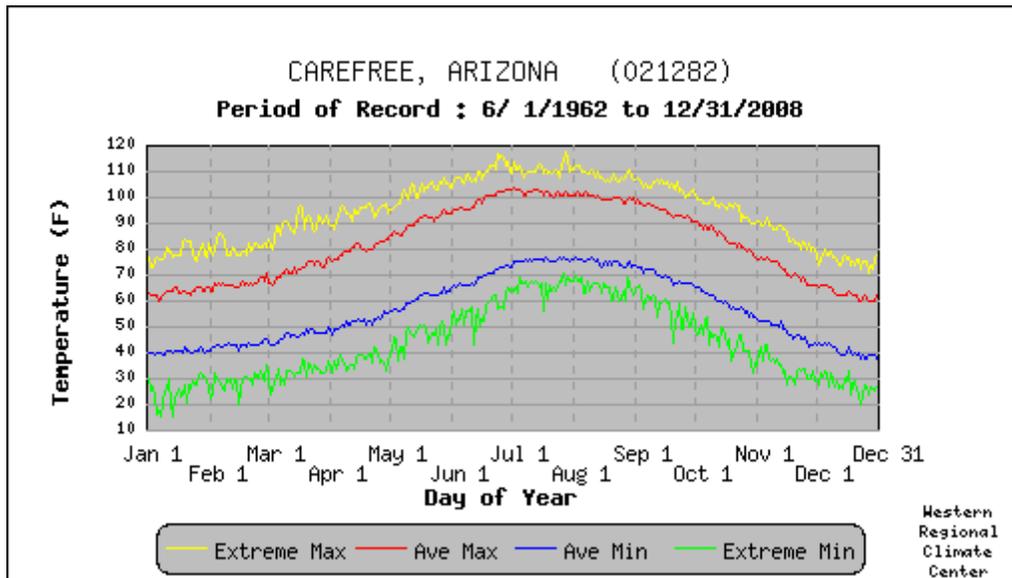


Figure 4-2: Daily Temperatures and Extremes for Carefree Station, Arizona

³ Most of the data provided and summarized in this plan are taken from the WRCC website beginning at the following URL: <http://www.wrcc.dri.edu/CLIMATEDATA.html>

⁴ Office of the State Climatologist for Arizona, 2004. Partially taken from the following weblink: <http://geography.asu.edu/azclimate/narrative.htm>

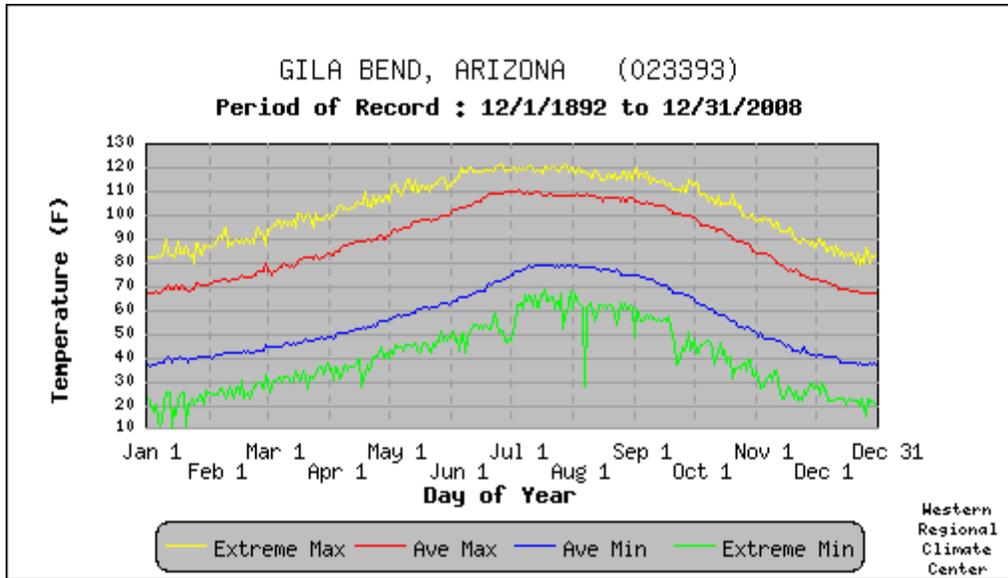


Figure 4-3: Daily Temperatures and Extremes for Gila Bend Station, Arizona

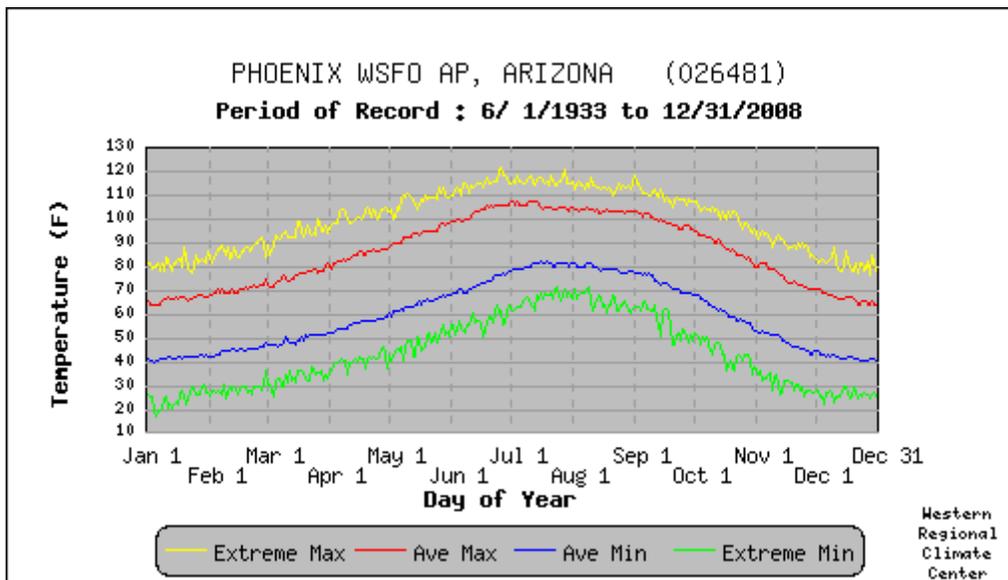


Figure 4-4: Daily Temperatures and Extremes for Phoenix WSFO AP Station, Arizona

Figures 4-5, 4-6, and 4-7 present tabular temperature and precipitation statistics for the Carefree, Gila Bend, and Phoenix Airport Weather Service Forecast Office (WSFO AP) Stations. It is noteworthy that average annual precipitation more than doubles from the lower elevation of the county to the upper regions.

CAREFREE, ARIZONA (021282)

Period of Record Monthly Climate Summary

Period of Record : 6/ 1/1962 to 12/31/2008

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual |
|-----------------------------------|------|------|------|------|------|------|-------|-------|------|------|------|------|--------|
| Average Max. Temperature (F) | 63.6 | 66.7 | 71.9 | 79.9 | 90.2 | 98.7 | 101.9 | 100.0 | 94.8 | 84.3 | 71.6 | 62.7 | 82.2 |
| Average Min. Temperature (F) | 40.7 | 43.0 | 46.7 | 51.8 | 60.6 | 69.1 | 75.6 | 74.9 | 69.5 | 59.6 | 48.4 | 40.5 | 56.7 |
| Average Total Precipitation (in.) | 1.44 | 1.44 | 1.62 | 0.59 | 0.13 | 0.13 | 1.19 | 1.68 | 1.12 | 1.10 | 1.03 | 1.50 | 12.97 |
| Average Total SnowFall (in.) | 0.0 | 0.0 | 0.1 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.1 |
| Average Snow Depth (in.) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Percent of possible observations for period of record.
 Max. Temp.: 79.5% Min. Temp.: 79.5% Precipitation: 81% Snowfall: 81.7% Snow Depth: 81%
 Check [Station Metadata](#) or [Metadata graphics](#) for more detail about data completeness.

Western Regional Climate Center, wrcc@dri.edu

Figure 4-5: Monthly climate summary for the Carefree Station, Arizona

GILA BEND, ARIZONA (023393)

Period of Record Monthly Climate Summary

Period of Record : 12/1/1892 to 12/31/2008

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual |
|-----------------------------------|------|------|------|------|------|-------|-------|-------|-------|------|------|------|--------|
| Average Max. Temperature (F) | 69.0 | 73.6 | 79.9 | 88.0 | 96.8 | 106.1 | 108.9 | 107.2 | 103.1 | 92.1 | 78.6 | 69.2 | 89.4 |
| Average Min. Temperature (F) | 38.7 | 41.8 | 46.2 | 51.8 | 59.7 | 68.3 | 78.2 | 76.9 | 70.1 | 57.2 | 45.3 | 38.7 | 56.1 |
| Average Total Precipitation (in.) | 0.61 | 0.63 | 0.62 | 0.22 | 0.13 | 0.05 | 0.73 | 1.01 | 0.51 | 0.39 | 0.51 | 0.69 | 6.11 |
| Average Total SnowFall (in.) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Average Snow Depth (in.) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Percent of possible observations for period of record.
 Max. Temp.: 83.9% Min. Temp.: 83.7% Precipitation: 90.6% Snowfall: 90.8% Snow Depth: 90.8%
 Check [Station Metadata](#) or [Metadata graphics](#) for more detail about data completeness.

Western Regional Climate Center, wrcc@dri.edu

Figure 4-6: Monthly climate summary for the Gila Bend Station, Arizona

PHOENIX WSFO AP, ARIZONA (026481)

Period of Record Monthly Climate Summary

Period of Record : 6/ 1/1933 to 12/31/2008

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual |
|-----------------------------------|------|------|------|------|------|-------|-------|-------|------|------|------|------|--------|
| Average Max. Temperature (F) | 66.1 | 70.1 | 75.9 | 84.4 | 93.7 | 103.0 | 105.6 | 103.4 | 99.0 | 88.2 | 75.3 | 66.6 | 85.9 |
| Average Min. Temperature (F) | 41.5 | 44.4 | 49.1 | 55.7 | 64.0 | 72.6 | 80.4 | 79.1 | 72.8 | 60.8 | 48.3 | 41.6 | 59.2 |
| Average Total Precipitation (in.) | 0.78 | 0.76 | 0.85 | 0.29 | 0.13 | 0.10 | 0.84 | 1.04 | 0.70 | 0.58 | 0.57 | 0.90 | 7.55 |
| Average Total SnowFall (in.) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Average Snow Depth (in.) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Percent of possible observations for period of record.
 Max. Temp.: 100% Min. Temp.: 100% Precipitation: 100% Snowfall: 98% Snow Depth: 98%
 Check [Station Metadata](#) or [Metadata graphics](#) for more detail about data completeness.

Western Regional Climate Center, wrcc@dri.edu

Figure 4-7: Monthly climate summary for the Phoenix WSFO AP Station, Arizona

4.2.3 *Population*

Maricopa County is home to more than half of Arizona’s overall population, with the 2008 count estimated at nearly 4 million. In the 1990’s, the County was the fastest growing county in the United States, gaining nearly 1 million new residents with a growth rate of 44.8 percent during that decade. Maricopa County is expected to have over 4.2 and 5.2 million residents by the years 2010 and 2020, respectively. Table 4-1 summarizes jurisdictional population statistics for Maricopa County communities and the County as a whole. Figure 4-8 is a map prepared by the Maricopa Association of Governments (MAG) that presents an illustration of 2010 population density projections for the County.

Table 4-1: Summary of jurisdictional population estimates for Maricopa County

| Jurisdiction | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,096,600 | 3,987,942 | 4,216,499 | 5,230,300 |
| Major | | | | | |
| Avondale | 16,169 | 35,833 | 76,648 | 83,856 | 105,989 |
| Buckeye | 5,038 | 6,537 | 50,143 | 74,906 | 218,591 |
| Carefree | 1,666 | 2,920 | 3,948 | 4,418 | 5,816 |
| Cave Creek | 2,925 | 3,685 | 5,132 | 5,781 | 7,815 |
| Chandler | 90,533 | 185,300 | 244,376 | 265,107 | 282,991 |
| El Mirage | 5,001 | 7,518 | 33,647 | 38,620 | 38,717 |
| Fountain Hills | 1,030 | 20,199 | 25,995 | 27,166 | 33,331 |
| Fort McDowell Yavapai Nation | 640 | 829 | 824 | 839 | 1037 |
| Gila Bend | 1,747 | 1,944 | 1,899 | 2,575 | 3,950 |
| Gilbert | 29,188 | 109,935 | 214,820 | 218,009 | 285,819 |
| Glendale | 148,134 | 230,300 | 248,435 | 279,807 | 315,055 |
| Goodyear | 6,258 | 18,779 | 59,436 | 71,354 | 174,521 |
| Guadalupe | 5,458 | 5,228 | 5,990 | 5,790 | 5,982 |
| Litchfield Park | 3,303 | 3,813 | 5,093 | 5,140 | 7,000 |
| Unincorporated Maricopa County | 173,612 | 125,925 | 246,701 | 86,423 | 110,285 |
| Mesa | 288,091 | 441,800 | 459,682 | 518,944 | 565,693 |
| Paradise Valley | 11,671 | 13,629 | 14,444 | 14,790 | 15,224 |
| Peoria | 50,168 | 114,100 | 155,557 | 172,793 | 236,154 |
| Phoenix | 983,403 | 1,350,500 | 1,561,485 | 1,695,549 | 1,990,450 |
| Queen Creek | 2,667 | 4,317 | 23,329 | 34,506 | 55,529 |
| Salt River Pima-Maricopa Indian Community | 4,852 | 6,403 | 6,822 | 7,087 | 7,308 |
| Scottsdale | 130,069 | 204,300 | 242,337 | 249,341 | 269,266 |
| Surprise | 7,122 | 30,886 | 108,761 | 146,890 | 268,359 |
| Tempe | 141,865 | 158,900 | 172,641 | 177,771 | 191,881 |
| Tolleson | 4,434 | 4,963 | 6,833 | 7,748 | 9,646 |
| Wickenburg | 4,515 | 5,050 | 6,442 | 11,022 | 13,311 |
| Youngtown | 2,542 | 3,007 | 6,522 | 6,820 | 7,275 |

Figures for 1990 and 2000 from US Census Bureau; Figures for 2010, and 2020 from MAG; Figures for 2008 from Arizona Department of Commerce. Litchfield Park 2010 and 2020 estimates provided by Litchfield Park

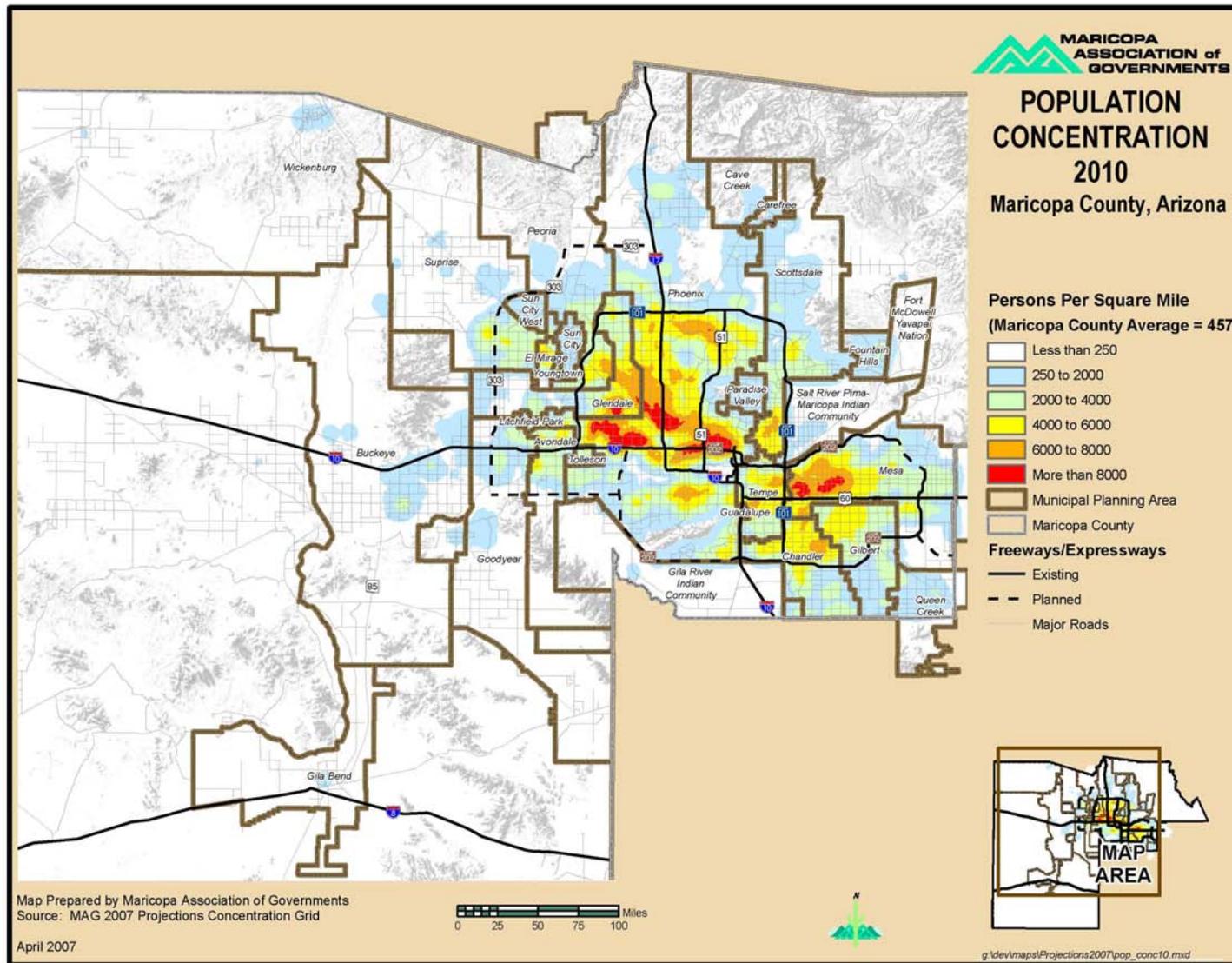


Figure 4-8: 2010 population density projections for Maricopa County

4.2.4 Economy

Maricopa County was originally inhabited by Native Americans, who abandoned the area during the 1300's for unexplained reasons. Agriculture was the prominent activity in the region and was reestablished during the 1860's as the first European settlers migrated to the Salt River Valley. Rapid growth and robust development have been the hallmark of Maricopa County ever since. In 1870 the town site of Phoenix was established, and on February 14, 1871, the Territorial Legislature created Maricopa County. By 1872, there were over 700 people in the county with 5,000 acres under cultivation. The arrival of the railroad in 1877 caused a surge in economic activity. In the early 1900s, the larger farm parcels scattered throughout the region were divided into small farm communities such as Chandler, Gilbert, and Tolleson. In 1902—at the request of President Theodore Roosevelt—after a series of devastating floods, Congress passed the Reclamation Act of 1902. Shortly thereafter, the U.S. Bureau of Reclamation started construction on Theodore Roosevelt Dam east of Phoenix. Irrigated agricultural production and population exploded after the completion of Roosevelt Dam in 1912, providing the region with a reliable water supply. Maricopa County quickly became one of the leading agricultural producing counties in the United States. During this period, the County also became a winter haven for tourists.

Growth in the area continued as tourism, automobile travel, military, and industrial activities came to the County. Construction continued on residential developments, highways, and commercial districts, making Maricopa County an increasingly popular place to live. Until the end of World War II, the traditional economic engines of both the State of Arizona and Maricopa County were known as the five “Cs”: Cotton, Copper, Cattle, Climate, and Citrus. Newly established wartime industries fueled the monumental growth of the county in the post-war era. By 1960, the population was over 660,000 people, and reached one million residents in the early 1970s. Combined with the general economic expansion of the 1980s and the rush to the Sun Belt, Maricopa County claimed over 2.2 million residents by 1990. Even with economic sluggishness in the early 1990s, the region continued to grow through 2007 at rate of about four times the national average. Average and per capita 2007 incomes of \$76,465 and \$26,132 per year for the greater Phoenix area, tracked closely with national averages⁵.

In the last couple of years, economic growth and employment within the County have declined significantly. For the Greater Phoenix area, the seasonally adjusted employment rate stands at 7.3 percent as compared to less than 3 percent for years prior. For many of the construction and employment service trades, the unemployment rates are as high as 40 percent⁶. Figure 4-9 is a map prepared by MAG that projects employment densities for the year 2010.

⁵ Greater Phoenix Economic Council, <http://www.gpec.org/media/docs/DemoandLabor%20-%20Fact%20Book%20Sheet.pdf>

⁶ Center for Workforce Development, Maricopa Community Colleges, 2009, *Maricopa County Economic Workforce Overview*, <http://www.maricopa.edu/bwd/pdf/Economic-WorkforceOverview.pdf>

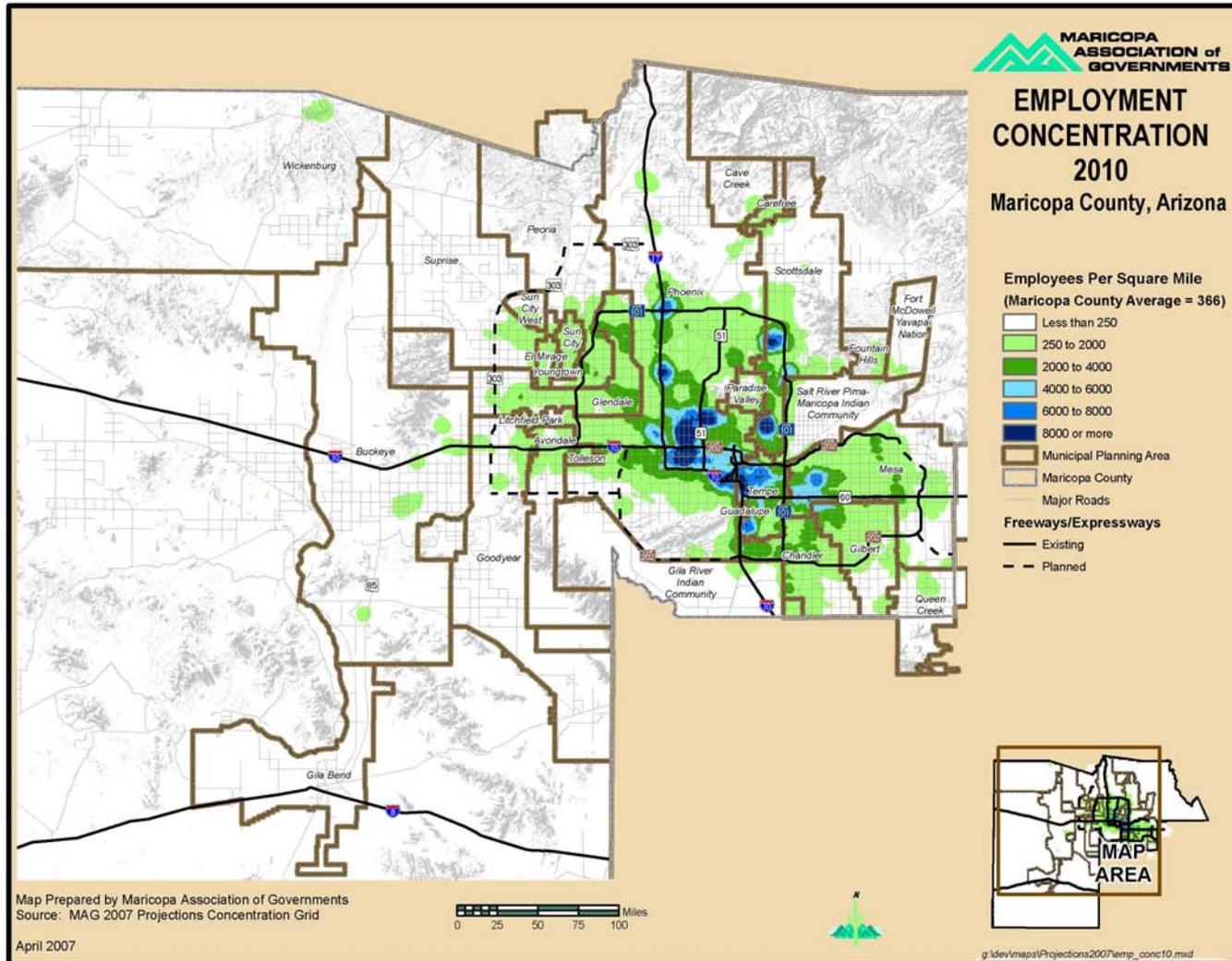


Figure 4-9: 2010 employment concentration projections for Maricopa County

4.3 Jurisdictional Overviews

The following are brief overviews for each of the participating jurisdictions in the Plan.

4.3.1 Avondale

Situated along Interstate 10 approximately 15 miles west of downtown Phoenix, the City of Avondale lies immediately east of Goodyear and west of Tolleson in the West Valley region of Maricopa County, as shown in Figure 4-10.

The Estrella Mountain Park lies to the south of Avondale, and the Gila River Native American Community influences the southeastern region of the City. Like most of the communities located in the greater metropolitan area, Avondale has experienced rapid growth in both population and land area. In 2008 the City of Avondale's planning area encompassed nearly 94.4 square miles, which contrasts with the 40 square miles contained in the City's planning area in 1990.

While Avondale reflects the common growth trends of its west Valley neighbors, the City also has a unique natural climate due to the confluence of the Agua Fria and Gila River basins which form the Gila River junction in the southwest portion of the City. This unique feature compliments the diverse Estrella Mountain Regional Park in the southern region of Avondale's planning area. The primary man-made features that influence Avondale's land uses include: Interstate 10, which bisects the community's north side; a Salt River Power transmission line which runs north-south through Avondale and meets its east-west counterpart in the south central portion of the City; and the St. Johns and Roosevelt Irrigation District Canals which transverse the City's north and south sides, respectively. These features are complimented by an arterial roadway network in the portion of the City located north of the Estrella Mountains.

Avondale was founded in 1900 and became incorporated in 1946. Avondale is governed by a Council-Manager form of government with a seven member City Council consisting of a Mayor and six Council members elected at-large for a term of four years. The City Council appoints the City Manager and other officers necessary to produce an orderly administration of the City's affairs.

As illustrated in Table 4-2, in 2000 the population of Avondale was 35,833. With development opportunities continuing to open, this population is forecast to nearly triple to 105,989 by 2020. As a result, Avondale's population will comprise a steadily increasing percentage of Maricopa County's population. Similarly, Avondale's labor force is forecast to reflect an ever-larger share of the region's jobs. In 2008, there were 36,923 jobs in Avondale. The 2020 projections anticipated 37,776 jobs, which indicates that job growth in Avondale has outpaced over 12 years of projection. In addition to having a growing population and employment role within the region, Avondale's ratio of jobs-per-capita is also forecast to rise from 0.17 in 1990 to 0.36 in 2020.

Currently, Avondale has a growing light industrial and commercial economy, a change from its agricultural tradition. Employment projections forecast office employment as the major source of jobs by 2020. Avondale's major private employers include Beam Corporation/Deena Inc., Phoenix International Raceway, SunBridge Estrella Care Center, Gateway Chevrolet and Geo, and Rudolfo Bros. Plastering. Major public employers include the Aqua Fria School District, Estrella Mountain Community College, and the City of Avondale.

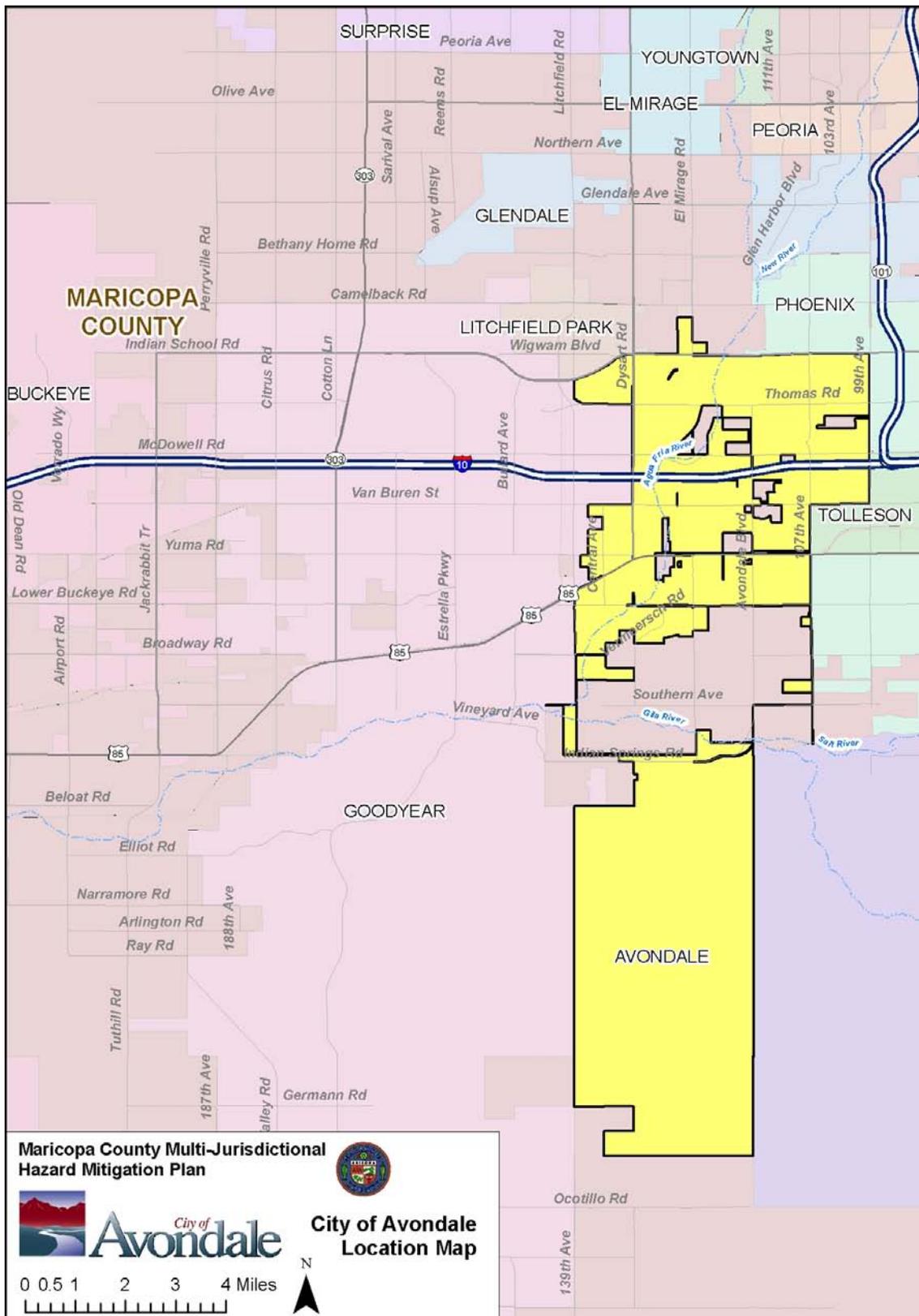


Figure 4-10: City of Avondale location map

Table 4-2: Summary of population and employment estimates for Avondale

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-----------|-----------|-----------|-----------|-----------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Avondale | 16,169 | 35,833 | 76,648 | 83,856 | 105,989 |
| As a % of County | 0.76% | 1.17% | 1.92% | 1.99% | 2.37% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Avondale | 2,777 | 9,000 | 36,923 | 20,599 | 37,776 |
| As a % of County | 0.00% | 0.58% | 2.04% | 1.88% | 1.88% |
| Jobs per Capita | 0.17 | 0.25 | 0.48 | 0.25 | 0.36 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

Avondale’s General Plan⁷, approved in June of 2002, reflects a community that is responding to the natural and man-made features of the region, as shown in Figure 4-11. According to the City’s build out projections, Low Density Residential areas will occupy around 18% of the City’s total land area. These homes will be focused in the more environmentally sensitive regions near the Estrella Mountains and the Gila River basin. Medium Density Residential, with approximately 4 units to the acre, will occupy a majority of the City’s land area (44%), and are interspersed throughout the north portion of the City. Pockets of high- and multi-family residential areas will develop along arterial streets and near Interstate 10. Similarly, Neighborhood and Community-level commercial uses will appear at many of the City’s arterial street intersections, with higher-intensity commercial growth areas projected to develop along Interstate 10. Avondale’s General Plan also includes a Safety Element that places an emphasis on three specific natural and man-made pressures: (1) the identification and mitigation of noise and safety concerns associated with Luke Air Force Base, (2) geologic hazards created by the various watercourses that affect the City, and (3) emergency response systems that are challenged by continued residential growth.

4.3.2 Buckeye

The Town of Buckeye is positioned as the Western-most community in the greater metropolitan area, giving the community the unique title of "Western Gateway" for the Salt River Valley. Situated along Interstate 10 approximately 30 miles west of downtown Phoenix, the Town of Buckeye lies immediately west of the communities of Goodyear and Surprise, as shown in Figure 4-12. Now encompassing all or portions of the west, south, and east sides of the White Tank Regional Park, Buckeye’s historical town center—located four miles south of Interstate 10 near State Route 85—lies many miles away from what is expected to become the Town’s new growth area to the west of the White Tank Mountains. Like most of the communities located in the greater metropolitan area, Buckeye has been growing steadily for the past several decades. While it was once one of the smallest communities in Maricopa County, recent annexations and growth initiatives have resulted in Buckeye’s planning area becoming second in size only to Phoenix.

⁷ City of Avondale. June 2009. *City of Avondale General Plan*.
http://www.avondale.org/documents/City%20Departments/Water%20Resources/GIS/Other_Maps/gen_plan.PDF

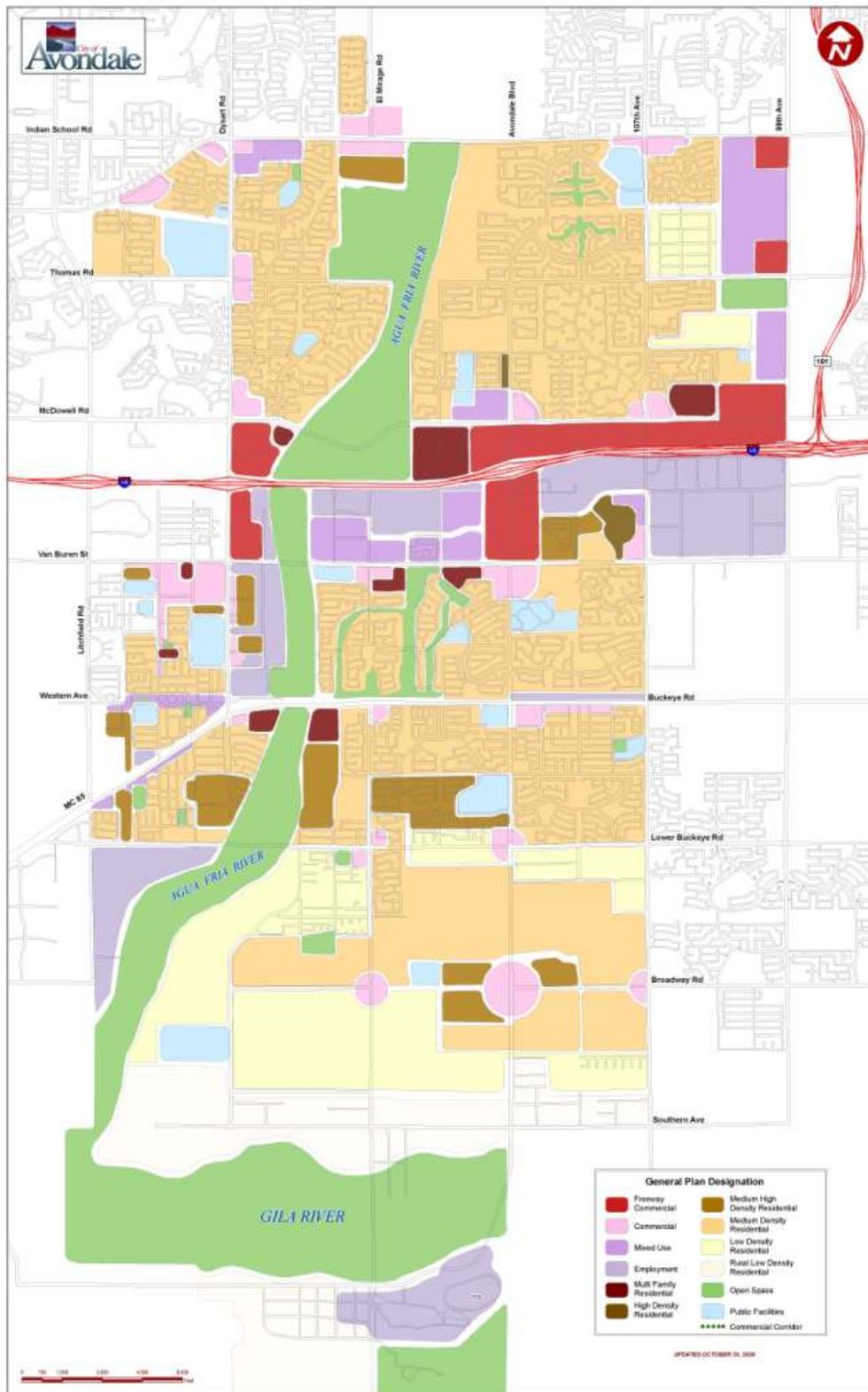


Figure 4-11: City of Avondale land use planning map

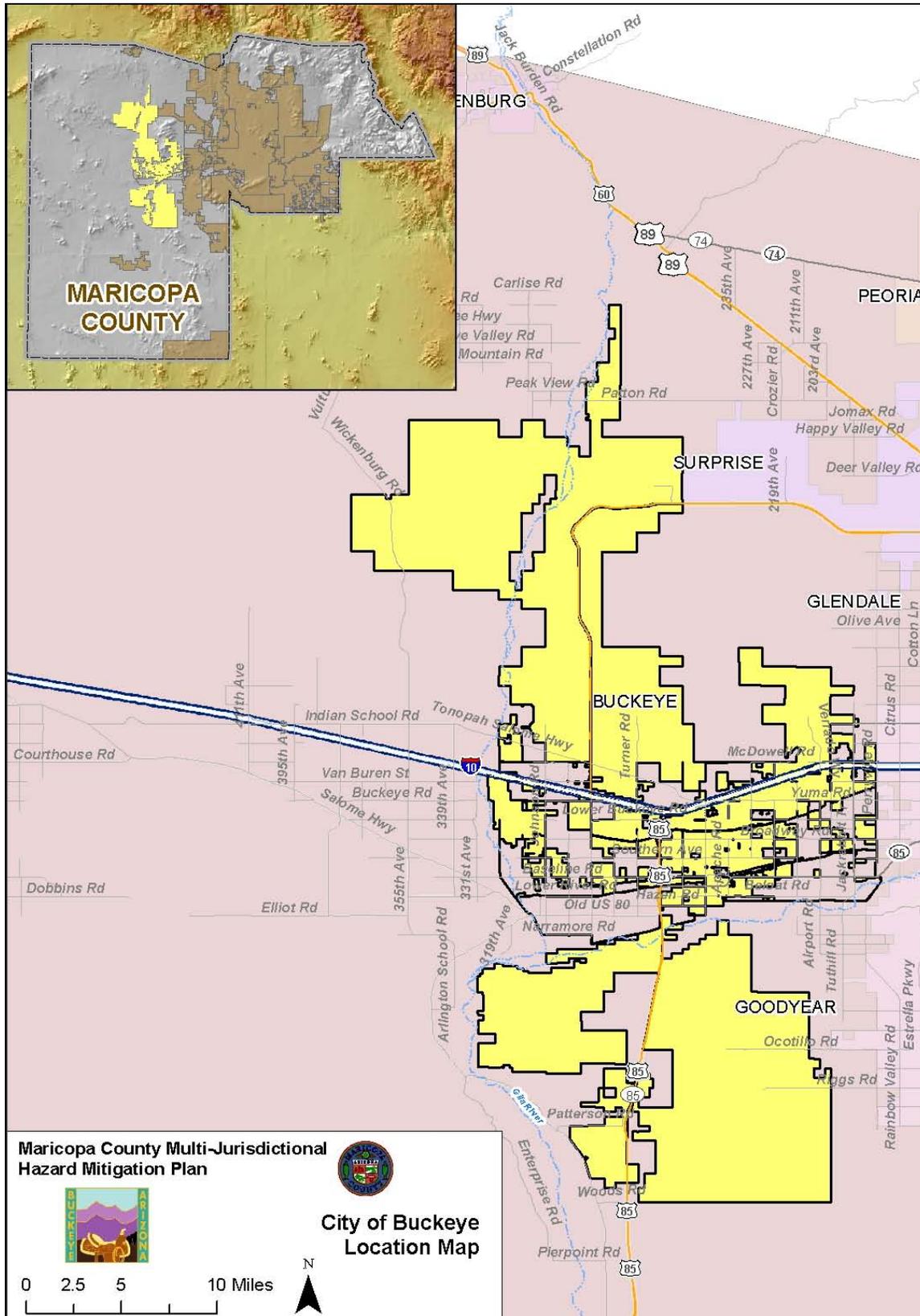


Figure 4-12: Town of Buckeye location map

The primary features that influence Buckeye’s land uses include: Interstate 10, which bisects the community’s south side; the White Tank Mountains, which effectively separate Buckeye from its eastern neighbors, and the Hassayampa River and its tributaries, which influence the north and west sides of Buckeye. Various overhead power lines transect the community’s southern half, as does a traditional network of arterial streets. The Sun Valley Parkway, a multi-lane, limited access roadway proceeds north from interstate 10 through Buckeye and connects with the Town of Surprise on the northeast section of the White Tank Regional Park.

Although prominent new growth in Buckeye will contribute steadily to the demographic, economic, and land use climate of the West Valley, Buckeye is one of the older “outer ring” suburbs in Maricopa County. Founded in 1888 and incorporated in 1929, Buckeye’s rural-residential character is reinforced by its agricultural economic base—Buckeye is still among the largest producers of Pima Cotton in Maricopa County. Buckeye’s 50,000 residents are governed under a Council-Town Manager form of government, which includes a seven member Town Council consisting of a Mayor and six Council members elected at-large for a term of four years. The Council appoints the Town Manager and other officers necessary to produce an administration of the community’s affairs.

As illustrated in Table 4-3, the 2000 population of Buckeye was 6,537. With large residential growth opportunities existing within Buckeye’s newly annexed lands, this population is forecast to explode to 218,591 by 2020. Expectedly, Buckeye’s population will comprise a rapidly increasing percentage of Maricopa County’s population. By 2020 it is anticipated that Buckeye will contribute over 4% of Maricopa County’s population, compared to roughly 0.2% in 2000. Complimenting this population increase will be a labor force that is forecast to reflect a growing share of the region’s jobs. In 1990, Buckeye had 1,842 jobs, while 2020 projections anticipate over 57,000 jobs within the community. In addition to having a growing population and employment role within the region, Buckeye’s ratio of jobs-per-capita is forecast to decrease from 0.37 in 1990 to 0.26 in 2020. Today more than 25% of Buckeye’s 50,000 working people are employed. Currently, major private and public employers in Buckeye include the Palo Verde Nuclear Generating Station, the Lewis Prison Complex, Quincy Joist, Wal-mart Distribution, Schult Homes, the Arizona Department of Corrections, Buckeye Elementary School District, the Town of Buckeye, Arizona Public Service, and Buckeye Union High School. Buckeye has a growing light industrial and commercial economy, a change from its agricultural tradition. Employment projections forecast office employment becoming providing a majority share of the Town’s jobs by 2020.

Table 4-3: Summary of population and employment estimates for Buckeye

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Buckeye | 5,038 | 6,537 | 50,143 | 74,906 | 218,591 |
| As a % of County | 0.24% | 0.21% | 1.26% | 1.81% | 4.23% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Buckeye | 1,842 | 7,100 | 12,781 | 22,400 | 57,297 |
| As a % of County | 0.19% | 0.45% | 0.70% | 1.06% | 2.12% |
| Jobs per Capita | 0.37 | 1.09 | 0.25 | 0.30 | 0.26 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

Buckeye's General Plan⁸, approved in January 2008, reflects a community that is preparing for the massive growth influences that will be placed upon the community in the coming years. Buckeye's Land Use Map, shown in Figure 4-13, illustrates these future development influences. Much of Buckeye's future development areas are designated residential with a significant amount of open space along the watercourse and hillside areas. Several large master planned communities are anticipated for the areas generally north of I-10 along with other mixed use core areas.

4.3.3 Carefree

One of Maricopa County's few slowly developing communities, the Town of Carefree is located in the far northeast portion of the Phoenix Metropolitan Area, approximately 25 miles from downtown Phoenix. To the west, Carefree is bordered for its full length by the Town of Cave Creek. On the south and east, it is bordered by Scottsdale and on the north by unincorporated Maricopa County. The City of Phoenix approaches within a mile from the southwest. Developed as a planned community in the 1950s and incorporated in 1984, the Town of Carefree has become known as a residential town with resort-style living. Historically, the Town of Carefree was master planned to be entirely distinct from the surrounding communities by allowing its small population to preserve a lifestyle that integrates with the surrounding desert environment. On December 4, 1984, the Maricopa County Board of Supervisors declared Carefree a legally incorporated town in the State of Arizona.

Illustrated in Figure 4-14, the primary east-west roadway into the area—the Carefree Highway—has been constructed as a four-lane arterial from Interstate 17 to Cave Creek Road. Other major roadway and infrastructure improvements to the south have been completed or are in the planning stages by the Cities of Scottsdale and Phoenix. Most of the vacant desert that once surrounded the Town of Carefree on the south, east, and west in the 1980's is now developed with semi-rural urban uses. Recent development opportunities to the north of Carefree suggest that growth of the metropolitan area may continue with the potential to surround the Town at some point in the future.

Today, Carefree's residents are governed under a Council-Administrator form of government, which includes a seven member Town Council consisting of a Mayor and six Council members elected at-large for a term of four years. The Town Council appoints the Town Administrator and other officers necessary to manage the daily affairs of the Town.

As illustrated in Table 4-4, in 2000 the population of Carefree was 2,920. With new residential development opportunities rare to the Town, this population is forecast to grow only slightly, to 5,816, by 2020. As a result, Carefree's population will continue to comprise only a fraction of Maricopa County's population. Similarly, Carefree's small labor force is forecast to parallel the Town's population growth by comprising a consistently small share of the region's jobs. In 2000, Carefree had 1,500 jobs, while 2020 projections anticipate 3,992 jobs within the community. There are approximately 1,700 jobs presently within the community; a majority of these positions are in the tourism, resort, and service sectors of the local economy.

Approved in June of 2002, Carefree's General Plan reflects a community that is preserving the historical trend of low-density residential growth that is complimented by the dramatic natural features of the area. As illustrated in Figure 4-15⁹, single-family homes and open space are expected to remain the two dominant land use types in Carefree. Currently, nearly one-half of the acreage of Carefree is classified as vacant, and only 1% of the Town is commercial. Furthermore, single-family development of some type represents about 78% of all developed lands in the Town. The Town's growth plans indicate a continuation of this pattern. Figure 4-15 shows a Town build-out scenario that includes only a fraction of commercial land on the Town's southern border with the Carefree Highway

⁸ Town of Buckeye, <http://www.buckeyeaz.gov/DocumentView.aspx?DID=177>

⁹ Town of Carefree, <http://www.carefree.org/vertical/Sites/%7B7E577914-08B7-498C-8013-7E6515AE5610%7D/uploads/%7B6E5A1642-361B-4CD6-89D0-1DE975305A8B%7D.PDF>

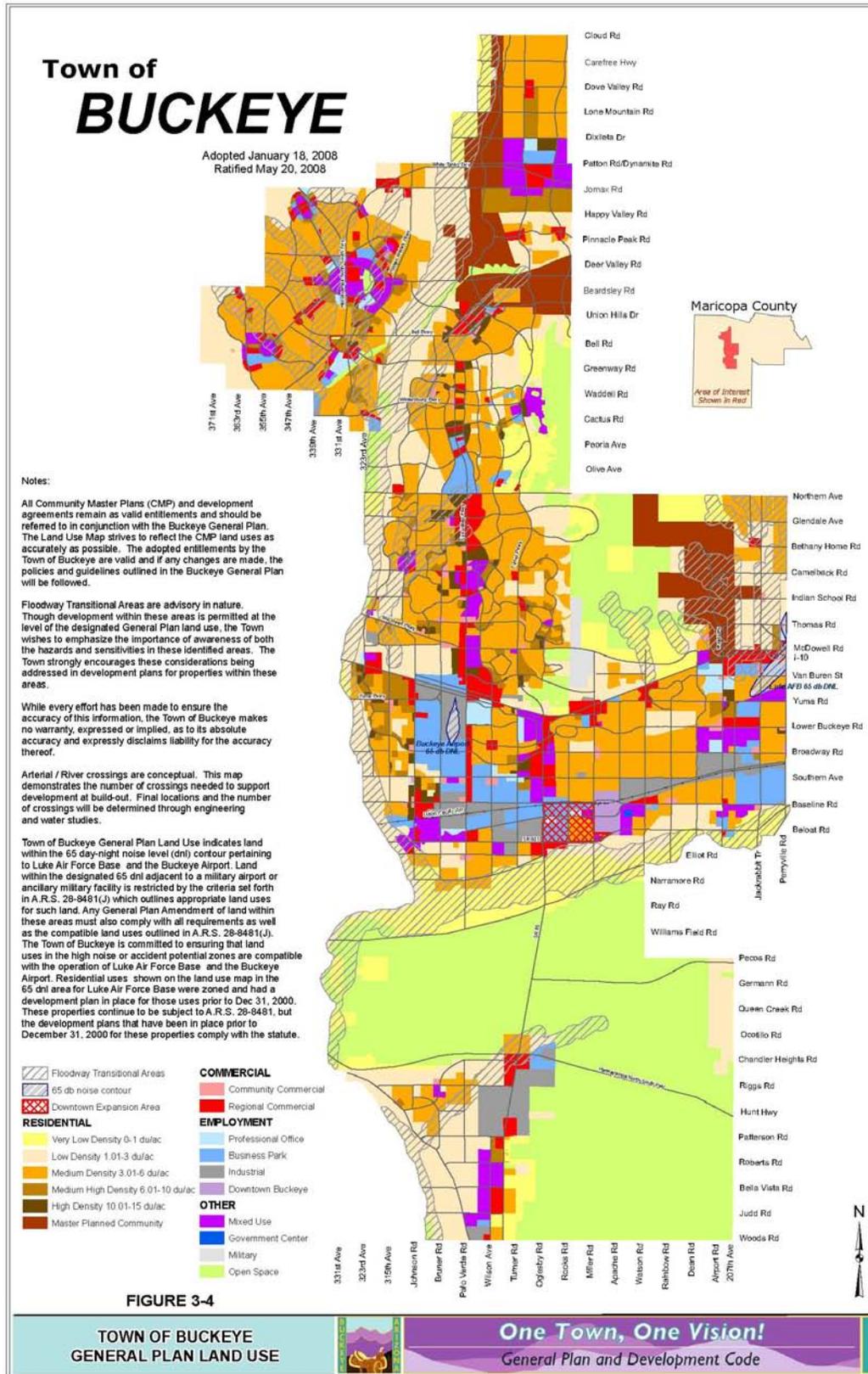


Figure 4-13: Town of Buckeye land use planning map

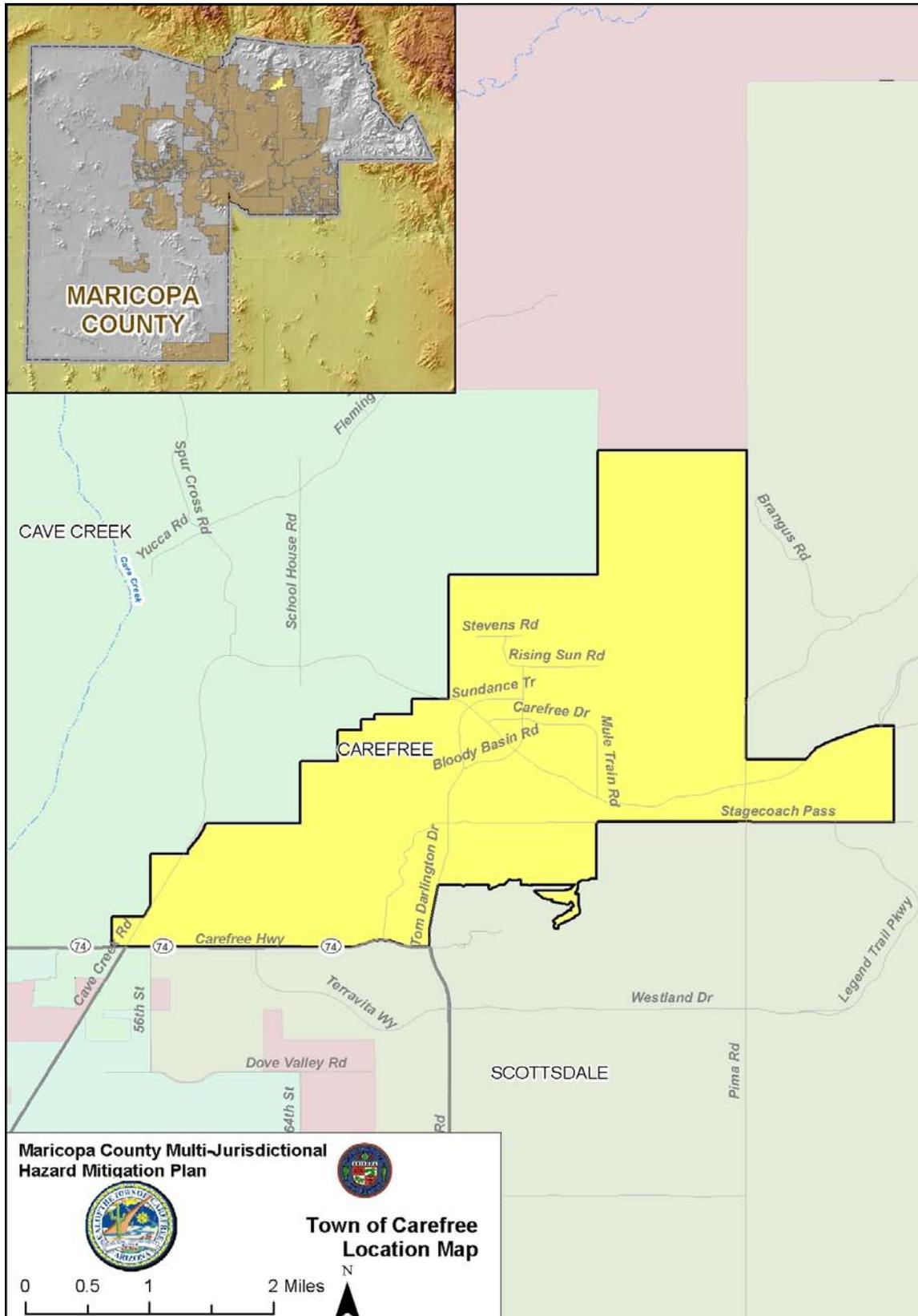


Figure 4-14: Town of Carefree location map

Table 4-4: Summary of population and employment estimates for Carefree

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Carefree | 1,666 | 2,920 | 3,948 | 4,418 | 5,816 |
| As a % of County | 0.08% | 0.10% | 0.10% | 0.11% | 0.11% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Carefree | N/A | 1,500 | 1,700 | 3,270 | 3,992 |
| As a % of County | N/A | 0.10% | 0.09% | 0.15% | 0.15% |
| Jobs per Capita | N/A | 0.51 | 0.43 | 0.74 | 0.69 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

and adjacent to the Town Center’s northwest corner. Similarly, a small area anticipated to accommodate garden office uses is expected to develop in east Carefree near Pima Road, and within the Town Center. An overwhelming proportion of the remaining land uses will be occupied by rural and low-density residential uses.

4.3.4 Cave Creek

One of the few communities in Maricopa County that has not experienced a rapid rate of growth, the Town of Cave Creek is located in the far northeast portion of the Greater Metropolitan Area, approximately 25 miles from downtown Phoenix. To the east, the Town of Carefree borders Cave Creek for its full length. On the south, it is bounded by Phoenix and on the north and west by unincorporated Maricopa County. A community more closely associated with a frontier and cowboy image than its “sister community” to the east—Carefree—the Town of Cave Creek exists in and near some of the most scenic country in Maricopa County. The area that now includes the Town of Cave Creek was originally settled in the late 1870s, and quickly became an active mining area during the 1880s. Incorporated in 1986, Cave Creek today is struggling to maintain its rural appearance while existing in a rapidly growing region of Maricopa County.

Illustrated in Figure 4-16, the primary east-west roadway into the area—the Carefree Highway—has been constructed as a four-lane arterial east from Interstate 17. This roadway intersects with the primary north-south access to the area—Cave Creek Road—on the south side of the Town and runs north, bisecting the Town. Sharing a development pattern that roughly parallels that of Carefree, most of the vacant desert that once surrounded the Town of Cave Creek in the 1980’s is now developed with semi-rural urban uses. Complimenting the rugged landscape of the area has been a recent effort to preserve these natural amenities. Today the Spur Cross Ranch Conservation Area, Cave Creek Park, and Black Mountain Summit Preserve reflect this movement, and are located on the north, west, and southeast portions of Cave Creek, respectively. Recent development opportunities to the south of Cave Creek, especially in north Phoenix and Scottsdale, suggest that growth of the metropolitan area may continue with the potential to surround the Town at some point in the future.

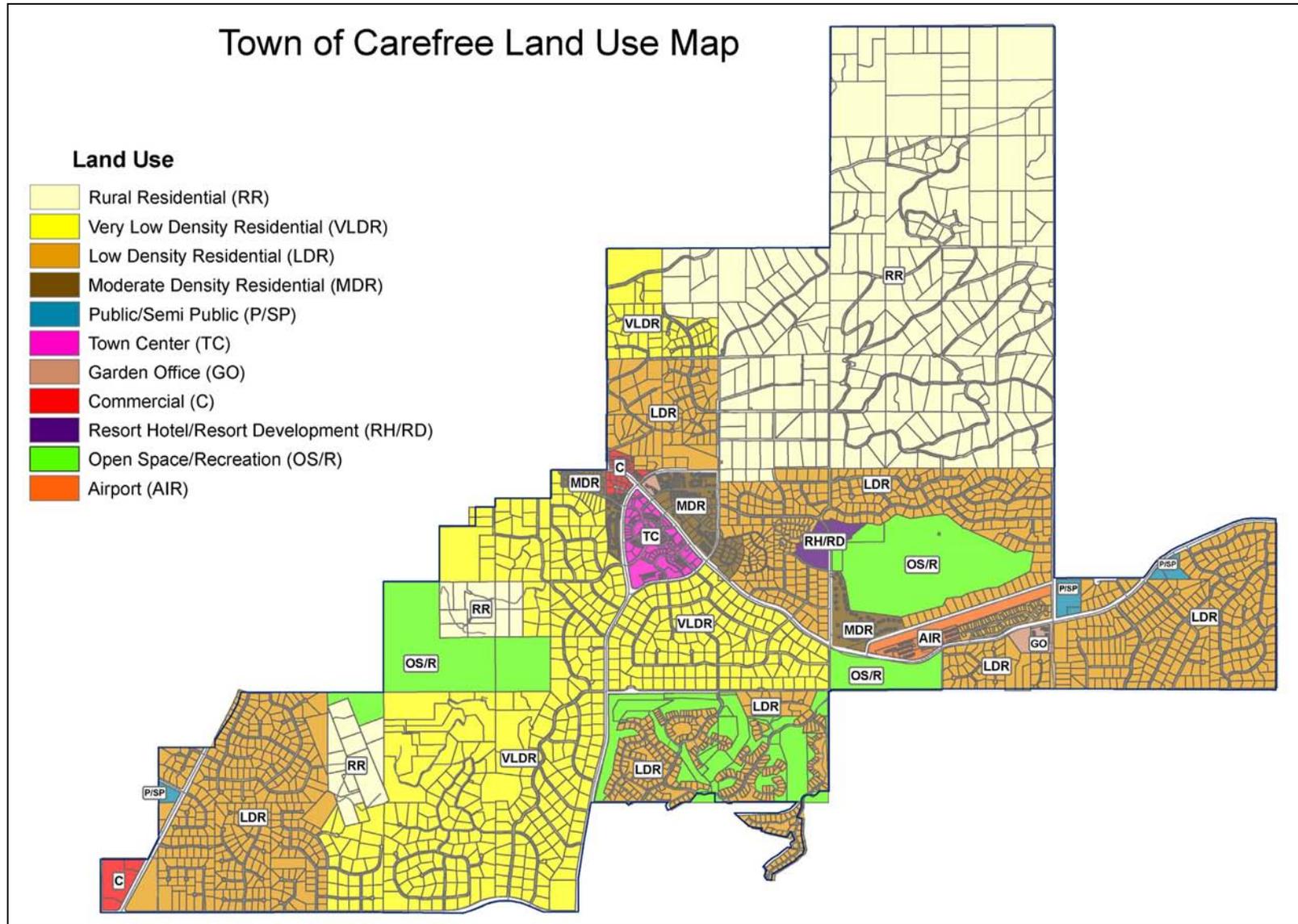


Figure 4-15: Town of Carefree land use planning map

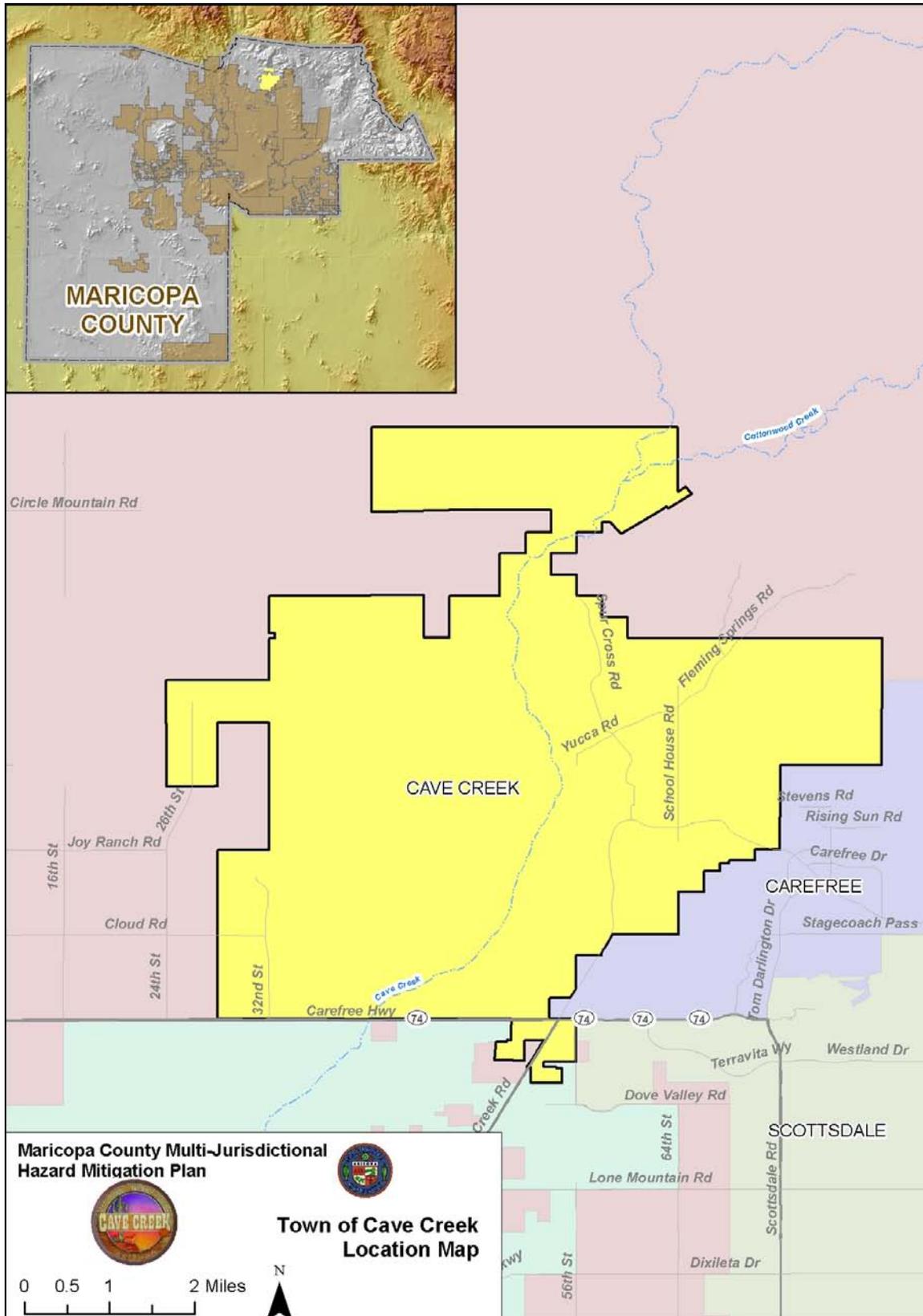


Figure 4-16: Town of Cave Creek location map

Cave Creek’s residents are governed under a Council-Town Administrator form of government, which includes a seven member Town Council consisting of a Mayor and six Council members elected at-large for a term of four years. The Town Council appoints the Town Administrator and other officers necessary to manage the daily affairs of Cave Creeks’ residents.

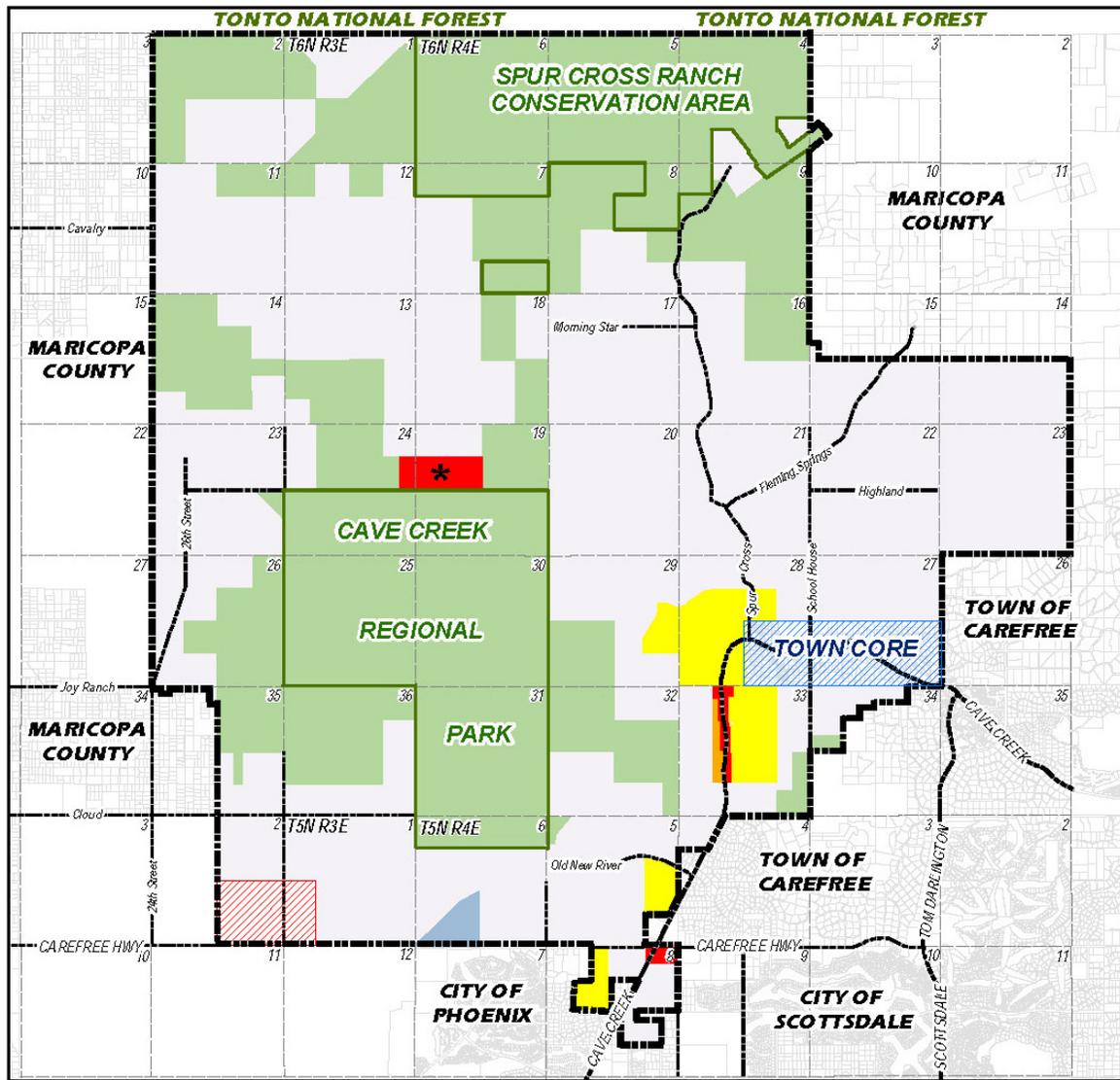
As illustrated in Table 4-5, the 2000 population of Cave Creek was 3,685. With new residential growth in the Town slow to develop, this population is forecast to grow slightly to 5,800 by 2020. As a result, Cave Creek’s population will continue to comprise only a small portion of Maricopa County’s population. Similarly, Cave Creek’s small labor force is also predicted to parallel the Town’s population growth by comprising a consistently small share of the region’s employment. In 2000, Cave Creek had 800 jobs, while 2020 projections anticipate 4,666 jobs within the community.

Table 4-5: Summary of population and employment estimates for Cave Creek

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Cave Creek | 2,925 | 3,685 | 5,132 | 5,781 | 7,815 |
| As a % of County | 0.14% | 0.12% | 0.13% | 0.14% | 0.15% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Cave Creek | 770 | 800 | 2,570 | 3,564 | 4,666 |
| As a % of County | 0.08% | 0.05% | 0.14% | 0.17% | 0.17% |
| Jobs per Capita | 0.26 | 0.22 | 0.50 | 0.62 | 0.60 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

With a historical development pattern that reflects the mining, ranching, and rural lifestyle of the region, Cave Creek has struggled with the urban forces that are spreading to its borders from the south. Land development in Cave Creek is currently guided by the General Plan that was approved by the Town in 2005. Major portions of the Town are set aside for open space and rural or low density residential areas, as depicted on Figure 4-17¹⁰. A small Town Core and Commercial area straddles Cave Creek Road to define areas of business and retail.

¹⁰ Town of Cave Creek, <http://www.parkecommercial.com/pdf/generalplans/cavecreek-gp.pdf>



- | | | | | | | | |
|--|----------------------------|--|--------------------------|--|-------------------------|--|---------------------------|
| | OPEN SPACE | | HIGH DENSITY RESIDENTIAL | | PUBLIC FACILITIES | | SECTION LINES |
| | DESERT RURAL | | MIXED USE | | TOWN CORE | | POTENTIAL RESORT LOCATION |
| | MEDIUM DENSITY RESIDENTIAL | | COMMERCIAL USE | | JURISDICTIONAL BOUNDARY | | |

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 Prepared By: L. SAHR
 "SEABEE'S CAN DO!"

TOWN OF CAVE CREEK

GENERAL PLAN - LAND USE

Figure 4-17: Town of Cave Creek land use planning map

4.3.5 Chandler

Located approximately 19 miles east of downtown Phoenix, Chandler is located in the southeast Maricopa County. The City of Chandler was one of the fastest growing cities in Arizona and the United States, having grown 116 percent from 1990 to 2002. Chandler, known as the "Oasis of the Silicon Desert" was once a quiet tree-lined farming community. It has since blossomed into a city that is home to a dynamic high-tech industry. Its incorporated area is 63.6 square miles, and the City's planning area is 71.4 square miles.

Chandler is characterized by a generally flat landscape framed by views of the Santan Mountains to the southeast and the Superstition Mountains to the east as shown in Figure 4-18. The Loop 101 freeway passes through the west-central portion of the City, the planned 202 (Santan) Freeway will pass through the south-central portion of the City, and the existing State Route 60 provides access just north of the City's northern border. The Town of Gilbert borders the City to the east, Tempe and Mesa border Chandler to the north, Phoenix forms the western border, and the Gila River Indian Community lies to the south.

Incorporated in 1920, today Chandler's residents are governed under a Council-Manager form of government, which includes a seven member City Council consisting of a Mayor and six Council members elected at-large for a term of four years. The City Council appoints the City Manager and other officers necessary to produce an orderly administration of the City's affairs.

As illustrated in Table 4-6, in 2000 the population of Chandler was 176,338, making it the fifth most populated in Maricopa County equal to a 95% increase from the City's 1990 population of 90,533. With residential development continuing to expand in Chandler this population is forecast to grow to 282,991 by 2020. Despite this growth it is not anticipated that Chandler will comprise a rapidly growing ratio of Maricopa's overall resident population. This fairly stable representation is due to Chandler's finite land development opportunities, which are expected to be exhausted by the year 2030. Similarly, Chandler's labor force is forecast to remain steady through build out. In 2000, approximately 4.5% of Maricopa County's labor force was employed in Chandler, with 6.2% forecast to be reflected in Chandler's labor pool in the year 2020. Chandler has a diverse economy, based in large part on the high-tech companies who have settled there. Motorola and Intel combined have five plants in the city, including Motorola's Iridium and Intel's Pentium III chip facilities. Other high-tech companies with locations in Chandler include Rogers, Avnet, AMKOR, SpeedFam, Orbital Sciences and Microchip Technology. Over 75 percent of the city's manufacturing employees work in high-tech. Major public employers include: Chandler Regional Hospital, the City of Chandler, and the Chandler School District.

Table 4-6: Summary of population and employment estimates for Chandler

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-----------|-----------|-----------|-----------|-----------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Chandler | 90,533 | 176,338 | 244,376 | 265,107 | 282,991 |
| As a % of County | 4.27% | 5.74% | 6.13% | 6.41% | 5.48% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Chandler | 25,421 | 71,000 | 123,867 | 128,244 | 168,141 |
| As a % of County | 2.68% | 4.54% | 6.83% | 6.07% | 6.22% |
| Jobs per Capita | 0.28 | 0.40 | 0.51 | 0.48 | 0.59 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

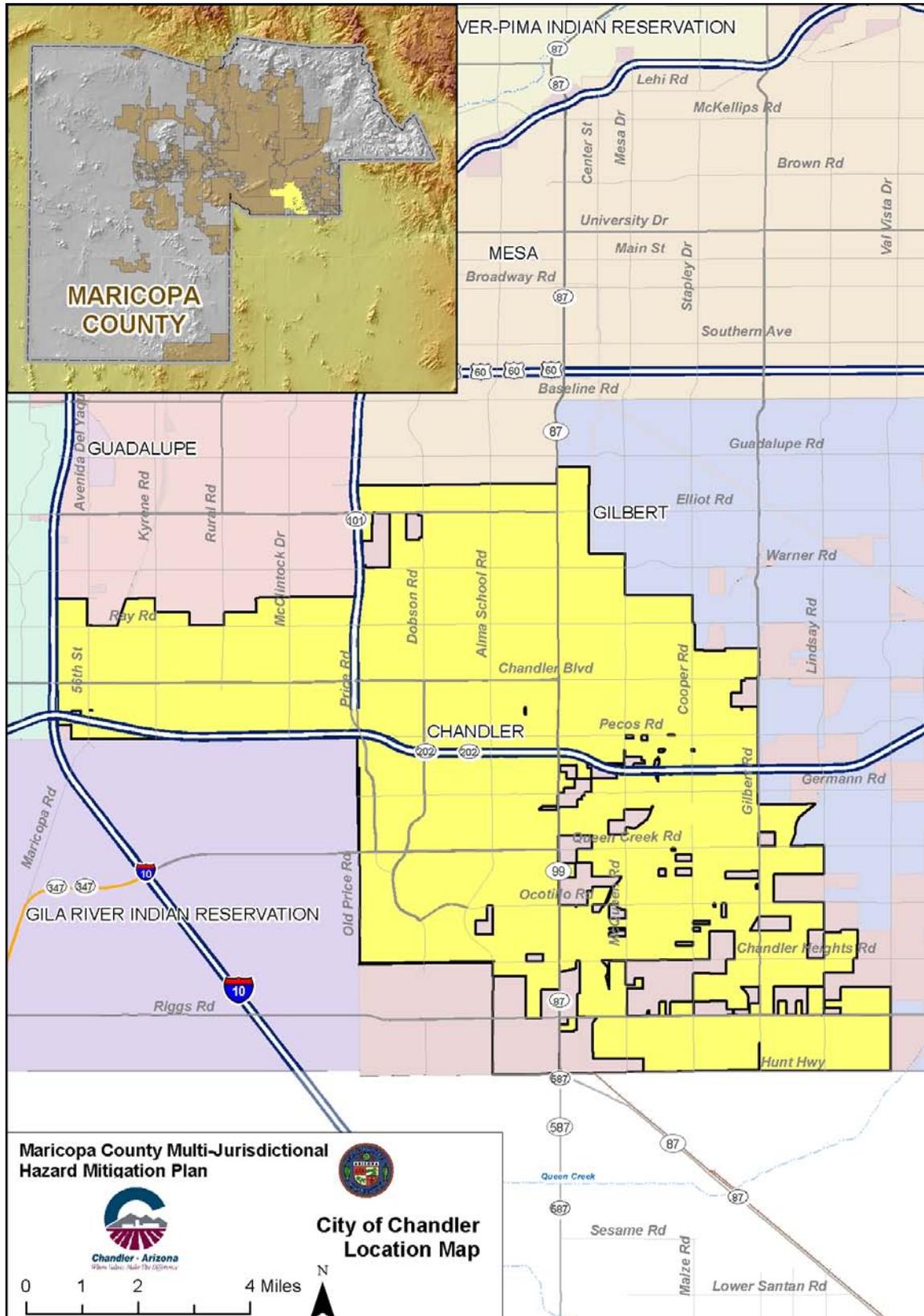


Figure 4-18: City of Chandler location map

Chandler's General Plan, approved in November of 2008, reflects a maturing community with limited land resources and a desire to maintain sustainable economic growth. Today significant portion of Chandler's 71.4 square mile planning area is developed, and over half of the developed land uses are residential, as shown in Figure 4-20¹¹. The General Plan goals are to preserve enough land for future commercial and employment opportunities with a balance of residential properties. The General Plan also includes a Safety Element, which identifies goals, objectives and policies to prevent, reduce and combat natural and man-made hazards. This element addresses general emergency planning, evacuation routes, peak load water supply requirements, and clearances around structures, geologic hazard identification, and minimum road widths.

4.3.6 *El Mirage*

The City of El Mirage is located approximately 15 miles northwest of downtown Phoenix in the western portion of the Phoenix Metropolitan area. South of Peoria Avenue, El Mirage is bordered to the west and south by the City of Glendale. It is enclosed on the west and north by the City of Surprise. On the east, the City is bordered by the Town of Youngtown and unincorporated areas of Maricopa County. El Mirage sits on the west bank of the Agua Fria River, which runs the length of the City's eastern border.

United States Highway 60 – Grand Avenue—is a divided, four to six lane road that extends from the Town of Wickenburg southeast to Van Buren Street in the City of Phoenix. As shown in Figure 4-20, Highway 60 diagonally traverses the north portion of El Mirage. The Burlington Northern Santa Fe (BNSF) Railroad runs along Grand Avenue's east side through the City of El Mirage. The centerpiece of El Mirage's recreation facilities is Gateway Park, located at the northwest corner of Thunderbird and El Mirage Roads. The Agua Fria River represents the City's largest open space area, entailing 1,120 acres.

Originally a farming community, migrant farm workers founded El Mirage in 1937, and the City was incorporated in 1951. El Mirage's residents are governed under a Council-Manager form of government, which includes a seven member City Council consisting of a Mayor and six Council members elected at-large for a term of four years. The City Council appoints the City Manager and other officers necessary to produce an orderly administration of the City's affairs.

As illustrated in Table 4-7, in 2000 the population of El Mirage was 7,518. With residential development continuing, this population is forecast to more than quadruple to 38,717 by 2020. Despite this growth, El Mirage will not represent a dramatically increasing ratio of Maricopa County's overall population. El Mirage's job to housing figures indicate a City that will struggle to achieve balance until build-out is achieved. In 2000, approximately 0.12% of Maricopa County's labor force was employed in El Mirage, with employment growth up to 0.63% in 2008. Labor projections are anonymously low for 2010 and 2020 when compared with 2008. This may be due to annexation of lands, underestimates of growth, or other factors.

El Mirage's General Plan, approved in 2003 and revised in 2009, guides development within the City. Figure 4-21¹², indicates the current land use planning for the City and shows primarily employment based uses for the southern half of the City and residential dominated uses in the northern half. Open space mostly coincides with the Agua Fria River and commercial development is primarily limited to small businesses located along Grand Avenue and Thunderbird Road.

¹¹ City of Chandler, <http://www.chandleraz.gov/Content/Landuse%20Element.pdf>

¹² City of El Mirage, 2009, <http://az-elmirage2.civicplus.com/DocumentView.aspx?DID=619>

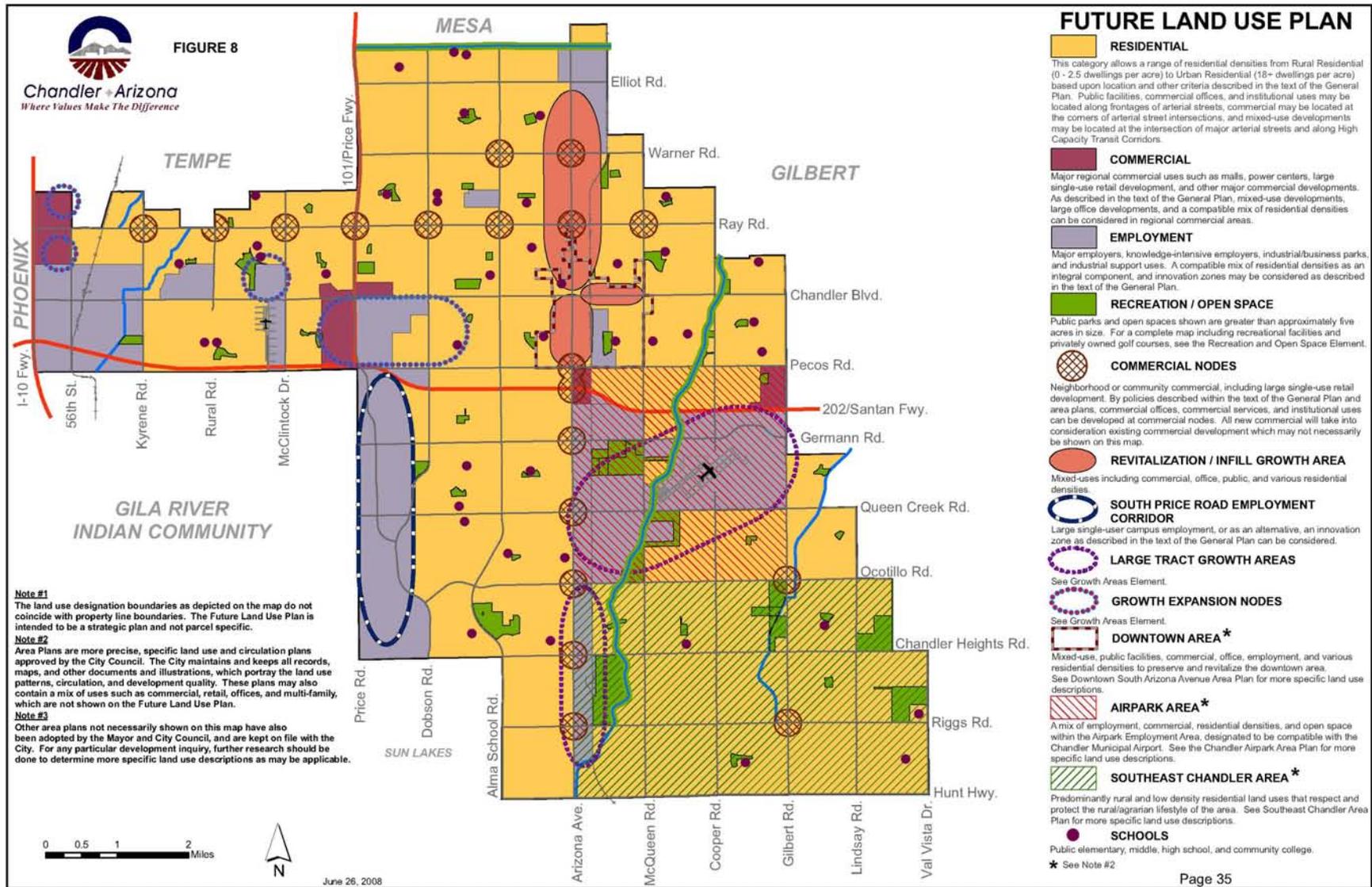


Figure 4-19: City of Chandler land use planning map

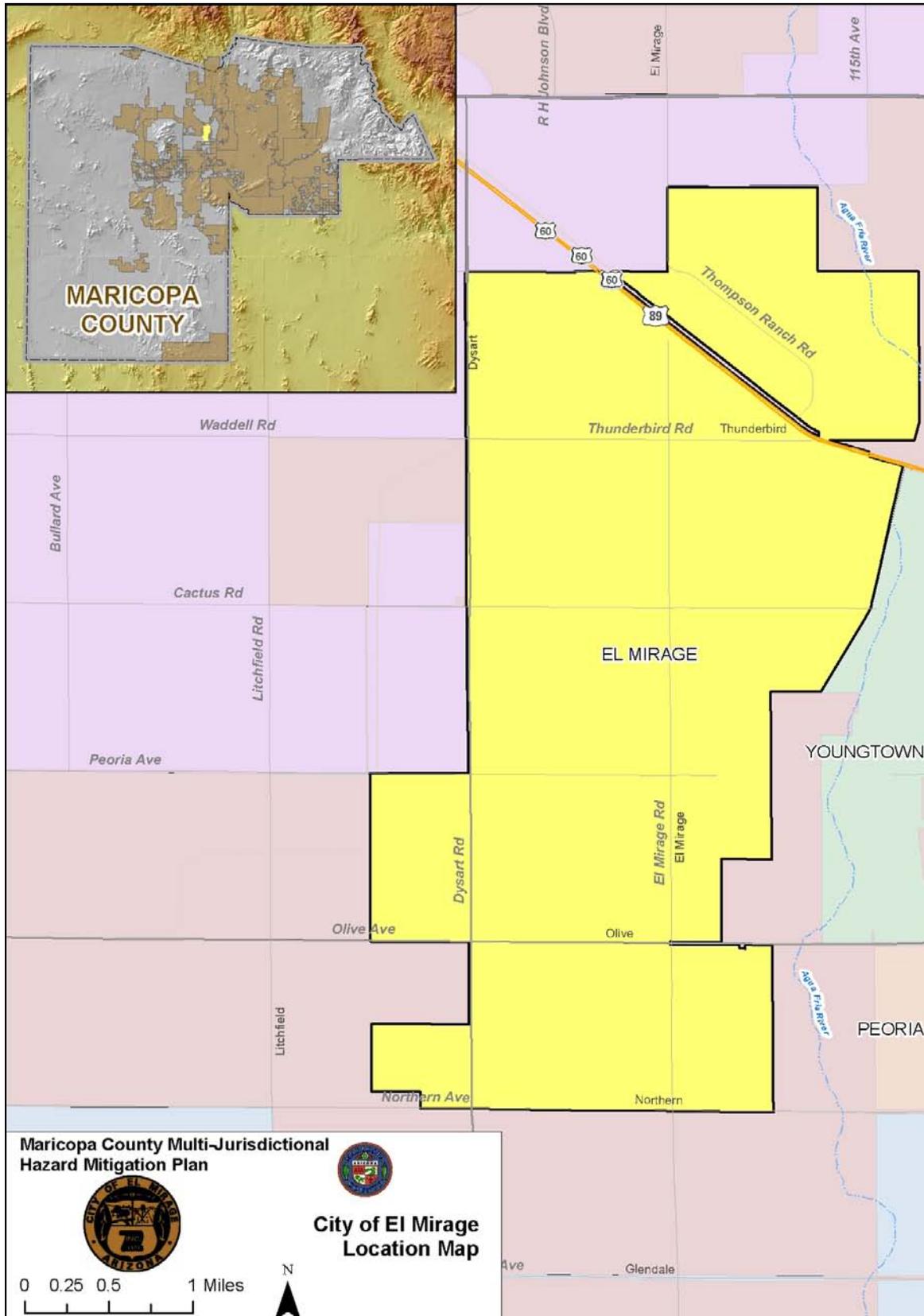


Figure 4-20: City of El Mirage location map

Table 4-7: Summary of population and employment estimates for El Mirage

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| El Mirage | 5,001 | 7,518 | 33,647 | 38,620 | 38,717 |
| As a % of County | 0.24% | 0.24% | 0.84% | 0.93% | 0.75% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| El Mirage | 991 | 1,900 | 11,446 | 5,001 | 9,276 |
| As a % of County | 0.10% | 0.12% | 0.63% | 0.24% | 0.34% |
| Jobs per Capita | 0.20 | 0.25 | 0.34 | 0.13 | 0.24 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

Of the City of El Mirage’s 9.9 square miles, less than one-third remains undeveloped. Most new development in El Mirage is projected to occur in the area south of Peoria Avenue and north of Grand Avenue. Numerous options also exist for residential single-family infill development in the City’s established residential areas. These opportunities are largely related to a transit plan that identifies a commuter rail stop in El Mirage. The City’s General Plan also includes a Safety Element, which contains goals, objectives and policies to protect residents of the City of El Mirage from natural and man-made disasters. This element focuses on emergency planning and measures that can be taken to mitigate community health hazards.

4.3.7 Fountain Hills

The Town of Fountain Hills lies in the northeast quadrant of Maricopa County approximately 30 miles northeast of central Phoenix. The Town’s hillside topography, in the upper Sonoran Desert on the eastern slope of the McDowell Mountains, provides the community with a rugged terrain and rich natural desert vegetation. Separated from much of greater Phoenix, the Town of Fountain Hills lies atop the McDowell Mountains, which create elevations in the Town between 1,510 and 3,170 feet—averaging about 400-500 feet higher than other Phoenix-area communities.

As shown in Figure 4-22, the City of Scottsdale borders Fountain Hills on the west, the Salt River Pima-Maricopa Indian Community on the south, the Fort McDowell Yavapai Nation on the east, the McDowell Mountain Regional Park on the northwest, and State owned land on the northeast. Major access to Fountain Hills is provided via Shea Boulevard, which is the Town’s primary connection to the greater metropolitan area to the west. To the east, adjacent to the Town boundary, Shea Boulevard intersects State Highway 87 connecting the Town to the south and east Valley, including the Cities of Mesa, Chandler, Gilbert, and also north toward the Verde River, the Salt River, and further north to Payson and the Mogollon Rim country.

The close proximity of both the Verde River and Fort McDowell, established in the late 1800’s, brought attention to a region that rapidly became known for ranching opportunities in the area. In 1968, still a ranching community, a large land holding in the area came into the possession of the McCulloch Oil Corporation. In 1970 this firm directed the development of a 12,000-acre model town, which would become the community of Fountain Hills. Among the many amenities these developers included with this planned development would be the world’s tallest fountain, which is still the community’s most prominent feature.

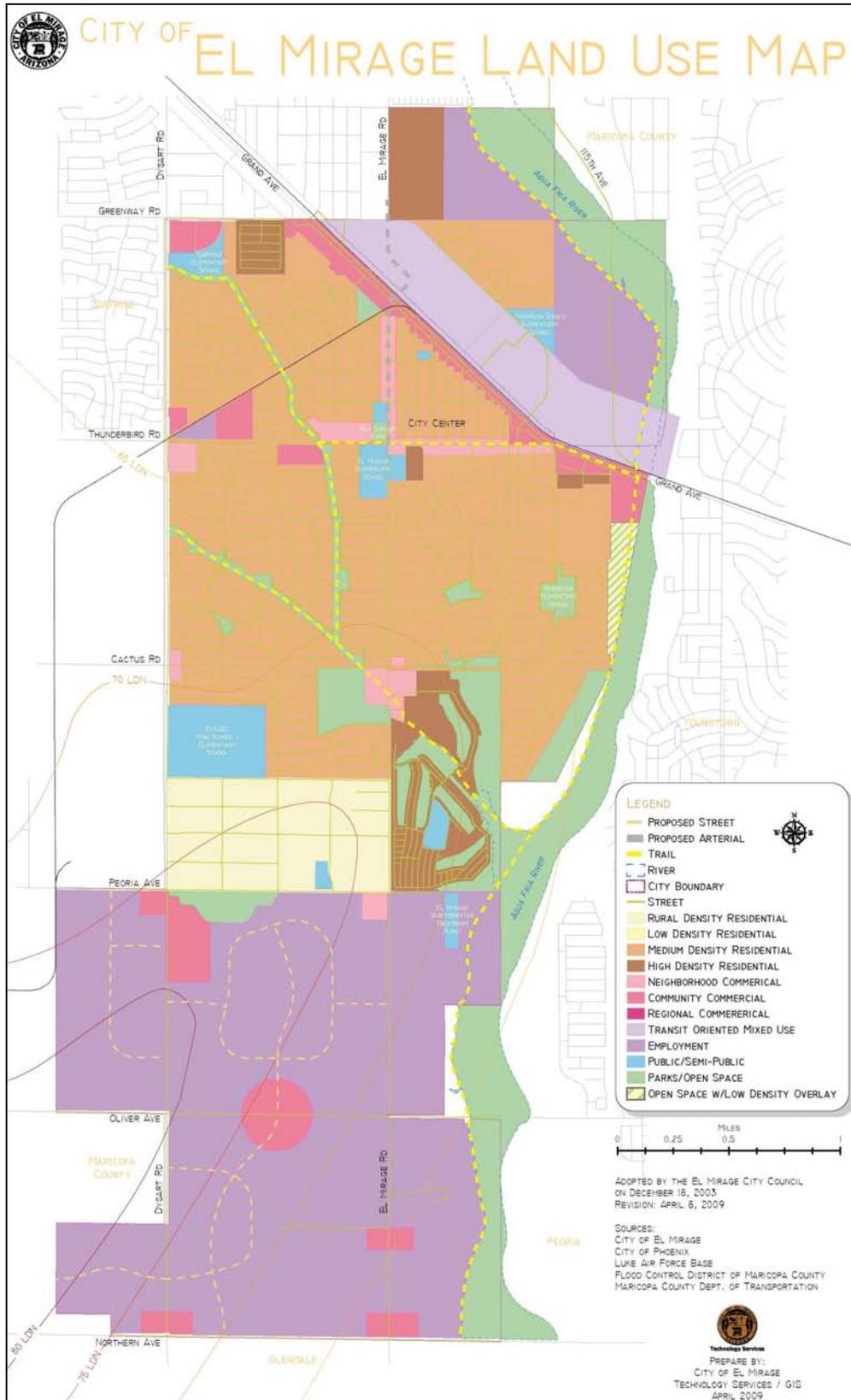


Figure 4-21: City of El Mirage land use planning map

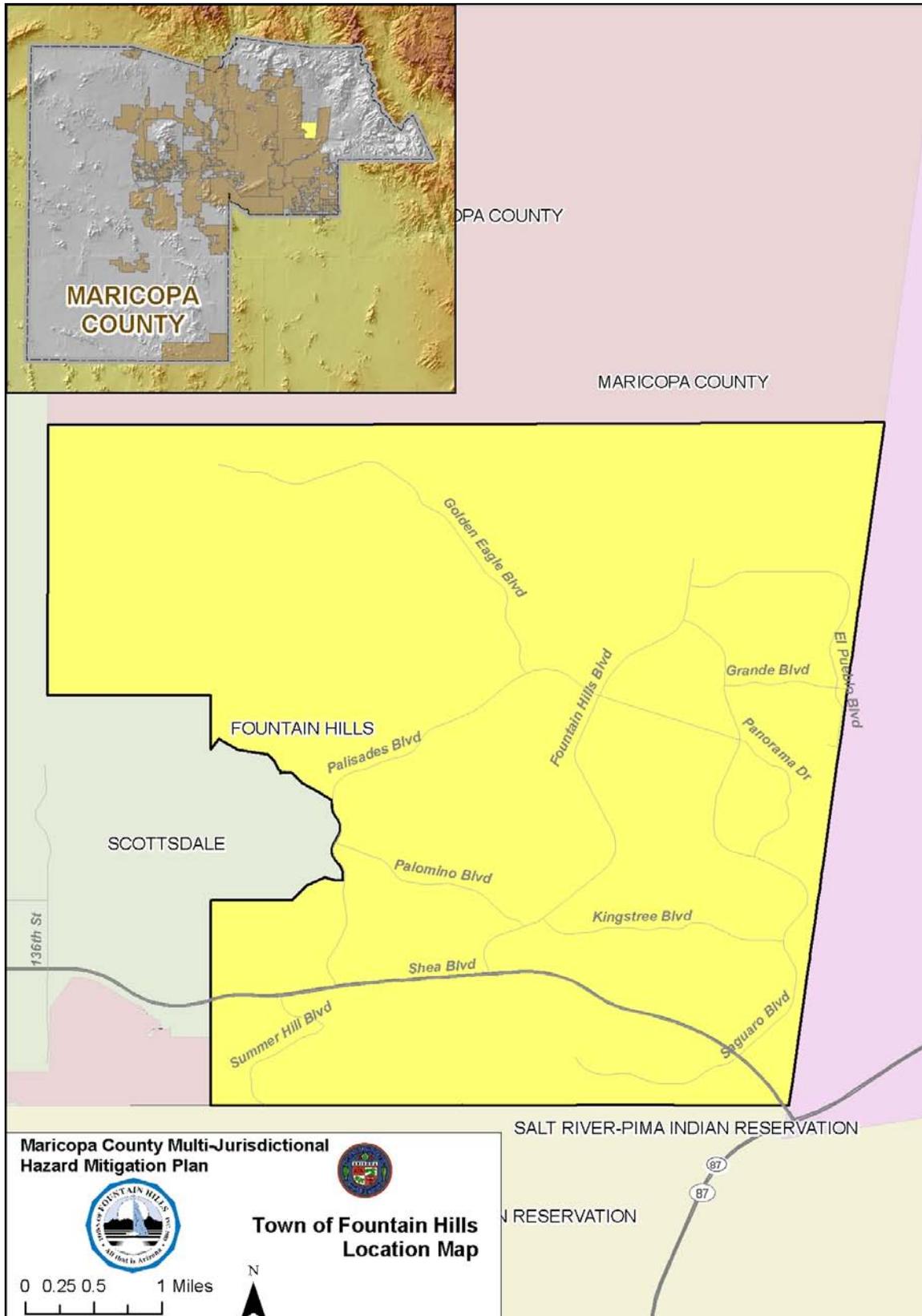


Figure 4-22: Town of Fountain Hills location map

In December of 1989 the Town was incorporated, and now operates under a Council-Mayor form of government, including a mayor and six council members elected at-large. Development of Fountain Hills continued steadily throughout the 1990’s, with land annexed to the south.

As illustrated in Table 4-8, in 2000 the population of Fountain Hills was 20,199. With residential development continuing to climb steadily in Fountain Hills this population has grown to nearly 26,000 by 2008. Despite this growth Fountain Hills will comprise an increasingly diminished percent of Maricopa County’s overall resident population. This increasing local population, but diminished role within the County, is a reflection of the strong growth throughout the Phoenix area. This trend also indicates the influence of relatively controlled growth in Fountain Hills, which is due largely to the master-planned heritage of the Town. Similarly, Fountain Hills’ labor force is forecast to reflect a very small proportion of total county jobs. Some of the community’s largest employers are Fountain Hills School District, Safeway, MCO Properties Inc., Bashas’, and the Gaming Center at Fort McDowell Reservation. In 2008, Fountain Hills had a labor force of 13,195 people with a 2.3% unemployment rate.

Table 4-8: Summary of population and employment estimates for Fountain Hills

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Fountain Hills | 1,030 | 20,199 | 25,995 | 27,166 | 33,331 |
| As a % of County | 0.05% | 0.66% | 0.65% | 0.66% | 0.65% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Fountain Hills | 978 | 4,300 | 13,195 | 9,954 | 11,569 |
| As a % of County | 0.10% | 0.27% | 0.73% | 0.47% | 0.43% |
| Jobs per Capita | 0.95 | 0.21 | 0.51 | 0.37 | 0.35 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

The Fountain Hills General Plan, ratified in June of 2002, supports the themes of the original 1970’s Town concept. This plan envisioned a complete, self-supporting town of approximately 70,000 people. In 1980 this concept was revised to anticipate a build-out population of 45,000. The rugged topography continues to be the major constraint for development in Fountain Hills. Currently, most of the land in Fountain Hills is already platted with an existing land use or is in the developing stages of construction. As shown through Figure 4-23¹³, low to mid-density single-family homes predominate throughout the community, and tend to follow the ridgelines. A large share of the undeveloped areas of Fountain Hills is devoted to open space, much of which includes the necessary gulches and valleys that facilitate runoff. Following its heritage as a planned community, Fountain Hills includes a fairly concentrated core area that includes residential, commercial, multi-family and some industrial uses. Highway commercial uses are scattered along Shea Boulevard to the south of Fountain Hills’ core.

¹³ Town of Fountain Hills, 2002, http://www.fh.az.gov/content/pdfs/planning-and-zoning/general_plan.pdf

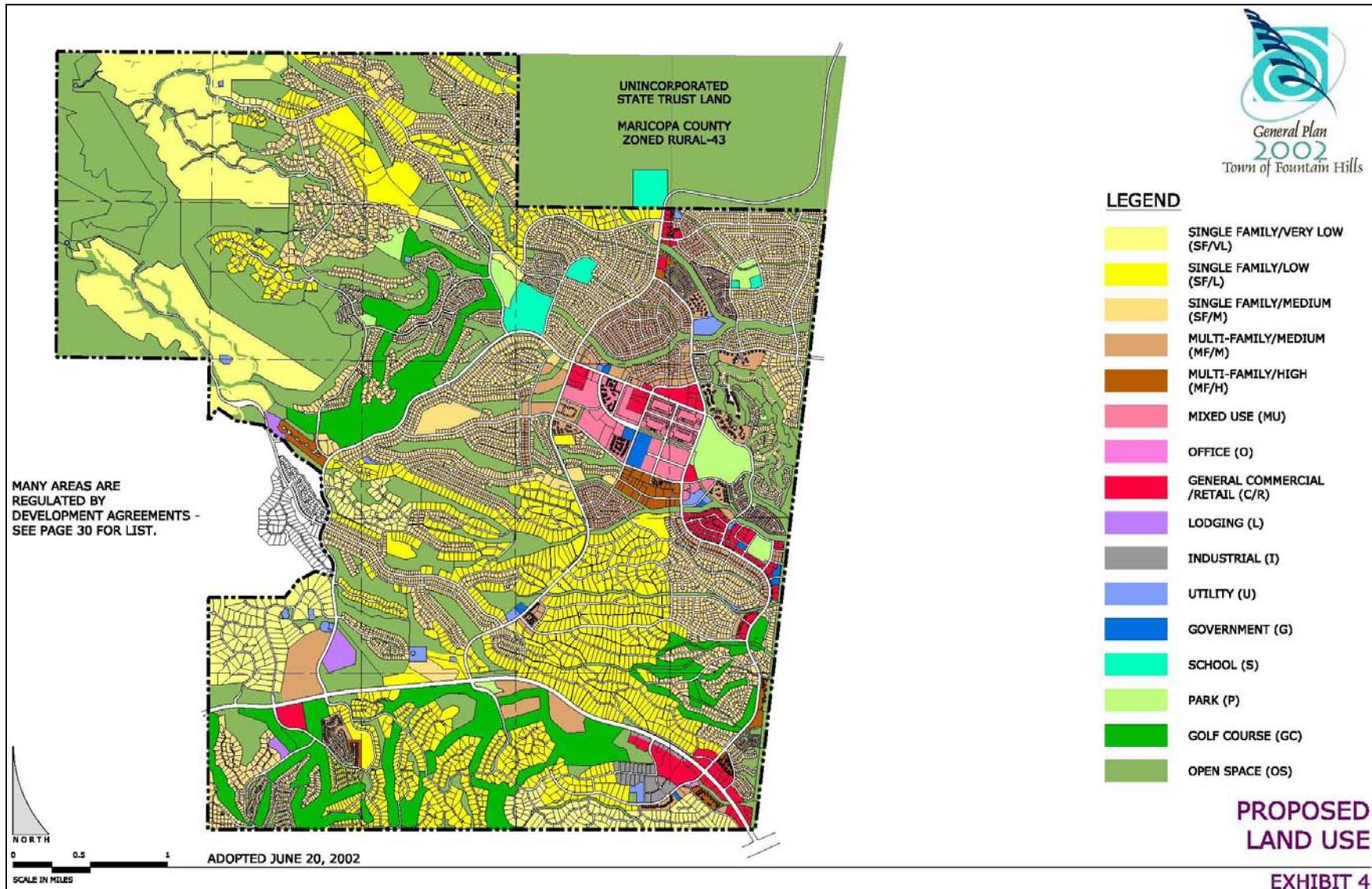


Figure 4-23: Town of Fountain Hills land use planning map

4.3.8 Fort McDowell Yavapai Nation

The Fort McDowell Yavapai Nation (FMYN) is located in the east portion of Maricopa County approximately 23 miles northeast of downtown Phoenix. The FMYN lies adjacent to the east side of the Town of Fountain Hills and the McDowell Mountain Park, and is linked to the north end of the Salt River Pima-Maricopa Indian Community, as shown in Figure 4-24.

With an average elevation of 1,350 feet, the area’s diverse landscape ranges from tree-lined bottomlands to cactus studded rolling hills. This desert landscape is contrasted by the riparian areas of the Verde River and Sycamore Creek. The 40-square mile area is now home to over 600 tribal members, while another 300 live off the reservation.

The FMYN was created by Executive Order on September 15, 1903. The Community is governed by a Tribal Council that is elected by tribal members pursuant to the Tribe's Constitution.

As illustrated in Table 4-9, in 1990 the population of FMYN was 640 residents. With the reservation largely immune to the growth influences found in many Maricopa County incorporated communities, the FMYN will experience only natural growth rates through the foreseeable future. The 2000 population was estimated to be 829 persons, while 2020 estimates put FMYN’s population at 1,037 residents.

Table 4-9: Summary of population and employment estimates for the Fort McDowell Yavapai Nation

| Population | 1990 | 2000 | 2005 | 2010 | 2020 |
|---|-----------|-----------|-----------|-----------|-----------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Fort McDowell Yavapai | 640 | 829 | 824 | 839 | 1,037 |
| As a % of County | 0.03% | 0.03% | 0.02% | 0.02% | 0.02% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Fort McDowell Yavapai | N/A | N/A | 227 | 1,323 | 1,647 |
| As a % of County | N/A | N/A | 0.01% | 0.06% | 0.06% |
| Jobs per Capita | N/A | N/A | 0.28 | 1.58 | 1.59 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

FMYN’s prime economic activity is its casino and related facilities. Built in 1984, the Fort McDowell Casino now occupies nearly 150,000 square feet with 950 employees. Other businesses include a large sand and gravel quarrying operation, a concrete plant, a hotel, golf courses, and various farming activities. Ft. McDowell’s labor force is predicted to be nearly double its population in 2010 and 2020. In 2002, Fort McDowell had a labor force of 303 people and is expected to rise to 1,647 by 2020.

Existing land use elements for FMYN are indicated on Figure 4-25¹⁴. Open space dominates most of the reservation land mass, with agricultural and very low density residential uses comprising the next two largest elements.

¹⁴ Maricopa Association of Governments, 2007 (DRAFT), *Municipal Planning Area Socioeconomic Profiles Maricopa County, Arizona*

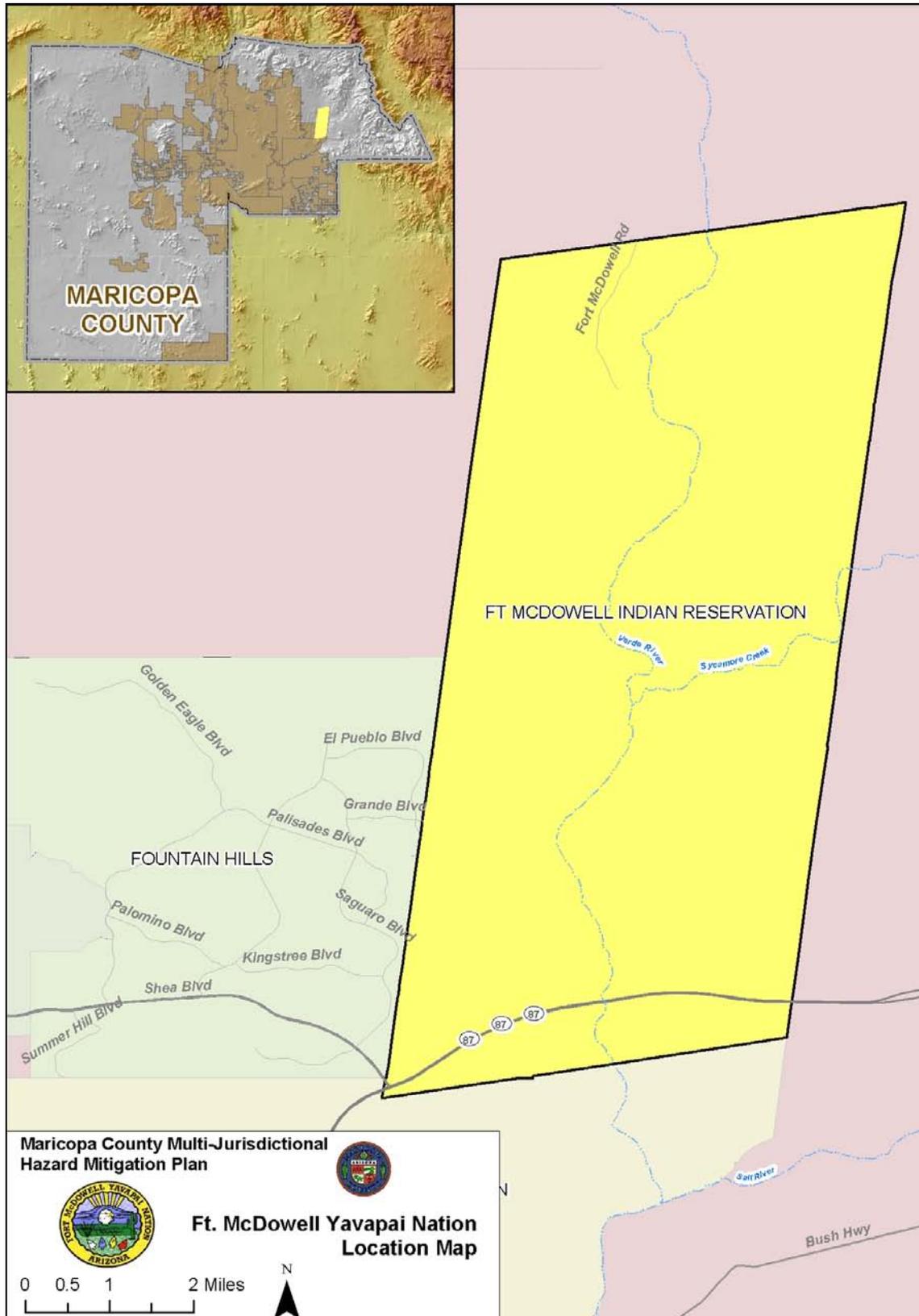


Figure 4-24: Fort McDowell Yavapai Nation location map

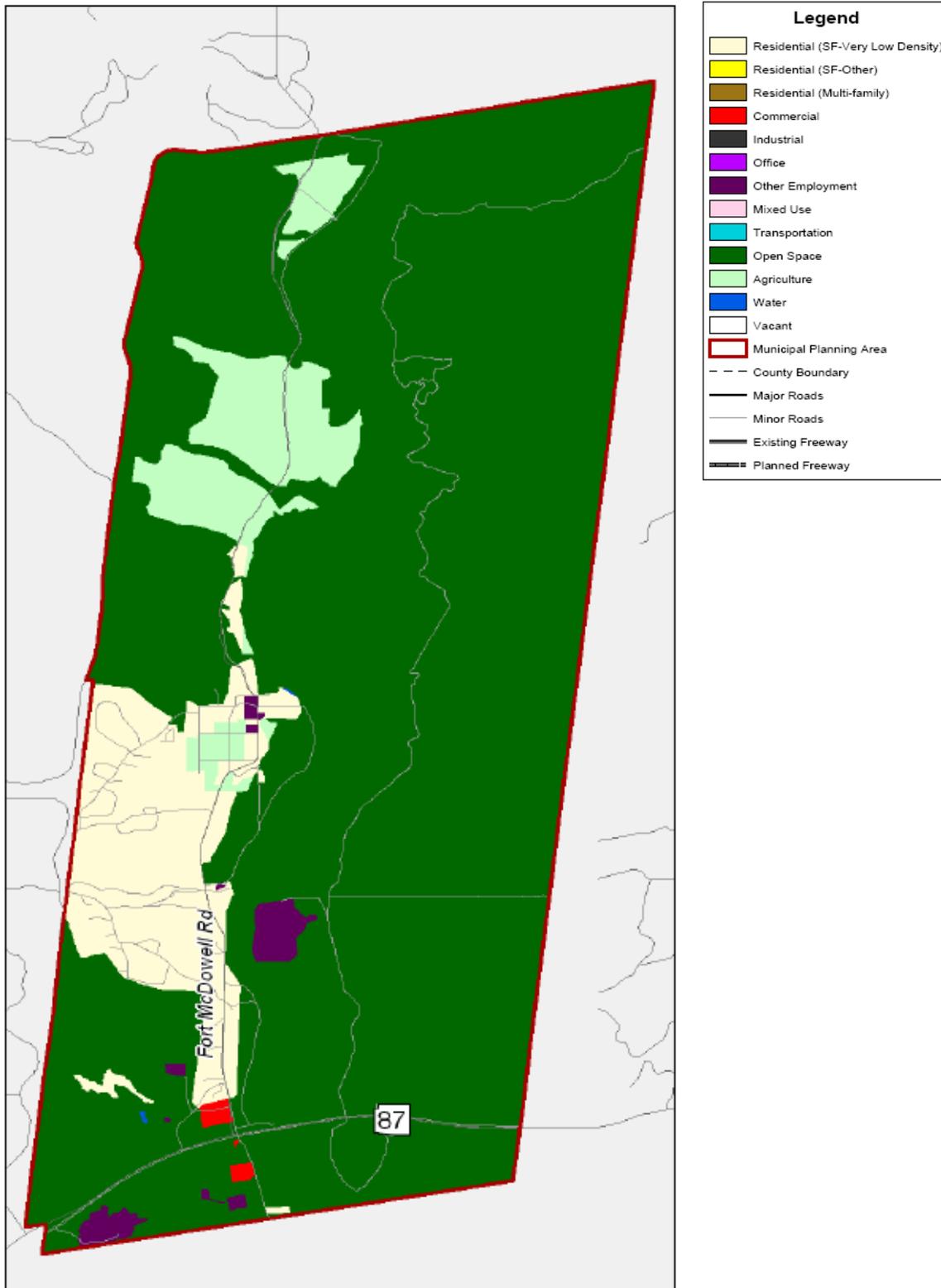


Figure 4-25: Fort McDowell Yavapai Nation land use map

4.3.9 Gila Bend

One of the few Maricopa County communities that is not adjacent to another municipality, the Town of Gila Bend is located at the intersection of State Highway 85 and Interstate 8 approximately 65 miles southwest of downtown Phoenix, as illustrated through Figure 4-26. Prominent land features that influence Gila Bend include the Woolsey Peak Wilderness approximately ten miles to the northwest, the North Maricopa Mountains Wilderness to the northeast, the South Maricopa Mountains Wilderness to the east, and the Barry M. Goldwater Gunnery Range to the immediate south of the community. The Tohono O’odham Nation’s San Lucy District sits adjacent to the Town’s northern border. Incorporated in 1962, the Town is appropriately named for a dramatic bend of the Gila River, which approaches the community from the north before heading west to join the Colorado River. Gila Bend sits at an elevation of 735 feet and includes approximately nine square miles, making the Town one of the geographically smallest communities in Maricopa County.

As illustrated in Table 4-10, the population of Gila Bend in 2000 was 1,944. While growth is anticipated to occur only moderately until 2010, Gila Bend’s proximity to the Greater Phoenix metropolitan area is expected to create a greater increase in residential development in the years that follow. By 2020 it is expected that Gila Bend will have a population of nearly 4,000 people. Expectedly, Gila Bend’s population will comprise a growing share of Maricopa County’s population. By 2020 it is anticipated that Gila Bend will contribute 0.08% of Maricopa County’s population, compared to only 0.06% in 2000.

Table 4-10: Summary of population and employment estimates for Gila Bend

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Gila Bend | 1,747 | 1,944 | 1,899 | 2,575 | 3,950 |
| As a % of County | 0.08% | 0.06% | 0.05% | 0.06% | 0.08% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Gila Bend | N/A | 1,200 | 977 | 1,691 | 2,760 |
| As a % of County | N/A | 0.08% | 0.05% | 0.08% | 0.10% |
| Jobs per Capita | N/A | 0.62 | 0.51 | 0.66 | 0.70 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

In 2000, 1,200 jobs existed in the Town, while nearly 2,800 are projected to exist by 2020. With 90,000 acres under cultivation in the Gila Bend trade area, agriculture still forms the backbone of the Gila Bend economy. Cotton heads the list of crops grown, along with alfalfa and grain.

Gila Bend’s General Plan, adopted November 2006, indicates a dramatic mix of land uses as shown in Figure 4-27¹⁵. This diverse blend is highlighted by various industrial zoning districts, as well as several pockets of low density residential and larger agriculturally designated parcels. Higher density residential districts exist closer to the historical core of Gila Bend, as well as industrial land that is influenced by the Southern Pacific Railroad.

¹⁵ Town of Gila Bend, <http://www.gilabendaz.org/vertical/Sites/%7B460CCFC8-4ABF-4D56-9D05-343DF365E86C%7D/uploads/%7BADBAFC26-4C10-424E-B173-E59B29CAA9C6%7D.PDF>

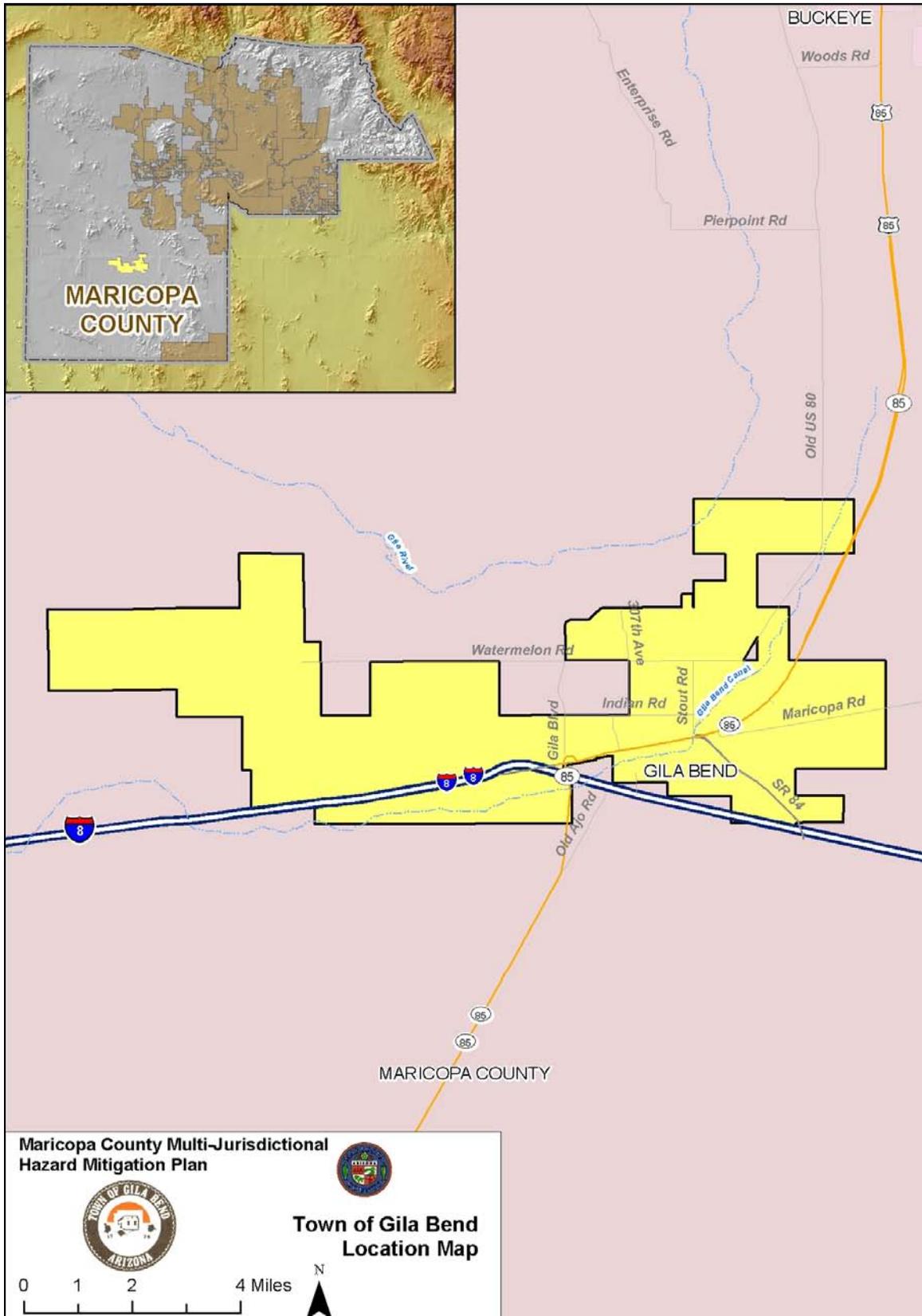


Figure 4-26: Gila Bend location map

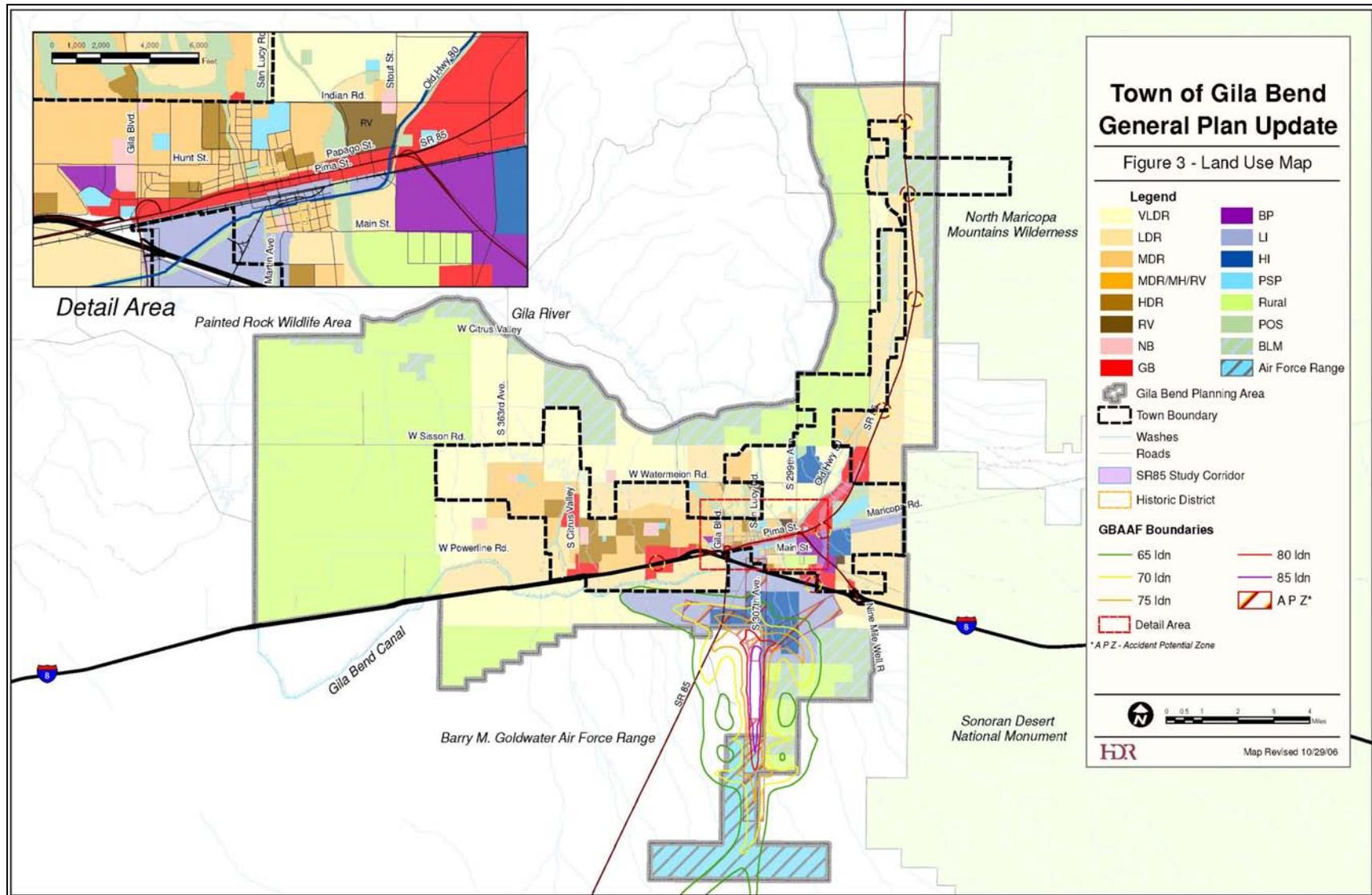


Figure 4-27: Town of Gila Bend land use planning map

4.3.10 Gilbert

The Town of Gilbert, located in the southeast valley, was incorporated in 1920. The original town site of just less than one square mile has grown rapidly today into a 74 square mile planning area in southeast Maricopa County. As shown in Figure 4-28, the Town shares boundaries with the City of Mesa, City of Chandler, Town of Queen Creek, the Gila River Indian Community, and Pinal County. A region that is defined more by roadways than natural features, the Town's northern boundary is Baseline Road; the eastern boundary is generally along Power Road; the southern boundary is Hunt Highway; and the western boundary is along several roads as it jogs between Arizona Avenue and Val Vista Road. Numerous pockets of unincorporated land dot the planning area, some of which are entirely surrounded by the Town.

Like many communities in Maricopa County, Gilbert's origins lie in agriculture. In 1902, the Arizona Eastern Railway established a rail line between the towns of Phoenix and Florence. A rail siding was established on property owned by William "Bobby" Gilbert. The siding, and the town that sprung up around it, eventually became known as Gilbert.

Gilbert became an active farming community, fueled by the construction of the Roosevelt Dam and the Eastern and Consolidated Canals. It remained an agricultural town for many years, and was known as the "Hay Capital of the World" until the late 1920s.

Gilbert began to take its current shape during the 1970s when the Town Council approved a strip annexation that encompassed 53 square miles of county land. Today Gilbert's residents are governed under a Council-Manager form of government, which includes a seven member Town Council consisting of a Mayor and six Council members elected at-large for a term of four years. The Council appoints the Town Manager and other officers necessary to produce an orderly administration of the Town's affairs.

As of April 2008 the population of Gilbert is estimated at nearly 215,000 persons. As illustrated through Table 4-11, in 2000 the population of Gilbert was 109,936. With residential development continuing to expand in Gilbert, the population is forecast to almost 286,000 by 2020. Despite continued growth Gilbert's ratio of overall County population is anticipated to diminish after the Town's growth area is built out sometime after 2020. Gilbert's labor force is also forecast to remain steady through build out. In 2000, 2.24% of Maricopa County's labor force was employed in Gilbert, with 4.36% forecast to reflect Gilbert's labor pool in the year 2020. Commercial and industrial development has increased significantly; in three years, Gilbert has added over 2 million square feet of industrial and commercial space. In 2008, the town had a civilian labor force of 113,468 people and a 2.7% unemployment rate.

Table 4-11: Summary of population and employment estimates for Gilbert

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-----------|-----------|-----------|-----------|-----------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Gilbert | 29,188 | 109,936 | 214,820 | 218,009 | 285,819 |
| As a % of County | 1.38% | 3.58% | 5.39% | 5.27% | 5.53% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Gilbert | 5,680 | 35,000 | 113,486 | 81,852 | 117,984 |
| As a % of County | 0.60% | 2.24% | 6.25% | 3.88% | 4.36% |
| Jobs per Capita | 0.19 | 0.32 | 0.53 | 0.38 | 0.41 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

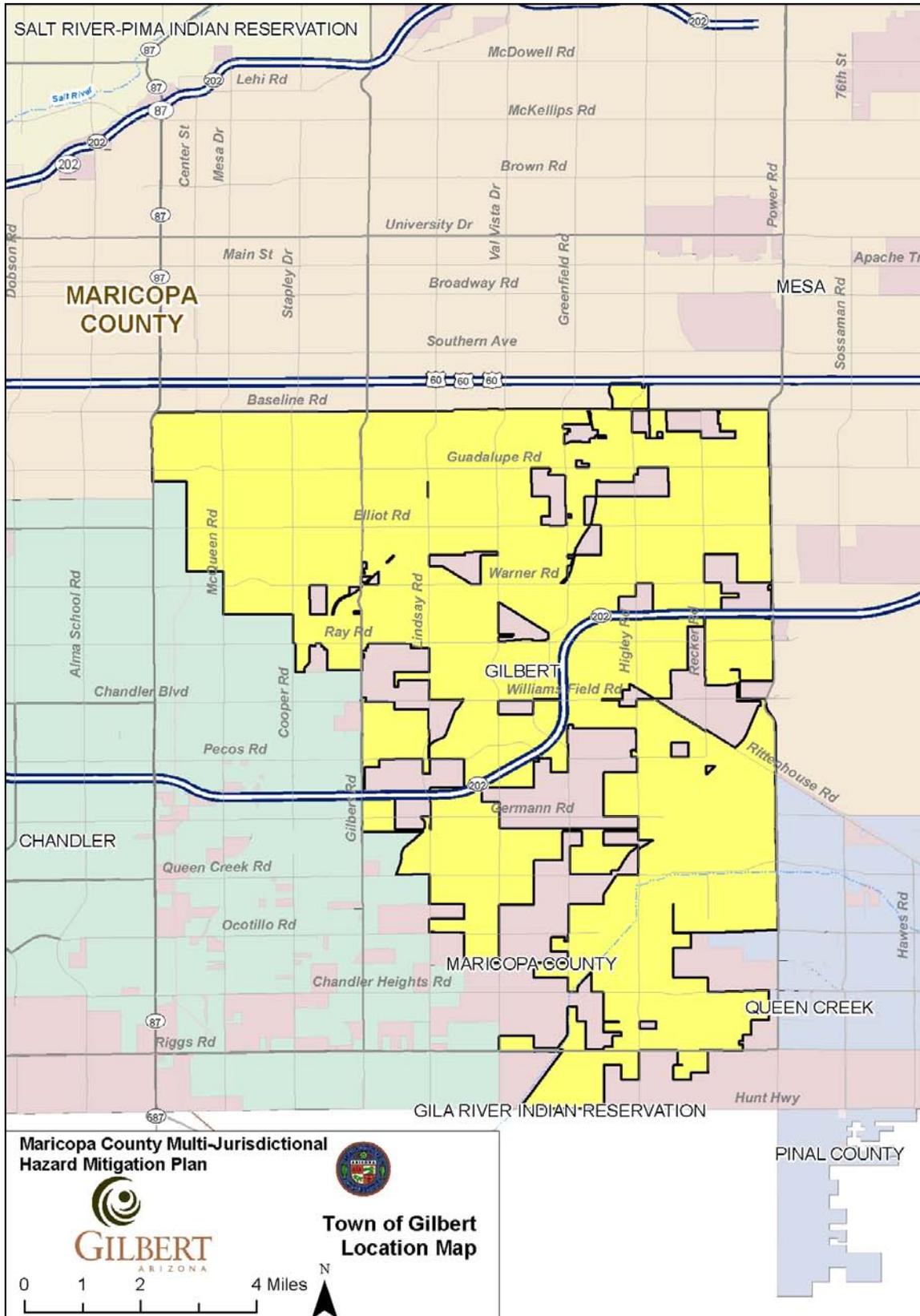


Figure 4-28: Gilbert location map

Gilbert's General Plan, ratified in 2001 and amended in April 2006, reflects a community that is continuing the trend of single-family home construction that has propelled Gilbert to the upper ranks of fast-growing cities in the Country. Between 1990 and 2000 Gilbert became the fastest growing community over 100,000 residents in the United States. Estimates as of 2008 place Gilbert's population at 214,820 people. The pressures felt from this growth have caused Gilbert to expand all services to the new population. Gilbert's growth has generally moved from northwest to southeast, mirroring the availability of sanitary sewer service. The Town's adopted Land use Plan, shown in Figure 4-29¹⁶, indicates a patchwork of varying densities of single-family homes interspersed with commercial nodes along the arterial streets. The Santan Freeway, which bisects the community, also provides opportunities for commercial, retail, and office development. Two very large master-planned communities located in the southeast part of Town and vacant land in all parts of the planning area will also develop in the next ten years. The Town's General Plan also includes a Public Facilities and Services element, which has been prepared to provide the forecasted needs of Gilbert for public services and infrastructure.

4.3.11 Glendale

Located on the Western portion of the greater metropolitan area, Glendale is located approximately 13 miles from downtown Phoenix. Bordered on the east, north, and south by the City of Phoenix, and on the west by the City of Peoria, Glendale is one of the most rapidly growing and diverse cities in Maricopa County. Between 1990 and 2000, Glendale was the 19th fastest-growing large city in the Country, and stands today as the fourth most populous community in Arizona. Strategically located in the northwest region of the metropolitan area, Glendale has aggressively pursued economic development forces to the City including the Arizona Cardinals and Phoenix Coyotes professional sports franchises. Established in 1892 and incorporated in 1910, the City's planning area now stretches west into unincorporated Maricopa County to an area immediately south of the communities El Mirage and Surprise. As shown in Figure 4-30, major access to Glendale is provided via the Loop 101 Freeway, which enters the City from the north and meets Interstate 10 on the south. Interstate 17 and State Highway 93 (Grand Avenue), provide alternate routes to other communities in the metropolitan area.

Today Glendale's residents are governed under a Council-Manager form of government, which includes a seven member City Council consisting of a Mayor and six Council members from various districts within the community who serve four-year terms. The City Council appoints the City Manager and other officers necessary to produce an orderly administration of the City's affairs.

As illustrated in Table 4-12, in 2000 the population of Glendale was 218,596. With residential growth forecast to continue climbing through the foreseeable future, Glendale's population is expected to grow to over 300,000 by 2020. Despite this growth Glendale will comprise an increasingly diminished ratio of Maricopa County's overall resident population. This increasing local population, but decreasing role within the County, is a reflection of the strong growth throughout the region.

¹⁶ Town of Gilbert, <http://www.ci.gilbert.az.us/generalplan/land-use.cfm>

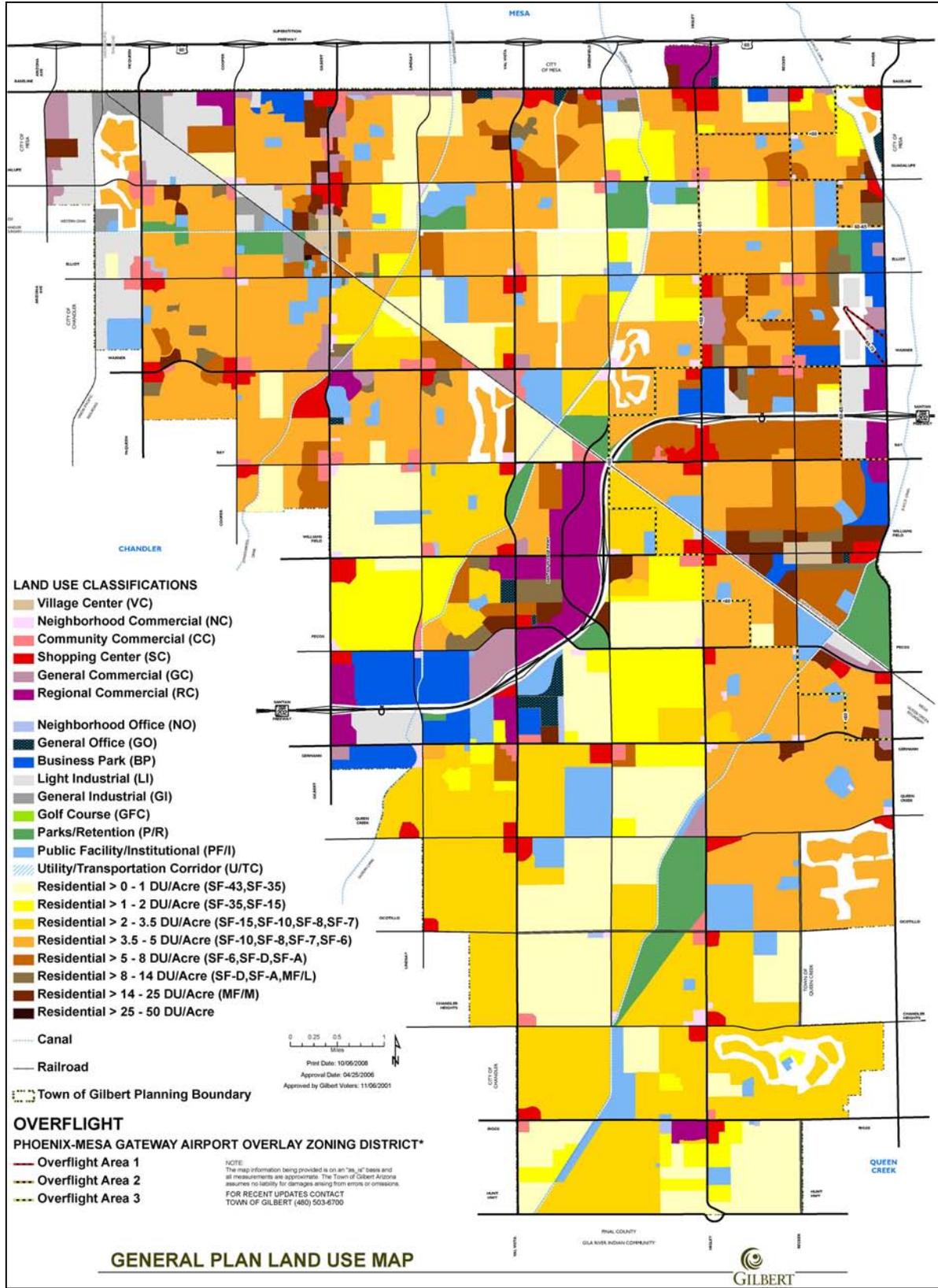


Figure 4-29: Town of Gilbert land use planning map

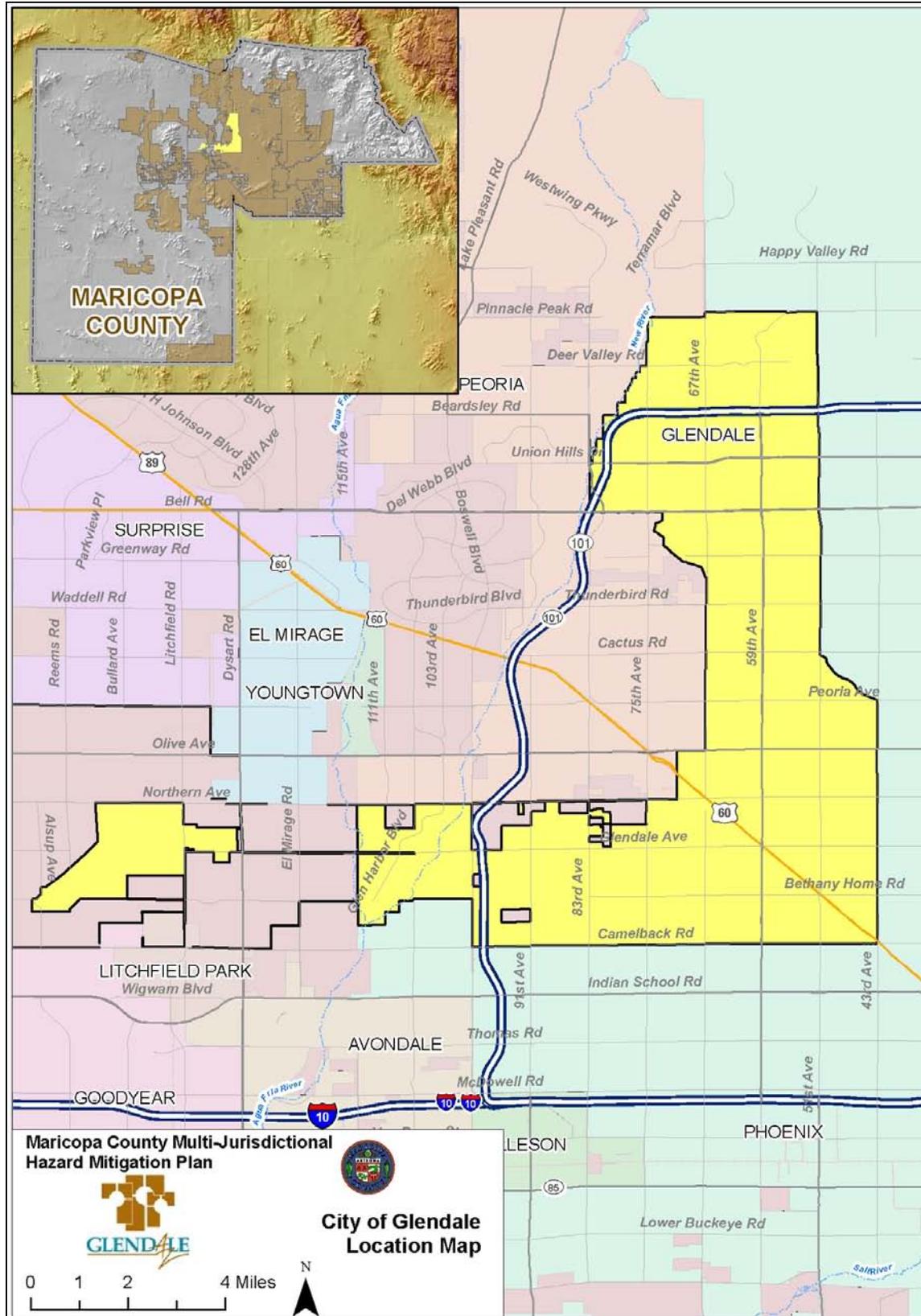


Figure 4-30: Glendale location map

Table 4-12: Summary of population and employment estimates for Glendale

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Glendale | 148,134 | 218,596 | 248,435 | 279,807 | 308,100 |
| As a % of County | 6.98% | 7.12% | 6.23% | 6.77% | 5.97% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Glendale | 37,956 | 84,500 | 138,266 | 117,110 | 156,508 |
| As a % of County | 4.00% | 5.40% | 7.62% | 5.54% | 5.79% |
| Jobs per Capita | 0.26 | 0.39 | 0.56 | 0.42 | 0.51 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

Home to Luke Air Force Base, the Thunderbird School of International Management, and a growing sports and entertainment district near the Loop 101 Freeway, Glendale is becoming the commercial, industrial and educational hub of the west valley. The basis of Glendale's economic progress throughout its 100-year history as a community has been focused on the availability of both water and transportation. Specifically, the Arizona Canal and Roosevelt Dam assured a stable water supply and protection from the effects of droughts and floods. As a result of these investments in the early part of the 1900's, Glendale became an agricultural community that specialized in lettuce, melons, sugar beets, and cotton production. Today Luke Air Force Base, the largest fighter pilot training base in the world, is Glendale's largest employer with over 6,000 military and civilian employees. Luke's annual economic impact to Glendale and Arizona is estimated at over \$2 billion. Other major employers in Glendale include the Arrowhead Towne Center, Thunderbird Samaritan Medical Center, and Honeywell.

Ratified in May of 2002, Glendale's General Plan reflects a community that is responding to the many diverse and dynamic land use opportunities in the region. As shown in Figure 4-31¹⁷, land in Glendale is available for future use in all sectors of the City. Effectively characterized as a community with very distinct growth regions, Glendale is positioning itself to take advantage of its proximity to the various freeways that affect the area, as well as the two most prominent economic development features in the West Valley—Luke Air Force Base and a developing sports-based entertainment core that is home to the NHL Coyotes, NFL Cardinals, and Super Bowl 2008. Complimenting the fairly standard pattern of single family residential uses, commercial, business, and entertainment development types are planned for strategic locations near transportation facilities, and various industrial and open space uses are called for in the large impact zone created by Luke. Low-density residential uses are also forecast to develop in the City's westernmost region. The City's General Plan also includes a Public Facilities Element, which provides the foundation to ensure the provision of adequate personnel, operations and maintenance of the services and facilities required by Goodyear's residents and businesses.

¹⁷ City of Glendale, <http://www.glendaleaz.com/planning/documents/GlendaleLandUseMap.pdf>

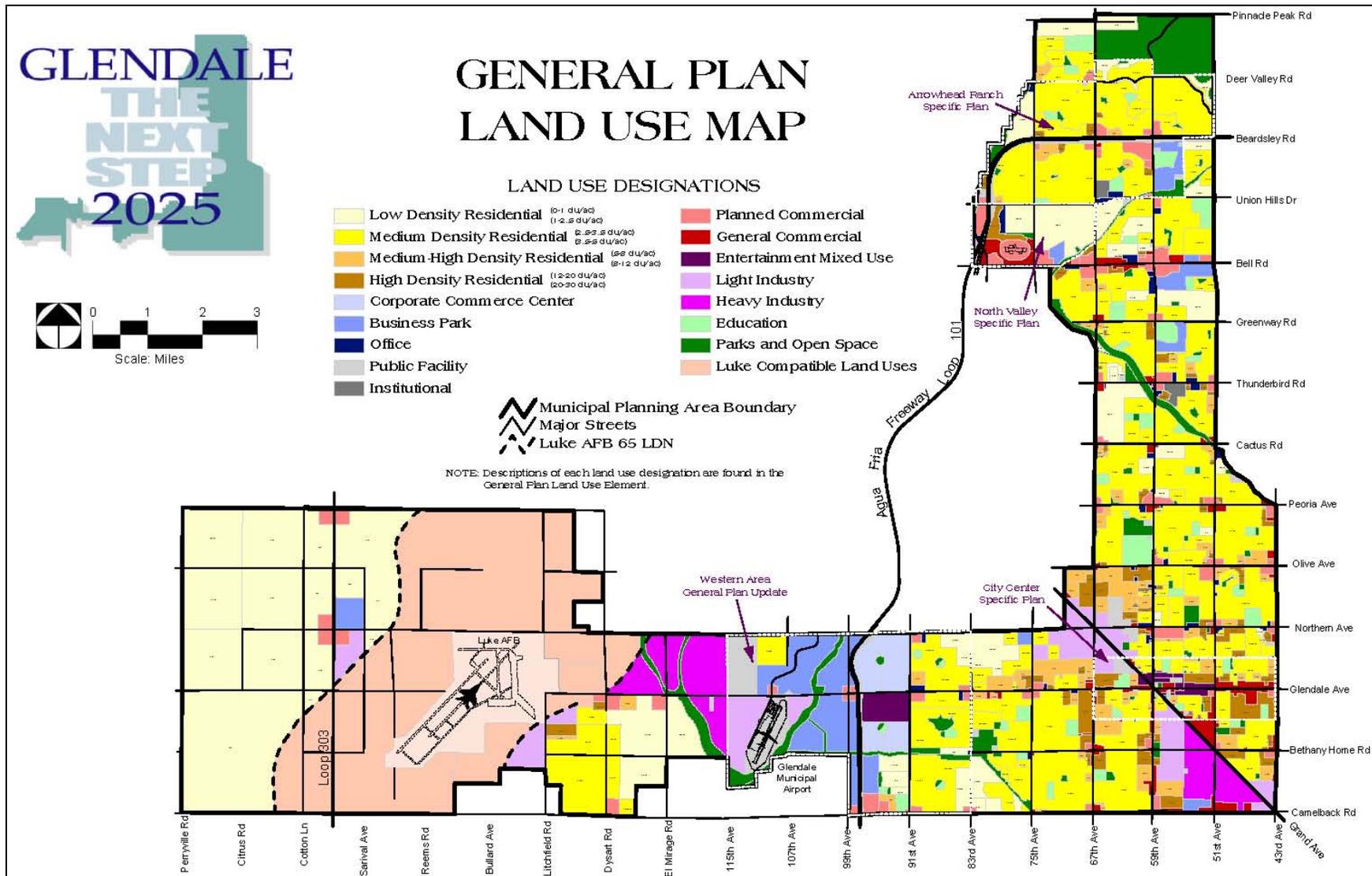


Figure 4-31: City of Glendale land use planning map

4.3.12 Goodyear

The City of Goodyear, located on the west side of the metropolitan area, was founded in 1916 by the Goodyear Tire and Rubber Company, which grew cotton in the area for use in its tire manufacturing. Later, a naval air station was established in Goodyear and a subsidiary, Goodyear Aircraft, began manufacturing flight decks for Navy seaplanes. Aerospace and food processing industries, and its proximity to California markets, have provided Goodyear with a strong economic base and have contributed to its rapid growth.

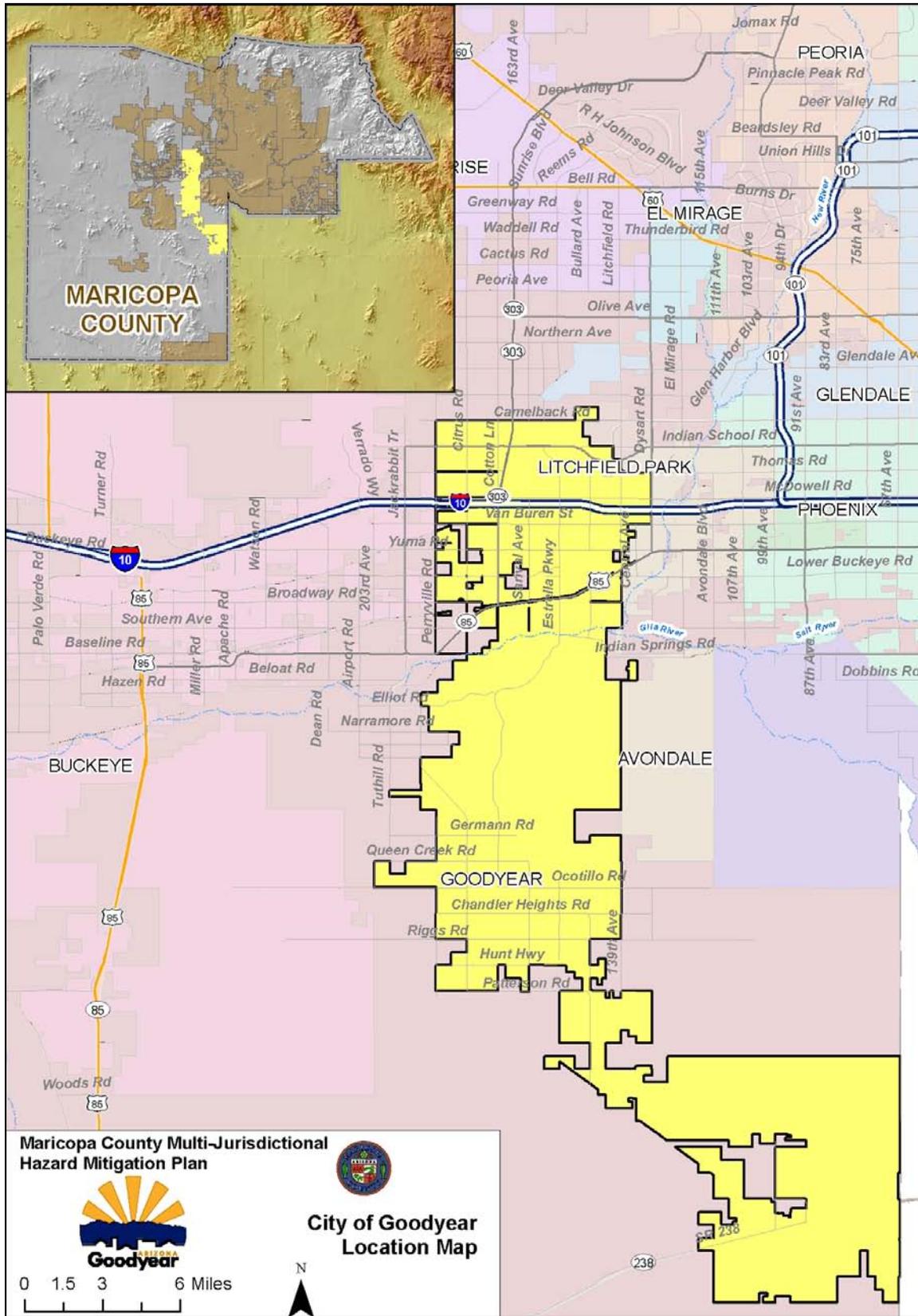
As illustrated through Figure 4-32, two major roadways contribute to the economic and residential growth in the City: Interstate 10, which bisects the City’s northern region, and Maricopa County Highway 85, which runs through central Goodyear and connects to Interstate 8. The Union Pacific Rail Line also runs through Goodyear, providing industrial sites with rail access. The two primary natural features that affect the City of Goodyear include the Estrella Mountains, which border a portion of Goodyear’s east side, and the Gila River watershed, which east to west bisecting the community. The incorporated area of Goodyear exhibits an elongated rectangular shape, ranging between 6 and 7 miles from east to west, and 22 miles from north to south. Currently Goodyear’s incorporated area contains approximately 117 square miles of land. The majority of its land area exhibits slopes less than 3 percent, draining to the middle of the planning area where the Gila River flows from east to west. The City incorporated on November 19, 1946.

Today Goodyear’s residents are governed under a Council-Manager form of government, which includes a seven member City Council consisting of a Mayor who serves a two-year term and six Council members elected at-large for a term of four years. The City Council appoints the City Manager and other officers necessary to produce an orderly administration of the City’s affairs.

As illustrated in Table 4-13, in 2000 the population of Goodyear was 18,779. With large tracts of available land expected to open for development for the foreseeable future, this population is forecast to grow exponentially to more than 174,000 by 2020. As a result of this substantial growth, Goodyear’s population will comprise a steadily increasing percentage of Maricopa County’s population. Similarly, Goodyear’s labor force is forecast to reflect an ever-larger share of the region’s jobs. In 1990, the City had 3,569 jobs, while 2020 projections anticipate nearly 74,000 jobs within the community. Exhibiting a trend that is shown in few Maricopa County communities, Goodyear’s jobs-per-capita ratio is forecast to fall from 0.57 in 1990 to 0.42 in 2020.

Table 4-13: Summary of population and employment estimates for Goodyear

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Goodyear | 6,258 | 18,779 | 59,436 | 71,354 | 174,521 |
| As a % of County | 0.29% | 0.61% | 1.49% | 1.73% | 3.38% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Goodyear | 3,569 | 13,900 | 22,392 | 28,167 | 73,622 |
| As a % of County | 0.38% | 0.89% | 1.23% | 1.33% | 2.72% |
| Jobs per Capita | 0.57 | 0.74 | 0.38 | 0.39 | 0.42 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |



Today, Goodyear maintains a strong economic base of a diverse group of industries ranging from aerospace to food processing and an excellent quality of life. The three largest employers within the City include the State of Arizona-Perryville Prison, McLane Sunwest (a division of Wal-Mart) and Lockheed Martin Corporation. Several industries are represented in the City of Goodyear including the aerospace industry, food processing, and manufacturing. There is also a large sector of companies within the food processing and manufacturing industry including Poore Brothers, Snyder's of Hanover Southwest Specialty Foods, and DelMonte Fresh Produce. Employment projections forecast office employment as the major source of jobs by 2020.

Goodyear's General Plan, which was ratified in November of 2003, reflects a community that is preparing for the massive growth opportunities and stresses that the City will be addressing in the coming decades. The Land Use Plan, shown in Figure 4-33¹⁸, encompasses 17 land use and 3 overlay categories including 6 residential, 2 commercial, 1 mixed-use, 2 industrial, 3 public use, 2 recreational, and 1 preservation designations. The three overlay designations respond to the desire for future resort development, village centers, and mixed land uses at selected locations or corridors within the planning area. This development of Goodyear will be continually challenged by several unique features of the region including the Luke Air Force Base flight routes, the Gila River basin, and the alignment of an Interstate 10 companion roadway that may be developed in the coming decade.

4.3.13 *Guadalupe*

One of the smallest towns in Maricopa County, Guadalupe is a Native American and Hispanic community of about 6,000 residents sitting between Phoenix and Tempe at the base of South Mountain. Yaqui Indians founded Guadalupe around the turn of the century and the town proudly maintains a strong cultural and ethnic identity. The Town of Guadalupe was incorporated in 1975 and is approximately one square mile in area. Guadalupe is expected to retain its current shape because it is surrounded by man-made boundaries: Interstate 10 and the City of Phoenix on the west; Baseline Road and the City of Tempe on the North; the City of Tempe on the South; and the Highline Canal on the East. These features are illustrated through Figure 6 3.

The Town was founded in 1914 and today has a council-manager form of government. Municipal services are provided by the town or on a contractual basis, and the Maricopa County Sheriff's Department provides public safety services.

Over the years many Hispanic families have located in Guadalupe, and it has becoming well known as a stopping point for Mexican immigrant workers. As illustrated in Table 4-14, in 2000 the population of Guadalupe was 5,228. With vacant, developable land non-existent in the community, this population has grown only slightly to 5,990 by 2008.

¹⁸ City of Goodyear, <http://www.ci.goodyear.az.us/DocumentView.aspx?DID=4018>

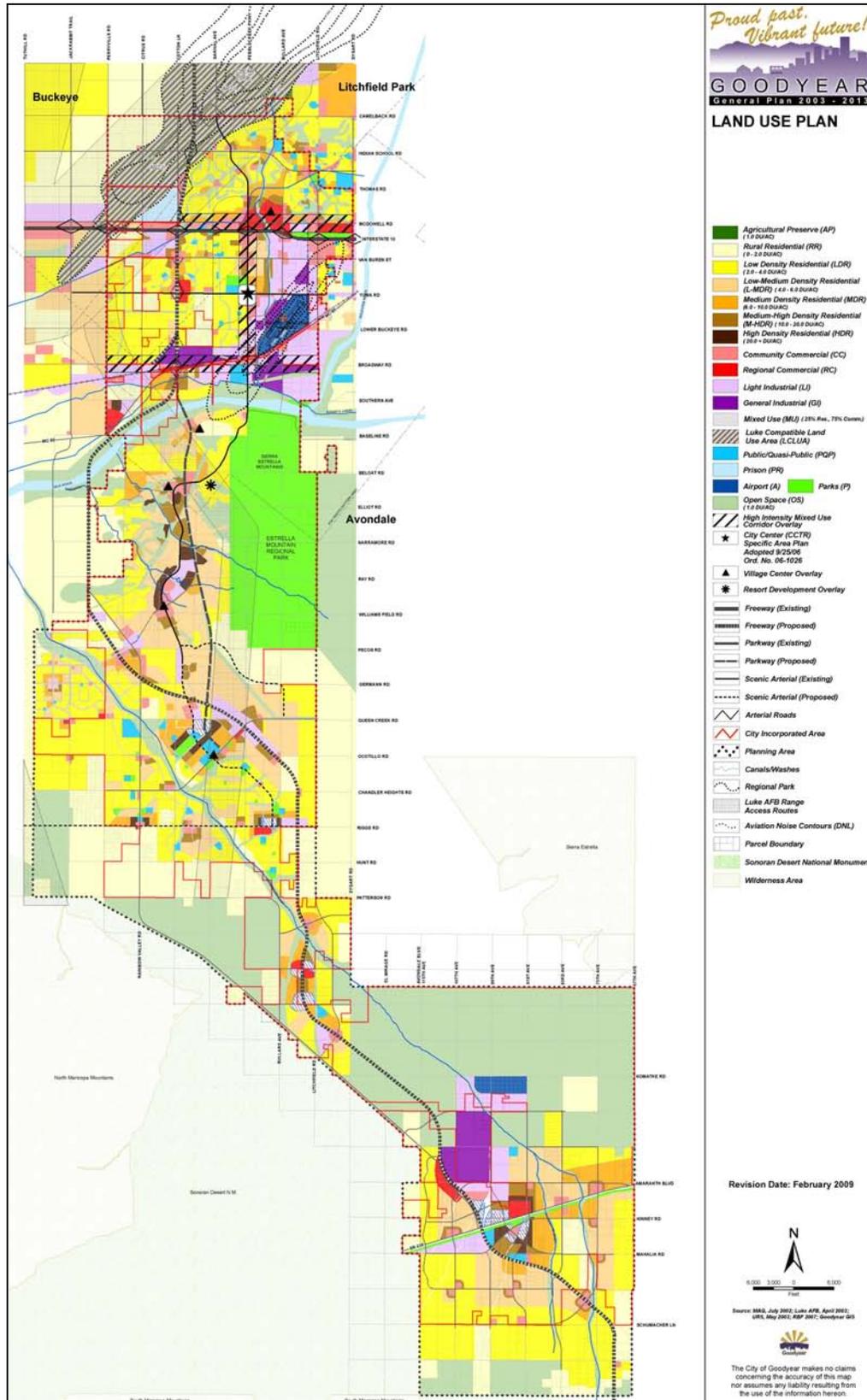


Figure 4-33: City of Goodyear land use planning map

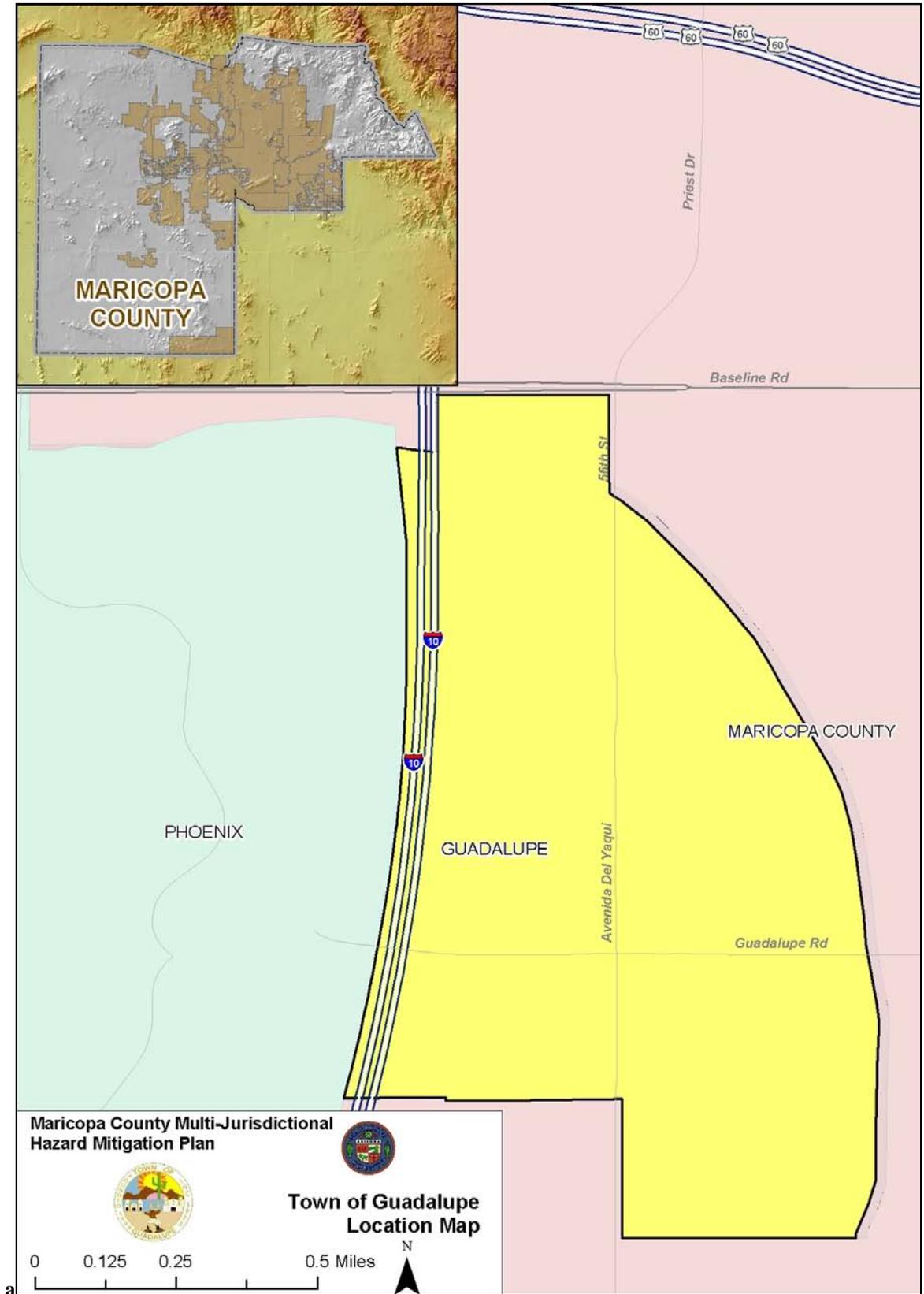


Figure 4-34: Guadalupe location map

Table 4-14: Summary of population and employment estimates for Guadalupe

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Guadalupe | 5,458 | 5,228 | 5,990 | 5,790 | 5,982 |
| As a % of County | 0.26% | 0.17% | 0.15% | 0.14% | 0.12% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Guadalupe | 330 | 600 | 2,570 | 1,387 | 1,467 |
| As a % of County | 0.03% | 0.04% | 0.14% | 0.07% | 0.05% |
| Jobs per Capita | 0.06 | 0.11 | 0.43 | 0.24 | 0.25 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (July 2003), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

Guadalupe’s labor force is forecast to reflect a slightly larger share of the region’s jobs. In 1990, the Town had 330 jobs, which have increased to 2,570 in 2008. In addition to having a proportionately growing employment role within the region, Guadalupe’s ratio of jobs-per-capita has also seen a rise from 0.06 in 1990 to 0.43 in 2008. Guadalupe is primarily a residential community with retail and service businesses catering to local residents and visitors. Commercial districts include one along Baseline Road and I-10 with several restaurants and hotels, and another on Avenida Del Yaqui that caters to tourists and locals. El Tianguis is a Mexican-style 22,000 square-foot shopping square, with restaurants and shops offering imported products. Manufacturing, service and agriculture also provide jobs within the Town.

Figure 4-35¹⁹ clearly illustrates the two most prominent land features of Guadalupe; namely, the preponderance of residential land uses and the Town’s inability to expand beyond its current borders. While residential land uses dominate the built environment of Guadalupe, other commercial and industrial areas along the border with Interstate 10 and in the Town’s eastern and southern regions also take advantage of the Town’s proximity to active regional features such as the Arizona Mills Mall and the dynamic retail core areas in Chandler.

4.3.14 Litchfield Park

Situated north of Interstate 10 approximately 16 miles west of downtown Phoenix, the City of Litchfield Park lies immediately east of Goodyear and north of Avondale in the West Valley region of Maricopa County, as shown in Figure 4-36, Litchfield Park is a planned residential community. Incorporated in 1987, Litchfield Park began in 1916 when the Goodyear Tire and Rubber Company bought farmland to grow Egyptian long-staple cotton to use in tire cords. Litchfield Park eventually became the headquarters for Goodyear Farms, which had thousands of acres under cultivation. From 1931 to 1944, it was also the test site for Goodyear auto, truck and tractor tires. In the 1960’s, Litchfield Park designed a master plan for development including several self-sufficient villages.

As illustrated in Table 4-15, in 2000 the population of Litchfield Park was 3,813. With development opportunities opening steadily, this population is forecast to more than double to 10,305 by 2020. As a result, Litchfield Park’s population will comprise a steadily increasing percentage of Maricopa County’s population through 2020. Litchfield Park’s labor force is forecast to reflect a growing share of the region’s jobs until available land is developed. In 1990, Litchfield Park had 1,280 jobs, while 2020 projections anticipate 3,200 jobs within the community. Litchfield Park’s projected percentage of Maricopa County employment is projected to remain flat at 0.12% over the next decade.

¹⁹ Maricopa Association of Governments, 2007 (DRAFT), *Municipal Planning Area Socioeconomic Profiles Maricopa County, Arizona*

The Wigwam Golf Resort and Spa is Litchfield Park's largest employer with over 600 employees. Luke Air Force Base, located just north of Litchfield Park, is the largest training center for F16 fighter pilots in the world, and many Litchfield Park residents are retired military personnel. Morton Salt has a facility just north of Litchfield Park; nearby Goodyear is home to Rubbermaid, Inc., Lockheed Martin and Lufthansa German Airlines Pilot School. Palo Verde Nuclear Generating Station is 30 miles away and provides additional job opportunities.

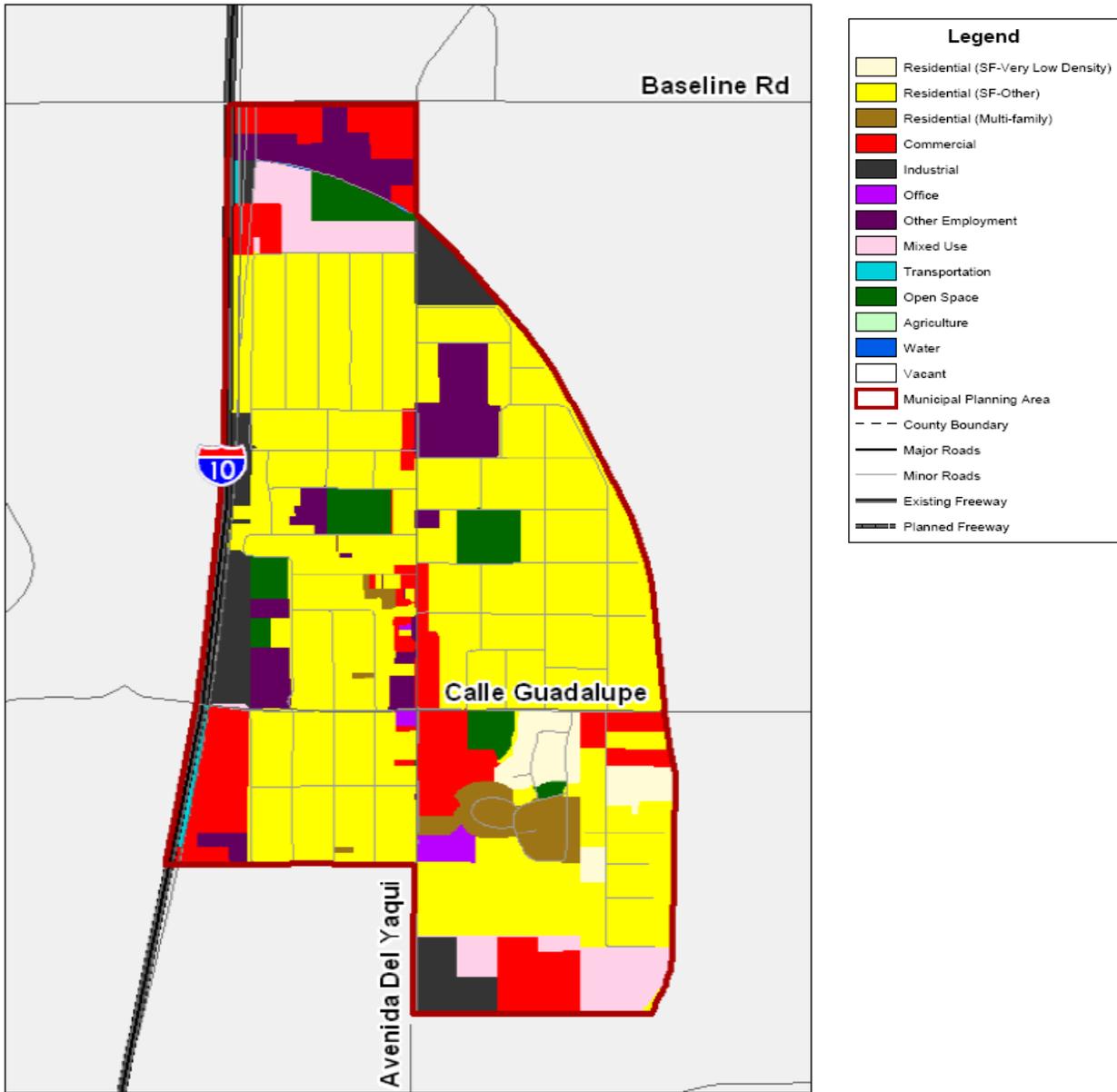


Figure 4-35: Town of Guadalupe land use map

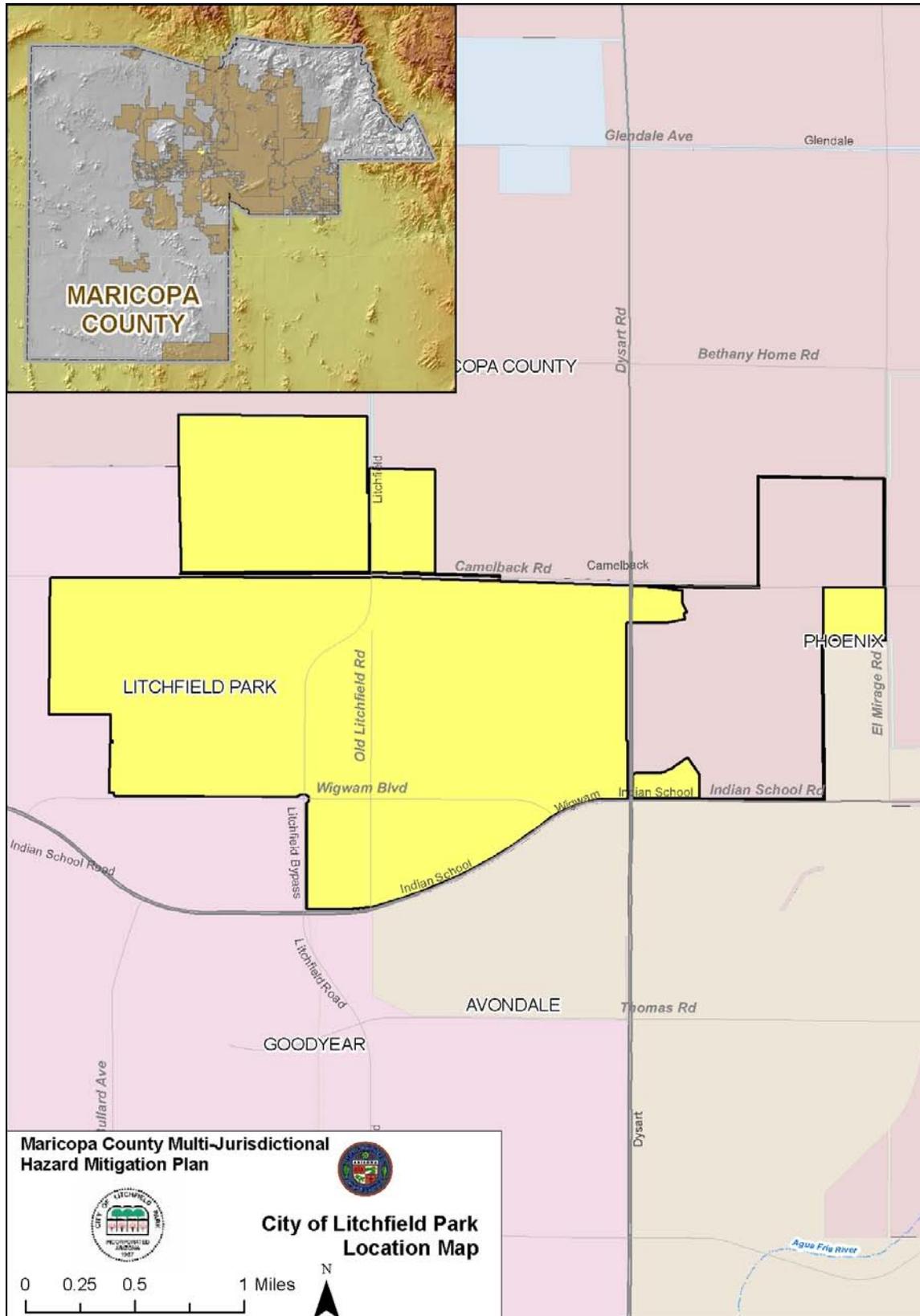


Figure 4-36: Litchfield Park location map

Table 4-15: Summary of population and employment estimates for Litchfield Park

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Litchfield Park | 3,303 | 3,813 | 5,093 | 5,140 | 7,000 |
| As a % of County | 0.16% | 0.12% | 0.13% | 0.12% | 0.14% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Litchfield Park | 1,280 | 1,200 | 2,181 | 2,405 | 3,200 |
| As a % of County | 0.13% | 0.08% | 0.12% | 0.11% | 0.12% |
| Jobs per Capita | 0.39 | 0.31 | 0.43 | 0.47 | 0.46 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009), City of Litchfield Park (2009) | | | | | |

The General Plan for Litchfield Park, adopted in 2001, is currently being updated and has guided the development of the City for almost a decade. As shown in Figure 4-37²⁰, the primary man-made features that influence Litchfield Park’s land uses include an arterial roadway network and the Wigwam Golf Course, which occupies a substantial share of this small community. Regionally the features that most affect Litchfield Park’s environment include the Luke Air Force Base and Interstate 10. Within the City the land uses indicate a fairly balanced community, with a dispersion of low and mid-density single family residential, and neighborhood commercial, all encircling the Wigwam Golf Course. Future growth in the community will be made available through expansion to the City’s north and east sides, which are currently in unincorporated Maricopa County.

4.3.15 *Mesa*

The City of Mesa, located in the southeast Phoenix valley, was incorporated in 1883. As shown in Figure 4-38, the City shares boundaries with the communities of Tempe, Gilbert, Queen Creek, and Apache Junction, and with the Salt River Pima-Maricopa Indian Community to the north. A region that is generally defined more by a roadway network than by natural features, the environment of north Mesa is enhanced by the presence of both the Salt River watershed and Red Mountain. Numerous notable pockets of unincorporated land dot the planning area, some of which are entirely surrounded by the City. As part of the greater metropolitan area, Mesa is the third-largest city in Arizona and the nation’s 40th-largest city., today more than 430,000 people call Mesa home, taking advantage of Mesa’s family-oriented lifestyle. Just 15 miles east of downtown Phoenix, incorporated Mesa currently includes 129.7 square miles, with a future land area that will include more than 170 square miles.

Since its incorporation over 100 years ago, the City of Mesa has experienced tremendous growth. Mesa’s modern history began in 1877 when a group of Mormon colonists arrived in Lehi and built Fort Utah in the north-central portion of Mesa near the Salt River. In 1883, the City of Mesa was officially incorporated and had an estimated 200 residents. By 1980, boundaries had expanded significantly, increasing the City’s area to over 66 square miles.

²⁰ City of Litchfield Park, <http://az-litchfieldpark.civicplus.com/DocumentView.aspx?DID=31>

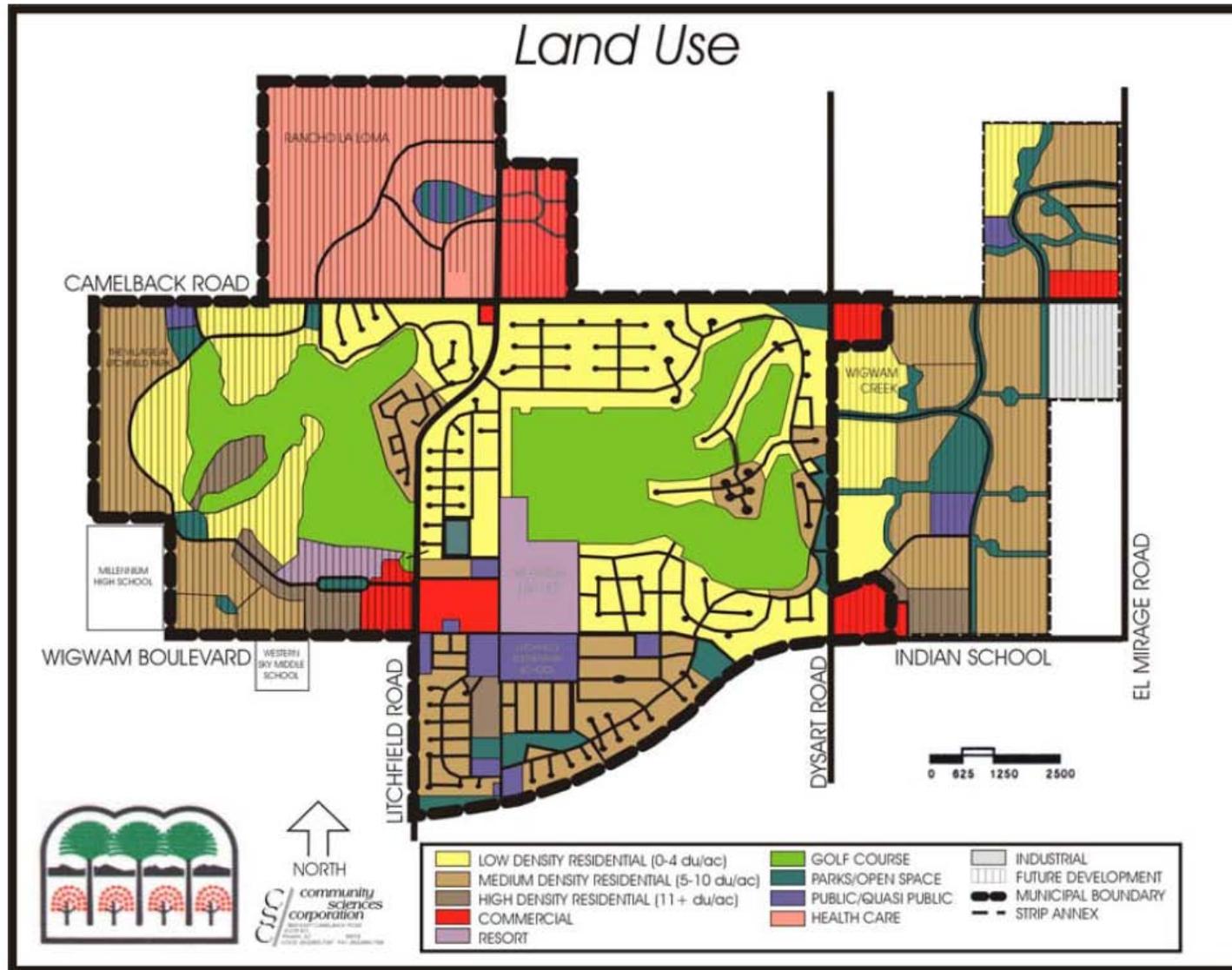


Figure 4-37: City of Litchfield Park land use map

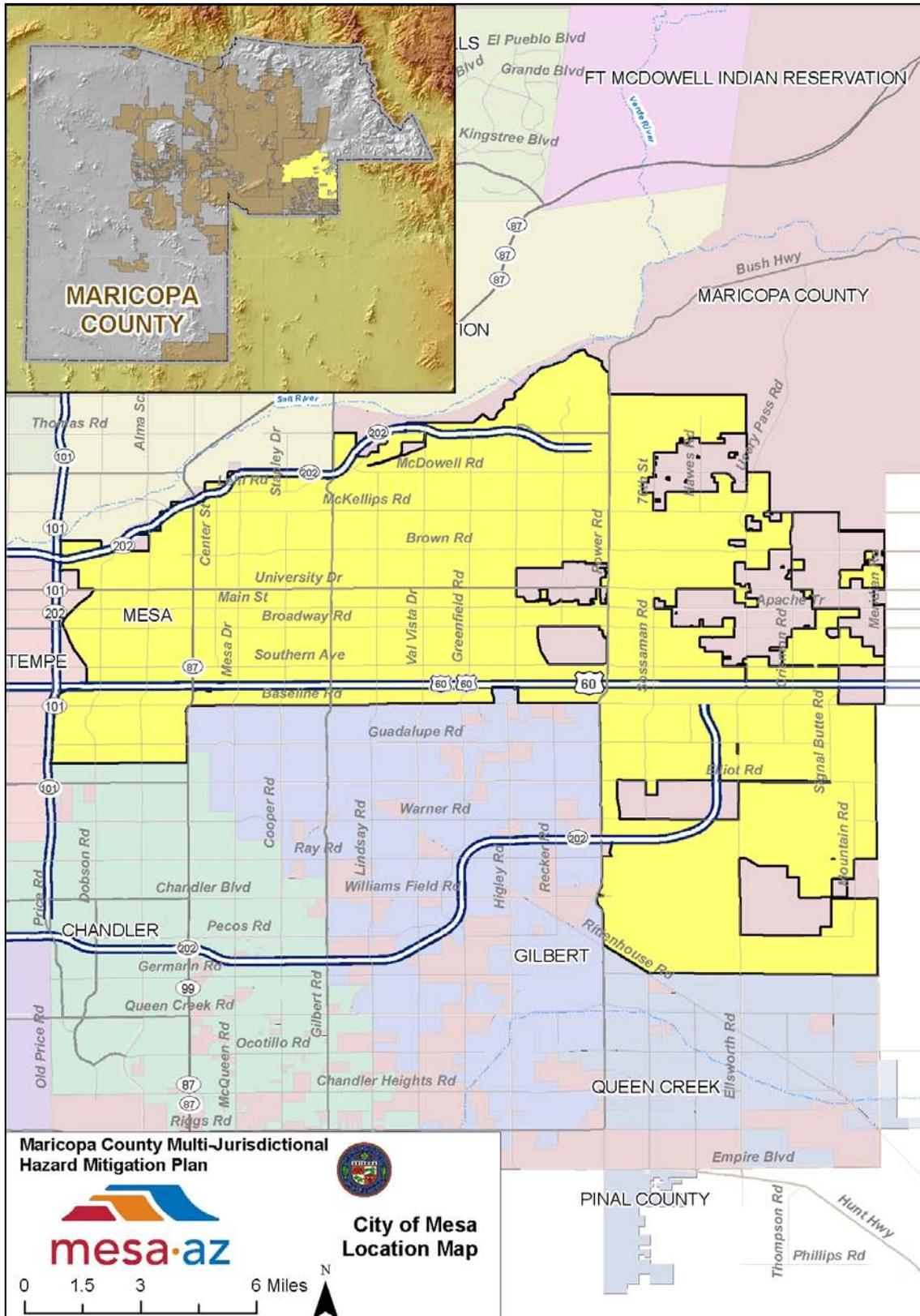


Figure 4-38: Mesa location map

Mesa’s early development was triggered partly by the influence of military training in the region. In 1941 two bases were constructed to provide training for World War II pilots. Falcon Field, now Falcon Field Airport, was built for the British Royal Air Force. Williams Field, later Williams Air Force Base, and now Williams Gateway Airport, was built for U.S. pilots. After the war, many military families decided to settle in Mesa. The decade of the 1950's brought more commerce and industry to Mesa, including early aerospace companies. However, until 1960 more than 50 percent of the residents earned their living directly or indirectly from farming, mainly citrus and cotton. The 1960's through 1990's saw more high-technology companies, now over 100 firms. Health facilities grew especially during the 1980's and 1990's to service the larger population.

The City of Mesa has an elected Mayor and six City Council members that are limited to two consecutive terms. The City operates under a charter form of government, with the Mayor and City Council setting policy. In 1998, a voter initiative changed the election of the council members from an at-large system to a system of six districts. Council members serve a term of four years, with three members elected every two years. The mayor is elected at-large every four years. The Council appoints the City Manager and other officers necessary to produce an orderly administration of the City’s affairs.

As shown in Table 4-16, Mesa currently has a population of over 450,000. With large vacant areas opening for development the population of Mesa is expected to grow to nearly 566,000 by 2020. Complimenting this massive residential growth will be commensurate job growth, which may result in over 275,000 jobs by the year 2020. This figure will represents over 10% of the jobs occupied in Maricopa County.

Table 4-16: Summary of population and employment estimates for Mesa

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Mesa | 288,091 | 397,125 | 459,682 | 518,944 | 565,693 |
| As a % of County | 13.58% | 12.93% | 11.53% | 12.55% | 10.95% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Mesa | 93,216 | 172,000 | 247,707 | 218,085 | 275,236 |
| As a % of County | 9.83% | 10.99% | 13.65% | 10.33% | 10.18% |
| Jobs per Capita | 0.32 | 0.43 | 0.54 | 0.42 | 0.49 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

Ratified in November of 2002, Mesa’s General Plan provides a framework for a community that will be exposed to both growth pressures from new development, as well as revitalization and infill issues from its older neighborhoods. As shown in Figure 4-39, the existing pattern of land use within the approximate 170-square-mile Mesa planning area reveals two dominant land uses: small-lot, single family detached housing, and vacant land. The majority of undeveloped land is concentrated in the eastern third of the planning area, which illustrates the west to east growth pattern of the City. Community and neighborhood commercial districts are located primarily along arterial roadways and in the City’s core. The dominant industrial activity is concentrated in the northern and southeastern portions of the planning area. Mesa’s General Plan also includes a Safety Element that addresses the goals, objectives and policies necessary to provide a comprehensive program to deal with local, area-wide, regional and national emergencies.

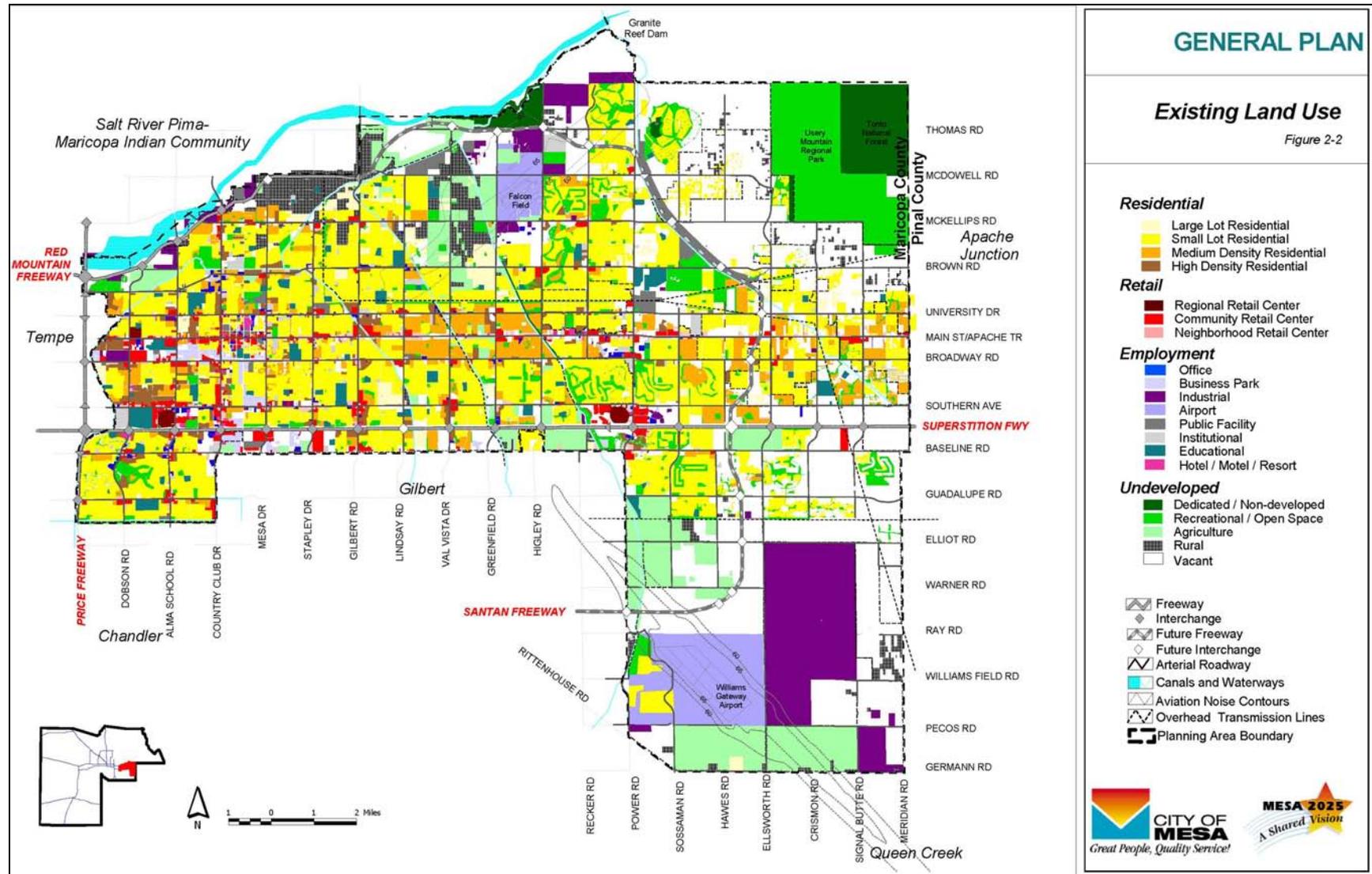


Figure 4-39: City of Mesa land use map

4.3.16 *Paradise Valley*

Located approximately 10 miles northeast of downtown Phoenix, the Town of Paradise Valley lies in the central region of the metropolitan area between the cities of Phoenix and Scottsdale, as shown in Figure 4-40. Incorporated as a community in May of 1961, the Town’s founders initiated the integration in response to concerns that the relaxed, sparsely populated desert lifestyle of their community was in danger of eroding due to threatened annexation by and the changing density and commercialization of neighboring Phoenix and Scottsdale. The area originally incorporated as the Town included 2.7 square miles. By 1970, Paradise Valley had grown to 13.3 square miles, and the population had reached 6,637 residents. By 1980, the Town had a population of approximately 11,000 residents and included roughly 14 square miles. While Paradise Valley reflects a unique focus on low-density, resort style living, the Town also has a rugged terrain that compliments the beautiful homes

Today Paradise Valley’s residents are governed under a Council-Manager form of government, which includes a seven member Town Council consisting of a Mayor and six Council members elected at-large for a term of four years. The Town Council appoints the Mayor and Town Manager and other officers necessary to produce an orderly administration of the Town’s affairs.

As illustrated in Table 4-17, in 2000 the population of Paradise Valley was 13,629. With development opportunities continuing to open, this population is forecast to grow only marginally to 15,224 by 2020. As a result of this modest growth, Paradise Valley’s population will comprise a steadily decreasing percentage of Maricopa County’s population. Similarly, Paradise Valley’s labor force is forecast to reflect a slightly decreasing share of the region’s jobs. In 1990, the Town had 4,323 jobs which increased to 7,682 by 2008. In addition to having a relatively stable population and employment base, Paradise Valley’s ratio of jobs-per-capita is forecast to increase from 0.37 in 1990 to 0.51 in 2020. Almost all of the jobs held within the community are in the service and resort industries.

Table 4-17: Summary of population and employment estimates for Paradise Valley

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Paradise Valley | 11,671 | 13,629 | 14,444 | 14,790 | 15,224 |
| As a % of County | 0.55% | 0.44% | 0.36% | 0.36% | 0.29% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Paradise Valley | 4,323 | 5,400 | 7,682 | 6,717 | 7,707 |
| As a % of County | 0.46% | 0.35% | 0.42% | 0.32% | 0.28% |
| Jobs per Capita | 0.37 | 0.40 | 0.53 | 0.45 | 0.51 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

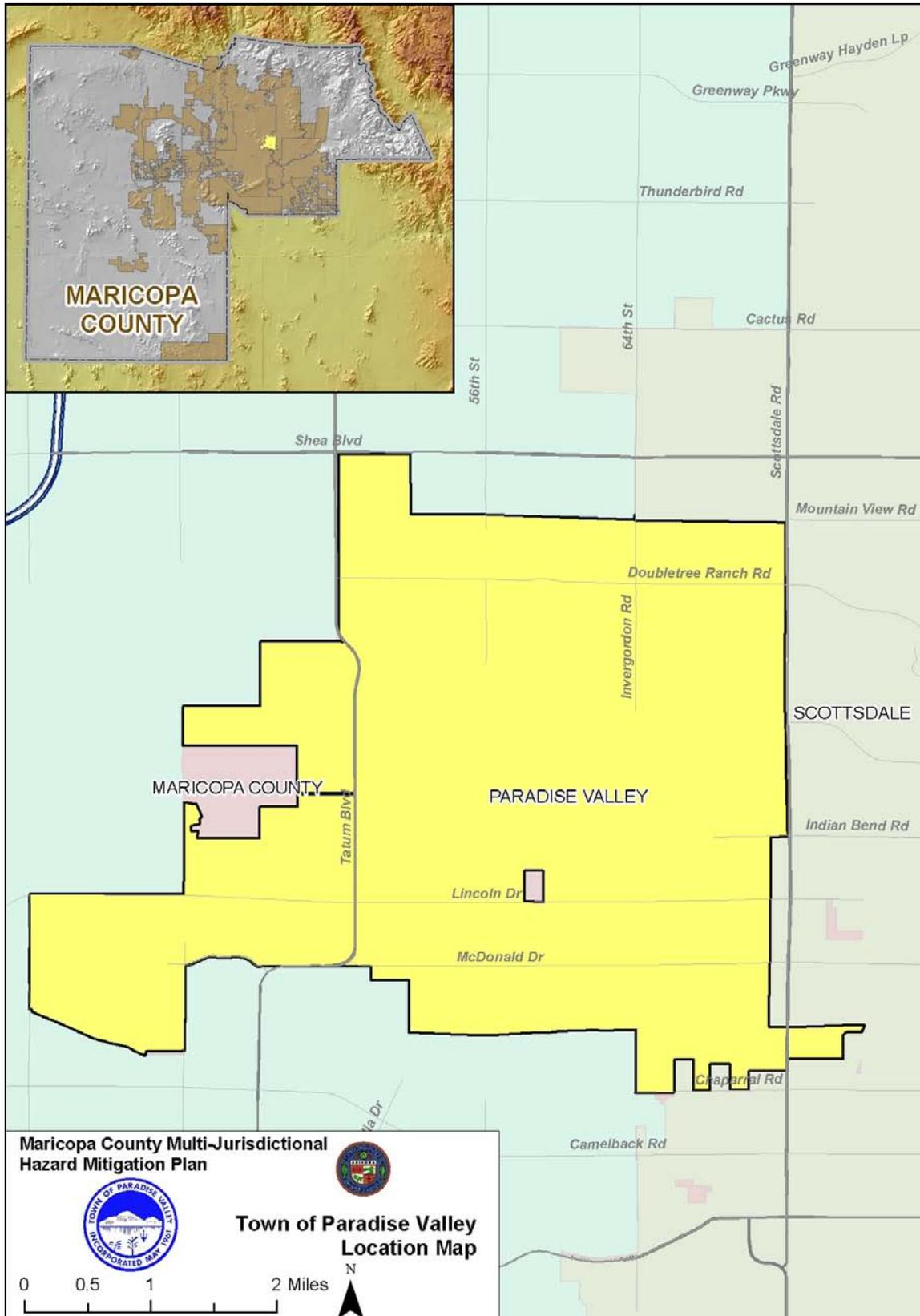


Figure 4-40: Paradise Valley location map

Paradise Valley's General Plan, ratified in March of 2003, indicates a Town that has positioned itself to retain the low intensity, residential development pattern that it has known for decades. Paradise Valley is, almost without exception, a community of single-family homes. The zoning map for the Town reflects this one use, at a preferred density of one home per acre. Other uses, which include open space and resort industry, are permitted within this district only as a special use. The Town's Land Use Plan, which is shown in Figure 4-41²¹, reflects the predominance of the single-family home in Paradise Valley. The land use breakdown for the Town indicates that Low Density Residential will occupy over 80% of the Town, with 4% reserved for Resort/Country Club uses, and 11% in Open Space. Paradise Valley's General Plan also includes a Public Safety/Cost of Development Chapter that articulates the Town's commitment to maintaining a high level of public services in the Town, particularly those related to public safety.

4.3.17 Peoria

The City of Peoria was established in the 1880's when local leader William J. Murphy's vision for the Arizona Canal was completed in 1885. The City was incorporated in 1954, with boundaries covering only one square mile of land. The incorporated area of Peoria covers nearly 176 square miles and is currently home to over 156,000 residents. Northern Peoria's planning area includes a landscape dominated by the Lake Pleasant Recreational Area. This park is complimented by both the Gila River and New River watersheds, which enter the City from the north and depart to the south. As shown in Figure 4-42, Peoria is provided access through various arterial roadways and major throughways. Most notably, State Route 74 provides access to the City's north end, the Loop 101 Freeway bisects the City's southern region, and the future Loop 303 Freeway alignment will afford access to the central portion of the City.

Today, Peoria's residents are governed under a Council-Manager form of government, which includes a seven member City Council consisting of a Mayor and six Council members elected from six districts within the City for four-year terms. The City Council appoints the City Manager and other officers necessary to produce an orderly administration of the City's affairs.

As illustrated in Table 4-18, in 2000 the population of Peoria was 108,462. With development continuing to occur throughout the City the population is forecast to grow nearly 250% to more than 236,000 by the year 2020. As a result, Peoria's population will comprise a steadily increasing percentage of Maricopa County's population. Peoria's labor force is forecast to reflect an ever-larger share of the region's jobs. In 1990, the City had 9,216 jobs, while 2020 projections anticipate over 87,000 jobs within the community. In addition to having a growing population and employment role within the region, Peoria's ratio of jobs-per-capita is also forecast to rise from 0.15 in 1990 to 0.37 in 2020.

Peoria has a growing light industrial and commercial economy, a change from its agricultural tradition. Peoria's business community is emerging as a leading center in Maricopa County. Peoria has attracted a variety of businesses to include professional office projects, call centers, small and medium manufacturers, biotechnology, retail, specialty centers and automotive sales operations. Along with new businesses, "Class A" Office buildings have recently opened and many more are planned.

²¹ Town of Paradise Valley, http://www.ci.paradise-valley.az.us/docs/General_Plan/GP%20012703%20Land%20Use.pdf

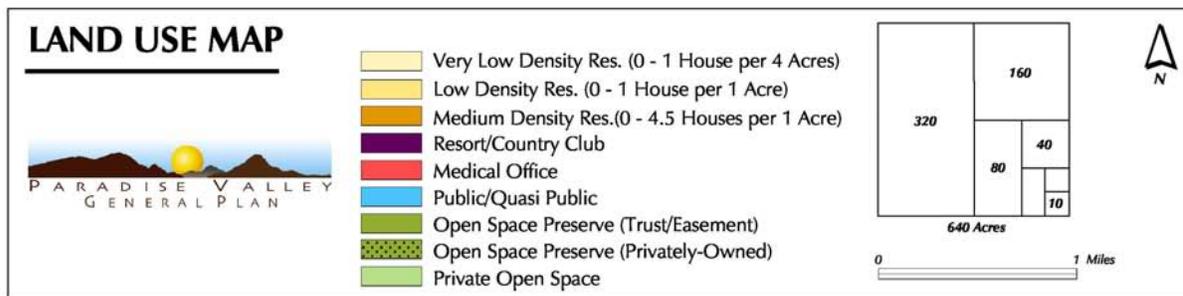
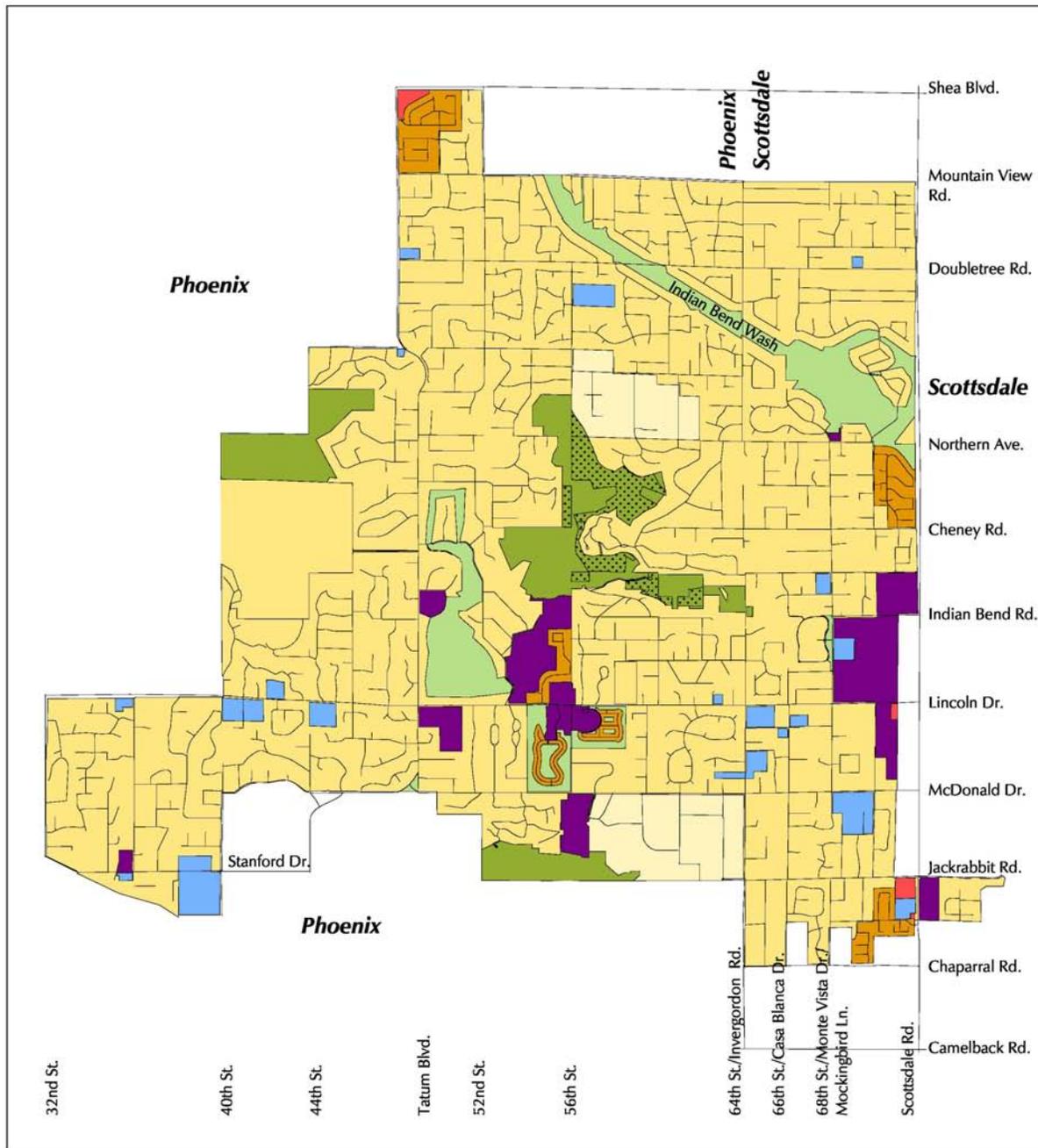


Figure 4-41: Town of Paradise Valley land use map

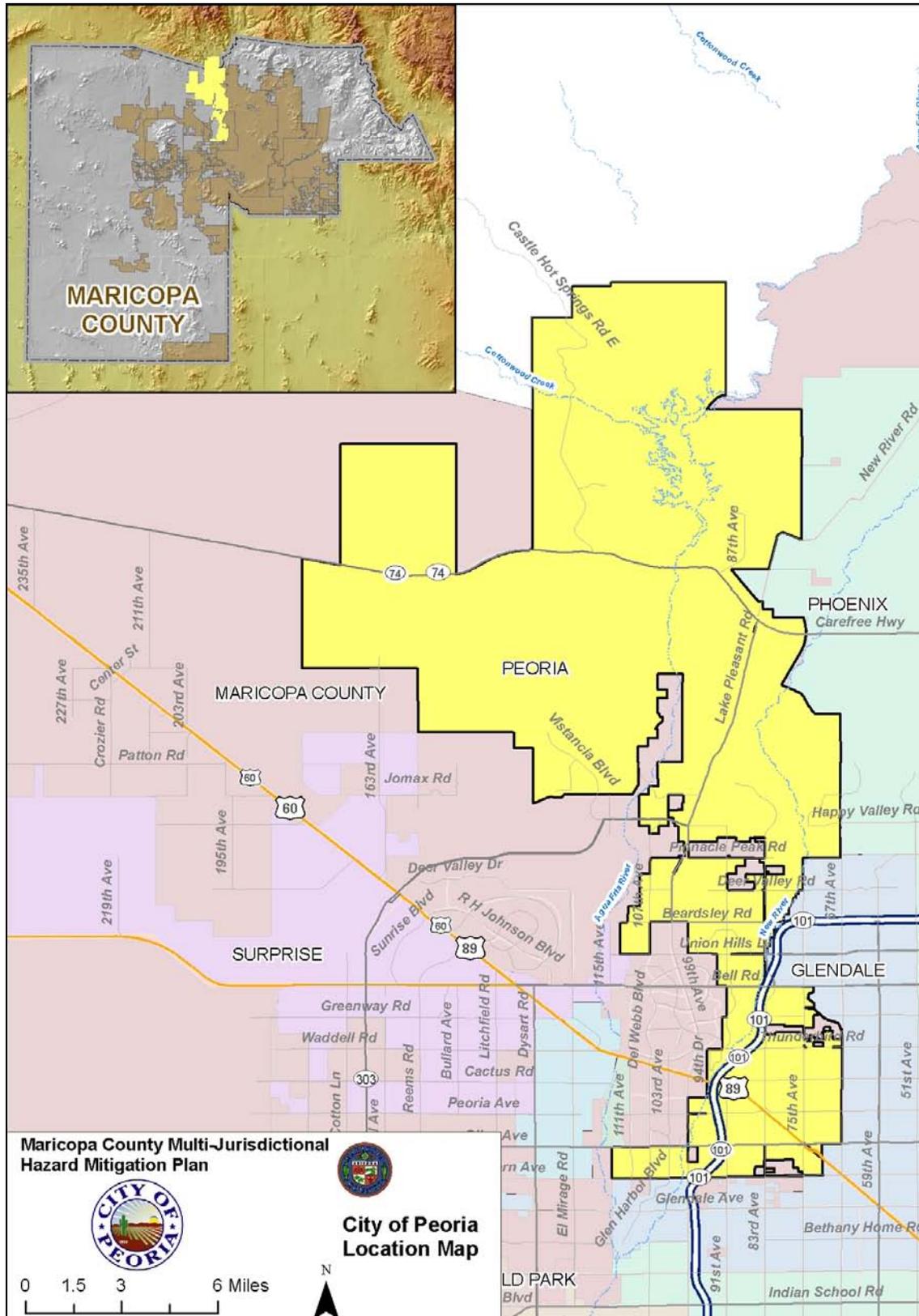


Figure 4-42: Peoria location map

Table 4-18: Summary of population and employment estimates for Peoria

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-----------|-----------|-----------|-----------|-----------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Peoria | 60,618 | 108,462 | 155,557 | 172,793 | 236,154 |
| As a % of County | 0.76% | 1.17% | 1.92% | 1.99% | 2.37% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Peoria | 9,216 | 28,400 | 66,537 | 51,300 | 87,400 |
| As a % of County | 0.00% | 0.58% | 2.04% | 1.88% | 1.88% |
| Jobs per Capita | 0.15 | 0.26 | 0.43 | 0.30 | 0.37 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

Peoria’s General Plan, revised in 2009, reflects a community that will continue to experience rapid residential growth, but will also secure valuable recreational and environmental amenities for the region. The City’s Land Use Plan, illustrated in Figure 4-43²², indicates two prevailing land uses in Peoria—Single-Family and Open Space. A good share of the City’s Open Space will exist in and around the Lake Pleasant region, however the Agua Fria and New Rivers will also afford additional recreational opportunities. Much of the City’s new commercial growth is expected to occur near and between loops 101 and 303 Freeway corridors. Future plans for a Lake Pleasant Parkway corridor that will attract office and commercial development. Peoria’s General Plan includes a Safety Element that identifies methods of protecting residents, businesses, and property from the threat of natural, technological and manmade hazards and emergencies.

4.3.18 *Phoenix*

The City of Phoenix, located in the heart of the greater metropolitan area, dominates the political, economic, and cultural landscape not only of Maricopa County, but also much of Arizona. In 1867, Phoenix founder Jack Swilling formed a canal company and diverted water from the Salt River, helping to capitalize on the region’s agricultural value. In 1911, the Roosevelt Dam was completed and water supplies—vital to growth in the region—was stabilized. Strong growth in the region began during World War II when several military airfields were constructed in Maricopa County, and various defense industries followed. Formally incorporated in 1881, today the City of Phoenix includes over 500 square miles, and is the nation’s sixth most populous City. Phoenix is Arizona’s capitol and is located in the County Seat: Maricopa County.

As suggested through Figure 4-44, Phoenix has grown more north south than east west since its inception. To the south Phoenix is bounded by the Gila River Indian Community and on the north by unincorporated Maricopa County. Many smaller communities, including Tempe, Paradise Valley, and Scottsdale define the City to the east, and Peoria and Glendale form the City’s western border. The natural environment of Phoenix is typical of the Sonoran Desert climate. Rugged urban mountain

²² City of Peoria,
http://www.peoriaaz.gov/uploadedFiles/Peoriaaz/Departments/Community_Development/Planning_and_Zoning/General_Plan/Fig2-1LandUsePlan.pdf

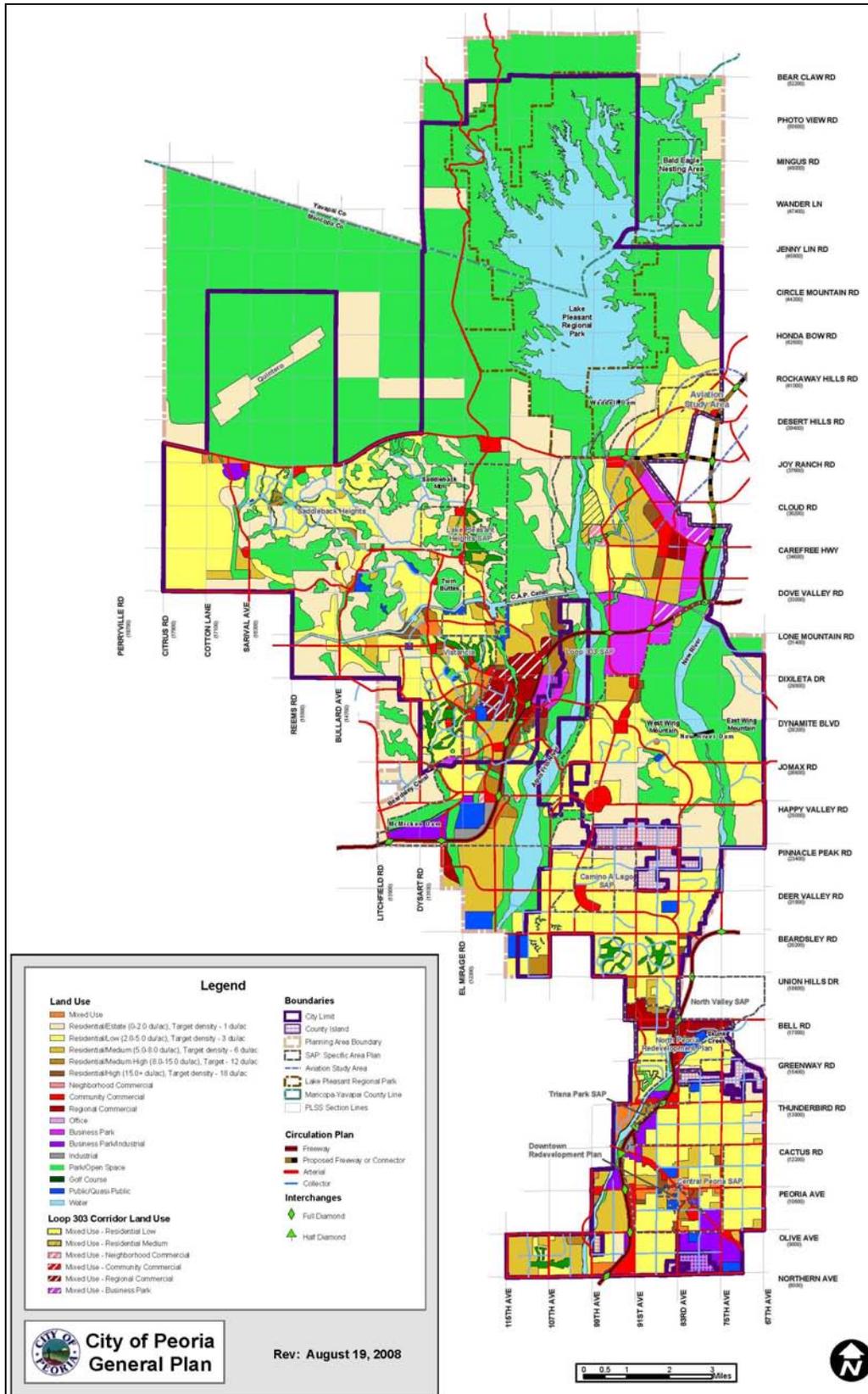


Figure 4-43: City of Peoria land use map

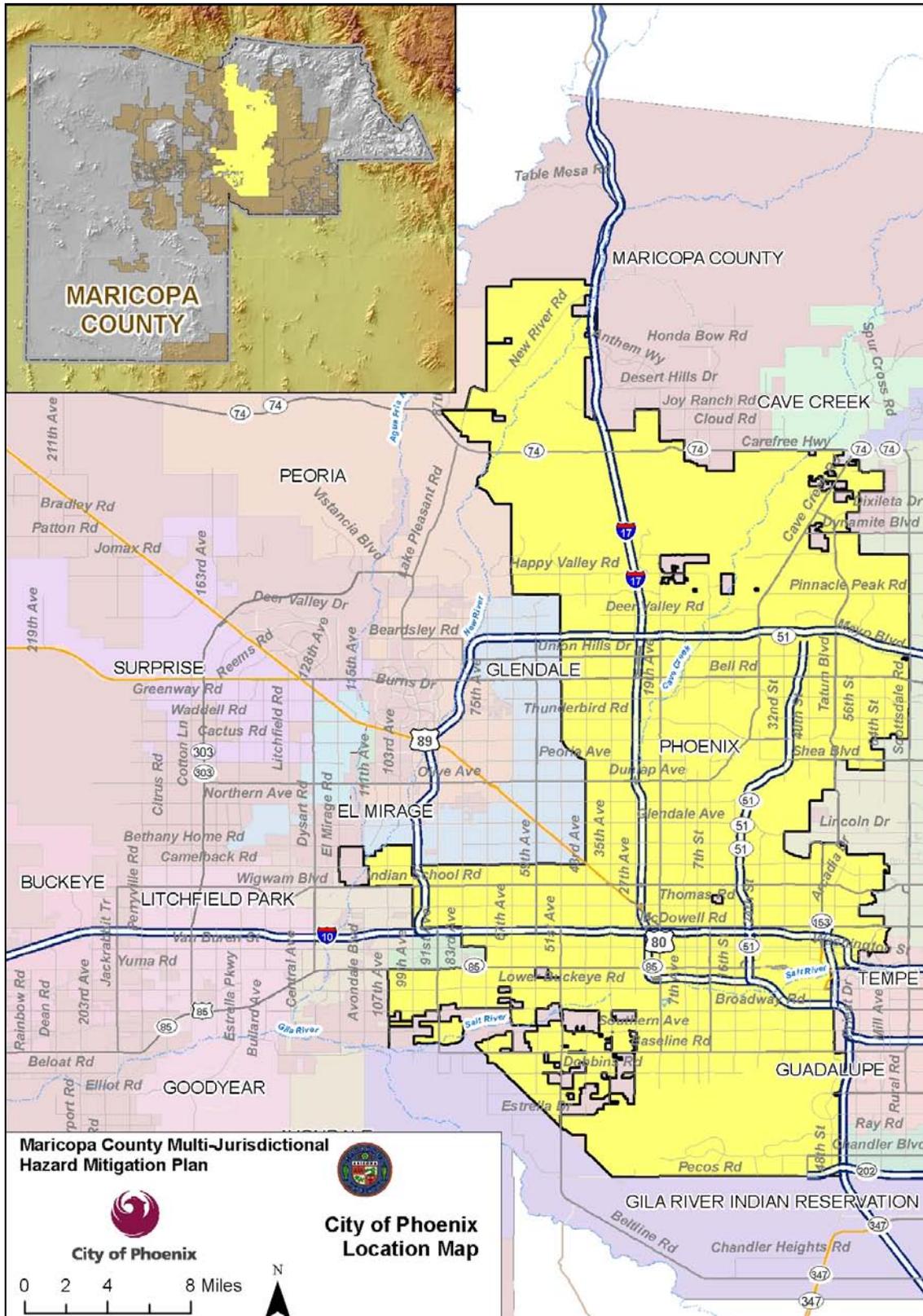


Figure 4-44: Phoenix location map

parcs, including South Mountain—the nation’s largest urban park—and the Phoenix Mountain Preserve create a memorable skyline. The region’s catalyst, the Salt River, now runs dry through the center of the City, and is complemented by various smaller watersheds. A massive arterial roadway network and, more recently, the development of a large freeway system, now serve Phoenix. The primary roadway network includes Interstates 17 and 10, with State Highway 51 and the Loop 101 and 202 Freeways also providing transportation service throughout the region. Phoenix and the region are also served by Sky Harbor International Airport, located only two miles east of the City’s central business district.

The City of Phoenix has an elected Mayor and eight City Council members that represent various districts within the City. The City operates under a charter form of government, with the Mayor and City Council setting policy. The Mayor and eight Council members serve terms of four years. The mayor is elected at-large every four years. The Council appoints the City Manager and other officers necessary to produce an orderly administration of the City’s affairs.

Since its incorporation over 100 years ago, the City of Phoenix has experienced tremendous growth, becoming one of the nation’s fastest-growing large metropolitan areas. Illustrated in Table 4-19, this growth has led Phoenix to a current population of over 1.5 million people and representing over 39% of the county’s population. Despite its prominent role within Maricopa County, Phoenix will occupy less of the region’s overall population by the year 2020, when the 1.9 million people residing in the City will represent only 38.5% of Maricopa County. Similarly, employment within Phoenix, currently 815,000 workers, reflects over 44% of the County’s jobs. However, by 2020 this figure is expected to drop to 41%. The diminished role of both population and employment in Phoenix, while increasing dramatically, speaks to the remarkable development of both categories regionally.

Table 4-19: Summary of population and employment estimates for Phoenix

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Phoenix | 983,403 | 1,350,500 | 1,561,485 | 1,695,549 | 1,990,450 |
| As a % of County | 46.34% | 43.96% | 39.16% | 41.01% | 38.54% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Phoenix | 541,574 | 687,574 | 815,225 | 937,182 | 1,108,031 |
| As a % of County | 57.11% | 43.94% | 44.92% | 44.37% | 40.96% |
| Jobs per Capita | 0.55 | 0.51 | 0.52 | 0.55 | 0.56 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

Ratified in March of 2002, Phoenix’s General Plan provides a framework for a community that will be exposed to growth pressures from new development in the north, as well as revitalization and infill issues from its older neighborhoods. Figure 4-45²³ illustrates a very dynamic land use pattern that reflects the massive post-war, suburban style residential growth that prevails in the central and mid-central portions of the City, as well as consistent commercial development along the many miles of arterial streets that symbolize the street network throughout the region. Industrial development is expected to continue to occur primarily near Sky Harbor International Airport, as well as along the Salt River and near the Deer Valley Airport in north Phoenix. Not known for its dramatic downtown skyline, Phoenix is also planning for commercial and civic development in the central business district,

²³ City of Phoenix, <http://www.phoenix.gov/PLANNING/gpmap.pdf>

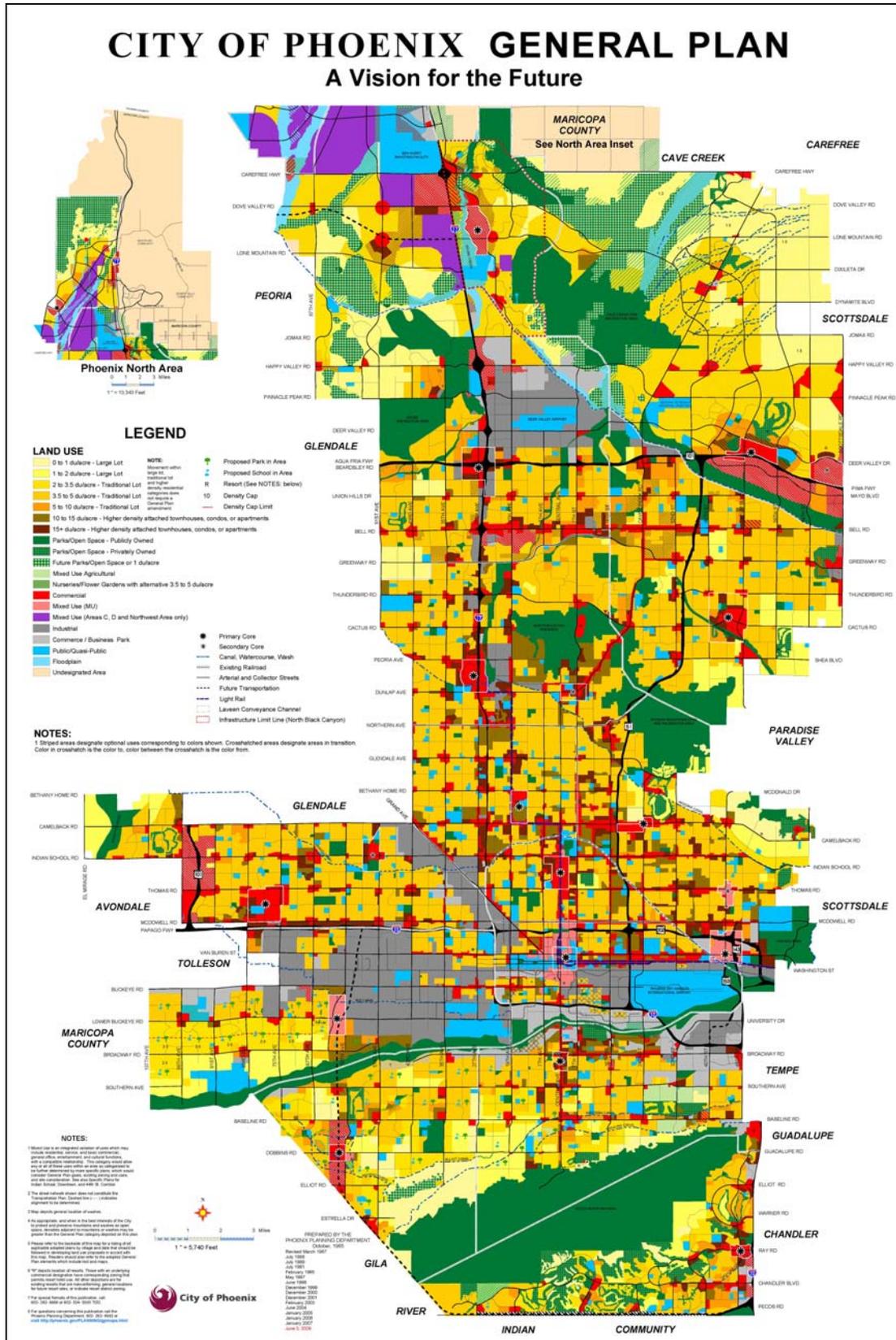


Figure 4-45: City of Phoenix land use map

as well as along the City's "spine"—Central Avenue. Unique character will be strengthened in areas including Ahwatukee in south Phoenix, in the historic neighborhoods that are clustered in the central portion of the City, and near the many urban parks that characterize the recreational opportunities in urban Maricopa County. The most rapidly developing region of Phoenix is expected to be in the north, where unincorporated Maricopa County is already being prepared for development. The Phoenix General Plan also addresses public safety through its Safety Element, which recommends ways to reduce the risks of natural and man-made hazards including the following: soil and geologic hazards, fire hazards, emergency medical service, hazardous materials, police and crime, aircraft and airport safety, and ground transportation and emergency response programs.

4.3.19 *Queen Creek*

Like most of the communities located in the greater metropolitan area, Queen Creek has experienced rapid growth in both population and land area, yet is still known as a very rural community that is rich in agricultural and rustic lifestyles. The Town of Queen Creek is situated in the southeastern corner of Maricopa County and a portion of western Pinal County, as shown in Figure 4-46. The Gila River Indian Community borders the southwest boundary of Queen Creek, the Town of Gilbert lies to the immediate west, and Mesa forms the northern boundary of the Town. The San Tan Mountains Regional Park boundary comprises the southern boundary of the planning area. Downtown Mesa is approximately 20 miles north, yet the southernmost border of Mesa is Germann Road, which forms the northern boundary of the Queen Creek planning area. Williams Gateway Airport, a growing regional facility in Mesa, is only one mile north of the northern boundary of Queen Creek.

The Queen Creek planning area is 64.7 square miles while the current incorporated Town area is approximately 26 square miles. Before it became a community Queen Creek was a home for early Indian communities and the homesteaders who farmed and ranched along Queen Creek Wash. By the time Arizona became a state in 1912, an organized farming town had been formed in the area. The Town of Queen Creek formally incorporated in 1989.

Large farms throughout the area grow a variety of crops including citrus, pecans, cotton, corn, soybeans, wheat, potatoes, and alfalfa. The Union Pacific Railroad runs northwest to the southeast through the Town. Queen Creek Wash and Sonoqui Wash also traverse the planning area, and periodically convey water flows generally due to flash floods. The San Tan Mountains and Goldmine Mountains are the most dramatic landform in the area, and lie immediately to the south. The Superstition Mountains, to Queen Creek's northeast, can be seen from virtually anywhere within the planning area. Major arterials in the Town are based on a grid system, with Rittenhouse Road crossing diagonally through the region. The southern section of the Loop 202 Freeway will pass through Mesa and Gilbert several miles to the north, and will provide primary access to the metropolitan area.

As illustrated in Table 4-20, in 2000 the population of Queen Creek was 4,317. With development opportunities opening rapidly in the ensuing years, this population is forecast to multiply over 20 times to 55,500 by 2020. As a result, Queen Creek's population will comprise a steadily increasing percentage of Maricopa County's population. Similarly, Queen Creek's labor force, although small, is forecast to reflect an ever-larger share of the region's jobs. In 1990, the Town had just 266 jobs, while 2020 projections anticipate over 22,000 jobs within the community. In addition to having a growing population and employment role within the region, Queen Creek's ratio of jobs-per-capita is also forecast to rise from 0.10 in 1990 to 0.40 in 2020.

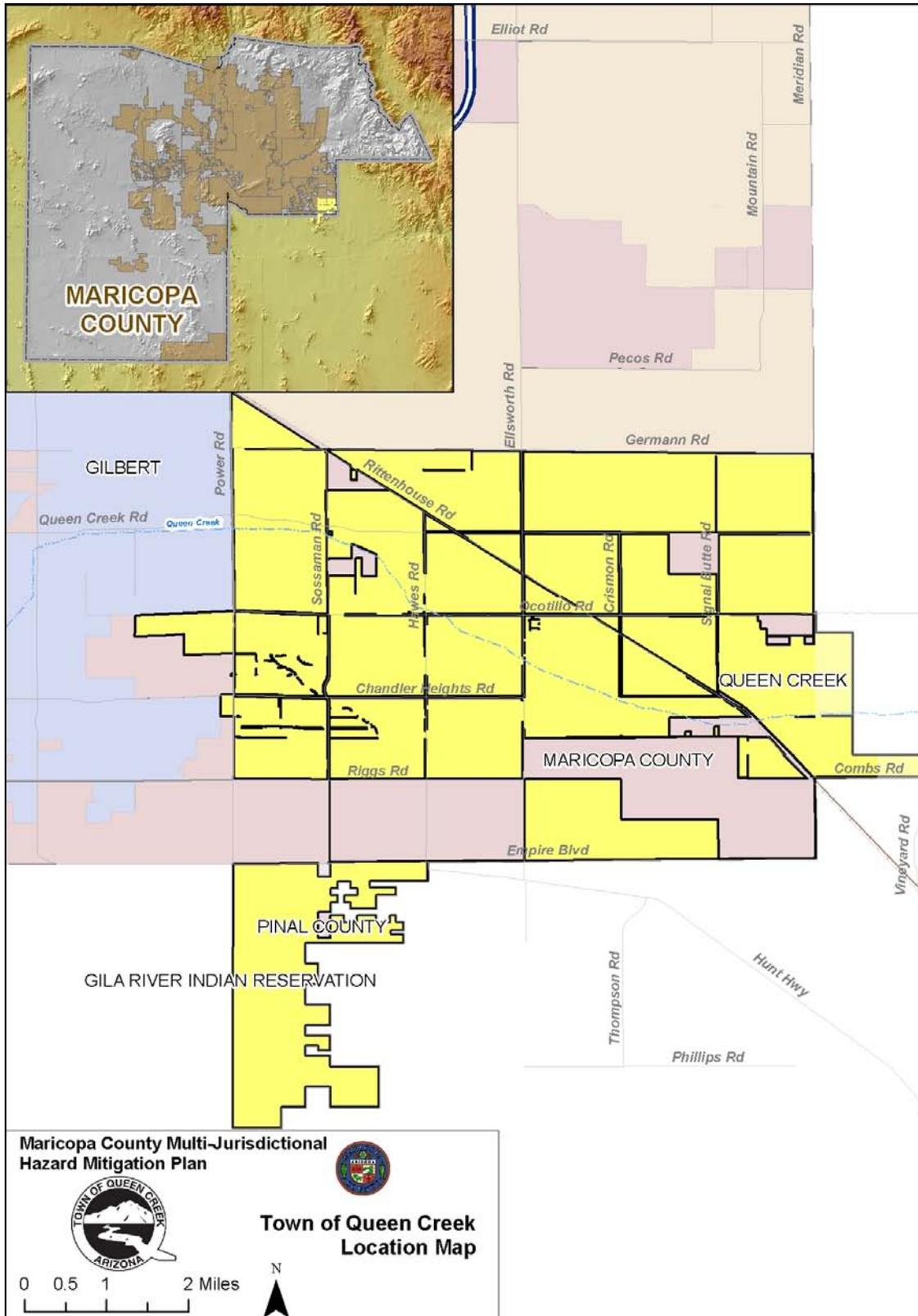


Figure 4-46: Queen Creek location map

Table 4-20: Summary of population and employment estimates for Queen Creek

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Queen Creek | 2,667 | 4,317 | 23,329 | 34,506 | 55,529 |
| As a % of County | 0.13% | 0.14% | 0.58% | 0.83% | 1.08% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Queen Creek | 266 | 1,700 | 2,675 | 9,652 | 22,213 |
| As a % of County | 0.03% | 0.11% | 0.15% | 0.46% | 0.82% |
| Jobs per Capita | 0.10 | 0.39 | 0.11 | 0.28 | 0.40 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

The Town of Queen Creek General Plan, adopted April 2008, provides the framework for guiding the Town’s rapid development. The Town Land Use Plan for Queen Creek, illustrated in Figure 4-47²⁴, emphasizes the creation of a concentrated, strong community core to balance other traditional uses. Historically, the majority of the Queen Creek planning area has included agricultural uses, with scattered residential and undeveloped areas. Newer land uses include a predominate mixture of residential densities for most of the areas. Capitalizing on its proximity to the Williams Gateway economic development area, much of north Queen Creek is expected to grow with commercial and industrial uses. Supporting the community’s rural character several mixed-use projects have also been approved and many equestrian-oriented developments have also been created.

4.3.20 *Salt River Pima-Maricopa Indian Community*

The Salt River Pima-Maricopa Indian Community (SRPMIC) is located approximately 17 miles northeast of Phoenix, Arizona, and is bounded by Scottsdale to the north and west, Mesa and Tempe to the south, and Fountain Hills to the northeast. As a result of the Community’s location in the Phoenix metropolitan area it has experienced steady population and economic growth. Primary access to the Community is offered through both the Loop 101 and 202 Freeways, and by State Highway 87, which runs north from Mesa to Payson through SRPMIC land. As shown through Figure 4-46, the most visible natural features of the region include the Salt River, which runs along the southern reservation border, and Red Mountain, a feature that exists on the Community’s east side.

The SRPMIC was established in 1879 by an Executive Order signed by President Rutherford B. Hayes. The Executive Order enabled the Pima and Maricopa people to occupy the same 54,000 acres of fertile agricultural land as their ancestors. The Community Council, which is comprised of a President, Vice President and seven Council members, governs the SRPMIC.

Despite urbanization to the south, west and north, the Community has maintained its natural beauty and rural qualities. The Community offers many public facilities including six parks, two swimming pools, a library, museum, and golf course, youth recreational centers, and two theater complexes. In total, the Community consists of 53,600 acres, 12,000 acres of the Community are used for agriculture and maintains 19,000 acres as a natural preserve. The land under cultivation produces a variety of crops including cotton, melons, potatoes, onions, broccoli and carrots. Further commercial development is planned for an area along the Community's western boundary where the Loop 101 Freeway provides access to Scottsdale and the rest of growing Maricopa County.

²⁴ Town of Queen Creek, <http://www.queencreek.org/Modules/ShowDocument.aspx?documentid=3236>

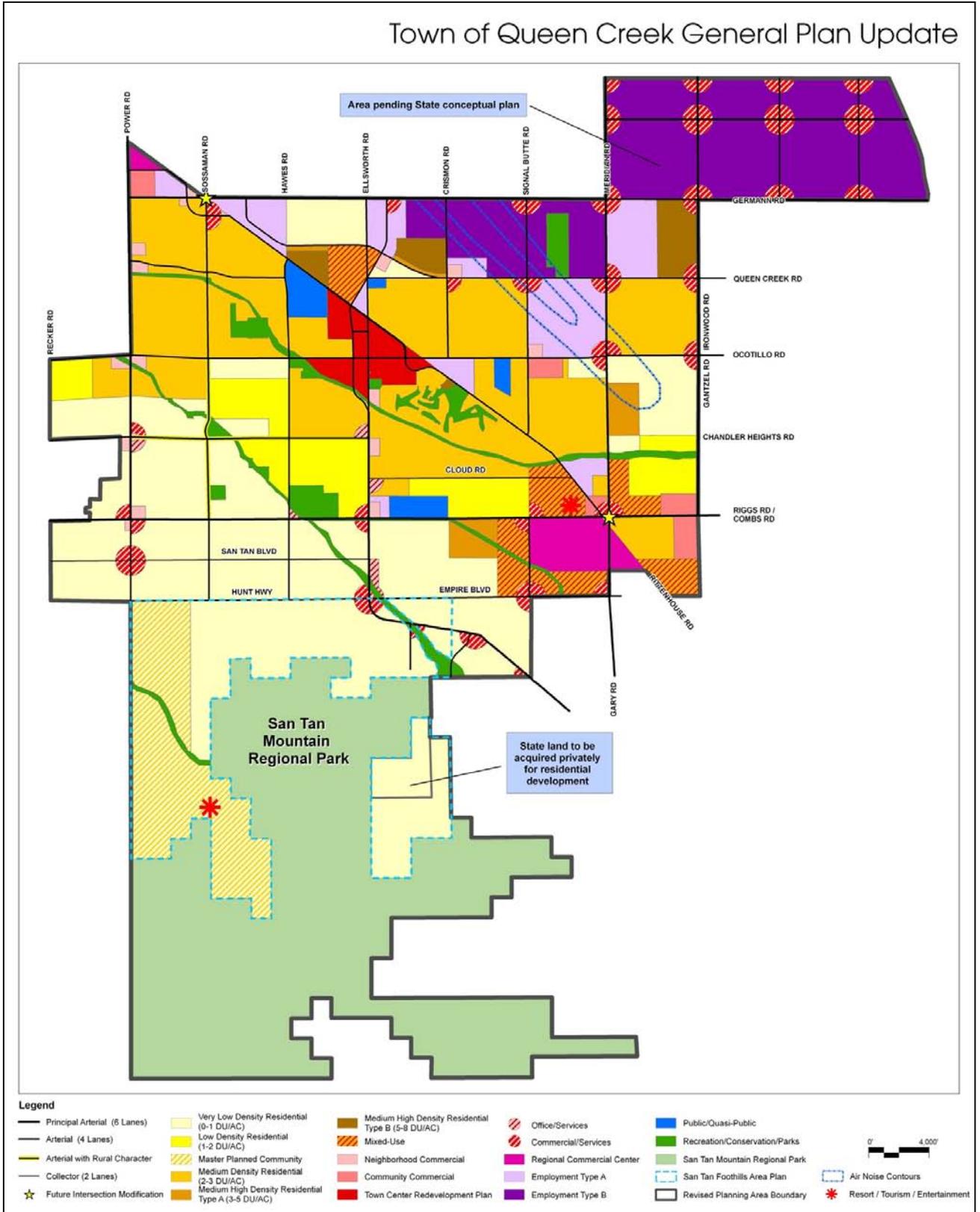


Figure 4-47: Town of Queen Creek land use map

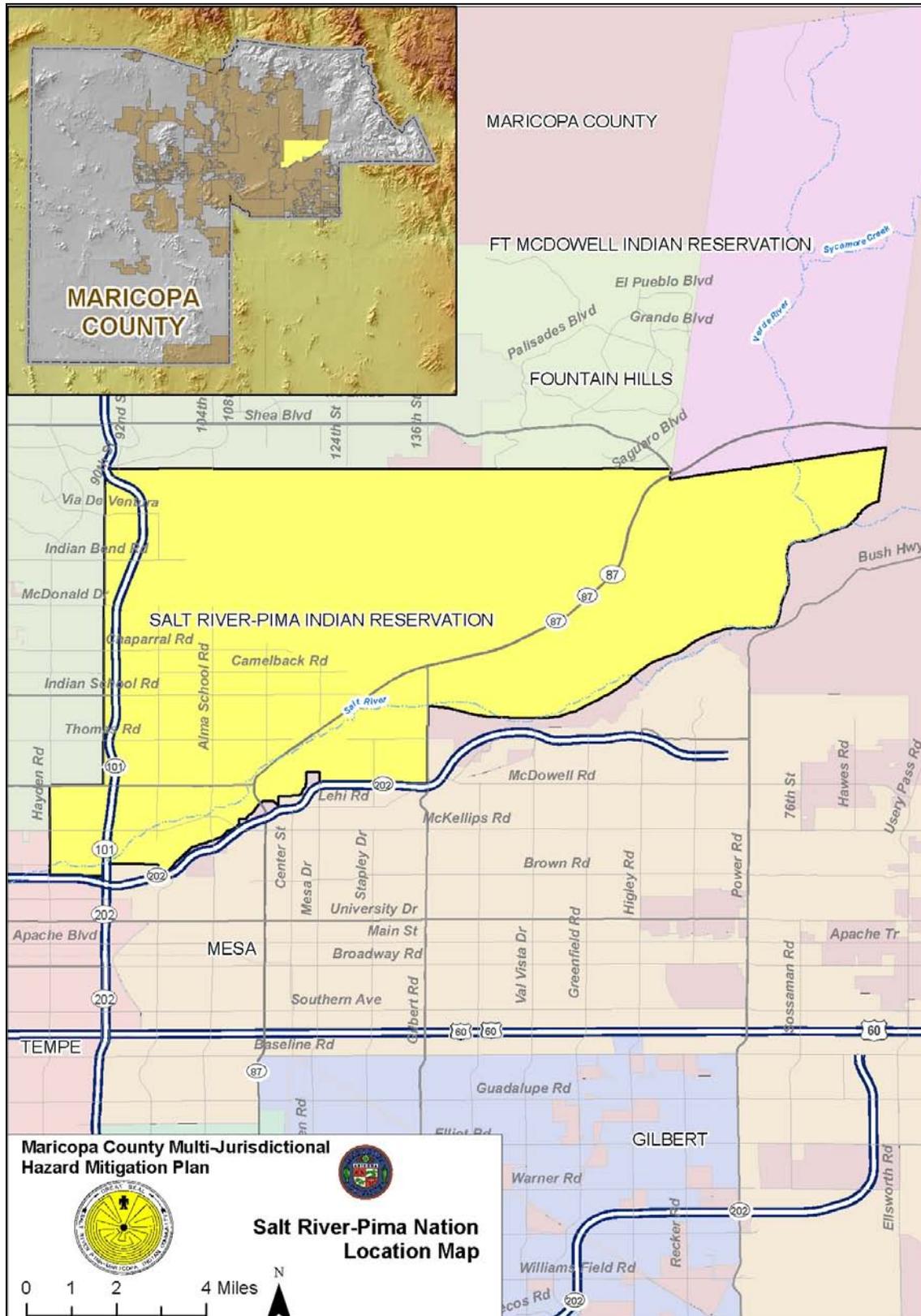


Figure 4-48: Salt River Pima-Maricopa Indian Community location map

As shown in Table 4-21, in 2000 the population of Salt River Pima-Maricopa Indian Community was 6,403. Population projections for this jurisdiction indicate that growth is likely to top out near the 7,300 mark in 2020, indicating a finite growth potential for the Salt River Pima-Maricopa Indian Community. By contrast, employment estimates for the Community project a growing job market, with over 25,000 jobs on the Salt River community by 2020. Much of this growth is anticipated to occur on the western edges of the region, where office and commercial development is expected to develop. In addition to having a growing employment role within the region, the Salt River Pima-Maricopa Indian Community is also expected to demonstrate a job per capita increase from 1.14 in 2000 to a substantial 3.5 by 2020. Major employers within the Community include the Casino Arizona, Home Depot, Target, Mervyn's, Wal-Mart, Bureau of Indian Affairs, and the Salt River Pima-Maricopa Tribal Government.

Table 4-21: Summary of population and employment estimates for Salt River Pima-Maricopa Indian Community

| Population | 1990 | 2000 | 2005 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Salt River Pima-Maricopa IC | 4,852 | 6,403 | 6,822 | 7,087 | 7,308 |
| As a % of County | 0.23% | 0.21% | 0.17% | 0.17% | 0.14% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Salt River Pima-Maricopa IC | N/A | 7,300 | 5,977 | 11,131 | 25,587 |
| As a % of County | N/A | 0.47% | 0.33% | 0.53% | 0.95% |
| Jobs per Capita | N/A | 1.14 | 0.88 | 1.57 | 3.50 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

The SRPMIC is governed by the Community Council, which is comprised of the Community President, Community Vice-President, and the Tribal Council. The President and Vice President are elected at large and serve a four-year term. The Council members serve a staggered term of four (4) years. The Community President and Vice President oversee the management of the comprehensive government development, operations and services including: administration, general counsel, treasury, budgets and records, gaming regulatory office, self governance, community development, economic development, construction and engineering, education, human resources, community relations, congressional and legislative affairs, cultural and environment, finance, fire, police, health and human services, judicial center, public works, transportation, recreation, museum, purchasing, and learning center.

Planned land use for the SRPMIC is presented on Figure 4-49²⁵. The majority of use will remain open space and agriculture, with parcels of residential sprinkled throughout and a few clusters of higher density residential and commercial areas.

²⁵ Maricopa Association of Governments, 2007 (DRAFT), *Municipal Planning Area Socioeconomic Profiles Maricopa County, Arizona*

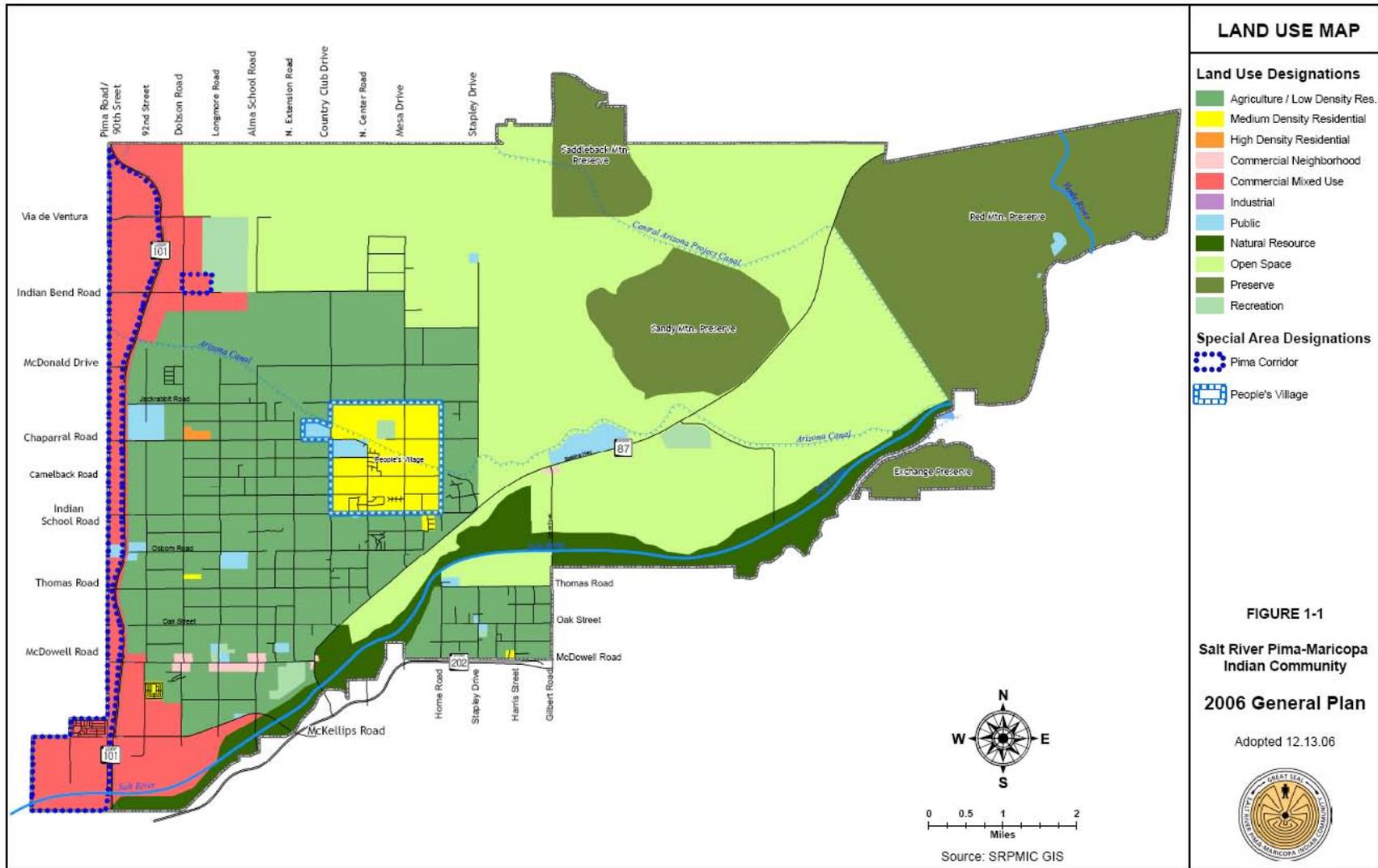


Figure 4-49: Salt River Pima-Maricopa Indian Community land use map

4.3.21 Salt River Project

The Salt River Project (SRP) is two companies: the Salt River Project Agricultural Improvement and Power District (District) a political subdivision of the state of Arizona; and the Salt River Valley Water Users' Association (Association), a private corporation. The District provides electricity to retail customers in the Phoenix area. It operates or participates in seven major power plants and numerous other generating stations, including thermal, nuclear and hydroelectric sources. The Association delivers nearly 1 million acre-feet of water to a service area in central Arizona. An extensive water delivery system is maintained and operated by the Association, including reservoirs, wells, canals and irrigation laterals. For the purpose of this Plan, the District is the eligible branch of SRP to receive funding under the DMA 2000 impacted mitigation grant programs.

The president is the chief executive officer and chairman of the Board for each organization. The vice president fulfills the duties and responsibilities of the president during the president's absence. Together, they serve as the day-to-day representatives of the Boards in the management of SRP.

In the District, landowners elect a president, a vice president, 14 Board members and 30 Council members. Each of the 10 voting divisions elects one Board member and three Council members. The president, vice president and four remaining Board members are elected at-large from all of the voting divisions.

During the Great Depression, Valley farmers were hard-pressed to make payments on the federal loans for Theodore Roosevelt Dam and other dams on the Salt River. To help reduce payments on the outstanding loans, the Arizona Legislature enacted a law in 1936 that allowed the formation of the Salt River Project Agricultural Improvement and Power District in 1937. As a political subdivision of the state, the District can issue tax-exempt municipal bonds, thereby reducing interest costs and saving SRP electric and water users millions of dollars.

As the Valley's population has grown, the District has tapped many power sources to provide electricity to more than 929,000 customers. Besides the time-honored hydroelectric generating units at the dams on the Salt River, the District owns or participates in 10 generating stations in the Southwest. Customers also are served by power drawn from various other generating facilities in the Valley and state, as well as from contractual power purchases.

4.3.22 Scottsdale

Situated in the northeast portion of Maricopa County approximately 15 miles west of downtown Phoenix, the City of Scottsdale is bordered by several communities including Phoenix and Paradise Valley on the west, Tempe on the south, the Salt River Pima-Maricopa Indian Community on the east, and the Tonto National Forest to the north and east, as shown in Figure 4-50. Founded in 1888, Scottsdale, has long been known as the "West's Most Western Town". Today the City is an example of a community that combines a rich western heritage with civic culture and a resort lifestyle. Contributing to these influences are several natural features that affect community lifestyle including the McDowell Mountain Park, the McDowell Sonoran Preserve, and the Salt River to the south.

The primary man-made features that influence Scottsdale's land uses include: the Loop 101 Freeway, which runs along the east and north portions of Scottsdale and which provides both transportation to the rest of the Valley and also offers opportunities for commercial growth; the Scottsdale Road corridor, which runs north-south for the length of the community, bisects Scottsdale into east and west halves. This roadway intersects the spectrum of Scottsdale land uses, including the Old Town shopping district in the south, the upscale shops and office areas near the Scottsdale Airpark, and finally the preserved open lands on the City's far north area. These facilities compliment a wide array of resort and golf communities that have strengthened Scottsdale image as a destination community.

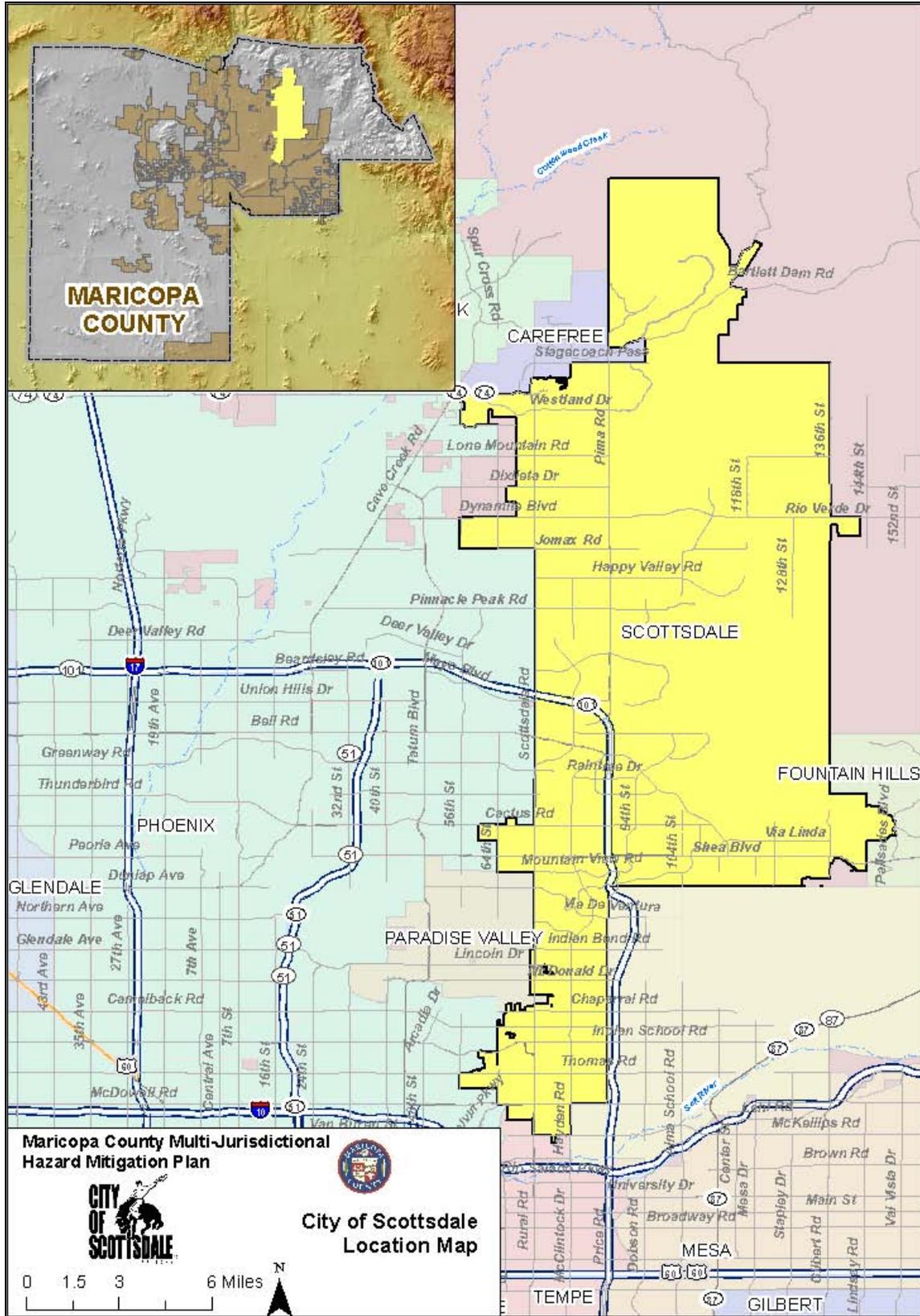


Figure 4-50: Scottsdale location map

Scottsdale has evolved and grown since its founding in the late 1800's and incorporation in 1951, and currently includes over 184 square miles within its corporate boundary. Starting as a small residential community sprinkled with farms and citrus groves, Scottsdale has become a community that features a variety of land uses.

Today Scottsdale is governed by a Council-Manager form of government, which includes a Mayor and six council members elected at-large for a period of four years.

As illustrated in Table 4-22, in 2000 the population of Scottsdale was 202,744. With vacant land continuing to provide residential growth opportunities, this population is forecast to grow to more than 269,000 by 2020. In spite of this continued growth in Scottsdale continued development countywide will reduce Scottsdale's share of the metropolitan population. Similarly, Scottsdale's labor force is forecast to grow substantially over the course of the coming decades to 232,800 by 2020. However, this labor pool will also represent a shrinking share of the region's jobs. In addition to having a growing local population and employment pool, Scottsdale's ratio of jobs-per-capita is also forecast to rise from 0.58 in 1990 to 0.86 in 2020. This relationship indicates that Scottsdale has one the healthiest balances of economy and population in the region. The Scottsdale economy today contains, in addition to its many resorts, a diverse mix of financial services from banking to insurance and investment; business services from advertising and public relations to software development; computer services, professional services from major health care providers anchored by Scottsdale Memorial Health systems, and the world renowned Mayo Clinic. A growing office and commercial environment is also developing in and around the Scottsdale Airport.

Table 4-22: Summary of population and employment estimates for Scottsdale

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Scottsdale | 130,069 | 202,744 | 242,337 | 249,341 | 269,266 |
| As a % of County | 6.13% | 6.60% | 6.08% | 6.03% | 5.21% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Scottsdale | 75,353 | 152,100 | 139,712 | 208,073 | 232,832 |
| As a % of County | 7.95% | 9.72% | 7.70% | 9.85% | 8.61% |
| Jobs per Capita | 0.58 | 0.75 | 0.58 | 0.83 | 0.86 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

Ratified in March of 2002, Scottsdale's General Plan reflects a land use pattern, as many other Maricopa County cities do, a preponderance of residential and open space uses, as shown in Figure 4-51²⁶. Scottsdale is also a community with several unique "character" areas. Most notably, Scottsdale's Old Town district, the Shea Boulevard Corridor, the Loop 101 Freeway region in north Scottsdale, and the various mountain and desert preserves all contribute to the unique qualities of Scottsdale. These regions have been identified through the General Plan process, and will be preserved and strengthened through the continued residential growth in the ensuing years. Scottsdale's General Plan also includes a Public Services and Facilities Element that represents the public's investment in the design, development and delivery of the package of service systems and programs, and the physical facilities required to satisfy the needs of a growing community.

²⁶ City of Scottsdale, <http://www.scottsdaleaz.gov/Assets/documents/generalplan/landuse.pdf>

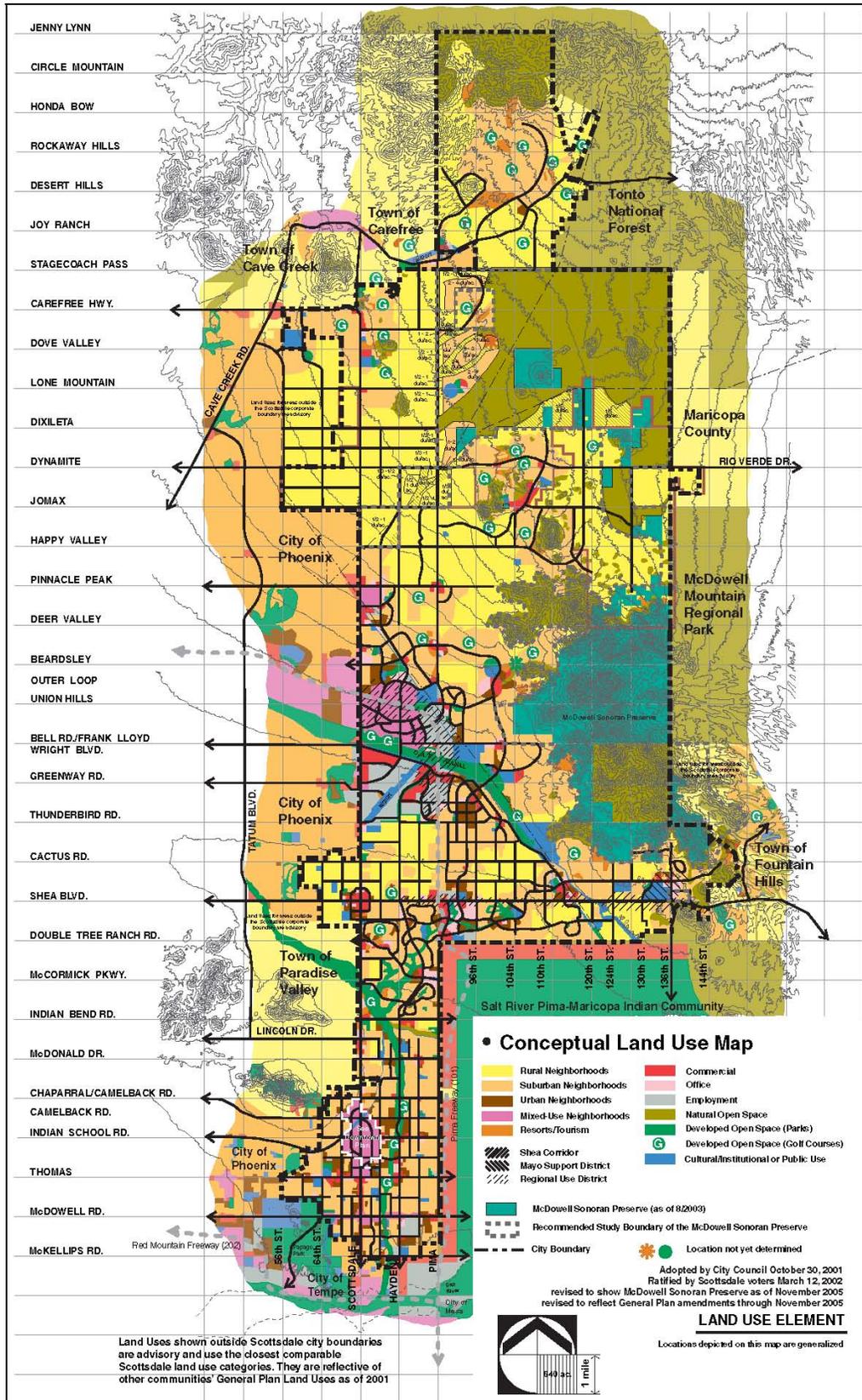


Figure 4-51: City of Scottsdale land use map

4.3.23 Surprise

Surprise is located 25 minutes northwest of downtown Phoenix along US Route 60/State Highway 93 in the northwest valley of the metropolitan area. It is positioned about 13 miles west of Interstate 17, and 18 miles north of Interstate 10. Luke Air Force Base is 2.5 miles south of the Surprise planning area, located in the City of Glendale. The City of Surprise is bordered on the east by the cities of Peoria and El Mirage and on the west by the Town of Buckeye. The unincorporated retirement communities of Sun City West and Sun City lie to east of the City of Surprise, and Glendale lies immediately to the south of Surprise. The White Tank Mountain Regional Park is located in the southwest portion of the planning area and Lake Pleasant Regional Park is located approximately ten miles to the northeast.

Surprise became an incorporated town on December 12, 1960 and boasted a population of nearly 1,600 people located on a one square mile site. Today Surprise’s 31,000 residents are governed by a Council-Manager form of government, which includes a mayor and six council members who are elected from six council districts for four-year terms.

Over the course of nearly 50 years, Surprise has grown to a city of 74 square miles with an estimated population of over 108,000 in 2008. The planning area contains both natural and man-made landforms that are, and will continue to influence, the pattern of development within the city and its planning area. At an elevation of 1,817 feet, one of the more unique natural features located within the planning area is Bunker Peak. As shown in Figure 4-52, manmade landforms located within the planning area include McMicken Dam. Land features that frame the planning area include White Tank Mountain Regional Park to the west, Hieroglyphic Mountains to the northeast, and the Vulture Mountains to the northwest.

As illustrated in Table 4-23, in 2000 the population of Surprise was 30,886. Population is forecast to expand to 268,359 by 2020. Surprise’s population will comprise a steadily increasing percentage of Maricopa County’s population. Similarly, Surprise’s labor force is forecast to reflect an ever-larger share of the region’s jobs. In 1990, the City had 1,176 jobs, while 2020 projections anticipate over 81,400 jobs within the community. In addition to having a growing population and employment role within the region, Surprise’s ratio of jobs-per-capita is also forecast to rise from 0.17 in 1990 to 0.30 in 2020.

Table 4-23: Summary of population and employment estimates for Surprise

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Surprise | 7,122 | 30,886 | 108,761 | 146,890 | 268,359 |
| As a % of County | 0.34% | 1.01% | 2.73% | 3.55% | 5.20% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Surprise | 1,176 | 9,000 | 32,405 | 31,105 | 81,423 |
| As a % of County | 0.12% | 0.58% | 1.79% | 1.47% | 3.01% |
| Jobs per Capita | 0.17 | 0.29 | 0.30 | 0.21 | 0.30 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

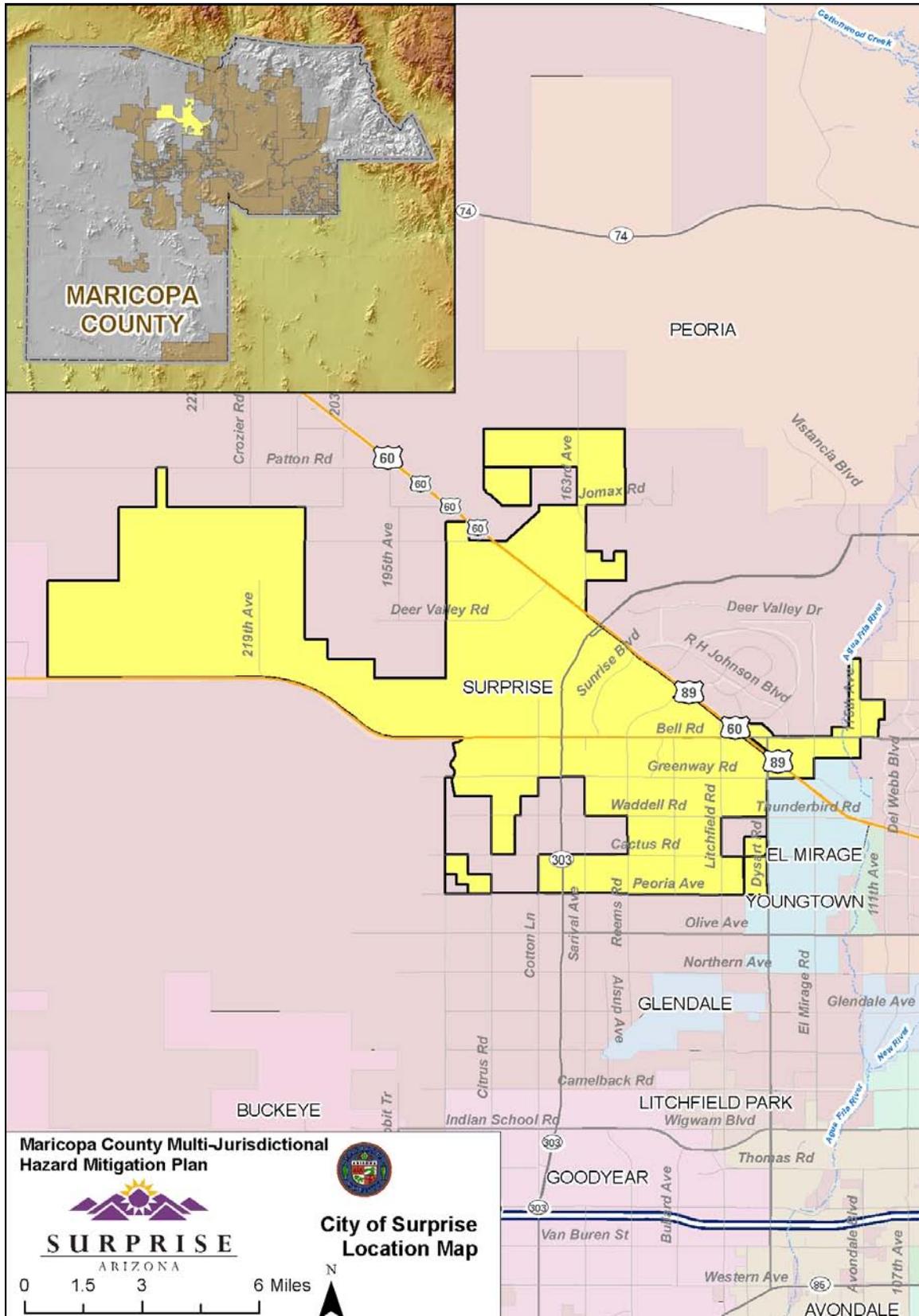


Figure 4-52: Surprise location map

In the past, the economy of Surprise was heavily reliant on the success of agriculture in the region. Although farming is still one of its primary economic functions, the City's tremendous growth has triggered considerable employment in the construction and service sectors. The City now offers business and industry many opportunities for growth.

Surprise's General Plan, effective December 2005, reflects a growth rate that, if maintained, will make Surprise one of the most populous communities in the State by the year 2010. Currently, the landscape of Surprise is dominated by residential uses. As shown in Figure 4-53²⁷, this trend is expected to continue, with residential densities diminishing the farther the distance from Surprise's Town Center. In addition, job growth is anticipated to occur in and around the airport and along Grand Avenue. The Land Use Plan also anticipates the creation of various Arterial Roadways that will better serve this new population, and applies lower densities near the environmental areas of the City including the White Tank Mountain Regional Park and the Trilby Wash Detention basin. The Surprise General Plan also includes a Public Services and Cost of Development Element that provides an overview of the various public safety, public administration, and school and health facilities located within the Surprise planning area. This element encourages the City of Surprise to provide 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.

4.3.24 Tempe

The City of Tempe consists of 40 square miles in the heart of the metropolitan area. It straddles the Salt River and is generally bounded on the east and west by freeways, with two additional freeways bisecting the City and running across its northern section. As illustrated through Figure 4-54, the City of Tempe is landlocked on all sides by adjacent communities: Scottsdale to the north, the Salt River Pima-Maricopa Indian Community and Mesa to the east, Chandler to the south and Guadalupe, and Phoenix to the west. Tempe's central location is augmented by its proximity to an intricate freeway network that provides access to and from these surrounding communities. Arizona State University, with a main campus of over 44,000 students, is located in Tempe. Tempe also includes several prominent natural land features including Hayden Butte, Papago Butte and the Tempe Town Lake, which is the only length of the Salt River in the Phoenix area that has a continuous supply of water.

Founded in 1894, Tempe is one of the oldest communities in the Valley and historically has been one of the most densely populated. Its position in the region is both advantageous and challenging. Land-locked Tempe falls in the middle of a large transportation commute zone, significantly impacting land use planning, environmental issues and public health and safety. Tempe's planning area is five miles wide by eight miles long, or about forty square miles. Within this area are approximately 24.2 linear miles of freeway, 23 miles of canal, 30 miles of power lines, 14 miles of active railroad lines, and five miles of departure/landing air flight corridor. In spite of these tremendous right-of-way impacts, Tempe has some of the most desirable residential and commercial areas in the Valley. Today Tempe is administered by a Council-Manager form of government that includes a mayor and six council members elected at-large for a period of four years.

As illustrated in Table 4-24, in 2000 the population of Tempe was 158,426. As a landlocked community that is largely built out, residential growth in Tempe is somewhat less active than in many neighboring communities. As such, population is forecast to grow only moderately to 191,881 by 2020. However, Tempe does have more jobs in the City than residents. In 2000 the City held over 162,000 jobs, compared to 158,000 residents. Projections for 2020 indicate that this trend will continue, with 219,500 jobs in Tempe contrasted with 191,800 citizens. Remarkably, Tempe's ratio of jobs-per-capita is forecast to rise from 0.66 in 1990 to 1.1 in 2020.

²⁷ City of Surprise, <http://www.surpriseaz.com/DocumentView.aspx?DID=1512>

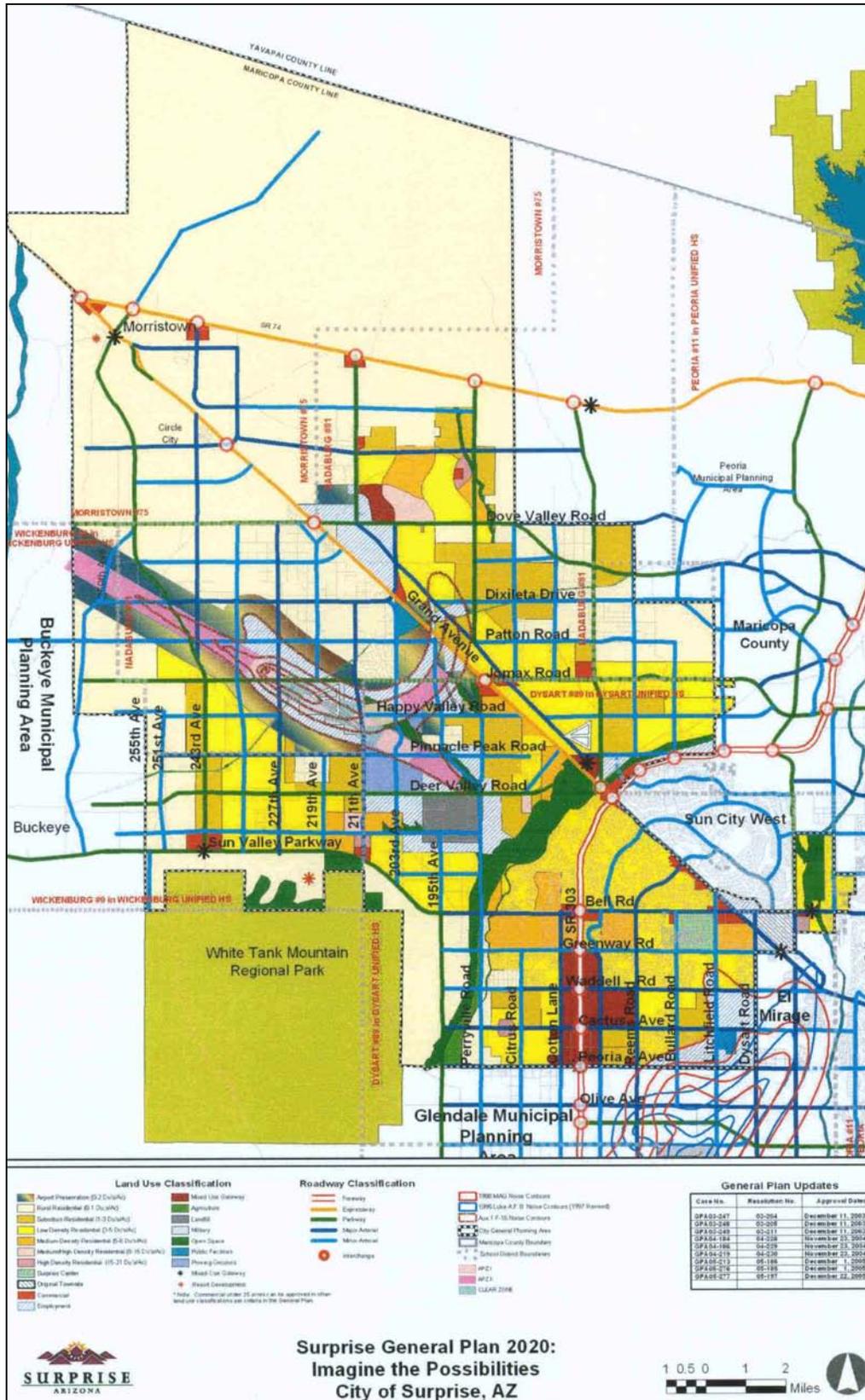


Figure 4-53: City of Surprise land use map

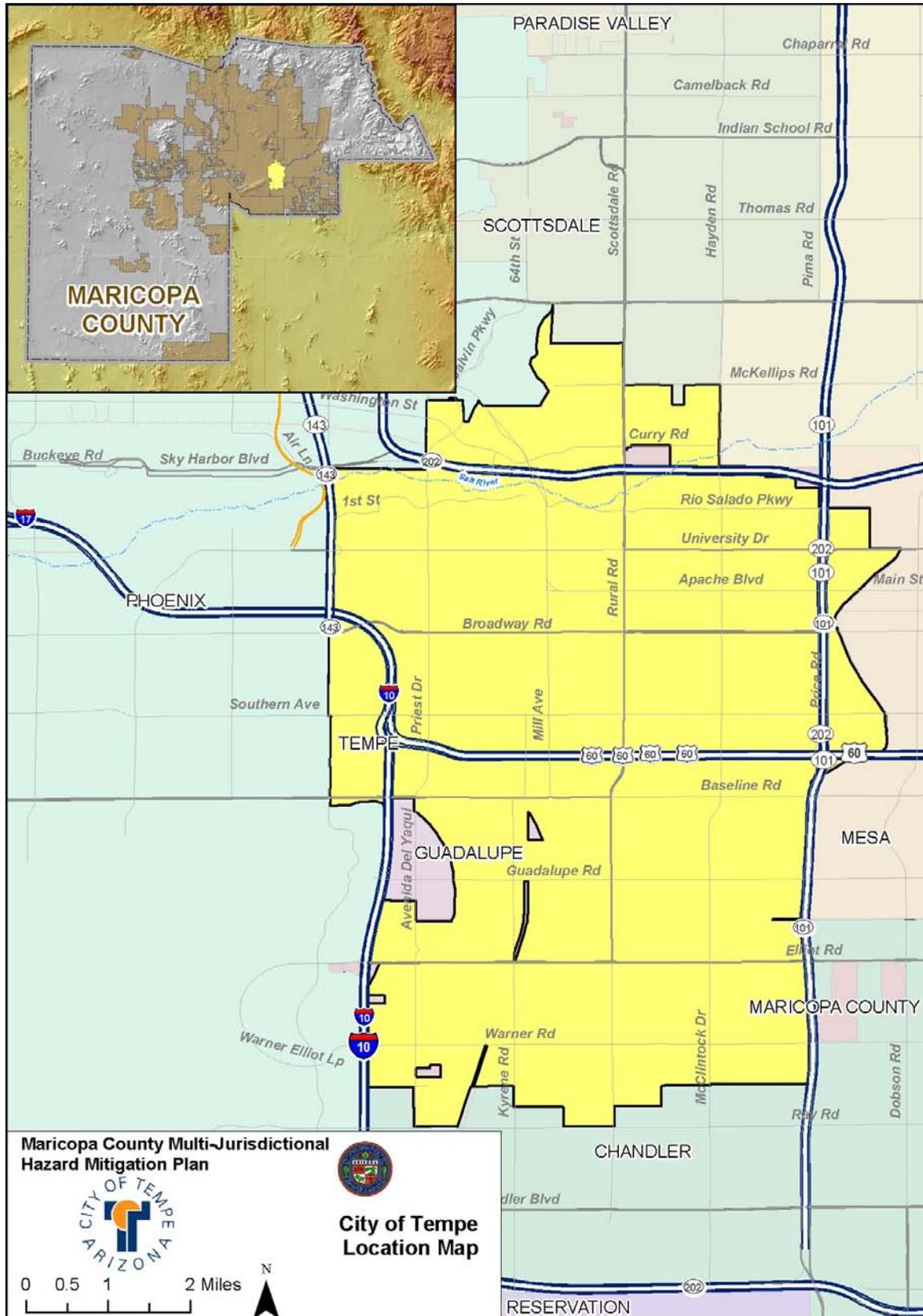


Figure 4-54: Tempe location map

Table 4-24: Summary of population and employment estimates for Tempe

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-----------|-----------|-----------|-----------|-----------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Tempe | 141,865 | 158,426 | 172,641 | 177,771 | 191,881 |
| As a % of County | 6.69% | 5.16% | 4.33% | 4.30% | 3.72% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Tempe | 93,461 | 162,400 | 118,675 | 198,243 | 219,543 |
| As a % of County | 9.86% | 10.38% | 6.54% | 9.39% | 8.12% |
| Jobs per Capita | 0.66 | 1.03 | 0.69 | 1.12 | 1.14 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

Tempe has a very strong and diversified economy featuring a manufacturing base of over 750 companies, and is home to the “Tech Oasis”—a cluster of over 200 high-tech companies. Other growing industries include biotechnology, financial, and business services. Real estate has been strong in Tempe, with property along and near the Town Lake and in the Mill Avenue corridor fueling most growth. Arizona State University continues to be a major catalyst for jobs and tech innovation.

Tempe’s General Plan, adopted in December 2003, presents a very different land use pattern than in most other Maricopa County Communities. Specifically, Tempe supports a series of unique land use and institutional amenities that create a more compact and dynamic urban form. As shown in Figure 4-55²⁸, Arizona State University, Mill Avenue, and the Tempe Town Lake are all identified as primary growth areas for the community. The impact of this core development will be felt throughout north Tempe, which also supports a growing office and industrial region in the flight path of Phoenix’s Sky Harbor Airport lying north of the 202 Freeway. In addition, office and commercial centers will continue to grow along the many miles of freeway and arterial street frontage in Tempe. The region of Tempe that borders Interstate 10 in the southern portion of the City is expected to become an especially active employment and commercial center for Tempe. Tempe’s General Plan also includes a Public Facilities and Services Element, which: (1) provides an inventory of all existing and proposed municipal buildings, objectives for providing for future infrastructure needs, and strategies for maintaining sustainable structures; (2) identifies existing services provided by the City of Tempe, and other service providers, including social service, education and utilities; and (3) identifies existing and proposed human services, programs and facilities designed to integrate resources and opportunities to assist residents of all ages and abilities in improving their quality of life and self-sufficiency.

4.3.25 *Tolleson*

Situated along Interstate 10 approximately 14 miles west of downtown Phoenix, the small community of Tolleson lies in the west Valley region of Maricopa County, and is surrounded by the City of Tolleson on the west and Phoenix on the north, east, and south, as shown in Figure 4-56. Founded in 1912 and incorporated in 1929, the incorporated boundary of Tolleson measures only about five square miles in area.

²⁸ City of Tempe, <http://www.tempe.gov/generalplan/FinalDocument/GP2030ProjectedLandUse.pdf>

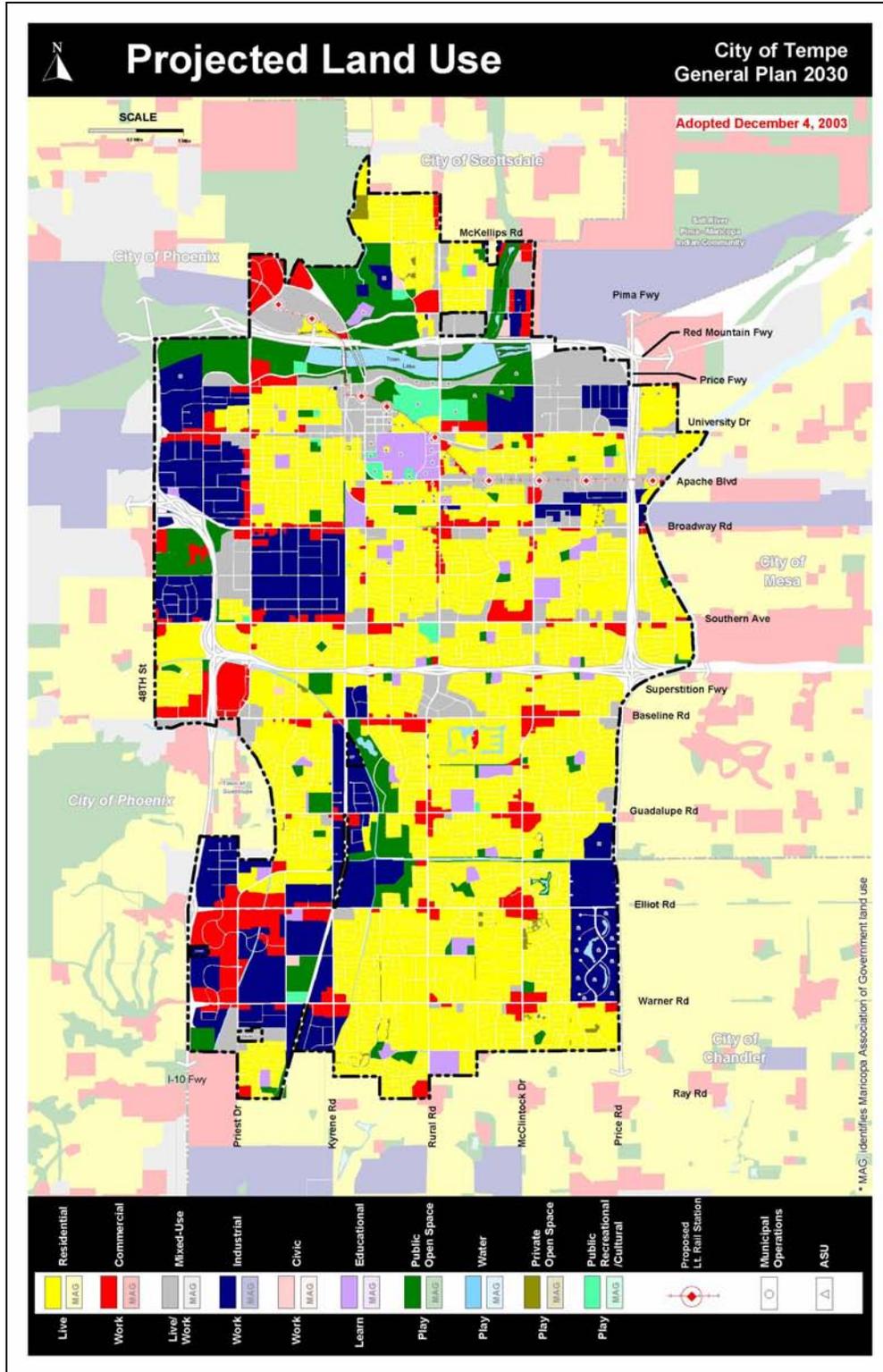


Figure 4-55: City of Tempe land use map

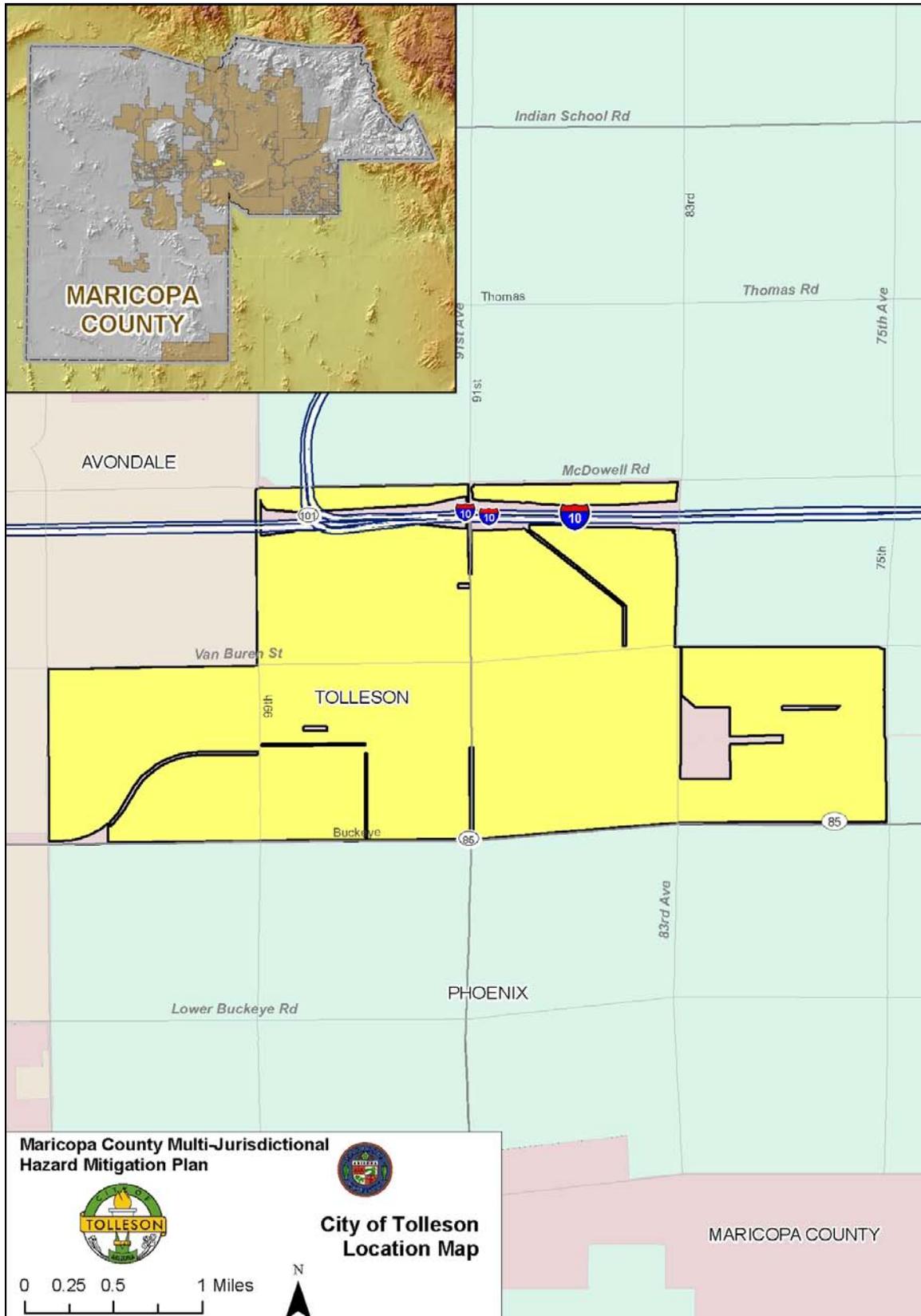


Figure 4-56: Tolleson location map

Once dependent on agriculture, Tolleson today has a sound commercial and industrial base. Tolleson is served by the Papago Freeway, which is a segment of Interstate 10. Tolleson is also served by the Loop 101, which allows traffic headed toward Flagstaff to bypass downtown Phoenix and also connects the city to northeast Phoenix. To the west of Tolleson, Highway 85 intersects Interstate 10 and then runs south to Interstate 8 in Gila Bend. The Union Pacific rail line runs through Tolleson, providing a number of industrial sites with rail access. Today, Tolleson is administered by a Council-Manager form of government that includes a mayor and six council members elected at-large to four-year terms.

As illustrated in Table 6 2, in 2000 the population of Tolleson was 4,963. As a land locked community, Tolleson’s residential base is expected to grow only slightly to 9,646 by 2020. As a result, Tolleson’s population will comprise a steadily decreasing percentage of Maricopa County’s population. By contrast, Tolleson’s labor force is forecast to reflect an increasing share of the region’s jobs. In 1990, the City had 2,183 jobs, while 2020 projections anticipate nearly 20,000 jobs within the community. In addition to having a growing population and employment role within the region, Tolleson’s ratio of jobs-per-capita is also forecast to rise from 0.49 in 1990 to a remarkable 2.0 in 2020.

Table 4-25: Summary of population and employment estimates for Tolleson

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Tolleson | 4,434 | 4,963 | 6,833 | 7,748 | 9,646 |
| As a % of County | 0.21% | 0.16% | 0.17% | 0.19% | 0.19% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Tolleson | 2,183 | 12,800 | 2,891 | 15,808 | 19,854 |
| As a % of County | 0.23% | 0.82% | 0.16% | 0.75% | 0.73% |
| Jobs per Capita | 0.49 | 2.58 | 0.42 | 2.04 | 2.06 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

Tolleson has become a strong distribution hub for companies wishing to deliver products to southwestern markets. This is primarily due to its excellent location just south of Interstate 10 and the nearby interchange with the Loop 101 Freeway. Tolleson hosts several large employers, including Sunland Beef, Kroger’s, Albertson’s, Salt River Project, and Sysco Food Systems. In addition to distribution and food, fiber and natural products, the community has a strong manufacturing structure, which accounts for a large percentage of employment.

The future land plan for Tolleson, shown in Figure 4-57²⁹, indicates the predominance of industrial and commercial land use planned by the City to capitalize of the prime freeway access and location in the West Valley. These land uses also coincide with job growth projections that will yield many more jobs than residents in the community by 2030. As of 2006, the total housing inventory was nearly 2,000 units, which represents an 46 percent increase since 2000.

²⁹ Maricopa Association of Governments, 2007 (DRAFT), *Municipal Planning Area Socioeconomic Profiles Maricopa County, Arizona*

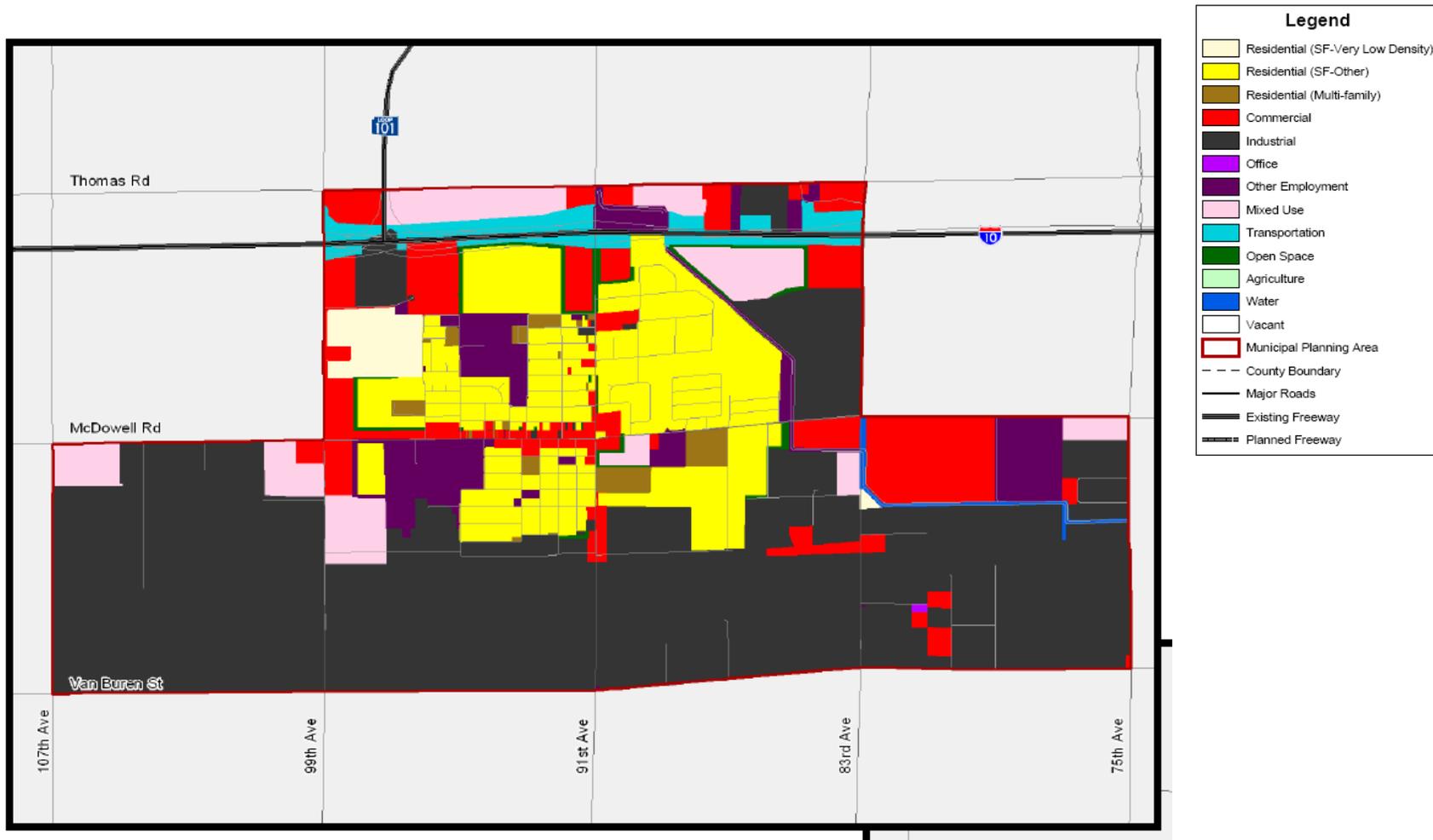


Figure 4-57: City of Tolleson land use map

4.3.26 *Wickenburg*

One of Maricopa County’s most historic and scenic communities, the Town of Wickenburg lies in north central Maricopa County on the border with Yavapai County, approximately 60 miles from downtown Phoenix. The Town of Wickenburg is distinct from most of the communities in Maricopa County for its isolation from the greater Phoenix metropolitan area. Illustrated in Figure 4-58, Wickenburg is highlighted by the Hassayampa River and its tributaries, which are protected through the Hassayampa River Canyon Wilderness to the north of Wickenburg in Yavapai County. Wickenburg also serves as a crossroads of various highways in northwest Maricopa County, with US Highway 60 and Arizona Highways 93 and 89 providing access to Loa Angeles, Las Vegas, and Prescott, respectively.

Along the town's main historic district, early businesses built structures that still exist in Wickenburg's downtown area. In the 1900’s Wickenburg’s clean air and wide-open spaces attracted guest ranches and resorts to the Wickenburg neighborhood. Later, the construction of Highway 60 from Phoenix to California brought even more tourists, making Wickenburg the unofficial dude ranch capital of the World. Today, some of these ranches still offer their unique brand of Western hospitality.

Founded in 1863, Wickenburg operates under a Council Manager form of government, which includes a seven member Town Council consisting of a Mayor and six Council members elected at-large for a term of four years. In Wickenburg the Town Council functions as the legislature, and the Town Manager administers community policies.

As illustrated in Table 4-26, in 2000 the population of Wickenburg was 5,050. With low density residential growth opportunities continuing to be created in and around Wickenburg, this population is forecast to grow to 13,000 by 2020. As a result of this slow but steady growth, Wickenburg’s population will comprise only a modest proportion of Maricopa County’s overall population. Similarly, Wickenburg’s small labor force is forecast to parallel the Town’s population growth by comprising a consistently small share of the region’s jobs but is also projected to increase modestly between 2010 and 2020. In 2000, the Town had 4,100 jobs, while 2020 projections anticipate 8,900 jobs within the community. In addition to having a growing population and employment role within the region, Wickenburg’s ratio of jobs-per-capita is also forecast to rise from an impressive 0.42 in 1990 to 0.67 in 2020.

Table 4-26: Summary of population and employment estimates for Wickenburg

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Wickenburg | 4,515 | 5,050 | 6,442 | 11,022 | 13,311 |
| As a % of County | 0.21% | 0.16% | 0.16% | 0.27% | 0.26% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Wickenburg | 1,878 | 4,100 | 2,623 | 6,622 | 8,921 |
| As a % of County | 0.20% | 0.26% | 0.14% | 0.31% | 0.33% |
| Jobs per Capita | 0.42 | 0.81 | 0.41 | 0.60 | 0.67 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

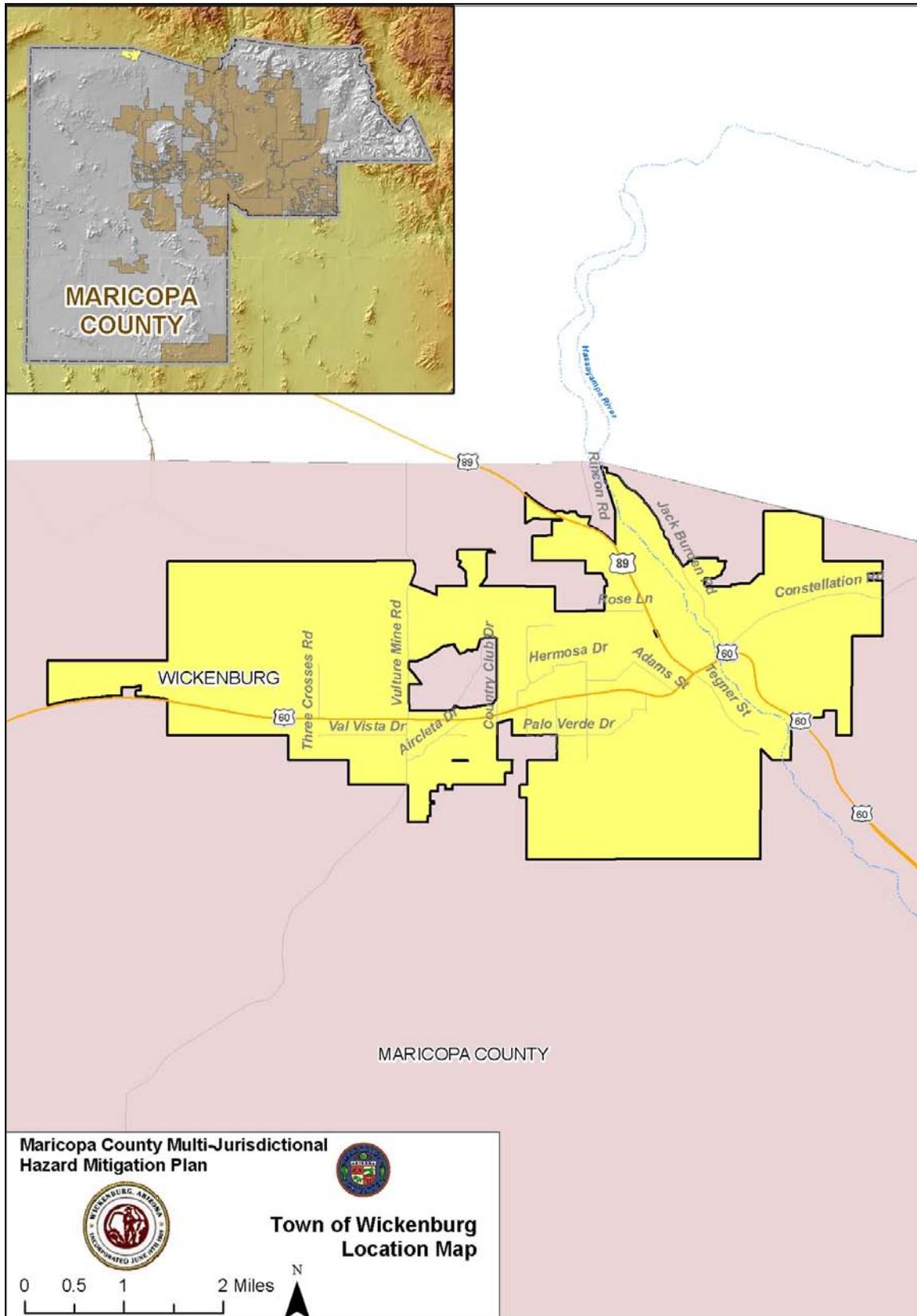


Figure 4-58: Wickenburg location map

Wickenburg's General Plan was adopted in August 2003, and the Land Use Plan is shown as Figure 4-59³⁰. Low and medium density residential land uses dominate the Town boundaries, with commercial strips located along the main arteries of US 80, 93, and Tegner Street. The rugged terrain of the current town boundaries is not necessarily conducive to large-scale commercial and industrial growth, however proposed annexations to the west and north may provide the opportunity needed to expand those sectors. Wickenburg currently encompasses an area of 14.9 square miles, but has a planning area that exceeds 1,300 square miles, extending west and north, with half in Yavapai County. Within the current Town limits, the area is over one-third developed. Significant constraints on development, such as steep terrain and natural drainage channels, render another 35% of the Town's area unsuitable for development.

4.3.27 *Youngtown*

Situated in the west central portion of the greater metropolitan area approximately 15 miles west of downtown Phoenix, the Town of Youngtown lies on the east bank of the Agua Fria River. Located just south of United States Highway 60, the Town of Youngtown is bordered on the west by El Mirage and on the east by the much larger retirement community of Sun City (Unincorporated Maricopa County), as shown in Figure 4-60. In 1954, real estate broker Ben Schleifer and banker Clarence Suggs bought 320 acres of farmland and built the first master-planned, adult community dedicated exclusively to retirees. It was the first town occupied solely by senior citizens and has the distinction of being designated as Chapter 1 by AARP. It is known for its more mature landscaping and lower housing costs. In 1998, age restrictions were removed allowing all ages to enjoy community life in Youngtown.

Youngtown's residents are governed under a Council-Manager form of government, which includes a seven member Town Council consisting of a Mayor and six Council members elected at-large for a term of four years. The Town Council appoints the Town Manager who is in charge of all Town Departments and manages the Town's business.

As illustrated in Table 4-27, in 2000 the population of Youngtown was just over 3,000 residents. However, the Town doubled in size by 2008 and could double again if planned annexations to the south occur. Many of these new residents are expected to be young families, which may alter the traditionally retirement-based population of Youngtown. Future employment figures should rise along with this new population. Youngtown's labor force is forecast to reflect a consistently small proportion of the region's jobs, hovering between 0.10% and 0.16% of Maricopa County employment during the upcoming 20 years. In 1990, the Town had 935 jobs, while 2020 projections anticipate nearly 2,000 jobs within the community. In addition to having a stable population and employment role within the region, Youngtown's ratio of jobs-per-capita is also forecast to drop from 0.37 in 1990 to 0.27 in 2020.

Youngtown is almost entirely a single-family residential community. Several pockets of higher-density residential and neighborhood-level commercial uses also exist in the northern portion of the Town. Youngtown's General Plan was adopted in 2003, and includes the land use map shown in Figure 4-61³¹. The General Plan provides guidance for Town staff, citizens, and others doing business with the Town to help them achieve Young-town's vision for future land use and development. The Plan contains seven elements: Land Use, Circulation and Transportation, Water, Open Space and Recreation, Environmental, Growth Areas and Cost of Development. Together, these elements will provide guidance, in the form of goals, objectives and policies, to help Youngtown staff and appointed and elected officials make decisions about future growth and development in their community.

³⁰ Town of Wickenburg, http://www.ci.wickenburg.az.us/documents%5CPlanning%20and%20Building%5CGeneral%20Plan/11x17-Land_Use.pdf

³¹ Town of Youngtown, <http://www.youngtownaz.org/vertical/Sites/%7B464715DD-87E9-4AA9-9EEF-3CDF5B7D33D6%7D/uploads/%7BFFC342FE-B7D1-415F-B73F-18097DF4B2E6%7D.PDF>

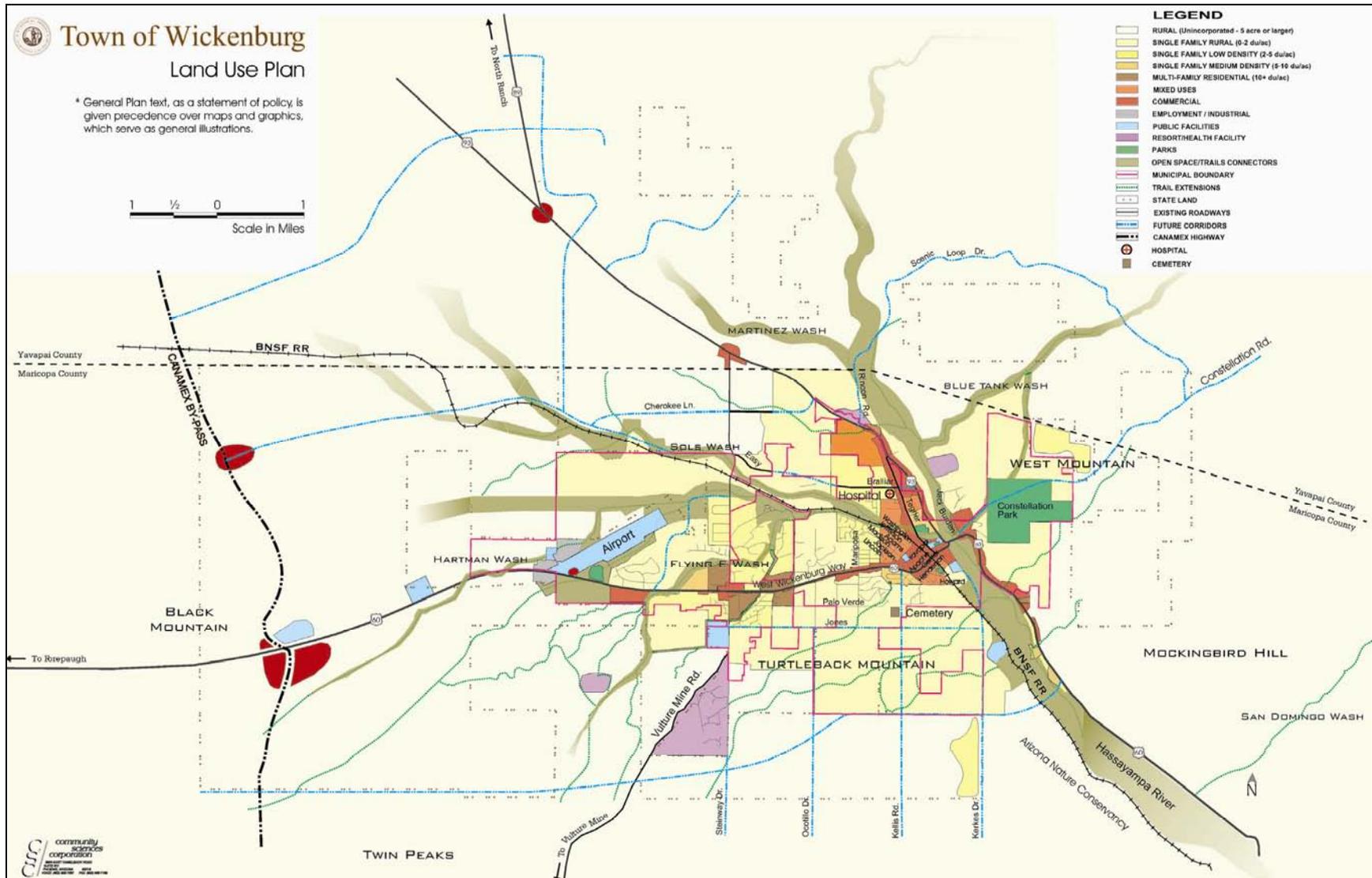


Figure 4-59: Town of Wickenburg land use map

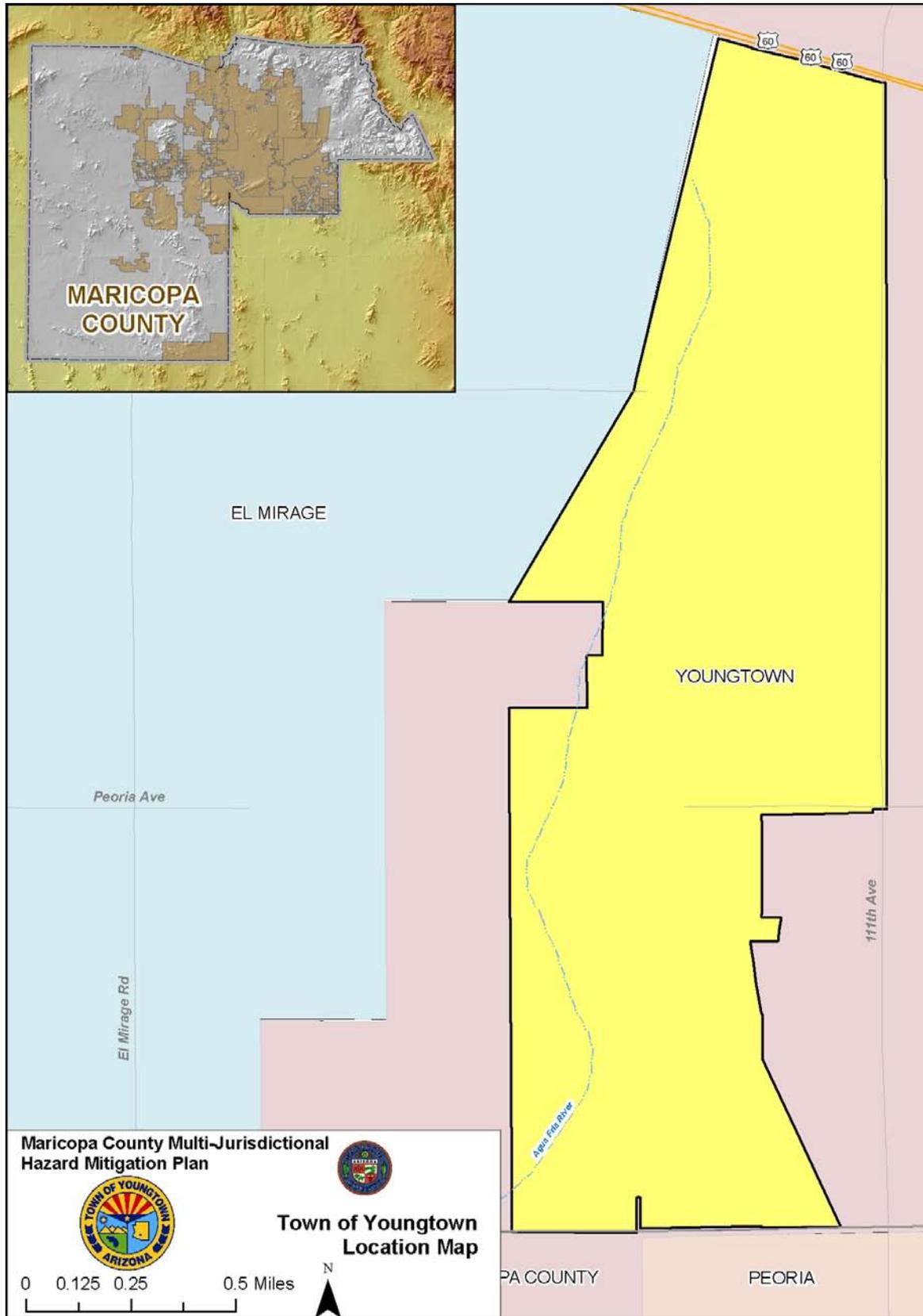


Figure 4-60: Youngtown location map

Table 4-27: Summary of population and employment estimates for Youngtown

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Youngtown | 2,542 | 3,007 | 6,522 | 6,820 | 7,275 |
| As a % of County | 0.12% | 0.10% | 0.16% | 0.16% | 0.14% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Youngtown | 935 | 1,200 | 1,124 | 1,667 | 1,988 |
| As a % of County | 0.10% | 0.08% | 0.06% | 0.08% | 0.07% |
| Jobs per Capita | 0.37 | 0.40 | 0.17 | 0.24 | 0.27 |

Note: Interim projections for 2010 and 2020

Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009)

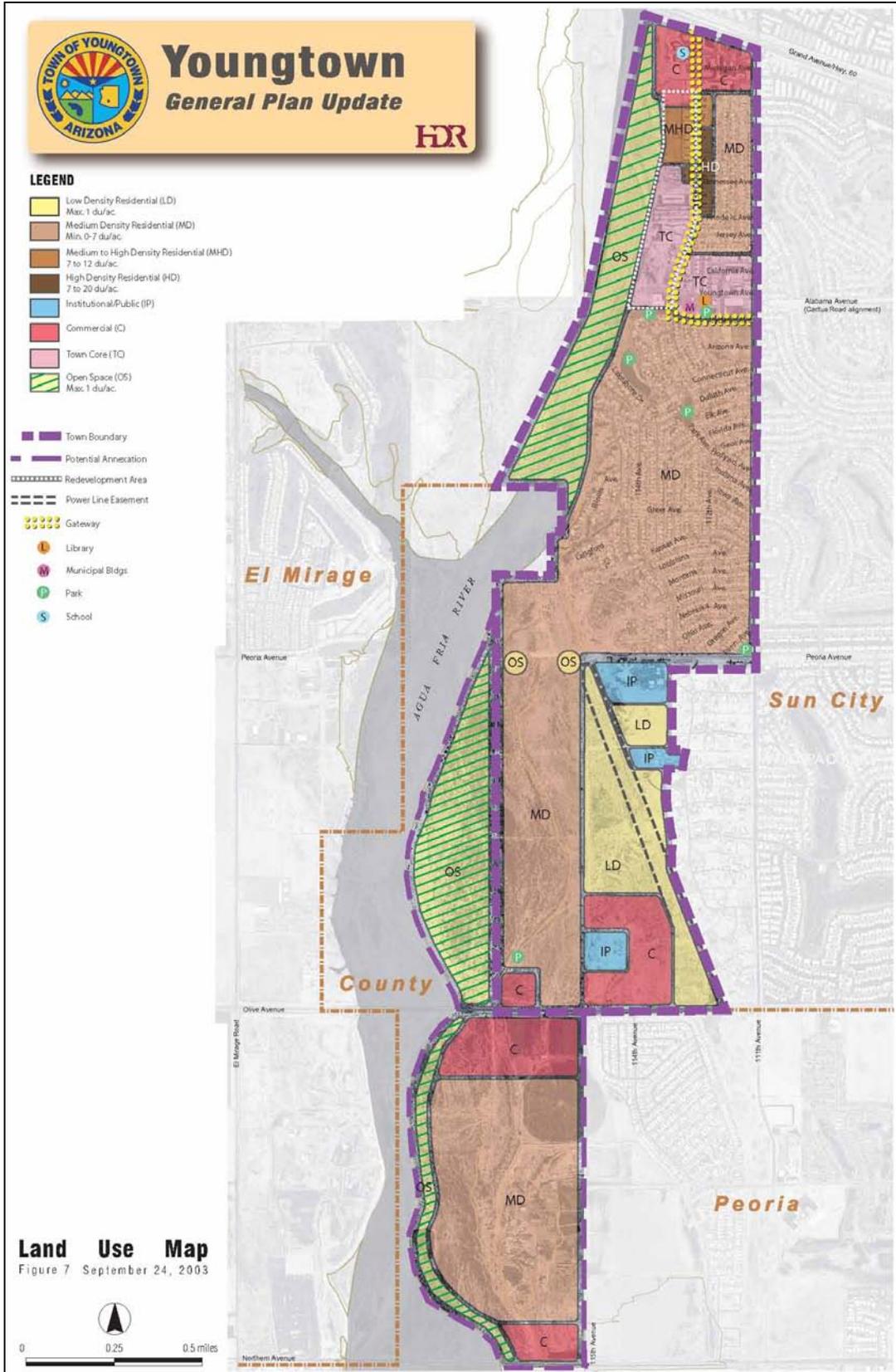


Figure 4-61: Town of Youngtown land use map

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