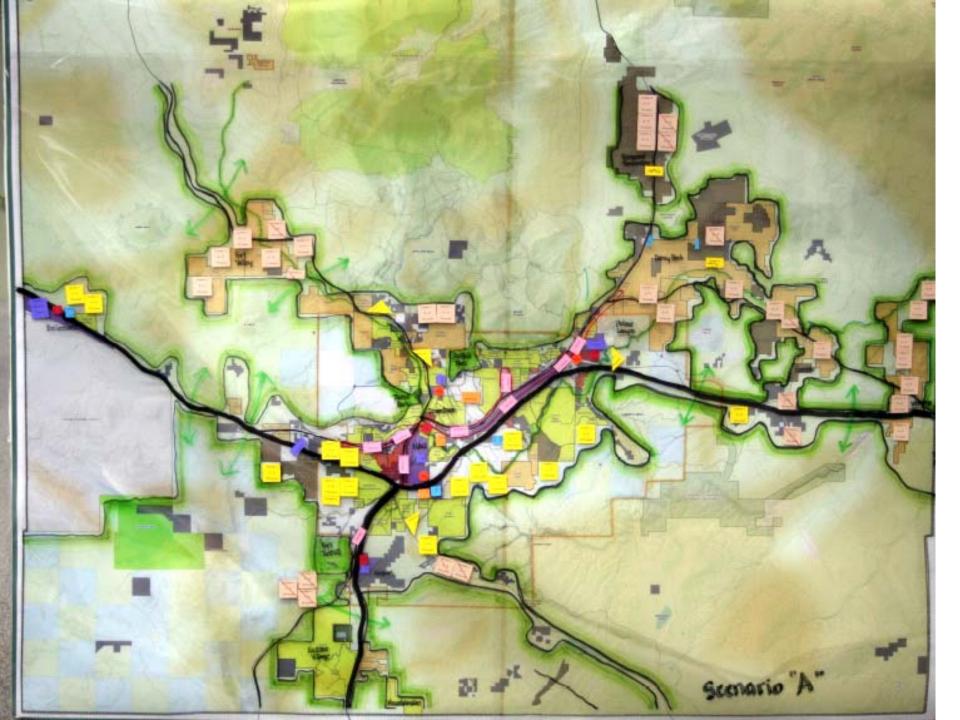
# Scenario A, B and C Summary

Hand out August 4, 2011



# Scenario 'A', 'B', and 'C' -Staff synthesized public maps

- Commonalities (e.g. Indicate preservation, transform, grow; chip location type/intensity; )
- Areas of disagreement/unique ideas noted
- Placed all chips (e.g. debated merits with peers)
- Open for Discussion
- Truly represented community input, honest to public's participation





## Scenario A – "Growing Out"

#### **General Statistics:**

Additional

People 70,000

Jobs 34,000

Acres: 10,700

Single Family/Town Homes: 17,900

Multifamily Homes 5,400

#### **General Description:**

Development patterns that look a lot like today's.

Uses the most acres due to lower densities.

A higher percentage of single-family homes in neighborhoods like University Heights or Coconino Estates

Considerable State Lands will be developed to accommodate this growth Job mix looks a lot like jobs today. The region serves a much larger area for shopping, recreation, education, and medical, professional and government services. Shopping, office and institutional buildings are generally built to one-story with parking lots on the sides and front along existing corridors.



## Scenario A – "Growing Out"

#### **General Assumptions:**

**Funding** constraints at the state and local level continue. **Regulations** remain that limit local influence on the market.

**Environmental** impacts on water are offset by Red Gap Ranch. Air Quality and Climate Change are addressed by global adaptation or technology.

**Demographics** support <u>demand for single-family homes</u>.

**Open Space** funding and legislation is not passed.

The **Global Economy** continues to support a U.S. consumer -driven, information-based economy and moderate growth in manufacturing.

#### **Public Input:**

Areas to **Preserve -** Most federal public lands

Areas to **Transform - Milton** Road and Fourth Street

Areas to **Grow-** Doney Park

Challenges in Building the Scenario - Running out of room



## Scenario A – "Growing Out"

#### **Areas of Disagreement**

Growth out 89a near Griffith Springs
How much to protect Walnut Canyon N.M.

#### **Unique Solution(s)**

New satellite community at Twin Arrows in conjunction with the casino.

Bellemont receives growth due to industry accompanied with housing.

#### **Stakeholder Concerns:**

Transportation -

At 150,000 population, **most** major <u>roads</u> become extremely **congested**. Widening of existing roads and new roads are necessary.

<u>Transit</u> is not an effective congestion tool due to low density.

Walk/Bike is popular, but more for recreation

Water/Wastewater – Large investments, needs most new plant and line capacity of all scenarios.

Parks & Recreation – will have more suburban type parks than urban parks Wildlife – state section northwest of Dry Lake impacts Woody Ridge wildlife corridor.





### Scenario B – "Growing In & Out"

#### **General Statistics:**

Additional

People 70,000

Jobs 34,000

Acres: 5,900

Single Family/Town Homes: 16,400

Multifamily Homes 6,900

#### **General Description:**

Development like today's, with <u>denser centers</u>.

Middle between "A" and "C" in acres used.

Lot sizes more like Ponderosa Trails and more townhomes, some apartments.

Some State Lands used to buffer key open space.

The jobs are shifting to more medical and service.

Activity centers often have 2-4 story buildings built to the street front.



## Scenario B – "Growing In & Out"

#### **General Assumptions:**

**Funding** improves at the state and local level continue. **Regulations** remain that limit local influence on the market. **Environmental** impacts on water are offset by Red Gap Ranch. Air Quality and Climate Change are major and local concerns.

**Demographics** support demand for a wider mix of home types.

**Open Space** purchase options are available.

The **Global Economy** continues to support a U.S. consumer -driven, information-based economy and places like Winslow become more self-sufficient.

#### **Public Input:**

Areas to **Preserve -** Most federal public lands; Key state lands; Picture Canyon, Ft. Tuthill

Areas to Transform - Milton Road and Fourth Street

Areas to **Grow -** Remaining large, vacant lands south of I-40

**Challenges** in Building the Scenario - How to prevent growth in some areas



## Scenario B – "Growing In & Out"

#### **Areas of Disagreement**

Proposals for Growth on Observatory Mesa Proposals for US 180 bypass

#### **Unique Solution(s)**

Southside transformation
Satellite community at Bellemont

#### **Stakeholder Concerns:**

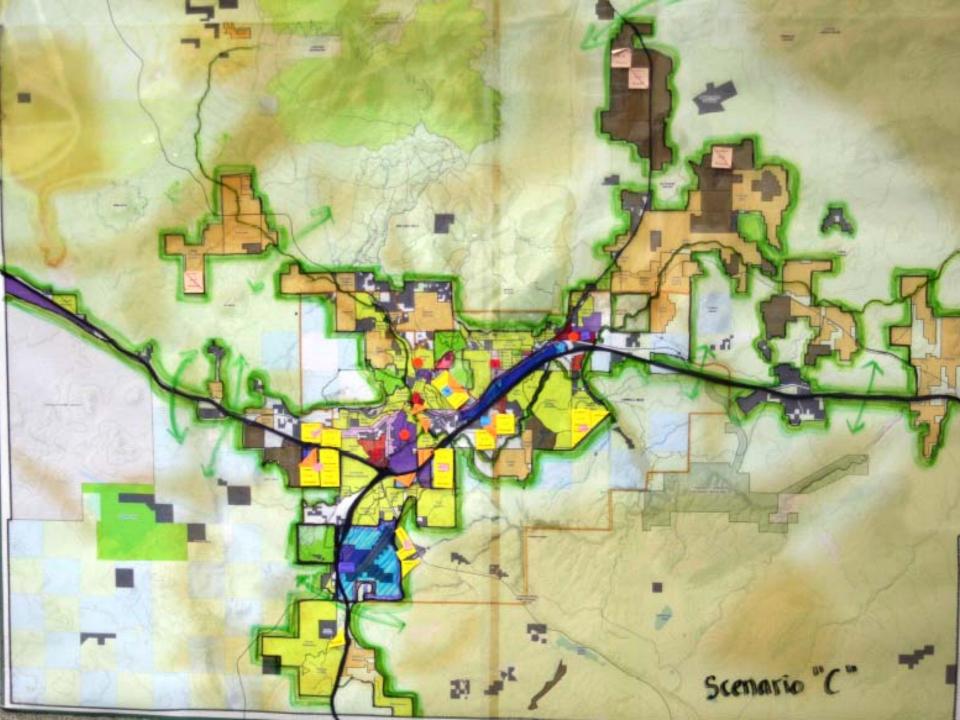
Transportation – <u>Roads</u>: At 150,000 population, **most** major roads become extremely **congested**. Widening of existing roads and new roads are necessary. <u>Transit</u> is a solution in **some** areas.

Water/Wastewater investments - new plant and line capacity of all scenarios

Market analysis required to determine potential success of different <u>activity centers</u>.

Wildlife: 180 Bypass will impact wildlife movement between the Peaks, and Woody Ridge to the south via western side of Observatory Mesa and A-1 Mountain.

Strong potential to development current "Greenfield" lands. The development may impact dark skies and the astronomical industry ability to conduct observations





## Scenario C – "Growing In"

#### **General Statistics:**

Additional

People 70,000

Jobs 34,000

Acres: 4,100

Single Family/Town Homes: 13,900

Multifamily Homes 10,000

#### **General Description:**

Development patterns -more dense and urban looking centers.

Uses the least acres due to high densities.

Many more apartments and townhomes clustered in centers.

Much State Land is preserved or not in demand for development.

The jobs of tomorrow are even more service and medical oriented. Smaller and older families require fewer public education jobs.

Shopping, office and institutional buildings are often built to 3 and four stories at the street front.



## Scenario C – "Growing In"

#### **General Assumptions:**

**Funding** at the state and local level are much better. **Regulations** enable some local influence on the market. **Environmental** impacts on water are offset by Red Gap Ranch. Air Quality and Climate Change actions are mandated.

**Demographics** support more apartments.

**Open Space** funding and legislation are passed.

The **Global Economy** continues to support a U.S. consumer -driven, information-based economy. Communities like Winslow are self-sufficient.

#### Public Input:

Areas to **Preserve -** Most federal public lands; State lands and Rio de Flag. Historic Downtown

Areas to **Transform-** Milton Road / Fourth Street

Areas to **Grow -** NAU land north and south of I-40; McMillan Mesa; Existing industrial/employment areas

Challenges in Building the Scenario - A lot of rural area in which to develop



## Scenario C – "Growing In"

#### **Areas of Disagreement**

Growth at Griffith Springs; How much to protect Walnut Canyon N.M. Section 20 (develop/preserve).

#### **Unique Solution(s)**

No satellite communities; Extensive mixed use

#### **Stakeholder Concerns:**

Transportation – <u>Roads:</u> At 150,000 population, **many** major roads become extremely **congested**. Widening of existing roads and new roads are necessary.

<u>Transit</u> can serve as an effective solution in several areas. <u>Walk/Bike</u> can be an effective means of transportation due to interior locations and mixed uses.

Parking Requirements in the downtown may require parking garages

Water/Wastewater – **Best** uses existing plant and line infrastructure.

Stormwater increased capacity needed; Low-impact design would mitigate long-term costs.

Parks & Recreation - more urban-type parks to serve higher density developments.

Wildlife – this scenario has least impact on wildlife corridors.

Market Analysis required to determine potential success of different activity centers.

Increased commercial services to support NAU students on Milton and Lone Tree.

Aesthetics – impacts of building heights on view corridors and small town atmosphere. 14

Requires considerable enabling legislation to implement.