



# TOWN OF BUCKEYE

TECHNICAL ASSISTANCE PANEL

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## MISSION

*ULI's mission is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.*

## Town of Buckeye AzTAP Driving Questions

### **1. Study Area Strengths and Weaknesses**

What are the prevailing competitive strengths or advantages that could be used as catalysts to capitalize on the Study Area?

### **2. Long Term Vision**

When looking at the Town boundaries, existing infrastructure and businesses, and the location of the Governmental Center, does the panel feel the current general plan is consistent with the Vision?

### **3. Land Use and Zoning**

What are some of the steps the Town needs to take to evaluate current land use and zoning and determine what changes need to be made that will accommodate the desired mix of development that attracts the desired users?

## Town of Buckeye AzTAP Driving Questions (continued)

### **4. Connectivity to Employment, Housing, Commercial, Service and Recreation**

How is this accomplished with multiple ownerships or a fragmentation of landholdings?

### **5. The Transportation Impact**

Freeways (I-10, SR 85, SR, 30, Canamex, Hidden Waters); UP planned rail switch yard; and the Buckeye Airport all lay within the Study Area. What opportunities exist to capitalize on these assets in the area?

## Town of Buckeye AzTAP Panelists

**Eric J. Anderson**

Transportation Director, Maricopa  
Association of Governments

**Dr. Edward F. Knab**

Chief Executive Officer, Productivity  
Constructs

**Tom Brennan**

Managing Partner, Utility West LLC

**Jackie Lundblad**

Principal, NGH Consulting LLC

**Steve Burke**

Regional Manager, Union Pacific Railroad

**Mike Polachek**

Executive Vice President, SRS Real  
Estate Partners

**Casey Denny**

Deputy Director, Mesa Gateway Airport

**Wellington “Duke” Reiter, FAIA**

Senior Vice President, Arizona State  
University Foundation

**Nick Dodd**

Senior Vice President- Investments,  
RBC Capital Markets

**Lance C. Ross, SIOR - Moderator**

President, Ross Property Advisors

**Shawn Dralle**

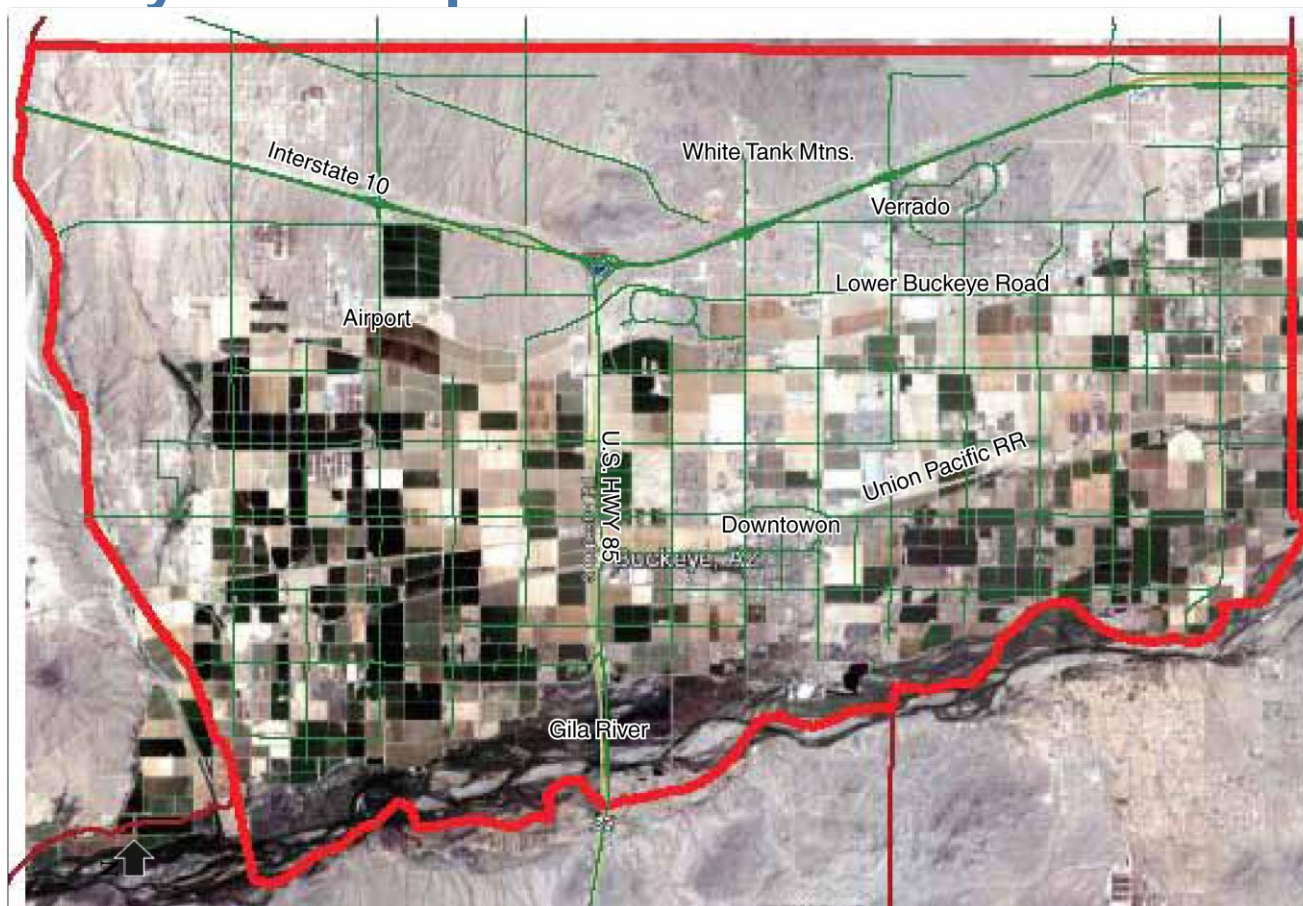
Managing Director,  
RBC Capital Markets

**Rich Stanley**

Senior Vice President for University  
Planning, Arizona State University



## Study Area Map







**Verrado Master Planned Community, Buckeye Arizona**

## STRENGTHS

### EXISTING DEVELOPMENT

- Verrado provides a wide range of quality housing high quality housing
- Wide range of low cost housing
- I-10 frontage
- SR 85 frontage
- Raw land

## CHALLENGES

### EXISTING DEVELOPMENT

- Scale: The planning area is a large land mass making planning and management difficult.
- Property owner coordination
- Unattractive I-10 frontage
- No clear Town image along I-10
- Planned Westcore Mall at I-10 and Bullard is too close for another mall and may inhibit the ability to attract some types of retail.
- Raw land is valuable only if someone wants it.





## **White Tank Mountain Park, Buckeye Arizona**

## STRENGTHS

### ENVIRONMENT/NATURAL RESOURCES

- Opportunity to NOT be a heat island
- Recreation opportunities
- Lifestyle advantage
- Abundance of water
- Sun/Solar
- Existing agriculture creates a unique community

## CHALLENGES

### ENVIRONMENT/NATURAL RESOURCES

- Abundant rivers and mountains that are not connected to the community via trails and paths.
- Need to evaluate quality and potential use of water



**Vacant Land, Buckeye Arizona**

## STRENGTHS

### LOCATION

- Close to Phoenix
- Easy transport to California/San Diego attractive to distribution

## CHALLENGES

### LOCATION

- Distances within Buckeye are significant (distance from downtown Tempe to Buckeye is the same as from North Buckeye to downtown Buckeye)





**Rail Access, Buckeye Arizona**



## STRENGTHS

### INFRASTRUCTURE

- Well-connected road system
- Available land
- Rail access and planned switching yard
- Uncongested transportation systems
- 20 miles of frontage types along Interstate
- SR 85 has potential as a retail corridor

## CHALLENGES

### INFRASTRUCTURE

- Protect airport from development that will adversely impact operations
- The scale of the area makes developing infrastructure a challenge because capital is scarce
- The railroad tracks may inhibit development south of the tracks within the study area.
- Rail may inhibit development south of the tracks within the study area.

# AzTAP Future Planning Recommendations

## Opening thoughts

- **Think regionally. Start with Buckeye's strategic position and assets within the metropolitan region; what can it offer that others cannot?**
- **Build and communicate a long-term vision for the city**
- **Include a strong K-16 educational strategy**

# AzTAP Future Planning Recommendations

## Unique characteristics

- **A desirable location for targeted and diverse business types with access**
- **Large-scale solar activity in the region**
- **Recreation and environmental gems (mountains, rivers)**
- **Agricultural legacy and continued activity**

# AzTAP Future Planning Recommendations

## Leverage benefits to attract business

- Foreign Trade Zone
- The potential of a distribution hub
- Capitalize on recreational assets
- Promote green and “sustainable” projects

# AzTAP Future Planning Recommendations

## Infrastructure

- **Create shovel ready circumstances for large land block development**
- **create a rail/ air /I-10/SR 85 center west of SR 85 by focusing on the resources necessary to for it.**
- **Engage planning efforts for the Buckeye Municipal Airport and determine its long-term contribution**



# AzTAP Future Planning Recommendations

## Rail at all scales

- The right positioning of Union Pacific expansion and long-range goals for the city are intertwined
- Related trucking needs and distribution center needs
- Commuter rail benefits and challenges

# AzTAP Future Planning Recommendations

## Focus on Education

- **K-12 : concentrate on excellence**
- **Consider partnerships with others in higher ed around the topics of solar, water, agriculture and nursing**
- **Consider reducing number of school districts**

# AzTAP Future Planning Recommendations

## Energy

- Become *the* solar/renewable energy corridor
- Consider the Integration of the Wastewater Treatment and the canal over the next 100 years

# AzTAP Future Planning Recommendations

## Health

- **Think broadly and open-mindedly about health care continuum-**  
lay out a health care plan to identify where services (physician office space, urgent care, hospitals) will be located and a time line for bringing those services on line.
- **Banner at Verrado**
- **Create emergency medicine trauma center on the west side**
- **Healing centers with alternative care and rehabilitation**

# AzTAP Future Planning Recommendations

## Retail

- Retail is changing rapidly
- Protect location for an appropriately scaled and planned regional “mall” based on market realities
- Look for differentiation in the marketplace



# AzTAP Future Planning Recommendations

## Create town center(s)

- Nurture historic downtown but consider the need for other small centers distributed across Buckeye.
- Concentrate the focus on the new town center and build off development/redevelopment. Closer to I-10?
- Consider what anchor institutions can help to jump start such development.

# AzTAP Future Planning Recommendations

## Brand Buckeye

- Mark entries with significant monuments, architecture or signage
- Buckeye must “own” its I-10 frontage- the primary indicator of what the city is all about
- Landscape elements relate to agricultural message and sustainability

# AzTAP Future Planning Recommendations

## Recreation

- Take advantage of recreation spaces to create a healing environment.
- Consider taking ownership of the alternative medicine market, which includes resort, health care and training.
- Consider the possibility of creating a regional destination related to the water.

# AzTAP Future Planning Recommendations

## Financing

- **Identify a long term dedicated funding source and actively seek support from the community to approve it.**
- **Revenue structure and risk aligned with goals**
- **Regional partnerships for funding key transportation corridors**

# AzTAP Future Planning Recommendations

## Conclusion

- **Think long-term. Think regionally. Assume change.**
- **Set ambitious goals that leverage assets but are not limited by them.**
- **Communicate the vision broadly**
- **Seek continual buy-in from the community**



## Questions?

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**Thank you!!!**