

## The Landing Specific Area Plan

The City of Buckeye's **The Landing** is envisioned to be the West Valley's premier destination for all things recreation, entertainment, working, shopping, and living. The Specific Area Plan will contain an overarching vision for the Project Area, leading to the development of recommendations for strategies and policies that will direct the development of The Landing. The valued input and participation of residents and stakeholders will help shape the Plan and create a unique district in which to live, work, and play in one of Buckeye's most robust core growth areas.

## Community Meeting 1

The first community meeting took place on April 11, 2023, at 5:30 p.m. in the Summit Community Church. The meeting began with a brief presentation outlining the project details; this was followed by a design charrette and an open house, facilitating extensive participation. Throughout the meeting, attendees were encouraged to engage in meaningful conversations with City staff and Project Team members across various activities and information stations.

The overarching goals of the meeting were as follows:

- Engage the community in developing a vision for *The Landing*.
- Educate community members on the purpose of the specific area plan and distinguish policy from regulatory authority within a Specific Area Plan.
- Assess community preferences regarding different land use types, their locations, and intensities.
- Inform and motivate community members to actively participate and provide feedback.

## Meeting Attendance

The meeting was promoted on the City's website and social media. During the meeting, 47 community members officially signed in; however, it is believed that the actual attendance was closer to 60 individuals.

Attendees who signed in were added to the project email update list and provided with a project brochure, website QR code, comment card, and sticky notes to share specific notes and ideas on boards. Three comment cards were completed and returned, and 179 sticky notes were posted on the 18 boards and maps that were displayed. All comments are listed verbatim in **Appendix A**.



### Key Findings and Outcomes

Buckeye residents embraced the opportunity to contribute to shaping The Landing's vision and were enthusiastic about the process. They stressed the importance of integrating a diverse range of uses to effectively cater to the needs of both the City and the wider region, emphasizing the importance of **enhanced architecture and design standards**.

A prevalent theme throughout the meeting centered on improving **pedestrian-friendliness** within the district. Residents advocated for the implementation of more bike lanes, safer streets, and improved trail connectivity to facilitate easier movement throughout the area, particularly avoiding the need to navigate large, hazardous intersections.

Additionally, there was strong support for establishing a **vibrant shopping and entertainment district** characterized by walkability and a broader array of dining and retail options in Buckeye. Residents emphasized the importance of minimizing auto-oriented uses, such as drive-throughs, within the area to foster a more pedestrian-friendly environment. They expressed a desire for a layout that is family-friendly and encourages social interaction, prioritizing spaces where people can gather and enjoy leisure activities without relying heavily on cars.

Residents also demonstrated a keen interest in exploring **innovative housing solutions** tailored to the diverse zones within *The Landing*. Many were particularly intrigued by the presentation of multifamily housing options, which represented a departure from the conventional detached single-family residential developments seen in the City. Although some initially harbored reservations about this new style of development, they gradually recognized the flexibility of multifamily housing and showed support for integrating lower-density styles alongside existing detached single-family neighborhoods. There was a growing consensus on gradually transitioning toward higher density and taller structures closer to the envisioned urban core.

Many residents also showed interest in future infrastructure improvements and investments, as well as traffic flow and circulation. While these topics were briefly discussed with Project Team members, residents were reminded that the primary goal of the meeting was to establish a vision. It was clarified that once a vision was established, more detailed discussions on infrastructure and traffic management would occur in subsequent project phases, with further opportunities for community input and discussion.

### The Takeaways

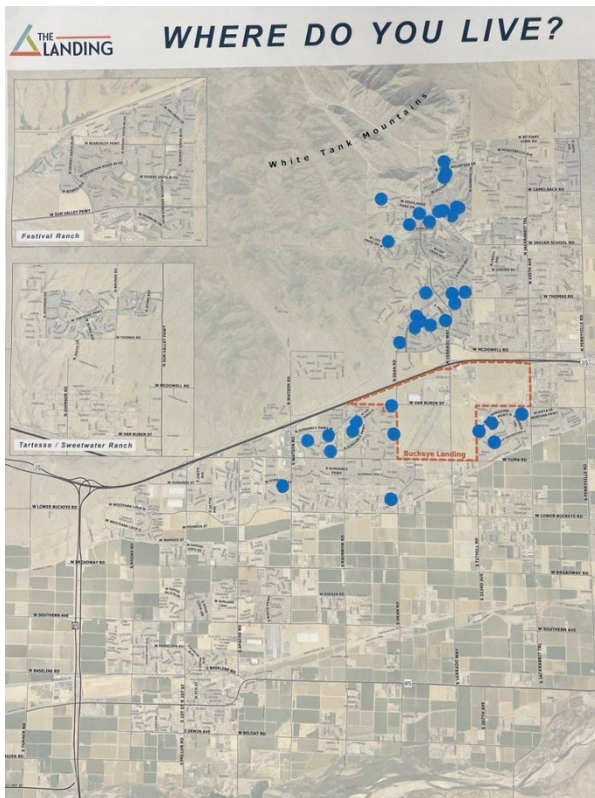
- Design standards should be used to promote the envisioned community character.
- Improve community connectivity and prioritize pedestrian safety.
- Diversify recreational offerings and explore indoor-to-outdoor options suitable for all ages, interests, and abilities.
- Assess the compatibility of new developments for appropriate scaling and buffering from neighboring land uses.

## Engagement Activities

During the meeting, participants were encouraged to engage with each board and map. Some boards prompted attendees with specific questions, while others were more open-ended and informational, allowing participants to provide feedback. Of the 18 boards and maps presented, 15 received community input. All comments are listed verbatim in **Appendix A**.

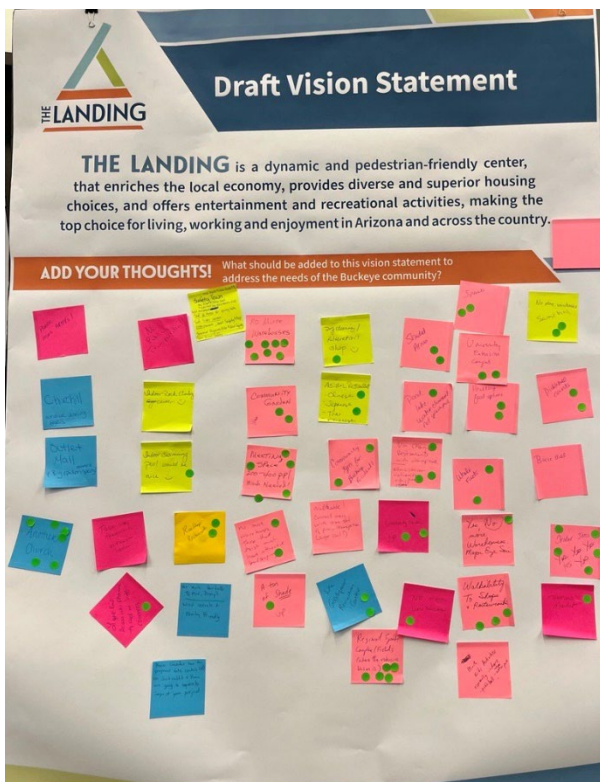
- 3 Maps
- 4 Vision Statement and Informational Boards
- 4 Design Charrette Boards
- 7 Visual Preference Boards





## Participant Location Map

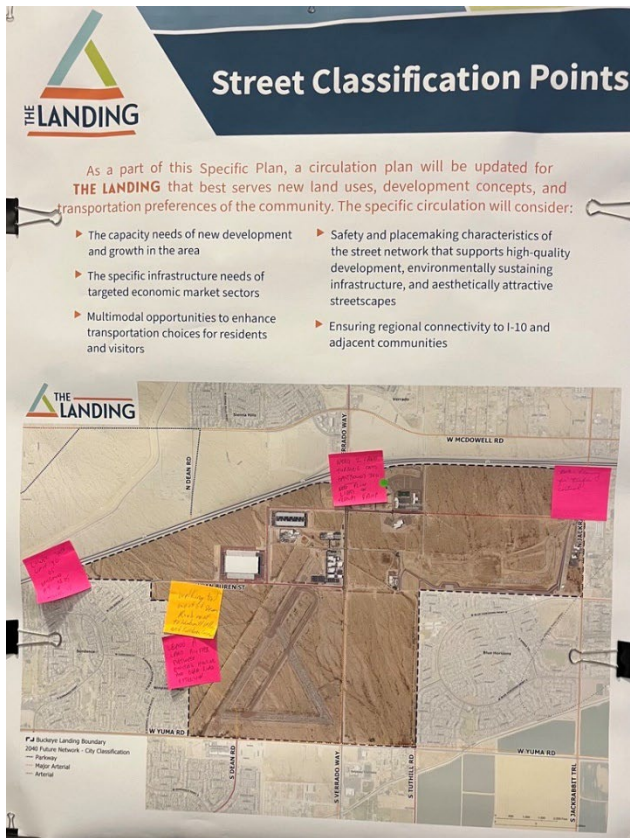
After signing in, participants were asked to mark their general location on a map using stickers. Most attendees were from nearby communities like Blue Horizons, Sundance, and Verrado.



## Vision Statement

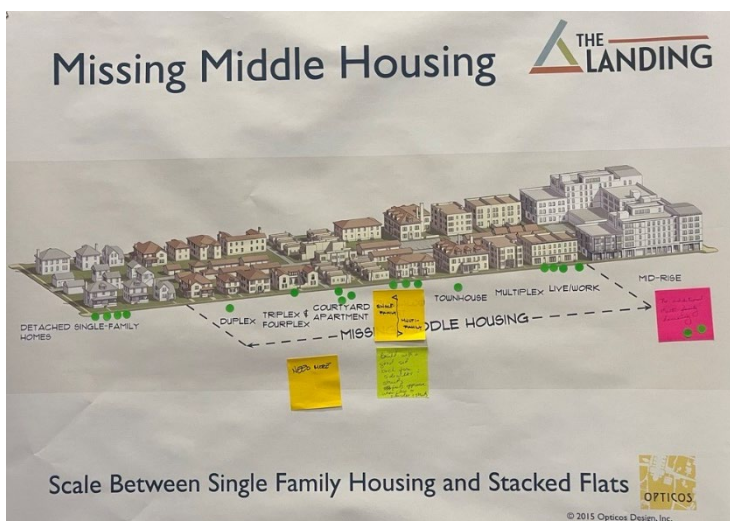
The draft Vision Statement was collaboratively developed, integrating input from stakeholders, the Steering Committee, City leaders, and the public. At the meeting, attendees were invited to share their thoughts on what should be added to the draft.





## Street Classification Points

This board demonstrates the current street classifications as outlined in the 2018 Buckeye in Motion Transportation Master Plan. While its purpose was to provide information and context for future circulation and traffic planning, some residents offered feedback. Most of the comments centered around traffic flow and speeds, as well as potential future improvements to Dean Road.

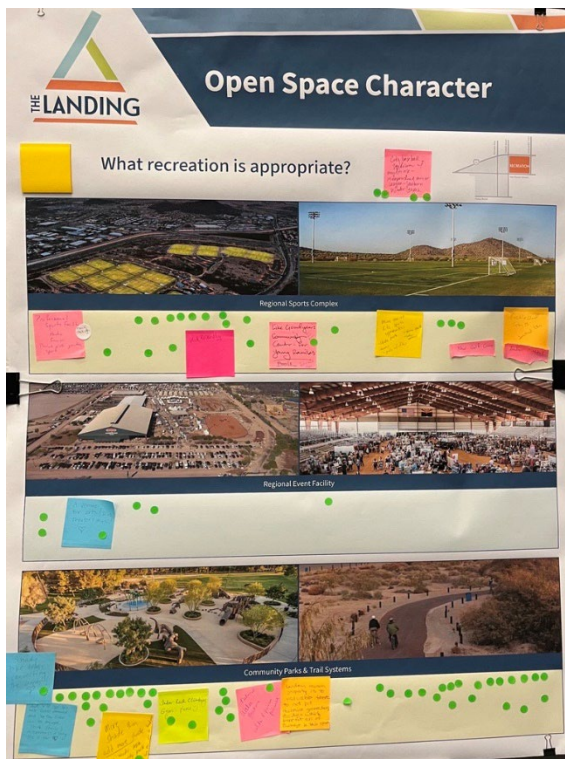


## Missing Middle Housing

While this board aimed to inform and showcase a variety of multifamily options with different densities and heights, some participants provided feedback. While expressing support, they emphasized the need for further engagement and design considerations to ensure compatibility with the surrounding area.

## Visual Preference

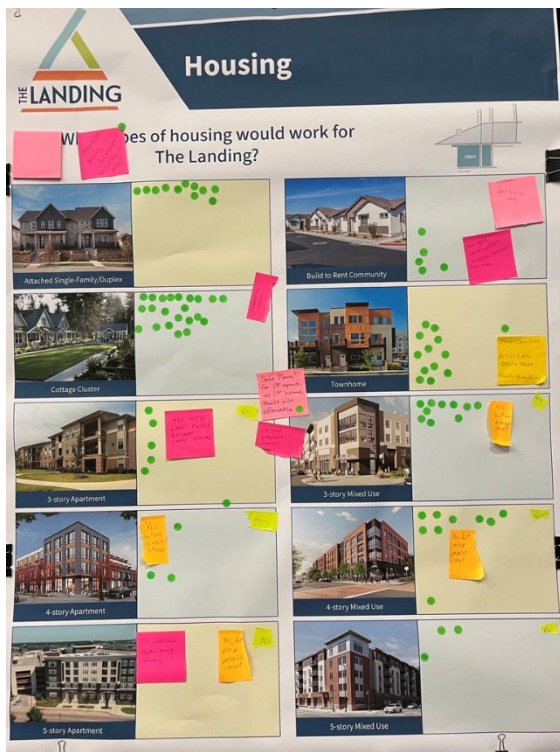
Attendees were asked to determine which images and uses would be best suited for *The Landing*. Residents had the opportunity to leave sticky notes and comments if they had particular ideas or considerations.



## Open Space Character

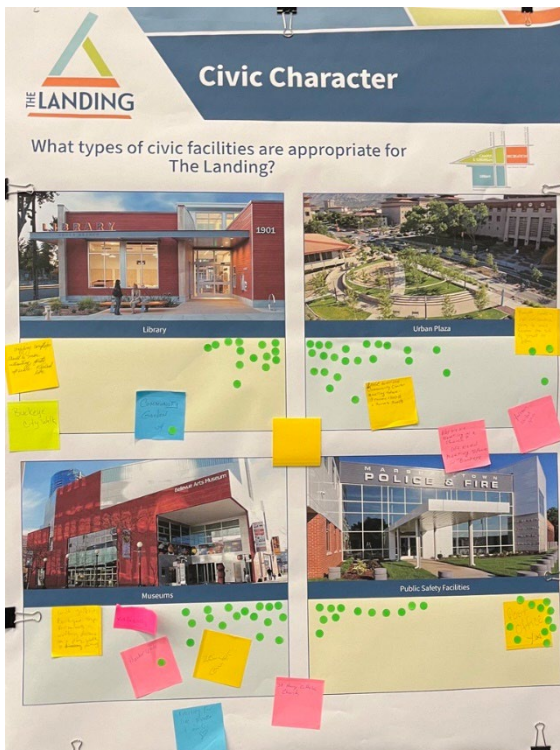
A significant number of participants expressed enthusiasm for the community parks and trail systems. Additionally, many commenters highlighted their preferences for multipurpose recreational facilities, aquatic centers, and recreational options suitable for all ages.





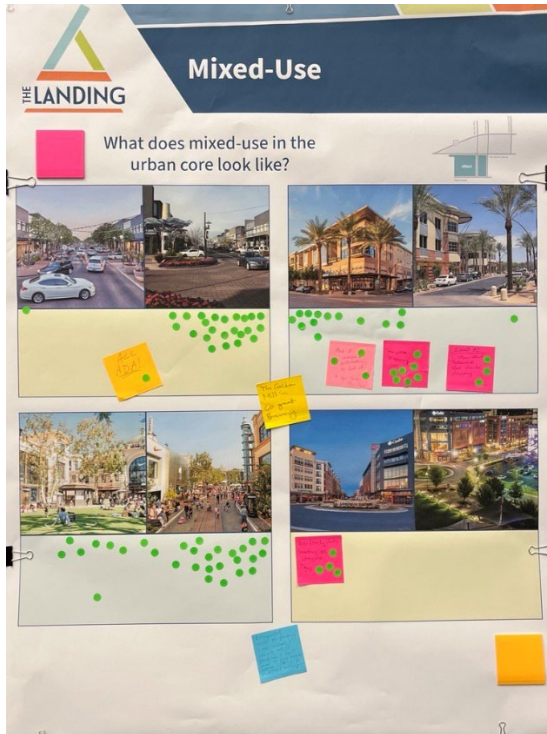
## Housing

Attendees found the variety of housing options proposed for *The Landing* promising. Lower-density choices like duplexes and cottage clusters seemed popular near existing residences and neighborhoods. Additionally, many residents favored the idea of mid-rise apartments with ground-floor retail but shared that they would be most appropriate for the urban core.



## Civic Character

Residents concurred on the necessity of integrating a mix of civic facilities across *The Landing*. Moreover, they emphasized the importance of these facilities being versatile, multipurpose spaces accessible to the entire community.



## Mixed Use

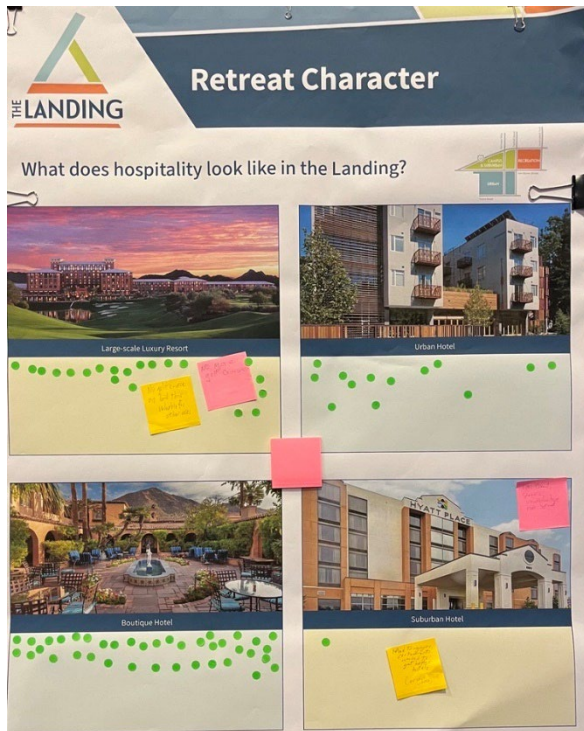
During the process, numerous community members showed interest in establishing districts comparable in size and scale to Kierland, Santan Villages in AZ, and the Grove, CA. Commenters shared various specific business ideas and indicated a desire for pedestrian-friendly and walkable areas.



## Amenity & Character

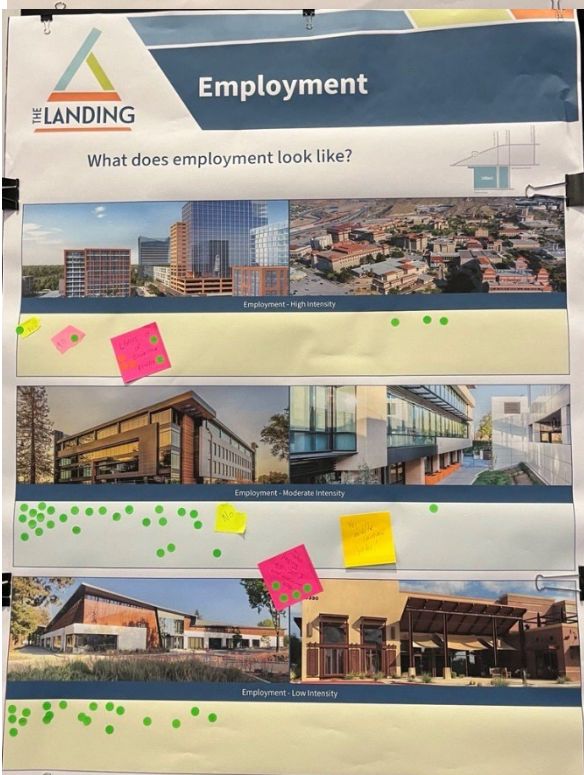
The majority of participants expressed a strong desire for pedestrian-friendly amenities to be accessible throughout *The Landing*. Additionally, commenters emphasized their preference for tree-lined walkways and paths and advocated for alternative modes of transportation apart from cars. Many expressed reservations about electric bikes and scooters as a solution.





## Retreat Character

Most participants favored boutique hotels for *The Landing* and were not supportive of suburban hotels. Additionally, commenters were not in favor of golf courses, citing the valuable nature of the land and advocating for alternative uses.



## Employment

The majority of participants expressed support for moderate- to low-intensity employment campuses. Additionally, commenters voiced their desire for the creation of middle-income and well-paying job opportunities.

## Design Charrette

During this activity, residents were shown a series of colored maps illustrating broad land use categories. They were then prompted to review the maps and land use designations, indicating areas where certain land uses would not be appropriate by affixing a white dot to the board. Many residents supplemented their feedback with comments on sticky notes and used green dots to highlight character images they favored.



### Open Space Map

The consensus among residents was that open space should be integrated throughout the area rather than concentrated in one specific location. Some residents indicated their opposition to having parks and open space directly adjacent to Interstate 10 (I-10) unless serving as a buffer. Additionally, commenters expressed a desire for the inclusion of recreation centers and multiuse trails throughout the community.



### Civic Space Map

Although there were few comments and dots on this map, participants who did contribute expressed interest in regional attractions such as a theater venue and sports area.



## Commercial/ Employment Map

Numerous participants emphasized the importance of establishing pedestrian-friendly and walkable shopping and dining districts. Additionally, commenters expressed opposition to certain uses, such as warehouses and manufacturing, being situated adjacent to residential areas. While most commenters favored a variety of commercial types throughout the area, they were generally opposed to locating them near existing residential zones.



## Residential Map

Overall, participants agreed that new residential developments should not be situated along I-10. Many commenters emphasized the significance of walkability, tree-lined streets, and pedestrian safety in relation to new residential developments.

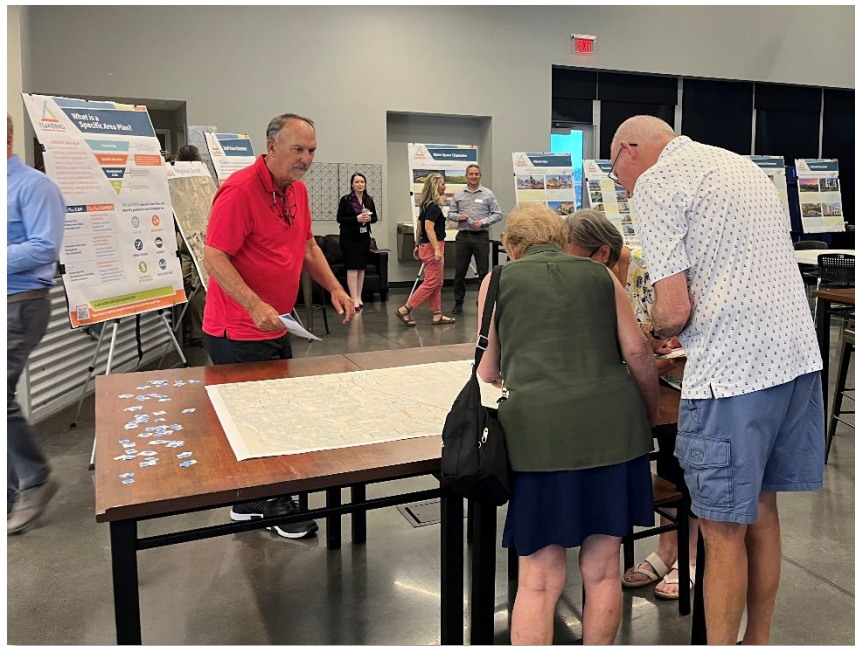




### Next Steps

The initial education and vision segments of the project are important milestones in *The Landing* Specific Area Plan process. The Project Team will now begin crafting preliminary goals and policies that align with the insights garnered from the community meeting. Additionally, they will develop conceptual land use and circulation scenarios and conduct market studies.

The next community meeting is tentatively planned for Fall 2024.



## Appendix A

All comments are listed verbatim.

### Comment Cards

- Don't lose sight of the importance of developing downtown Buckeye. Need more stores/restaurants staying open later to attract people.  
Halt on housing especially apartments/rentals  
Stores need to include competition to Fry's such as Trader Joe's.
- A community can't have too many parks. Wherever a person might live, he/she should not be more than 5 minutes from a park. Here I define a park as a large (2x4 blocks) open space, landscape with walkways.
- Concerns: Property values, crime.  
Need: Frontage roads  
Dog parks would be nice versed going to the park. More walking trails would be nice.  
Can I volunteer to assist next meeting or getting the work out on these meetings?

### Vision Statement

- No public transportation!!
- Churchill outdoor dining bars
- Outlet mall, example Big/palm spring
- Indoor rock climbing center
- Indoor swimming pool would be nice
- Another church
- Three story apartments or town homes
- Light rail access into phoenix to aid traffic concerns
- Mini town w mini roads & R/R. Safety Town by fire & police dept. supported by volunteers and local businesses. Safe @ home for young kids. Safe sitter classes. CPR classes, heat safety & prep summer programs / bike & road safety. Teen driver safety.
- Rooftop restaurants
- No more Goodwills, TJ Max, Denny's – need upscale + family friendly.
- Please consider how the proposed data centers (28) on jack rabbit + Yuma are going to negatively impact your project.

- No more warehouses
- Community garden (Yes)
- Meeting space 200-4—ppl much needed!
- No more warehouses, those that exist must have attractive landscaping
- A ton of shade (Yes)
- Dry cleaning / alteration shop
- Asian restaurants – Chinese – Japanese – Thai – Vietnamese
- Community gym for Buckeye residents
- Walkable! Connect areas with some sort of public transportation (light rail?)
- Like Goodyear recreation center
- Resized sports complex / fields (where the retention basin is)
- Shaded areas
- Pond, lake, water elements not splash pad.
- Non chain restaurants with atmosphere – Ethnic choices – vietnamese, Ethiopian.
- Community garden (Yes)
- No more warehouses
- Sprouts
- University extension campus
- Healthy food options
- Whole Foods
- Yes, No more warehouses, major eye sori.
- Walkability to shops and restaurants
- More kids activities especially indoors: pickleball, indoor water park
- No more warehouses (second this!)
- Pickleball courts
- Bocce ball
- Trader joes. (yes, yes, yes, yes, yes)
- Farmers market



## Street Classification Points

- Lower speed limit to 65 eastbound at sr85 or miller st
- Walking trail west of dean road next to windmill village and Sundance community
- Leave a land buffer between existing houses and dean road extension.
- Need 2 lanes turning onto eastbound I-10 – Need flow lights on freeway ramp.
- Better planning for traffic central

## Missing Middle Housing

- Do it again for more input
- Need more
- Build with a good set back for sidewalks & streets. Feels oppressive when close to sidewalks & streets.
- No additional multi family housing

## Open Space Character

- Professional sports facility. Hockey, Soccer, paired with youth sports.
- Kid friendly
- Like Goodyear's community center – for young families – pools. (Second this)
- City baseball stadiums and multi use – independent minor league – southern winter league
- More varied kids sports opportunities – skate parks – tennis – pools w/slides – team sports – indoor options.
- New golf course
- Picket ball courts. (Second this)
- Indoor pickleball
- A venue for arts! Live theater! Music!
- Shady bike trails connecting the areas!
- I'd love to see the salt cedars removed and so the river can be enjoyed. Think trails & restaurants along the river
- More shade then add more shade. Also needs ADA community park. We love the one in Goodyear.

- Indoor Rock Climbing gym, please.
- Natural water feature. A riparian preserve.
- Within reason property is too valuable there to not put revenue generating facilities which benefit all of Buckeye in this space.

## Housing

- Attached Single-Family/Duplex
  - Affordable Housing for everyone. No California here!
- Cottage Cluster:
  - Community Garden
- 3-story Apartment:
  - Yes, with land buffer between single housing.
  - No
- 4-story apartment:
  - Yes, but on main street
  - Yes
  - No
- 5-story apartment:
  - No additional multi-family housing
  - Yes, but on a main street
  - No
- Build to rent community:
  - We have too many
  - Not good construction in other location too many.
- Townhome:
  - Senior Care Center or Artist Lofts. Studio Space. Trails-bike/hike
- 3-story mixed use:
  - Yes, but on main street
  - No
  - Safe place for 1<sup>st</sup> apartment or 1<sup>st</sup> home that's also affordable

- 1<sup>st</sup> time affordable homes
- 4-story mixed use:
  - Yes, but on a main street
  - No
- 5-story mixed use:
  - No
  - Yes

## Civic Character

- Library:
  - Shopping Complexes should be more interesting, pretty, upscale Kierland like.
  - Buckeye City Walk.
  - Community Garden. Yes!
- Urban Plaza:
  - People centric, not a centric easy to move from one side of street to other.
  - Large Multiuse community center meeting space – 3 rooms/500sf, 2 rooms 500sf.
  - Why are we meeting in a church? We need meeting space in Buckeye.
  - Farmers market space.
- Museums:
  - With galleries, boutique shops, restaurants in walking distance, see a play, walk to dining.
  - Kid friendly.
  - Theater space.
  - Recreation Center.
  - Facility for live theater & music.
  - St. Henry Catholic Church.
- Public Safety Facilities:
  - Post Office. Yes.

## Mixed-Use

- All ADA



- The Golden Million Co great Brewery
- Bath & Body Works. Something like Westgate. Target
- Designated areas for parking & for walking & hanging out / pedestrian. I don't want to play frogger between cars to go to different buildings.
- Make it unique & attractive to look at! & Yes – save the views!
- Marijuana Dispensary
- Gilbert, AZ – main street, restaurants, live theater, shopping

### Amenity and Character

- Electric Bikes & Scooters:
  - No
  - No, No
  - No
  - Light Rail – need non car transportation options,
- Local Circulator:
  - Wheelchair accessible
- Multi-purpose Trails:
  - Lets remove the salt cedars so we can have a shady trail along a river!
  - Pickleball courts, wide streets, Trolley-Neighborhood.
  - Tree lined/shady trails/bike lanes that connect different areas.

### Retreat Character

- Large-scale Luxury Resort:
  - No golf course on land this valuable for other uses
  - No more golf courses
- Suburban hotel:
  - Too bland, generic, unattractive, not special
  - Mid to upper restaurants needed to get better hotels (or vice verse)

### Employment

- High Intensity:

- No
- No
- Leave it in downtown Phoenix
- Moderate Intensity:
  - No
  - Yes, middle income jobs!
- Low Intensity:
  - Jobs paying 400-200% over minimum wage

## Open Space Map

- Like the Goodyear Rec Cntr. For young families
- Senior Activity Center
- Open Space Buffer
- Multi-purpose retention – paths – great playground
- YMCA example goodyear. – Aquatics pool
- Multi use rec center
- Place for food trucks & games for kids not on fields
- More fields walkable to cool food. – City park New Orleans.

## Civic Space Map

- Baseball stadium. Minor Independent League. City Ball.
- An integrated space for concerts like Surprise has
- Church. Church
- Performing Arts/Theater
- Rec. Center. Fishing, swim, fitness.

## Commercial/Employment Map

- Reason to move here – Live Music. Arts
- Summer camps, Play/Concert Venue
- Healthcare – Aqua therapy pool
- 3D printed homes

- Trader Joes
- No cheap restaurants – Experience Driven
- Subsidized Mom&Pop by residents
- University UUALE IP Washington
- Seattle – 2<sup>nd</sup> – need pedestrian experience
- Keep most businesses near main arteries
- School Dole Lines
- Gilbert, AZ – Main street, restaurants, live theater, shopping, open space.
- Warehouse/Data center. Huct core. Amonty/Hbrhd
- College extension campus
- Night life to hang out
- Height
- Higher-end shopping/Scottsdale
- Family Friendly
- Space Alta for Pep/students & cars. No frogger
- No warehouses breaking up community. – consolidate good user
- GT Rec Center. Teenager space/skate. Indoor pickle
- More shade/indoor places to play
- 100 kids gather no in sun/heat
- Mickey Mouse Splash Pad / Mario Style
- Data Center noise impact – Not neighborhood friendly

### Residential Map

- No wood chips – Rubber surface is better.
- East bay. BART/Bike Lane
- Need to be human scale, walkable
- Multifamily closer to arterial roads
- Trees/shade
- Child Safety
- Shaded, lighted walking/biking trails – not on the road



- Narrow streets
- Northeast landing in dupont - Phase 7
- Open space buffer
- Park once – stay all day – shaded walks
- Rainwater harvesting
- Solar everything
- Barcelona superblocks
- Not build to street