



Community Meeting

November 6, 2024



Matrix Project Team

- Ed Boik, AICP Project Manager
 - Laney Corey Lead Planner
 - Mike James, AICP Planning Director
 - Celeste Werner, FAICP Project Director
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- Jon Carlson, **Espiritu Loci** Urban Design/Placemaking
 - Matt Schwalb, **ABLE Operations** Economic Analysis
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City of Buckeye Project Team

- **Ken Galica** **Planning Manager**
 - **Sean Banda** **Senior Planner**
 - **Mandy Woods** **Senior Planner**
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- **Buckeye Residents, Property & Business Owners, ASLD, and “Urban Placemakers”**
 - **Technical Steering Committee**
 - **Planning and Zoning Commission**
 - **City Council**
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Agenda

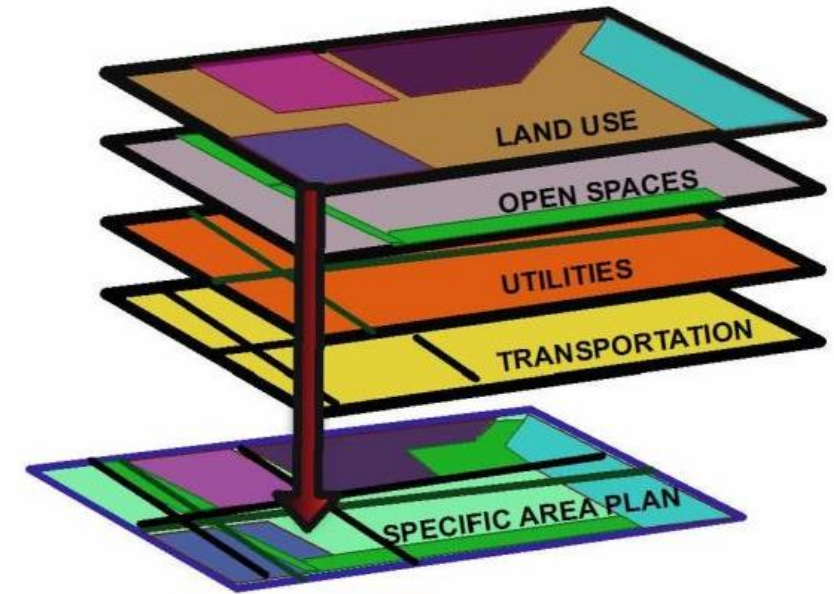
- 1. Project Overview**
 - 2. Conceptual Land Use Scenarios**
 - 3. Scenario Preference Activity**
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Project Overview

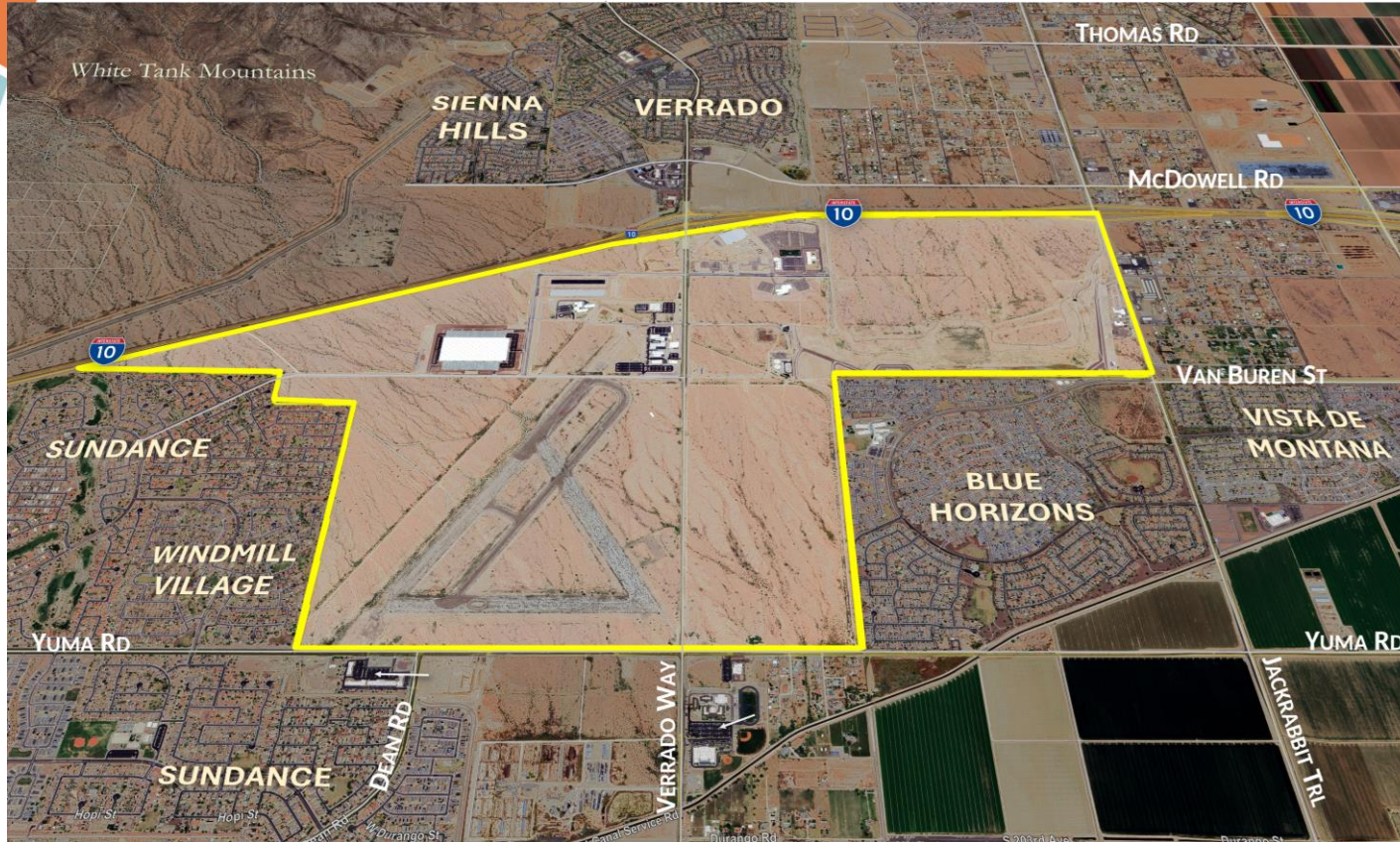


What is a Specific Area Plan?

- **Implementation Tool**
 - Connects the policies in the General Plan and active development proposals.
- **Character and Visioning**
 - Establishes design guidelines specific to the subject area.
- **Expands the General Plan Elements**
 - Land Use, Circulation, Economic Development
- **Regulatory Tool**
 - Land use, Design, Streetscapes, Typical Sections, Sidewalks



Project Boundaries



~2,000 Acres

*The Landing is a **dynamic and pedestrian-friendly center**, that enriches the local economy, provides **diverse and superior housing choices**, and offers **entertainment and recreational activities**, making it the top choice for **living, working and enjoyment in Arizona and across the country**.*

Plan Goals

- **Innovative and Aspiring**
- **Implementable and Enriching**
- **Flexible and Predictable**



Arizona State Land Trust is the primary landowner in this area.

ASLD Mission

- **Manage State Trust lands and resources to *enhance value and optimize economic return* for the Trust beneficiaries that:**
 - Is consistent with sound stewardship, conservation, and business management
 - Supports socioeconomic goals for citizens today and for generations to come

Legend

--- Buckeye Landing Boundary

Land Ownership

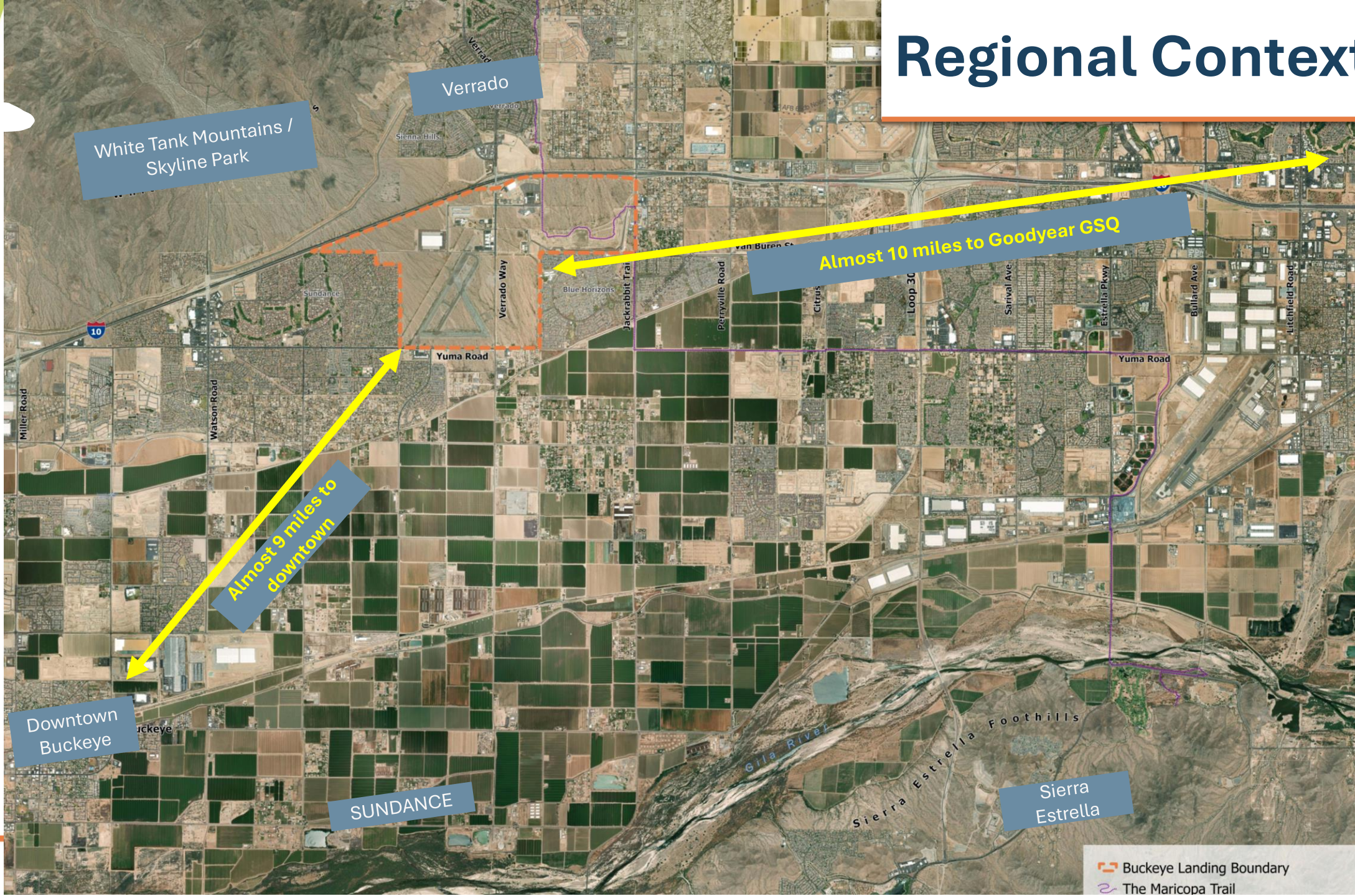
- Arizona State Land Trust
- Flood Control District of Maricopa County
- Buckeye Union High School District 201
- Western Maricopa Education Center District 402 (West MEC)
- Arizona Public Service Company (APS)
- City of Buckeye
- Private

State Trust Beneficiaries

- **Arizona's K-12 Public Schools**
- **University of Arizona**
- **Arizona State University**
- **Northern Arizona University**

- **Legislative, Executive & Judicial Buildings**
 - **School for the Deaf & Blind**
 - **Pioneer's Home**
 - **State Hospitals**
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Regional Context



White Tank Mountains / Skyline Park

Verrado

Almost 10 miles to Goodyear GSQ

Almost 9 miles to downtown

Downtown Buckeye

SUNDANCE

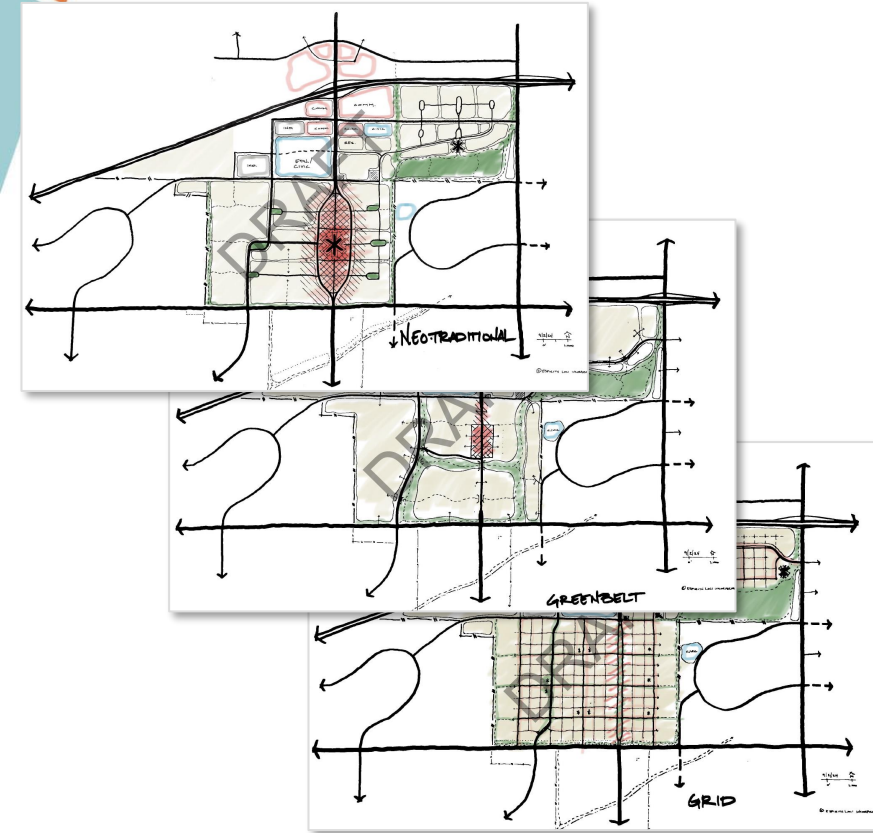
Sierra Estrella

— Buckeye Landing Boundary
— The Maricopa Trail

Conceptual Land Use Scenarios



Tonight's Activity



Review Scenarios: We will go over three high-level conceptual land use plans, each with different components.

Mark Up and Comment: After the presentation, you'll have the opportunity to mark up each scenario on the large prints.

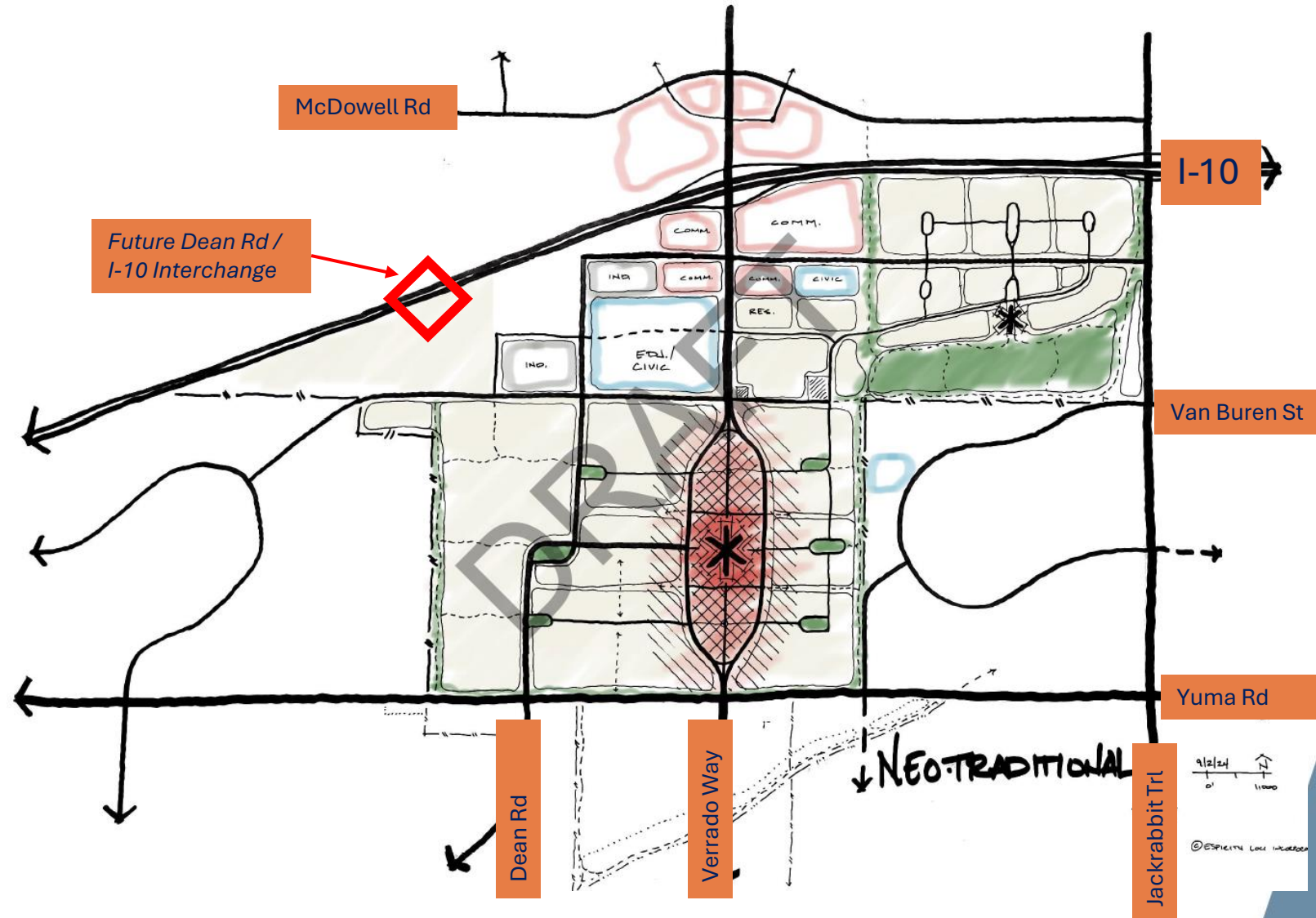
Share Your Feedback: Use the provided comment card to select your preferred scenario and share any additional thoughts.

General Considerations

- **Campus development** opportunities north of Van Buren St
- **Recreation/Tourism Co-Use Opportunity** with MCFCD
- **Design and character theming of the streets, pedestrian amenities, trails, and signs** are important in all scenarios
- **Economic Development Strategy, City Partnership Important**
- **Arterial travel** performance is maintained
- **Luke Airforce Base** support and consideration
- **Future Dean Road** and interchange are not illustrated on these maps, however, will be added in the revised Future Land Use Map

Neo-Traditional

- Highest density at the core, tapering outward
- Notable, Iconic Center for Civic, Recreation, Commercial, “City Living”
- Layered, Transitional Zoning to Allow Market-Driven Growth
- Design/Character Applied Throughout
- Maintain traffic throughput on Verrado through couplet loop

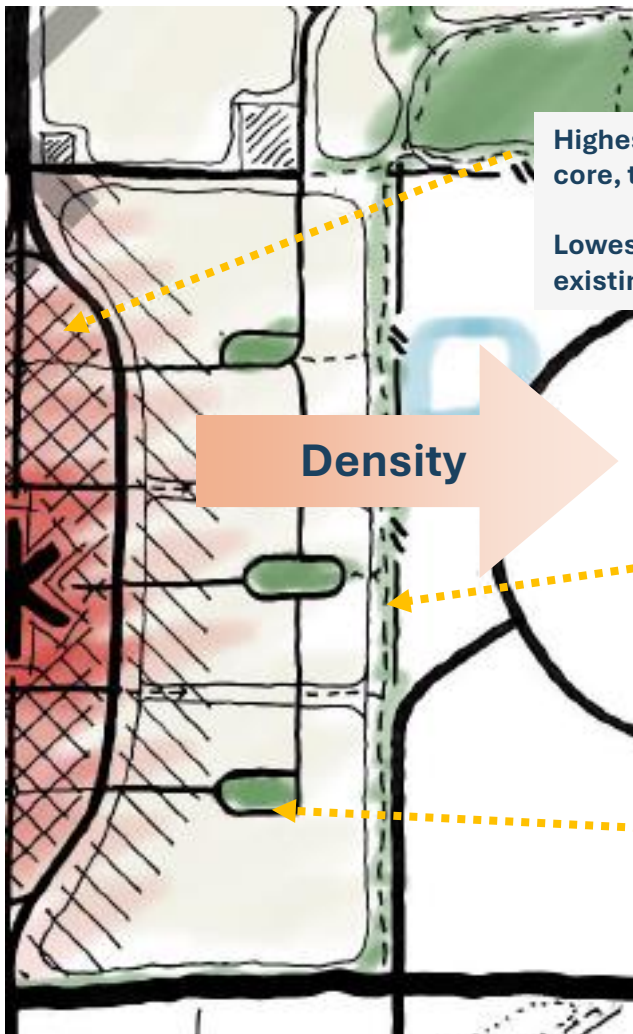


The size of the couplet will be informed by market analysis.

The commercial core will not dominate/compete with existing commercials.

Traffic can be accommodated by modifying Verrado Way into a couplet.



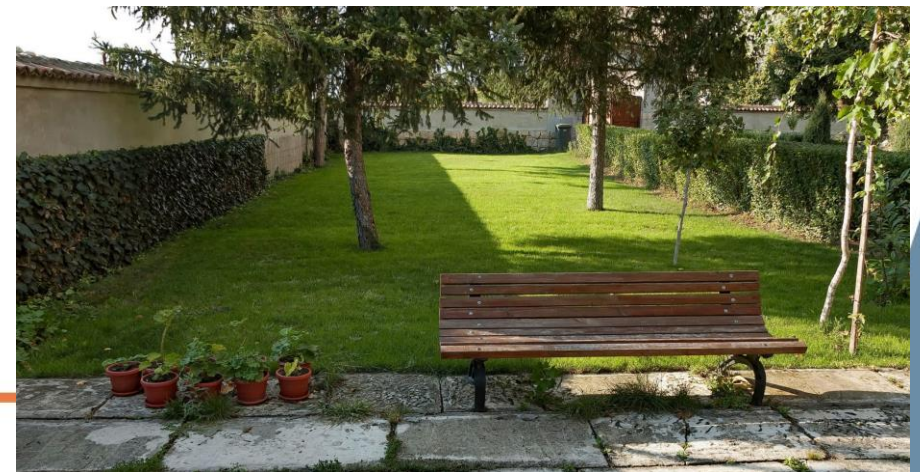


Highest density at the core, tapering outward.

Lowest density adjacent to existing single family.

Green space and trail to provide additional buffer for existing single family.

Pocket parks are integrated throughout to provide recreation to the denser areas.



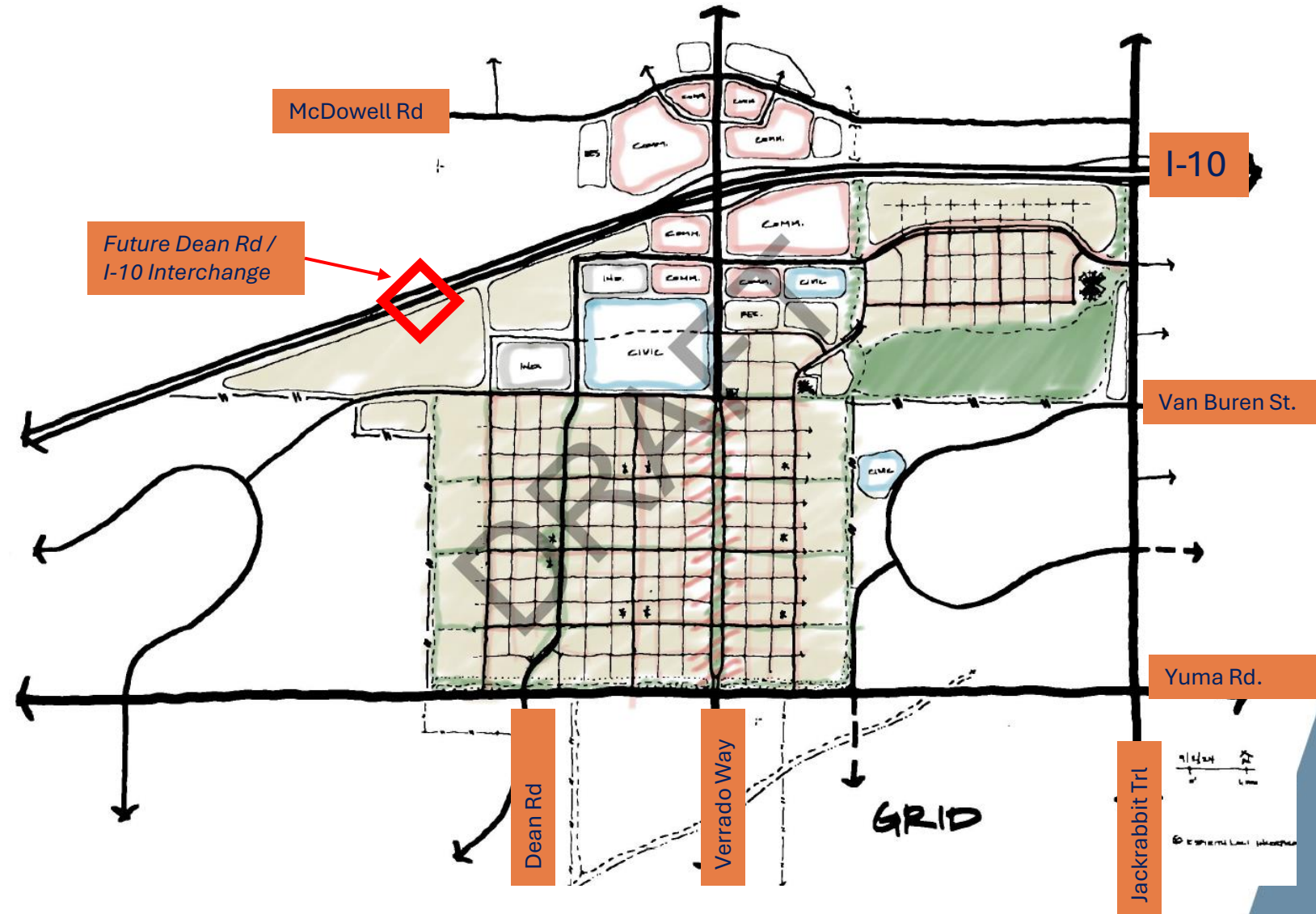
Most Dense

Least Dense



Grid

- Focus on traffic dispersal and enhancing the pedestrian experience
- Distribute missing middle housing throughout the area (moderate densities)
- Narrow Activity/Commercial Focus along Verrado Way
- Verrado Way Median Urban Linear Park
- Integrated Evolving Design/Character





Grid-style layout to prioritize pedestrian experience

Possibly combine some of these grids for a “gradient approach” – smaller towards the core and larger as you move away to work with the development community. Sizing based on market analysis

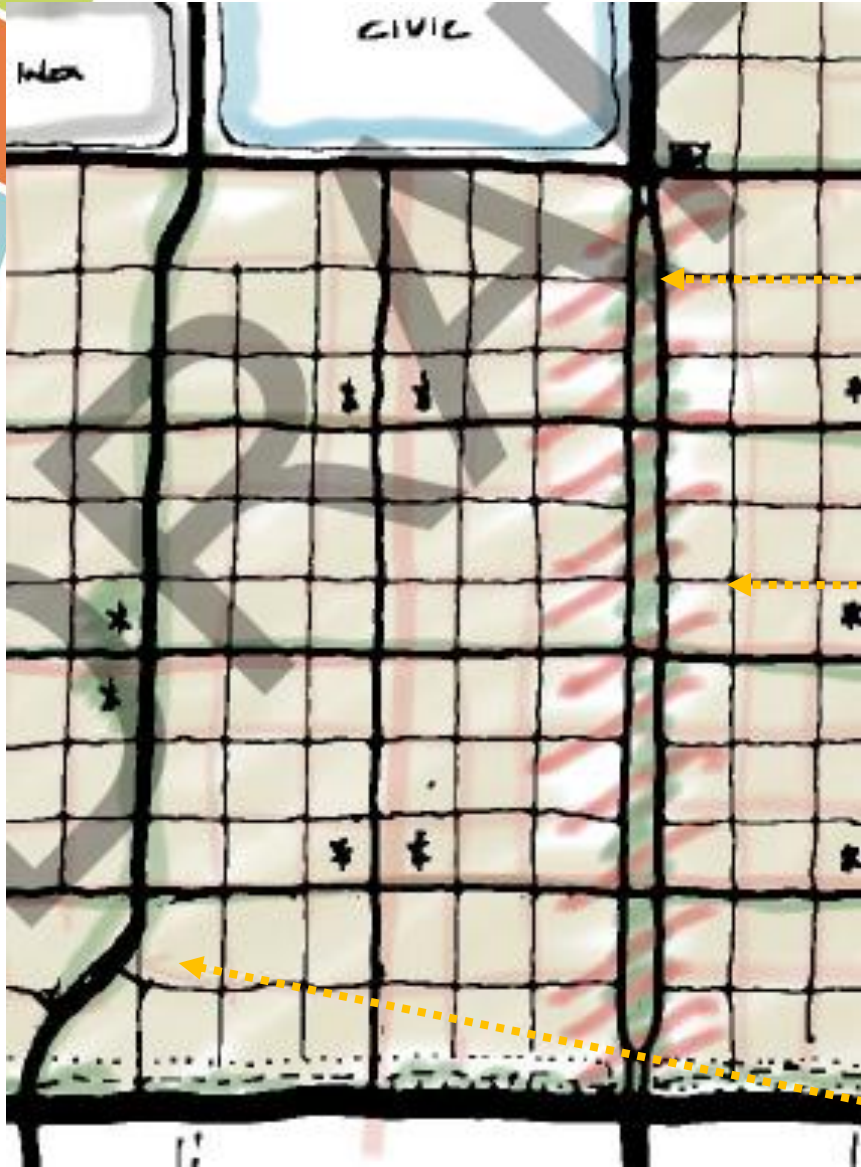
Reduced vehicle speeds



Incremental Land Sale/Development



Activity, Recreational, Gathering Boulevard



Linear park space along Verrado Road.

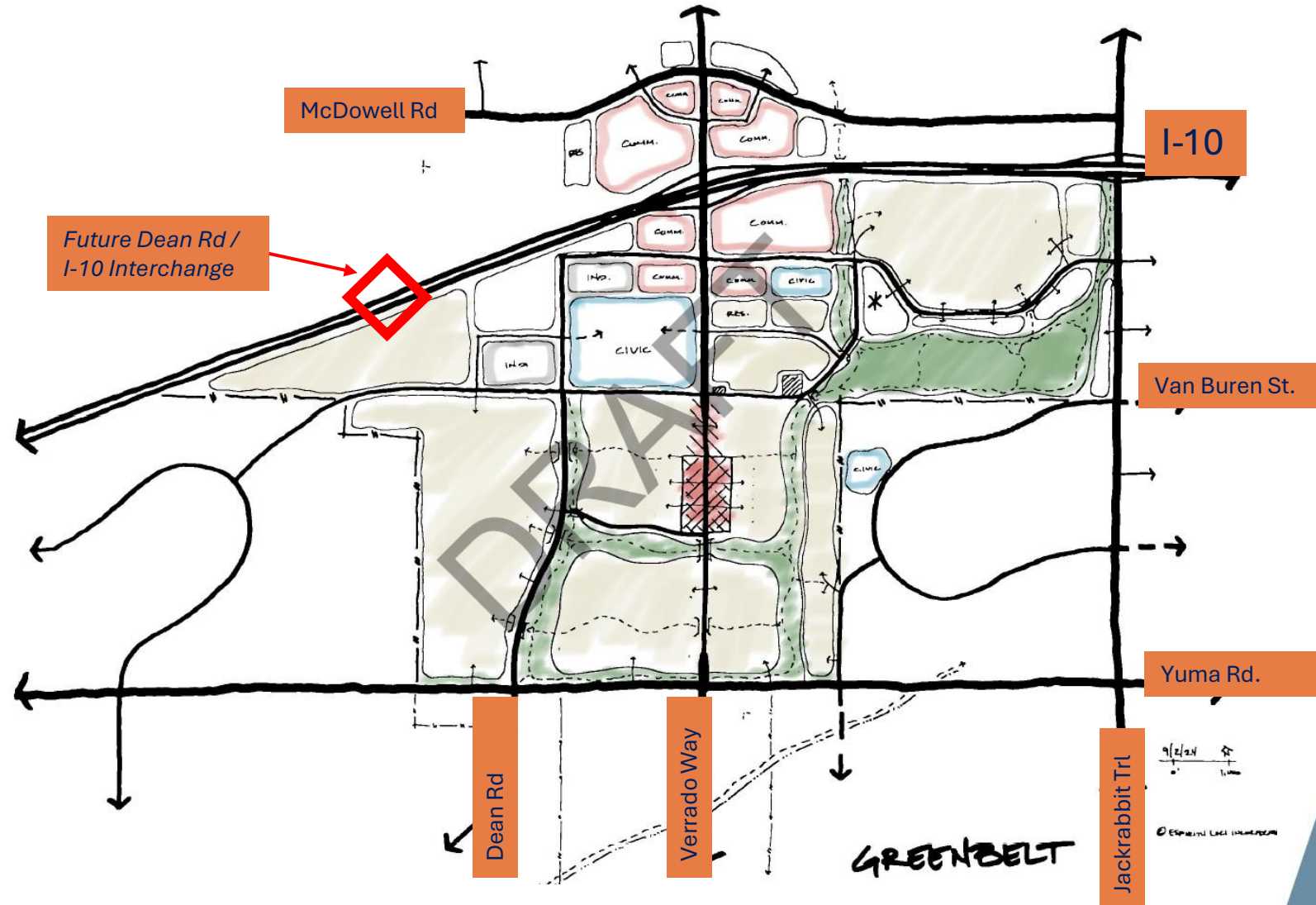
It creates a sense of place and is available for public use & recreation.

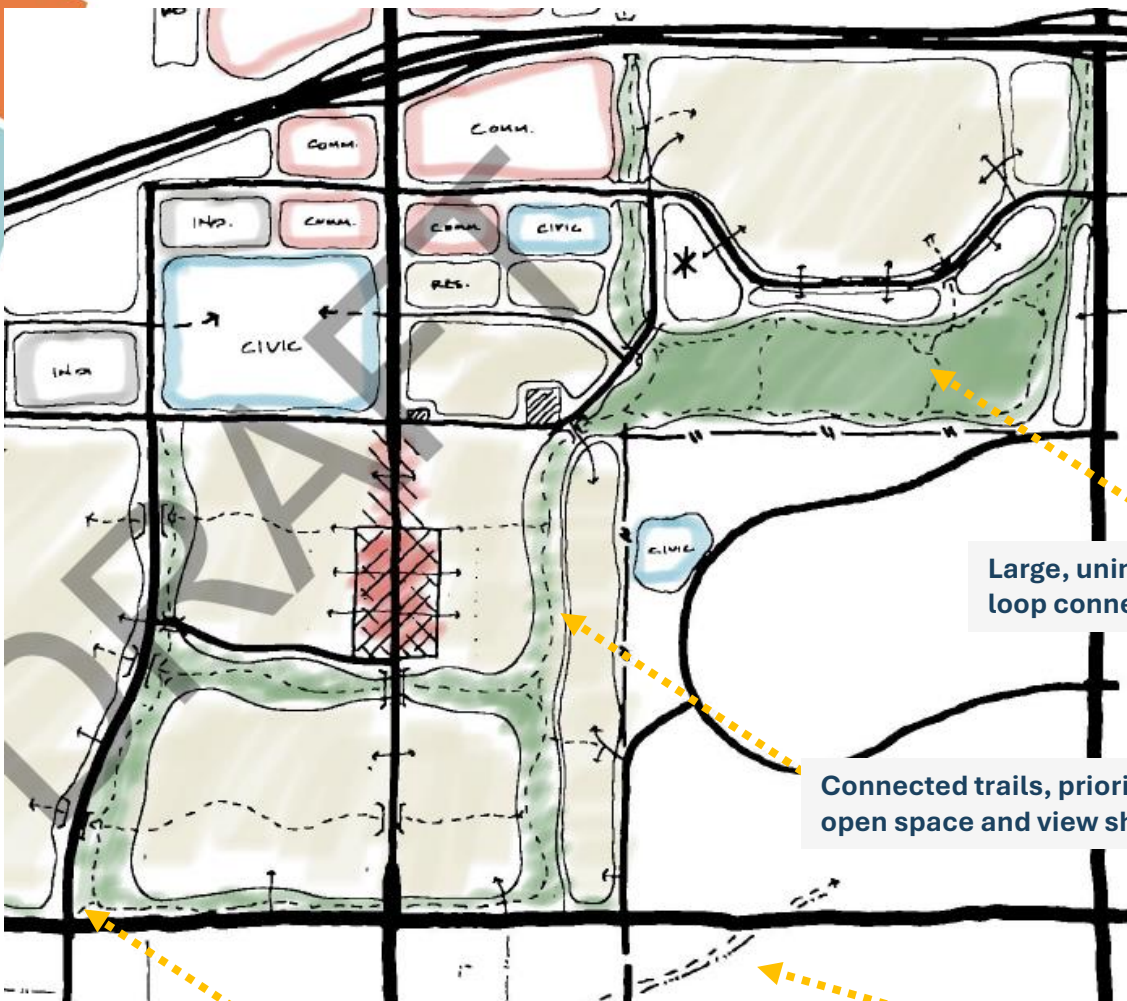
Main connection point for the Landing's park spaces and greenbelts.



Greenbelt

- Lowest density option
- Organic design emphasizing open space and connectivity.
- Integrated trail/stormwater management system
- Small “Boutique” Commercial Core
- Design/Character Applied Throughout





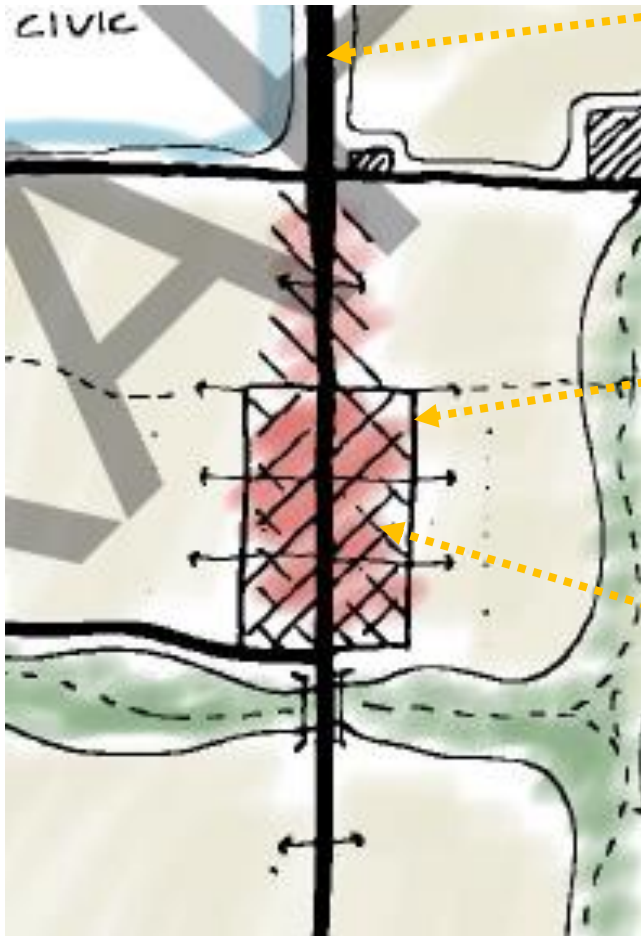
Large, uninterrupted greenbelt loop connecting back to MCFCD

Connected trails, prioritizing open space and view sheds

Possible canal connection

Effective stormwater management solution





Core is adjacent to civic/education campus, which will be a benefit.

Core is similar scale to downtown Gilbert, but ultimately will be determined by market demand.

Lowest density and intensity.



Next Steps

December 17, 2024

- **Workshop with City Council**

Early 2025

- **Public Draft**

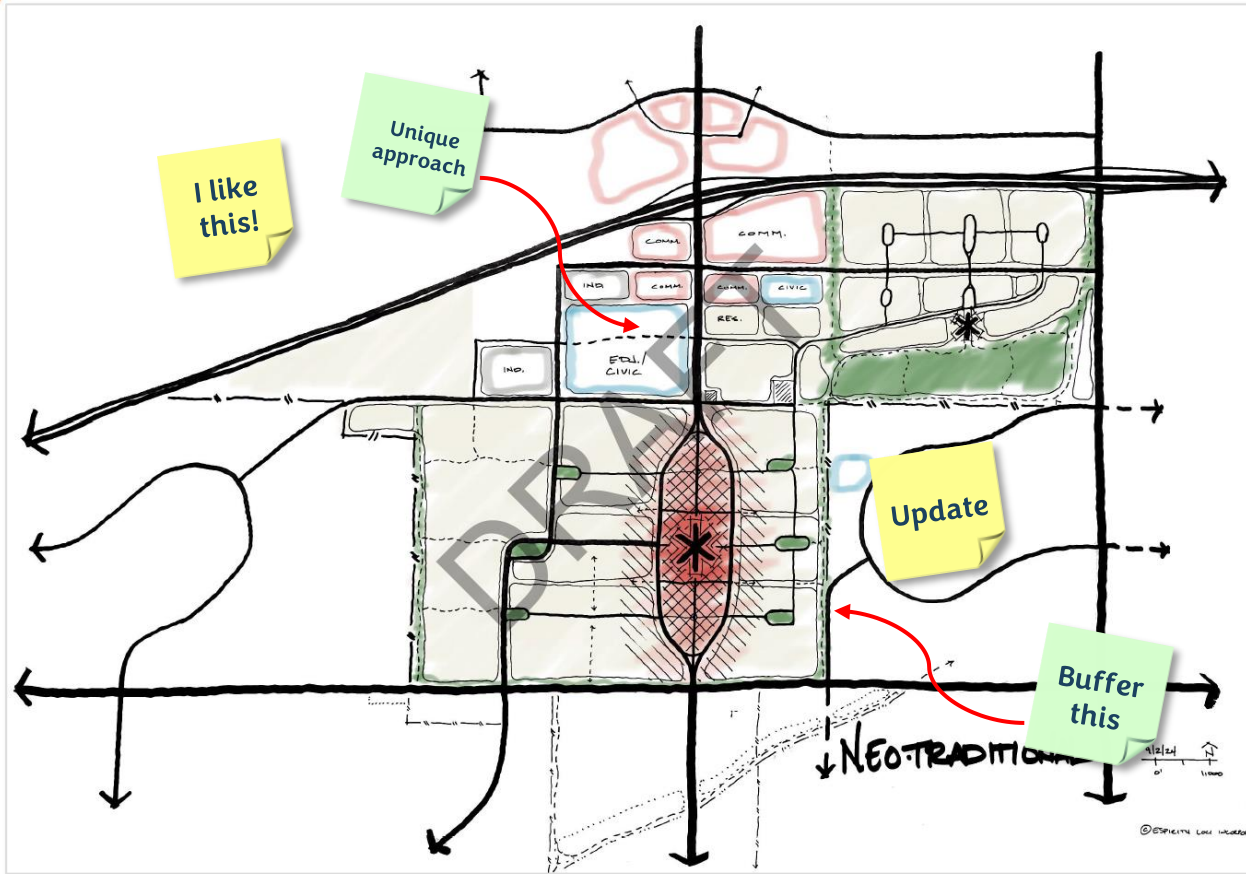
Spring 2025

- **Community Meeting 3**
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Scenario Preference Activity



Scenario Preference Activity



Mark up prints & add suggestions

THE LANDING

LAND USE SCENARIOS COMMENT CARD

Which scenario do you prefer? Please check one (1) and provide comments.

SCENARIO 1 Neo-Traditional SCENARIO 2 Grid SCENARIO 3 Greenbelt

Your input is important!
Comments from the public will be incorporated into the revised land use map.
Steering committee members, stakeholders, and officials will also review these scenarios.

Please return this comment card to the registration table or to a project representative.

Share your preference & comments



Thank you!

