



## City of El Mirage City Manager's Office

---

September 21, 2010

Ms. Maureen DeCindis  
Transportation Planner III  
Maricopa Association of Governments  
302 North First Avenue, Suite 300  
Phoenix, AZ 85003

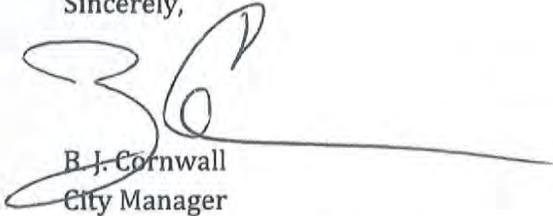
Reference: City of El Mirage Application  
FY 2011 Design Assistance Project – Rio El Mirage Multi-use Path

Dear Ms. DeCindis:

This letter serves as confirmation that the City of El Mirage will make available to MAG and its on-call consultants, the staff and documentation necessary to assure completion of the Rio El Mirage Multi-use Path. This project has received a remarkable degree of informal and formal support, including signed letters from homeowners, school officials, and business owners. Its completion represents a crucial milestone in the City's efforts to provide safe, healthy, and accessible transportation alternatives for residents throughout the community. Equally as important, the path's completion will significantly reduce the levels of dust and debris that are constant concerns for area residents.

We trust that your review of the City's application will yield a favorable funding decision. Please feel free to contact Lance Calvert, Public Works Director, at (623) 876-2971 or via e-mail at [lcalvert@cityofelmirage.org](mailto:lcalvert@cityofelmirage.org) if you need additional information concerning the referenced application.

Sincerely,



B. J. Cornwall  
City Manager

cc: Lance Calvert – City of El Mirage  
Jorge Gastelum – City of El Mirage  
Patricia Gregan – City of El Mirage

City of El Mirage, 12145 N.W. Grand Ave, El Mirage, Arizona 85335  
(623) 972-8116, TDD (623) 933-3258  
[www.cityofelmirage.org](http://www.cityofelmirage.org)



CITY OF EL MIRAGE

FY 2011

MAG DESIGN ASSISTANCE PROJECT APPLICATION

PROJECT: RANCHO EL MIRAGE MULTI-USE PATH

## Eligible Projects and Programs

*(This page must follow the cover page and be signed by the city manager or department head)*

All projects designed within the MAG Design Assistance Program are using federal funds and therefore are required to be constructed. If a project is not constructed, the federal design funds must be paid back. Under Federal Highway Administration guidance, the jurisdiction needs to show demonstrable progress towards construction within five years of final design. The city or town manager or a designated representative of the jurisdiction is required to sign off on this application for federal design funding. If Federal funds are used to construct the project, jurisdictions must engage in the NEPA process prior to 30% design.

All projects submitted are required to satisfy the most recent eligibility requirements outlined under official Congestion Mitigation and Air Quality Improvement (CMAQ) Program Guidance under the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users. The most recent Interim Program Guidance, to date, was released on October 31, 2006.

### VII. PROJECT ELIGIBILITY PROVISIONS

#### D. Eligible Projects and Programs

##### 1. Transportation Control Measures (TCMs)

- x. programs for secure bicycle storage facilities and other facilities, including bicycle lanes, for the convenience and protection of bicyclists, in both public and private areas.
- xv. programs for new construction and major reconstruction of paths, tracks, or areas solely for the use by pedestrian or other non-motorized means of transportation.

##### Eligible Design Projects:

- Facility Design up to 95% design
- Design Concept Report
- Preliminary engineering and project planning studies

For additional information, or for questions, please contact:

Maureen DeCindis, Transportation Planner III  
Maricopa Association of Governments  
Phone: (602) 452-5073 Fax: (602) 254-6490  
E-Mail: [mdecindis@mag.maricopa.gov](mailto:mdecindis@mag.maricopa.gov)

I, as official representative of the CITY OF EL MIRAGE, ARIZONA, understand and agree that the RANCHO EL MIRAGE MULTI-USE PATH project will show demonstrable progress towards construction within five years upon completion of the full design. The CITY OF EL MIRAGE, ARIZONA accepts the responsibility to construct this project or return the federal design funding.

Print Name: B. J. Cornwall

Signature: \_\_\_\_\_

Title: City Manager

Date: 9/22/10

## I. IDENTIFYING INFORMATION

1. City of El Mirage, Arizona
2. 12145 Northwest Grand Avenue, El Mirage, AZ 85335
3. Phone No. (623) 876-2971 FAX No. (623) 933-8418
4. Lance Calvert, Public Works Director/City Engineer
5. E-mail: [lcalvert@cityofelmirage.org](mailto:lcalvert@cityofelmirage.org)
6. Amount Requested: \$120,281.00

## II. PROJECT DESCRIPTION

1. Project Name: RANCHO EL MIRAGE MULTI-USE PATH
2. The project is a multi-use (bike/pedestrian, single segment) path located along the 'shelf' of an existing drainage channel owned and maintained by the City, which extends 1.15 miles between Dysart Road (west) and 126<sup>th</sup> Avenue (east), and between Port Royale Lane (north) and Thunderbird Road (south). The path will offer non-motorized access to residences, schools, parks, shopping, employment, and other venues. It will provide staging areas, multiple points of access, and other assistive elements to ensure ease of use for all community members.
3. Project Location: The path is bounded on the northwest by Dysart Road, on the east by 126<sup>th</sup> Avenue, and on the south by Thunderbird Road.
4. The path is approximately 6,072 linear feet (1.15 miles).
5. Median Household Income per 2000 Census (in 1999 dollars): \$33,813.
6. See Page 5 for map with street names showing the project area boundaries and surrounding land uses.
7. See Page 6 for photographs with captions of the study area, depicting problems/issues.

## III. PROJECT NEED

### 1. **Why is the project needed?**

The wash is routinely used by school children in kindergarten through 8<sup>th</sup> grade as a walking/biking path to Surprise Elementary School, which sits along the wash perimeter on Port Royale Lane. Children also frequent the wash to reach two other elementary schools (El Mirage Elementary and West Point Elementary) within a half mile of the wash, and are often found playing or riding bikes in the wash as well. Adults frequently use the wash to reach Gentry Park, the El Mirage Senior Center and Library, a Valley Metro bus stop, and shopping in the area.

### 2. **Who will this project benefit?**

According to estimates from the latest (2006-08) U.S. Census Bureau's American Community Survey, 59.5% of El Mirage residents are classified as ethnic minorities (i.e. Black, Hispanic, Native American, and Asian). The same survey finds that children under 18 account for 39.9% of the City's population, while the elderly (60 and over) make up approximately 7% of the total population. Over 50% of El Mirage families make less than

\$50,000 annually, placing them within low and very low income thresholds based on family size, as defined by the U.S. Department of Housing and Urban Development (HUD). The proposed multi-use path would directly benefit each of the population segments noted here. It will traverse El Mirage's largest neighborhood – Rancho El Mirage – consisting of 1,564 single-family homes, and facilitate direct access to services targeting every generation of residents.

#### IV. REPLICATION

1. **How could the project demonstrate the beneficial use of bicycle and/pedestrian facilities in other locations in the MAG region?**

The design of the Rancho El Mirage Multi-use Path focuses on those elements that enhance the health and well-being of its users, and creates a highly useable space that:

- Improves or maintains safety for all users.
- Serves as a much needed connection to public transportation, education, employment, residential centers, and other important destinations for population groups with limited transportation options.
- Links to other bicycle and pedestrian accommodations in the area.
- Creates an aesthetically pleasing area that encourages business and residential development in a community where neighborhood revitalization and economic development are ongoing challenges.

#### V. LINKAGES

1. **Does this project add or complete a critical link in an existing transportation network (local or regional)?**

The proposed project will link to existing bicycle lanes along Dysart Road, a major north/south thoroughfare in the West Valley. The project will also link to Acoma Drive, an east/west collector street through El Mirage with sidewalks, five neighborhood parks, and other green spaces.

#### VI. EXISTING PLANS

1. **Is this project included in adopted plans or policies?**

The project is included in the following adopted plans/policies:

- The MAG West Valley Multi-Modal Transportation Corridor Master Plan for the New River and Lower Agua Fria River
- The 2010 El Mirage General Plan Update, which includes a master plan for open space, parks, recreation, and trails elements. This latest General Plan also contains guidance regarding policy development and establishment of performance-based standards for service levels, habitat integration, trail connectivity and the Agua Fria River Corridor. The Plan may be viewed at

<http://www.cityofelmirage.org/documents/Planning%20and%20Development/GP-Final%208-16-10.PDF>

2. **How does this project help to achieve existing plans?**

The proposed project will provide safe, environmentally responsible travel options for large numbers of area residents currently dependent on daily bike and pedestrian travel to reach essential destinations. Specifically, the project path is expected to mitigate several existing travel conditions in the area:

- Path paving and landscaping will significantly reduce dust routinely created by cyclists and pedestrians traveling through and along the unimproved wash.
- Path lighting will increase users' safety and security, while discouraging illegal activity periodically reported in the area.
- Path location between two major thoroughfares (Dysart Road and Cactus Road) eases access to and through the City's largest neighborhood, as well as numerous destinations along its corridor.

Overall, the project succeeds in addressing the pressing need to expand transportation options in a City where few such options currently exist.

**VII. SUPPORT AND RESOURCES**

1. **List the community partners that will be supporting the development and promotion of this project. Include city departments that will also be supporting the project.**

The proposed project has received enthusiastic endorsement from the Rancho El Mirage HOA Board of Directors, the owners of the Mirage Oasis Shopping Complex, and the Surprise Elementary PTSO. See Pages 8 - 10 for letters of support from these organizations. Additionally, the project will be supported by the City's professional staff representing Public Works, Community Development, Economic Development, and Parks and Recreation.

2. **Indicate that the jurisdiction has the following resources:**

- a. Project oversight will be provided by Lance Calvert, P.E., El Mirage Public Works Director and City Engineer. The Public Works Department will be responsible for providing information to the consultant(s) identified in MAG's on-call list of qualified consultants.
- b. The City of El Mirage has the requisite base information necessary to support design and construction of the proposed project. These include, but are not limited to, preliminary engineering and planning, a topo survey, aerial photography, ALTA survey in electronic format, and easement and utility placement information.

**VIII. COST AND FUNDING**

1. **What is the approximate cost for plans, designs, and specifications for this project?** \$120,281.00 (15% of Construction Costs). See Page 7 for a detailed project cost breakdown.

2. **Are there designated funds for construction of this project? If yes, what funding source has been identified?**  
\$792,835 in CMAQ funds and \$219,505 in local match funds have been assigned to construction of the Rancho El Mirage Multi-use Path.
3. **Are there funds for maintenance and who has the responsibility for maintenance?**  
Maintenance costs and associated responsibilities for maintaining the project fall under the El Mirage Public Works Department.
4. **If funding has not been designated for construction of this project, what efforts have been made to identify funds that could be used for this project?**  
Funds have been designated for construction.
5. **Property owner letter of support (if easement is needed).**  
Not applicable



# RANCHO EL MIRAGE MULTI-USE PATH





PICTURES 1 AND 2  
CHILDREN WALKING TO  
SCHOOL IN THE EXISTING  
WASH



PICTURE 3  
CHILDREN PLAYING IN THE  
EXISTING WASH

CITY OF EL MIRAGE - COST ESTIMATE



Project: Rancho El Mirage Multi-Use Path

Item No.	Description	Unit	Unit Price	(\$/MILE)	
				Quantity	Amount
1	EARTH EXCAVATION	CY	\$30.00	1200	\$36,000.00
2	AGGREGATE BASE COURSE, 2"	Ton	\$25.00	580	\$14,500.00
3	CONCRETE SIDEWALK, 4"	SF	\$4.50	52800	\$237,600.00
4	VEHICULAR MAINTENANCE ACCESS RAMP	Each	\$2,000.00	1	\$2,000.00
5	DECOMPOSITE GRANITE, 3/4" MINUS	CY	\$90.00	1000	\$90,000.00
6	STABILIZED DECOMPOSITE GRANITE, 1/8" MINUS, 4" THICK	SF	\$1.50	21120	\$31,680.00
7	1 GALLON SHRUBS	Each	\$10.00	600	\$6,000.00
8	5 GALLON SHRUBS	Each	\$20.00	800	\$16,000.00
9	24" BOX, TREE	Each	\$300.00	350	\$105,000.00
10	IRRIGATION	ACRE	\$5,000.00	4	\$20,000.00
11	1" IRRIGATION PIPE	LF	\$2.50	3000	\$7,500.00
12	2" IRRIGATION PIPE	LF	\$4.00	1000	\$4,000.00
13	4" IRRIGATION PIPE	LF	\$10.00	200	\$2,000.00
14	SPRINKLER CONTROL	LS	\$16,000.00	1	\$16,000.00
15	BLOCK RETAINING WALL	SF	\$25.00	400	\$10,000.00
16	HANDRAIL	LF	\$70.00	200	\$14,000.00
17	SITE FURNISHINGS (BENCHES / TRASH / SECURITY)	LS	\$10,000.00	1	\$10,000.00
18	TRAIL SIGNAGE	LS	\$1,000.00	1	\$1,000.00
19	CLEARING AND GRUBBING	LS	\$5,000.00	1	\$5,000.00
20	TRAFFIC CONTROL DEVICES	LS	\$4,000.00	1	\$4,000.00
21	SITE LIGHTING	LS	\$45,000.00	1	\$45,000.00
22	TRAIL GATEWAY ENTRY	LS	\$20,000.00	1	\$20,000.00

TOTAL (PER MILE) =	\$697,280.00
MILES OF MULTI-USE TRAIL =	1.15
TRAIL CONSTRUCTION COST =	\$801,872.00
PROJECT DESIGN (15%) =	\$120,281.00
CONTINGENCY (10%) =	\$80,187.00
ADOT FEE =	\$10,000.00
CONSTRUCTION ADMINISTRATION (15%) =	\$120,281.00
GRAND TOTAL ( DESIGN + CONSTRUCTION) =	\$1,132,621.00
CMAQ REQUEST (70%) =	\$792,835.00
CITY OF EL MIRAGE MATCH (30%) =	\$339,786.00

**RANCHO MIRAGE HOA**  
c/o VISION Community Management  
9633 S. 48th Street Suite #150  
Phoenix, AZ 85044  
phone: 480-759-4945 fax: 480-759-8683  
ranchoelmirage@wearevision.com

September 13, 2010

Maricopa Association of Governments  
ATT: Maureen Decindis, Transportation Planner

**RE: Rancho Mirage Homeowners Association**

Ms Decinidis,

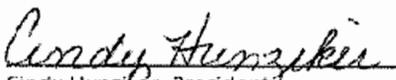
This letter is written in support of the City of El Mirage and their design and construction of a multi-use pathway in the wash area that runs through the community of Rancho El Mirage from Dysart Road to Thunderbird Road.

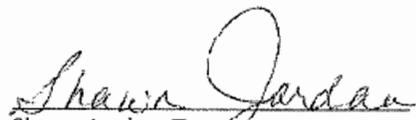
Our community has been trying to work with the City of El Mirage to landscape this area for quite some time. The wash area in our community has proven to be an eyesore and seems to only attract criminals such as murders, rapists and taggers. It is for this reason we would like to see this area turned into a useful space that would bring residents together and promote crime prevention.

Therefore, the Board of Directors of the Rancho Mirage Homeowners Association is in full support of the City of El Mirage developing this wash area into a multi-use pathway for pedestrians and bicycles.

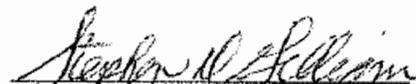
Thank you for your consideration of the grant application of the City of El Mirage. Please feel free to contact me if you have any questions or require any type of clarification.

Sincerely,  
Rancho Mirage Homeowners Association  
Board of Directors

  
Cindy Hunziker, President  
623-875 8779

  
Shawn Jordan, Treasurer

  
Sonya Zahala, Vice President

  
Steve William, Member at Large

  
Ryan Sullivan, Secretary

August 11, 2010

Ms. Maureen DeCindis  
Transportation Planner III  
302 N. First Avenue, Suite 300  
Phoenix, AZ 85003

Ms. Pat Gregan MA GPC  
Grants Coordinator, City of El Mirage      Via E-mail and Regular Mail  
12145 NW Grand Avenue  
El Mirage, AZ 85335

Re:    *Support Letter for the Rancho El Mirage Multi Use Path  
El Mirage, Arizona.*

Dear Pat and Maureen:

El Mirage Dysart Investors I LLC is the owner of the 18 acres at the SEC of Dysart & Greenway Roads. All 15 participants in the LLC are very much in favor of the new multi-use path from Thunderbird to Dysart Roads. This will continue to really create and mix the community residences with the existing businesses and make interaction, involvement and real contribution possible outside the normal constraints of typical neighborhoods. This will really surge the community to a vibrant area where people will want to live, work and shop. We are familiar with the similar concept in Scottsdale and it is quite successful and truly a joy to be around for all walks of life, ages and whether a resident, business owner or guest, it truly creates a more vibrant community for all.

Please call with questions and we fully support this project in whatever way we can.

Most Sincerely,



Karen Owens  
Designated Broker

KMO/ds

cc:    El Mirage Dysart Investors I, L.L.C.  
File



Surprise PTSA  
Every Child-One Voice

12907 W. Greenway Rd.  
El Mirage, AZ 85335  
623-876-7400  
[www.surpriseptsa.com](http://www.surpriseptsa.com)

September 10, 2009

Dear Councilmen and Mayor Waterman,

My name is Beth Simek and I am the President of the Surprise Elementary School PTSA as well as the President of the Surprise-El Mirage PTA Council. As President, our 612 members have requested that I stand before you as the voice of our PTSA and our Council. As you may know, Rancho El Mirage is the largest HOA in El Mirage, but what you may not realize is that this is where many of the 875 children who attend Surprise Elementary School live. Thank you for allowing me to express our wishes to you today.

Our PTSA and Council would like you to please consider landscaping the wash that runs directly through Rancho El Mirage starting from directly behind Surprise Elementary School. This wash is an area where many of our kindergarten up to 8<sup>th</sup> grade students walk to get to Surprise School each day. It is over-grown with weeds, broken bottles, debris, graffiti, and other blights to our neighborhood. 2 years ago, one of our students was assaulted in the wash and it was only within the past 5 weeks that this perpetrator has finally been caught. Creating a landscaped and lighted walking area would not only beautify the community of Rancho El Mirage, but it would also create a safer environment for our children to travel to and from school.

Our 612 member PTA requests the El Mirage City Council please make our children a priority by including landscaping of the wash that runs through Rancho El Mirage as part of the budget for the Consolidated 5 Year Plan. The benefits of this improvement would be tremendous to the community and would show the residents of El Mirage that this Council cares about the safety and well-being of the children who live here for generations to come.

Thank you for your time and consideration to this request.

Respectfully,

A handwritten signature in cursive script that reads "Beth Simek".

Beth Simek, President  
Surprise Elementary PTSA  
Surprise-El Mirage PTA Council  
[www.semptacouncil.com](http://www.semptacouncil.com)