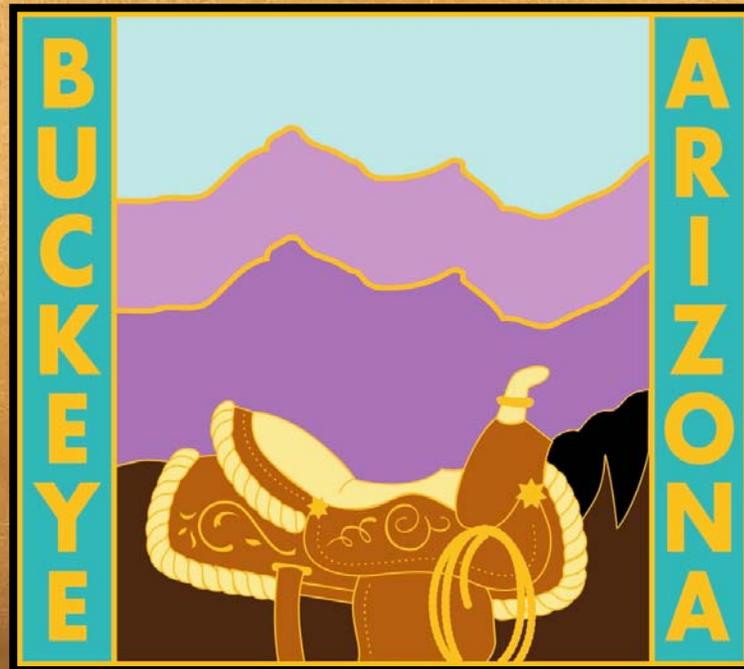


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The Invisible City

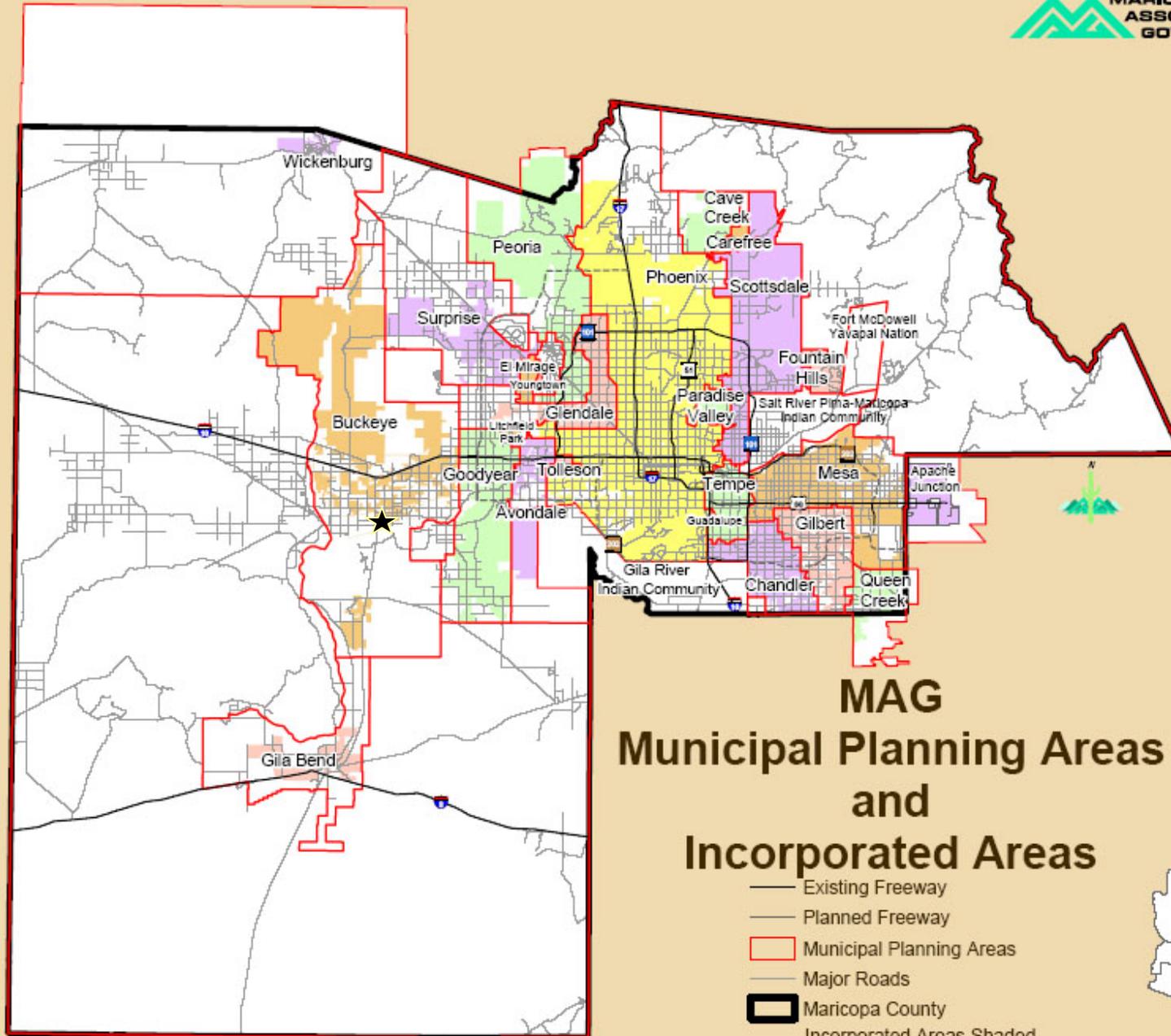


The Town

- **Incorporated in 1926**
- **440 Acres**
- **Growth**
- **Decline**
- **Resurgence**
 - **660± Square Mile Planning Area**
 - **220+ Square Miles Incorporated**



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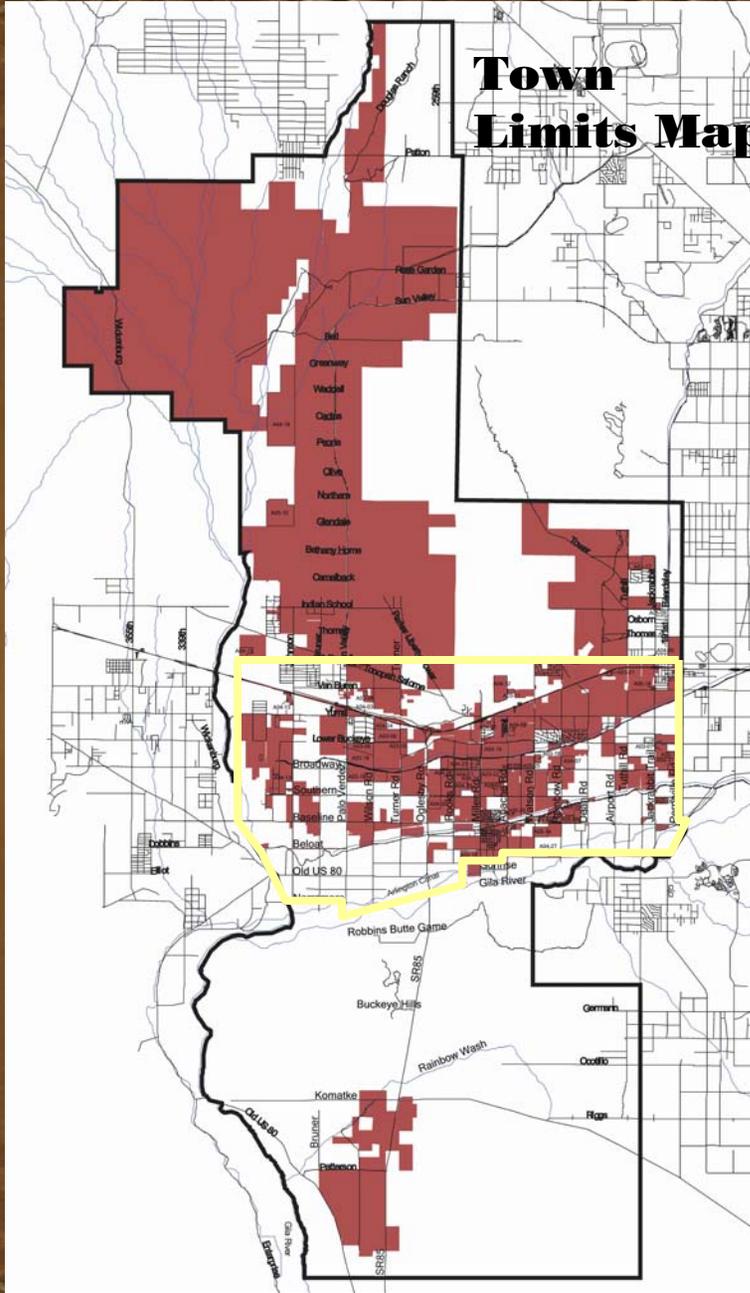


MAG Municipal Planning Areas and Incorporated Areas

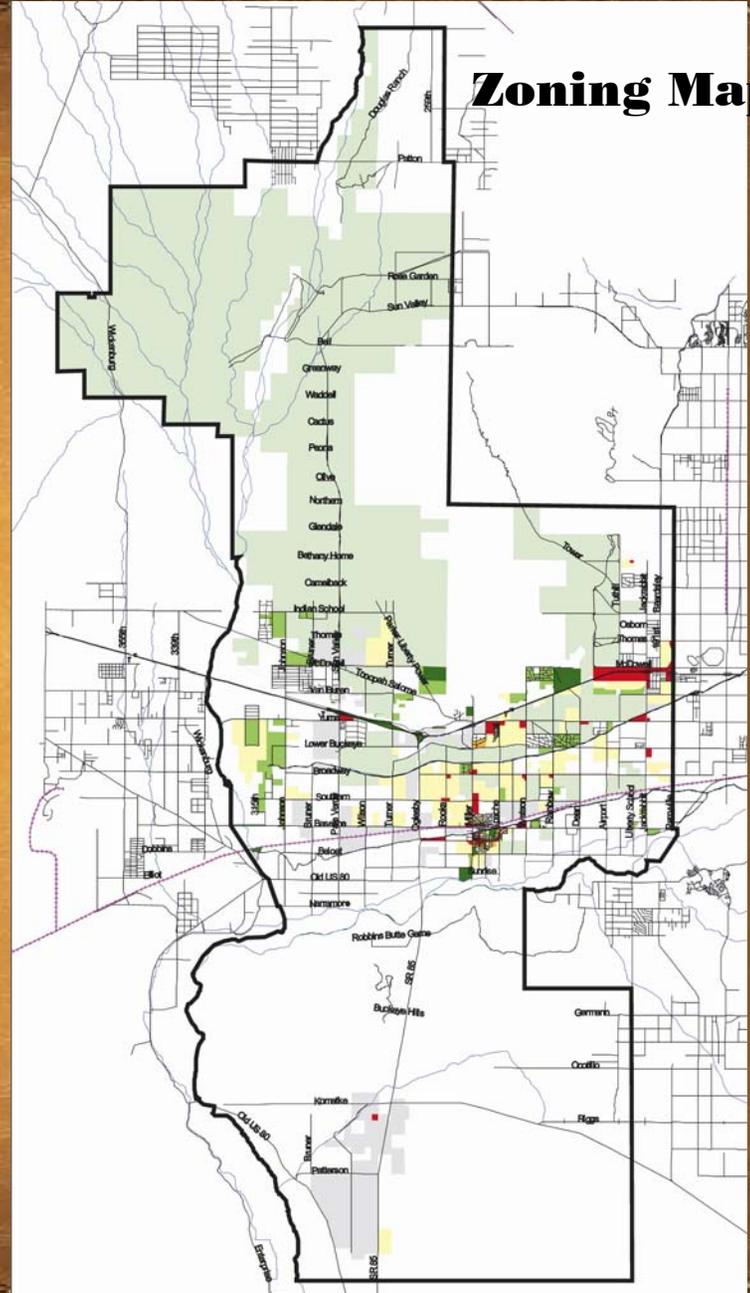
-  Existing Freeway
-  Planned Freeway
-  Municipal Planning Areas
-  Major Roads
-  Maricopa County Incorporated Areas Shaded



Town Limits Map

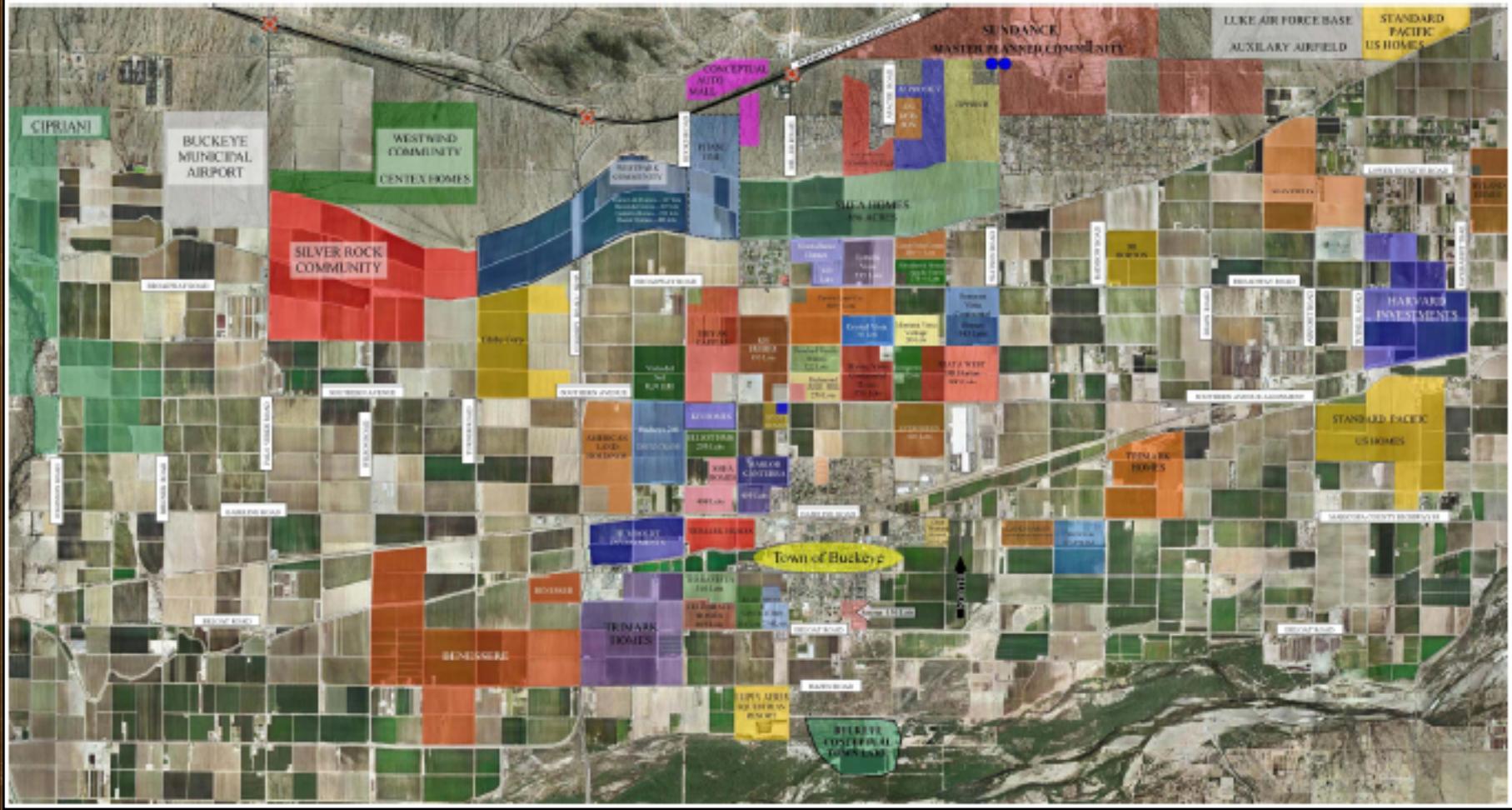


Zoning Map

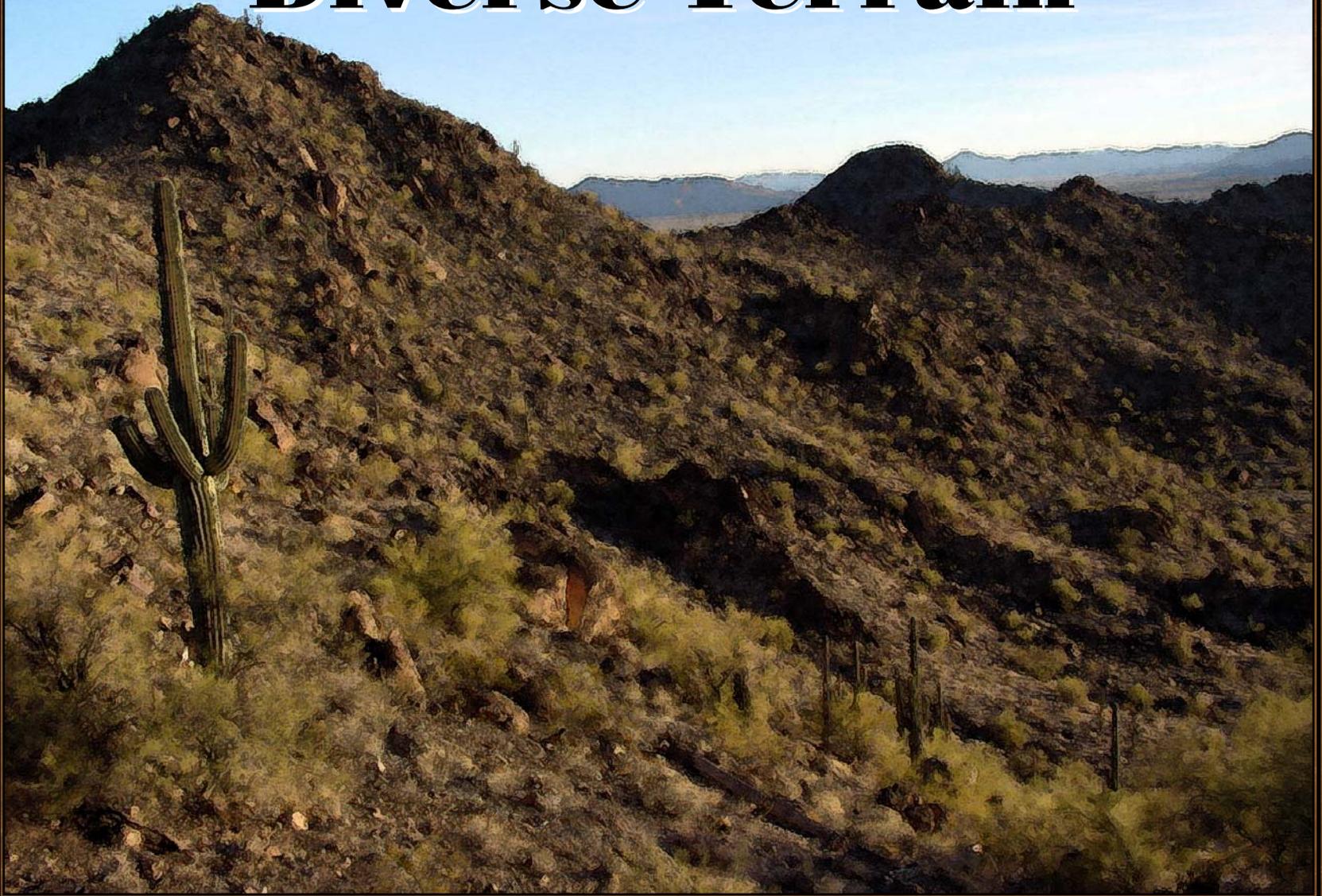


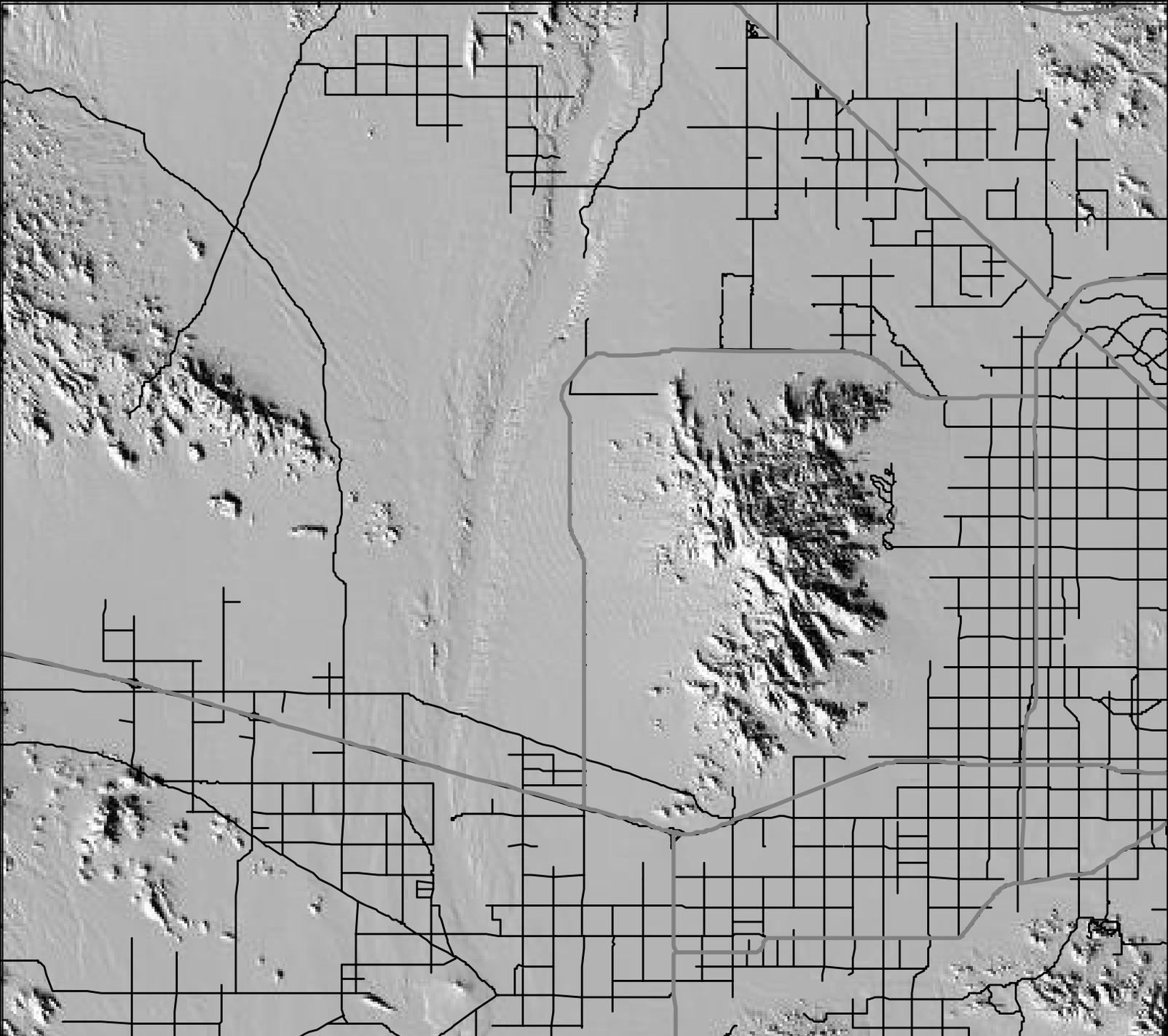
Basin Development

TOWN OF BUCKEYE, ARIZONA RESIDENTIAL ACTIVITY MAP



Diverse Terrain





Resources



- **Natural**
- **Transportation**
- **Housing**
- **Regional**

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Challenges



- **Drainage**
- **Natural Desert Conservation**
- **Infrastructure**
- **Transportation**
- **Staffing**
- **Diverse and Affordable Housing**

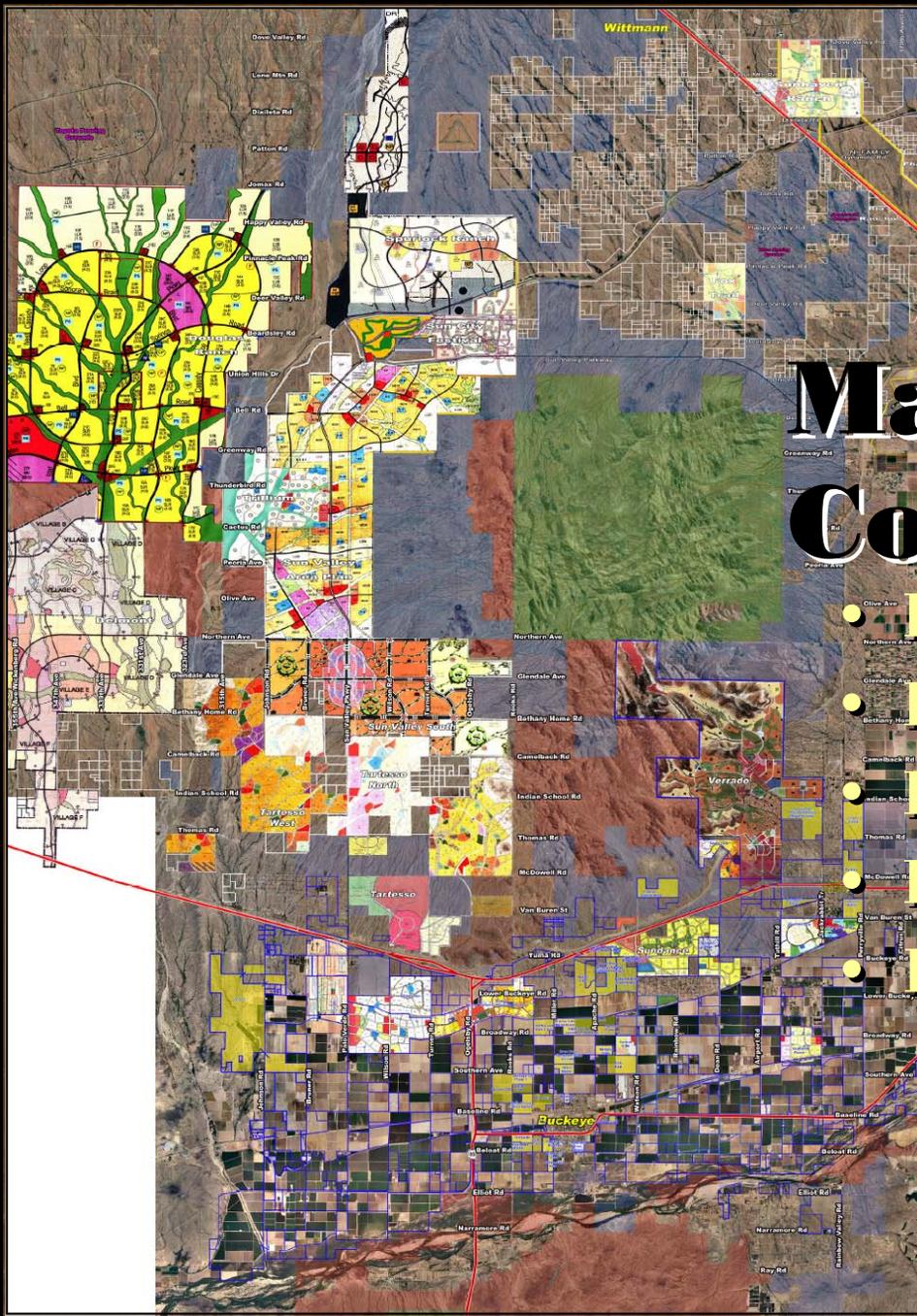
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Opportunities



- **Rapid Growth**
- **Diverse Housing**
- **Business-Friendly Community**
- **Good Transportation Network**
- **Advanced Planning**

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Master Planned Communities

- Forward Planning
- Fewer Stakeholders
- Financial Backing
- Long-Term Interest
- Diverse Development

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The Communities

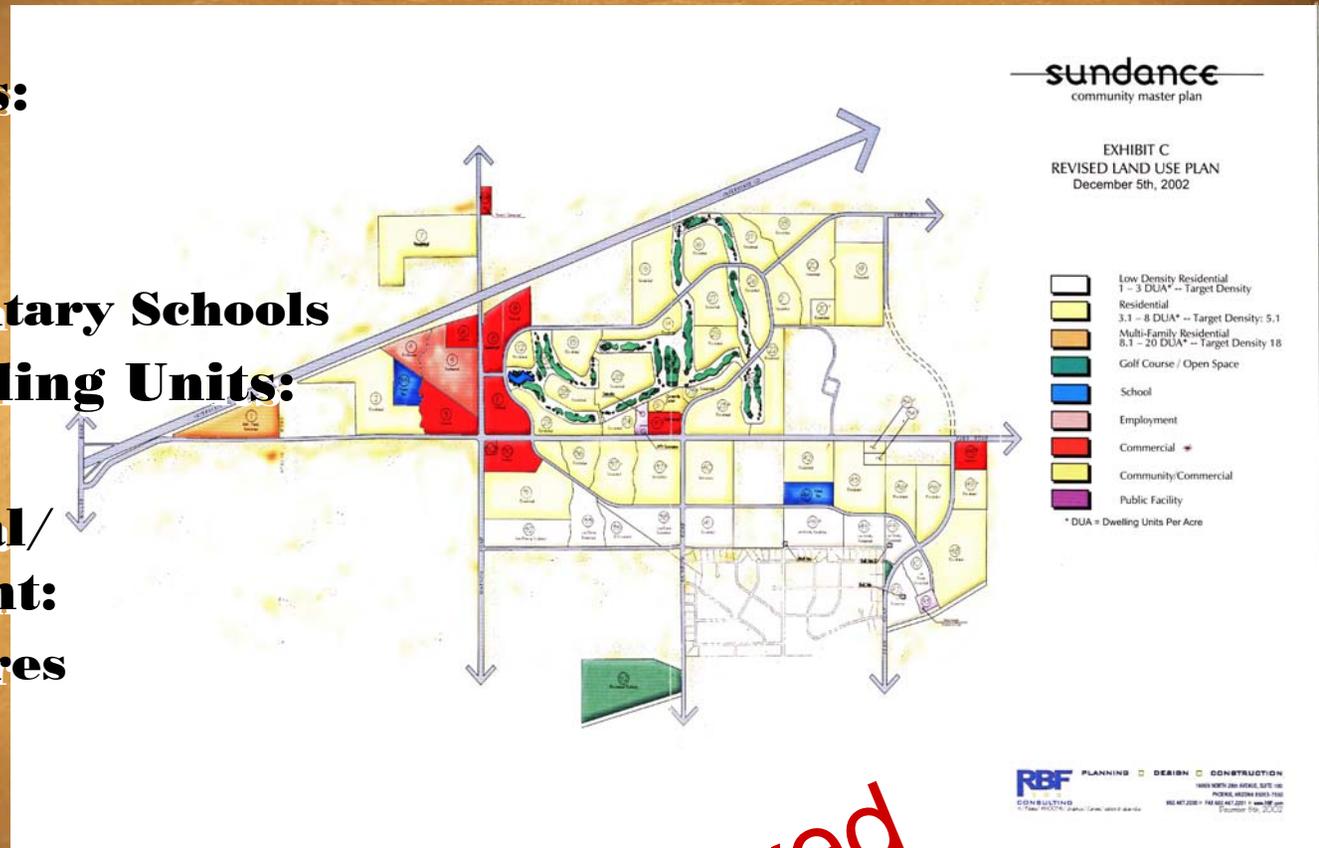
As you view the following Communities, it may be helpful to reference the map on the previous slide for location identification.



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Sundance

- **Total Acres:**
 - **2,016**
- **Schools:**
 - **3 Elementary Schools**
- **Total Dwelling Units:**
 - **6,862**
- **Commercial/
Employment:**
 - **221.7 Acres**

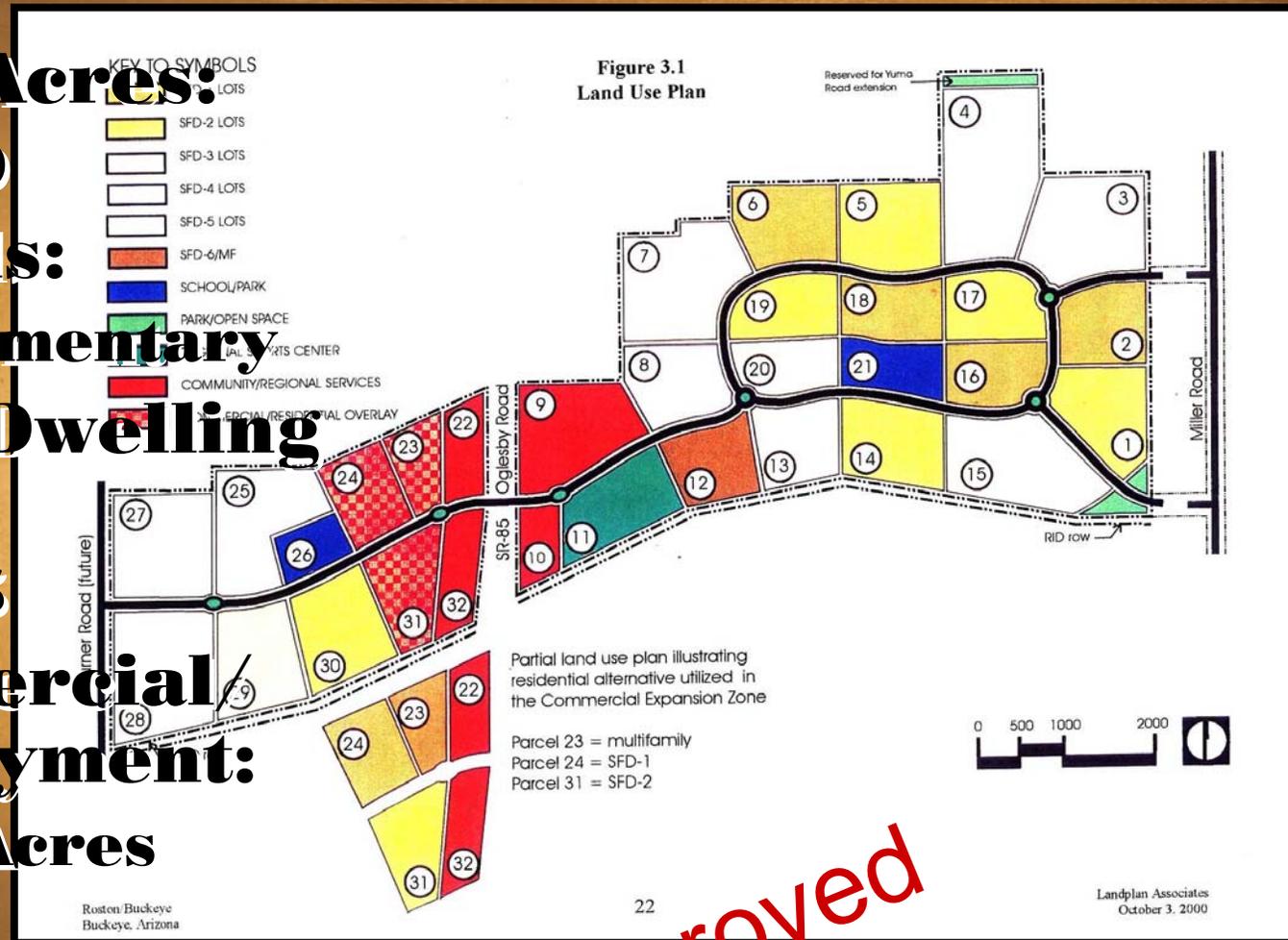


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Westpark

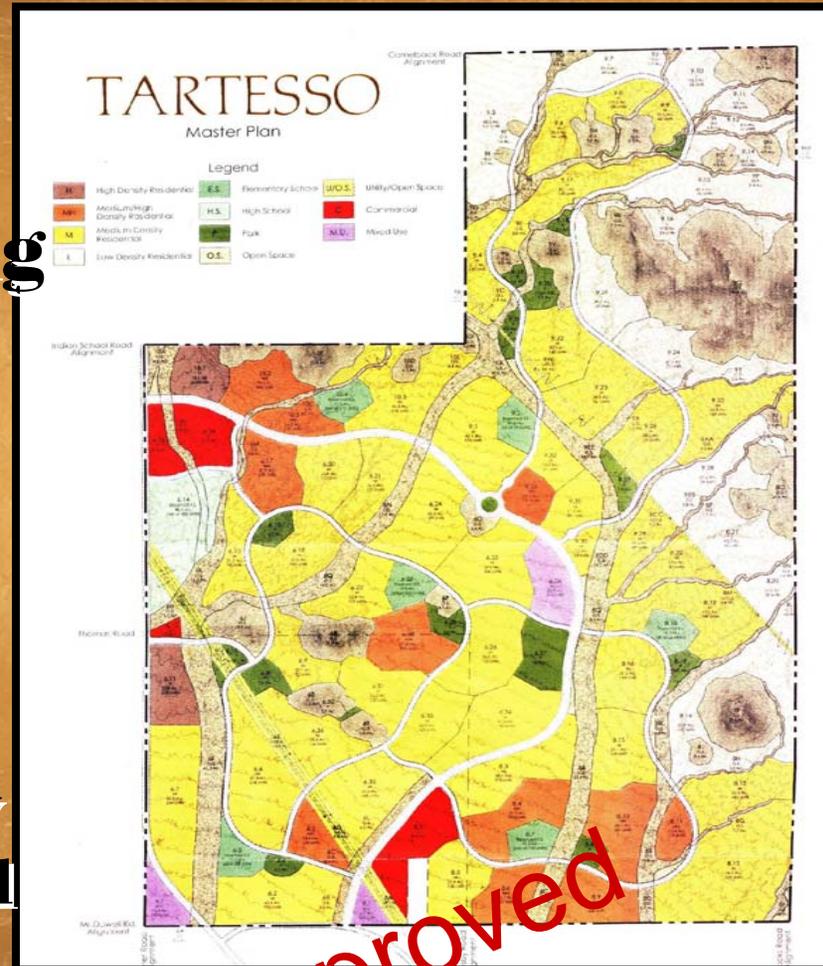
- **Total Acres:**
- 1,060
- **Schools:**
- 3 Elementary
- **Total Dwelling Units:**
- 3,895
- **Commercial Employment:**
- 165 Acres



Approved

Tartesso Amendment #1

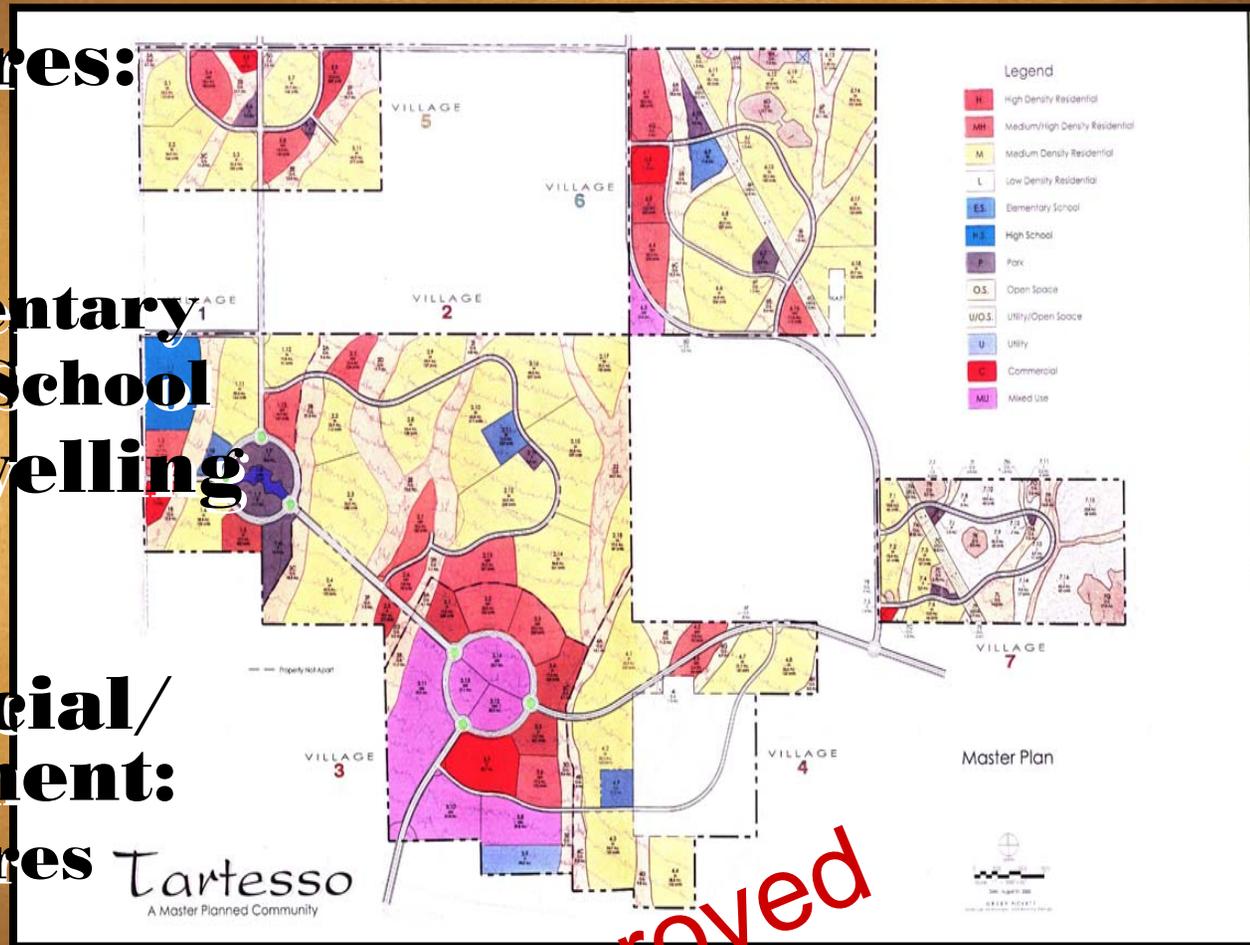
- **Total Acres:**
 - 5,780
- **Total Dwelling Units:**
 - 23,270
- **Commercial/
Employment:**
 - 109.9 Acres
- **Schools:**
 - 4 Elementary
 - 1 High School



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Tartesso

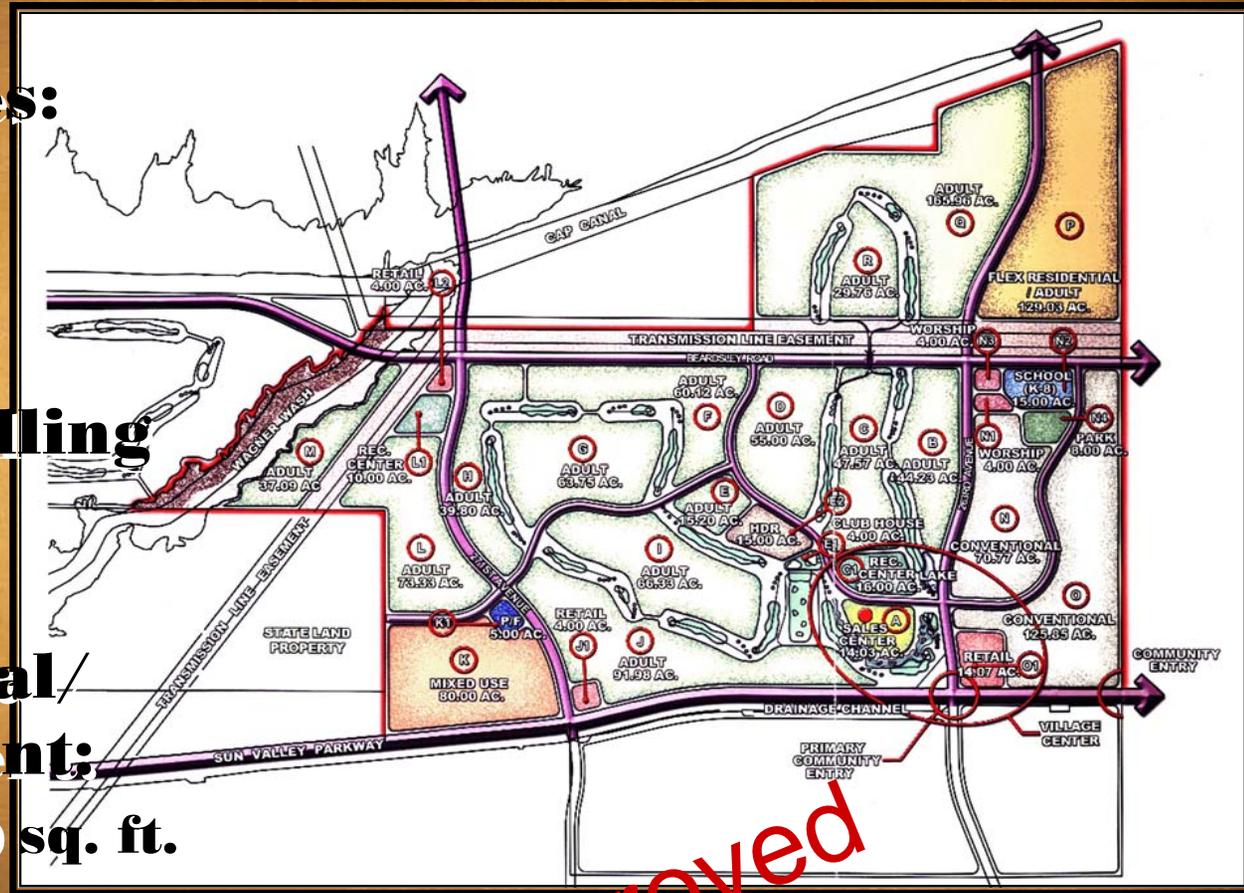
- **Total Acres:**
 - **3,186**
- **Schools:**
 - **4 Elementary**
 - **1 High School**
- **Total Dwelling Units:**
 - **11,347**
- **Commercial/
Employment:**
 - **57.3 Acres**



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Festival Ranch

- **Total Acres:**
10,105
- **Schools:**
 - 2 Schools
- **Total Dwelling Units:**
 - 24,176
- **Commercial/
Employment:**
 - 7,187,410 sq. ft.

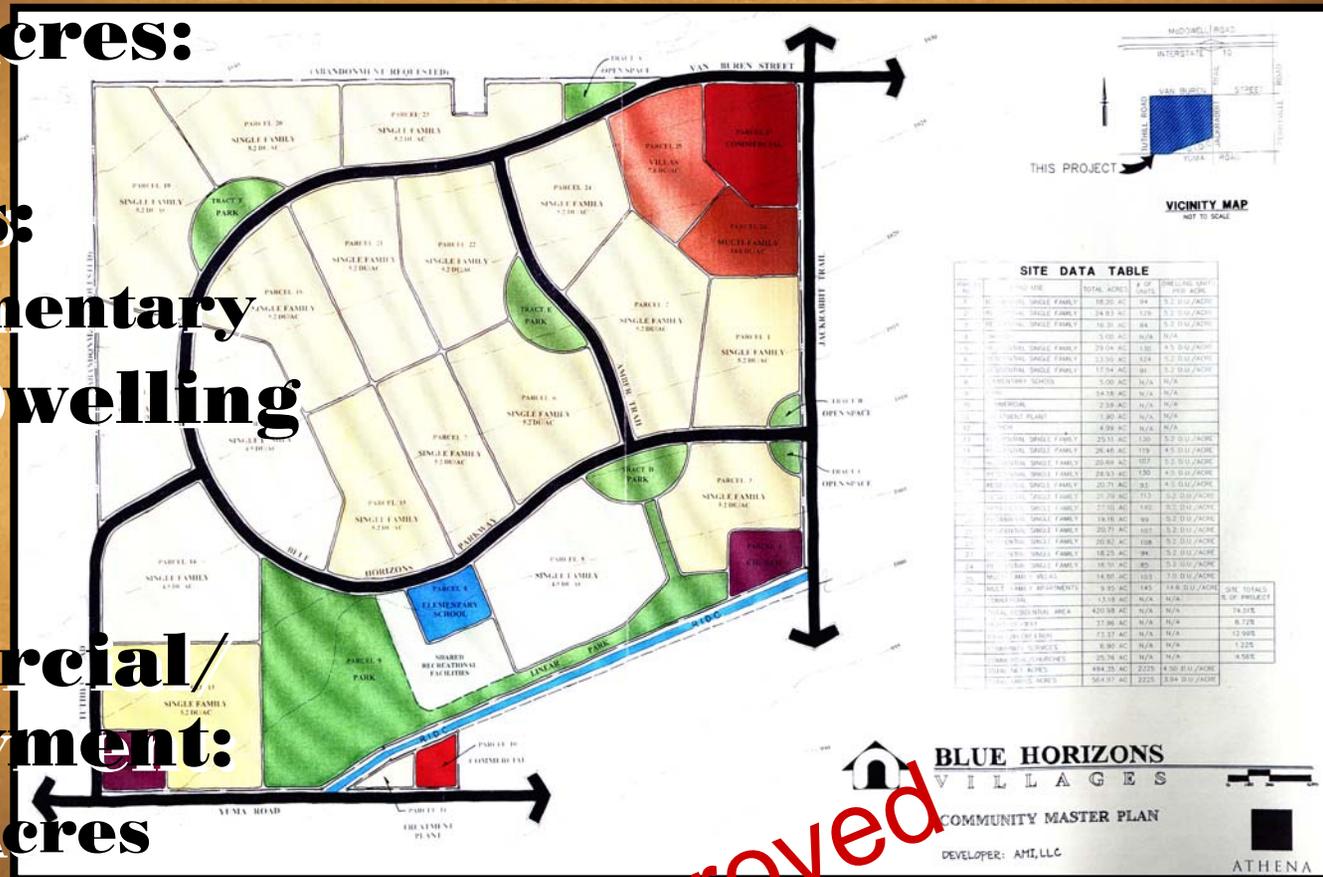


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Blue Horizons

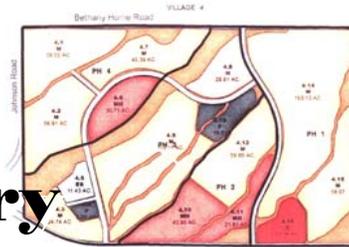
- **Total Acres:**
 - 565
- **Schools:**
 - 1 Elementary
- **Total Dwelling Units:**
 - 2,225
- **Commercial/ Employment:**
 - 25.8 Acres



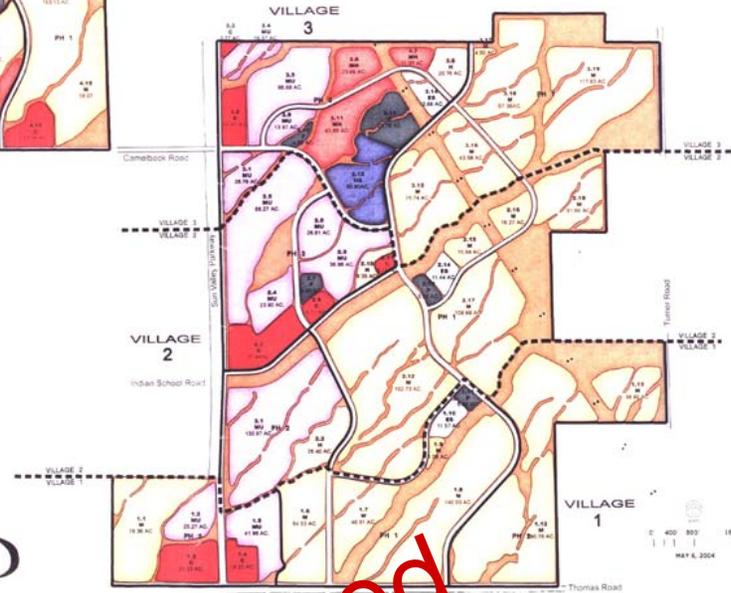
Approved

Elianto

- **Total Acres:**
 - **3,751**
- **Schools:**
 - **4 Elementary**
 - **1 High School**
- **Total Dwelling Units:**
 - **12,502**
- **Commercial Employment:**
 - **142.7 Acres**



Master Plan
ELIANTO
A Master Planned Community

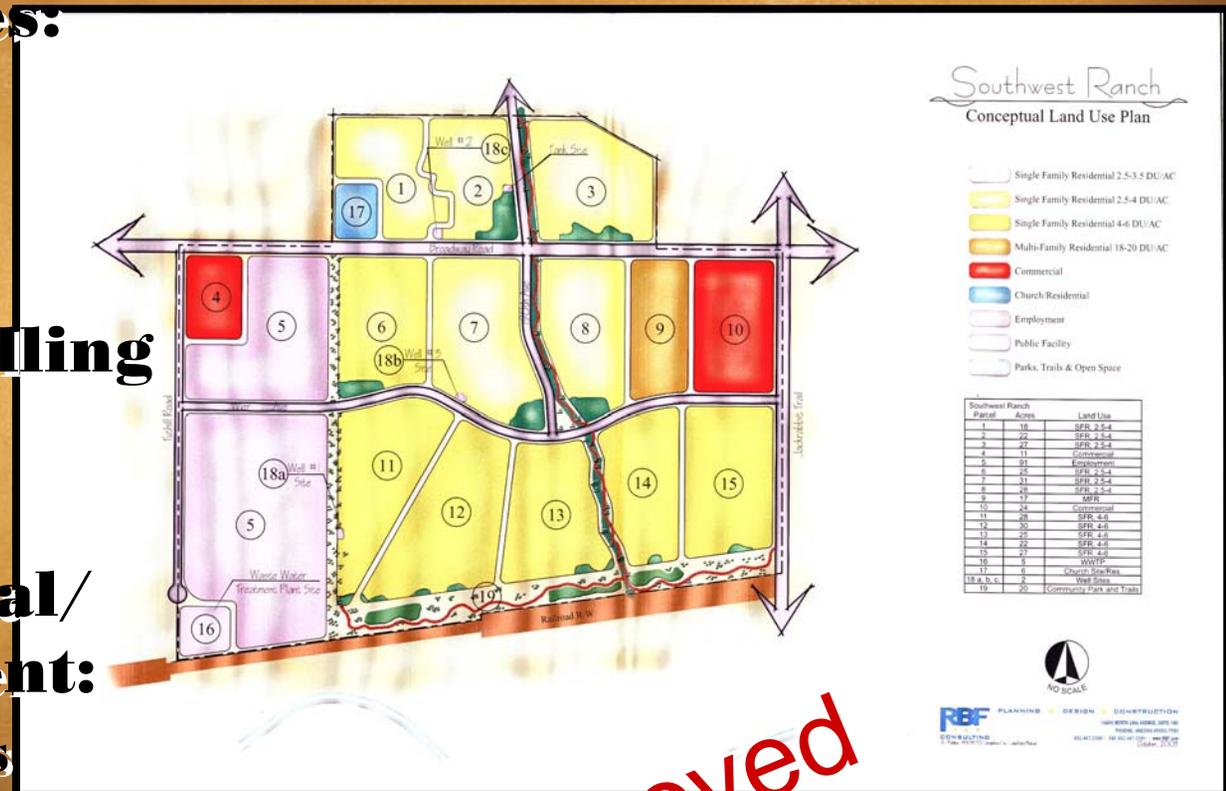


Approved
Amendments proposed

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Southwest Ranch

- **Total Acres:**
 - 457
- **Schools:**
 - None
- **Total Dwelling Units:**
 - 1,560
- **Commercial/ Employment:**
 - 126 Acres

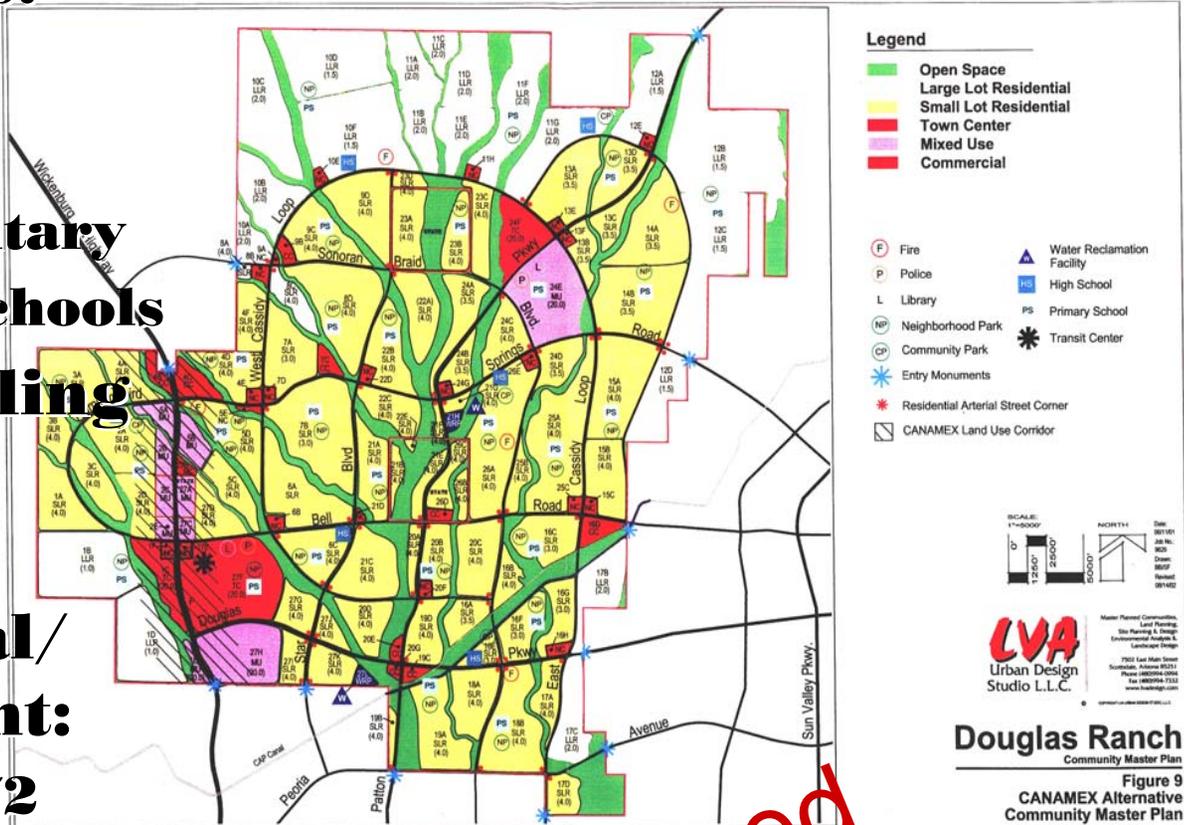


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Douglas Ranch

- **Total Acres:**
 - **35,250**
- **Schools:**
 - **27 Elementary**
 - **6 High Schools**
- **Total Dwelling Units:**
 - **84,034**
- **Commercial/Employment:**
 - **Acres 2,472**
 - **Sq. Ft. 24,031,000**



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Spurlock Ranch

- **Total Acres:**

- **2,840**

- **Schools:**

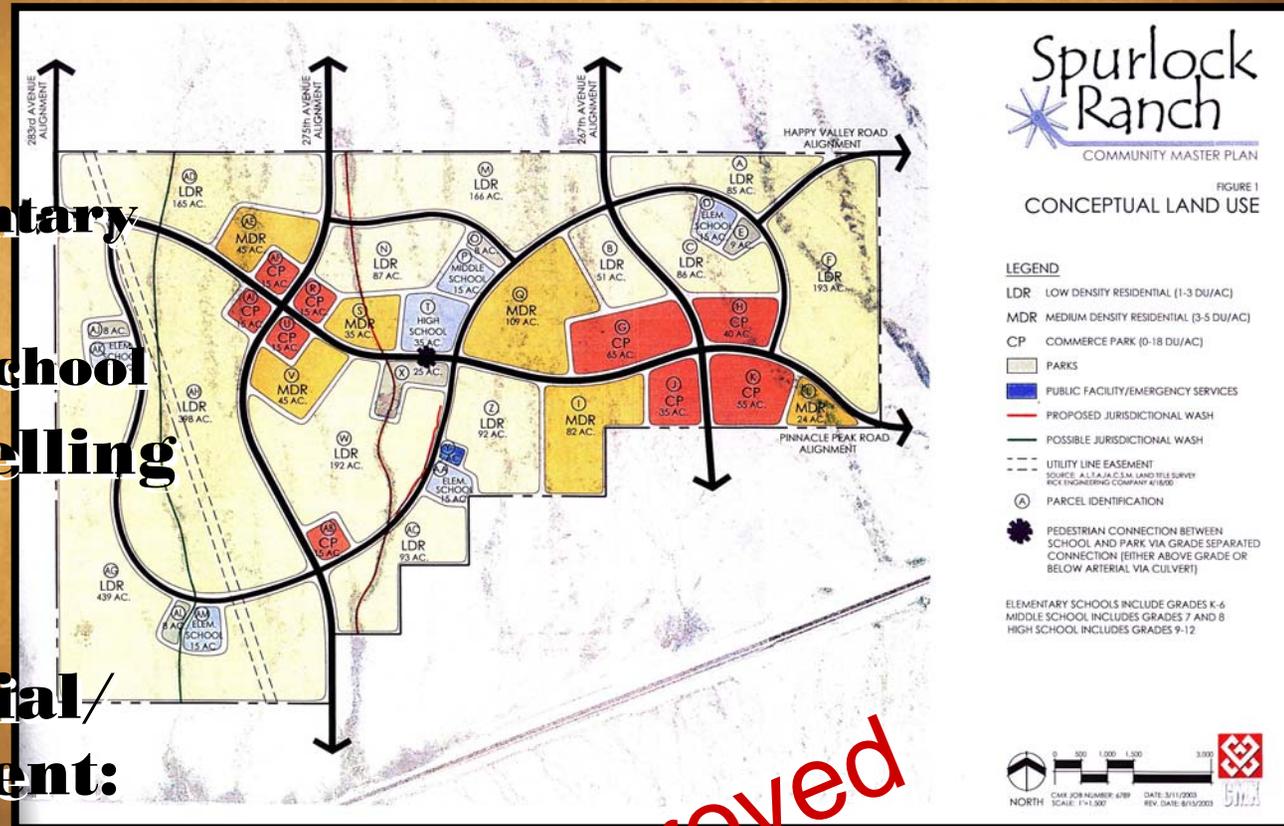
- **4 Elementary**
- **1 Middle**
- **1 High School**

- **Total Dwelling Units:**

- **7,329**

- **Commercial/
Employment:**

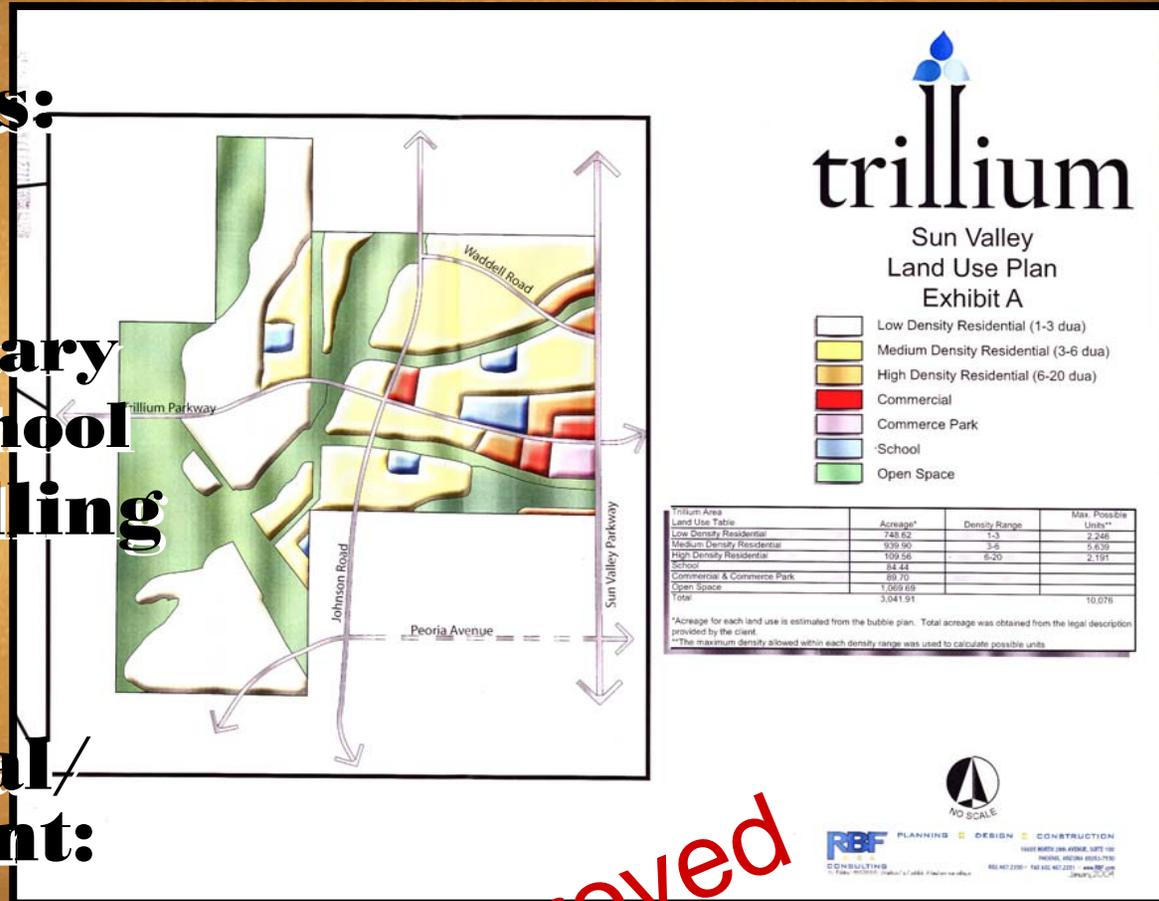
- **Acres 270**



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Trillium

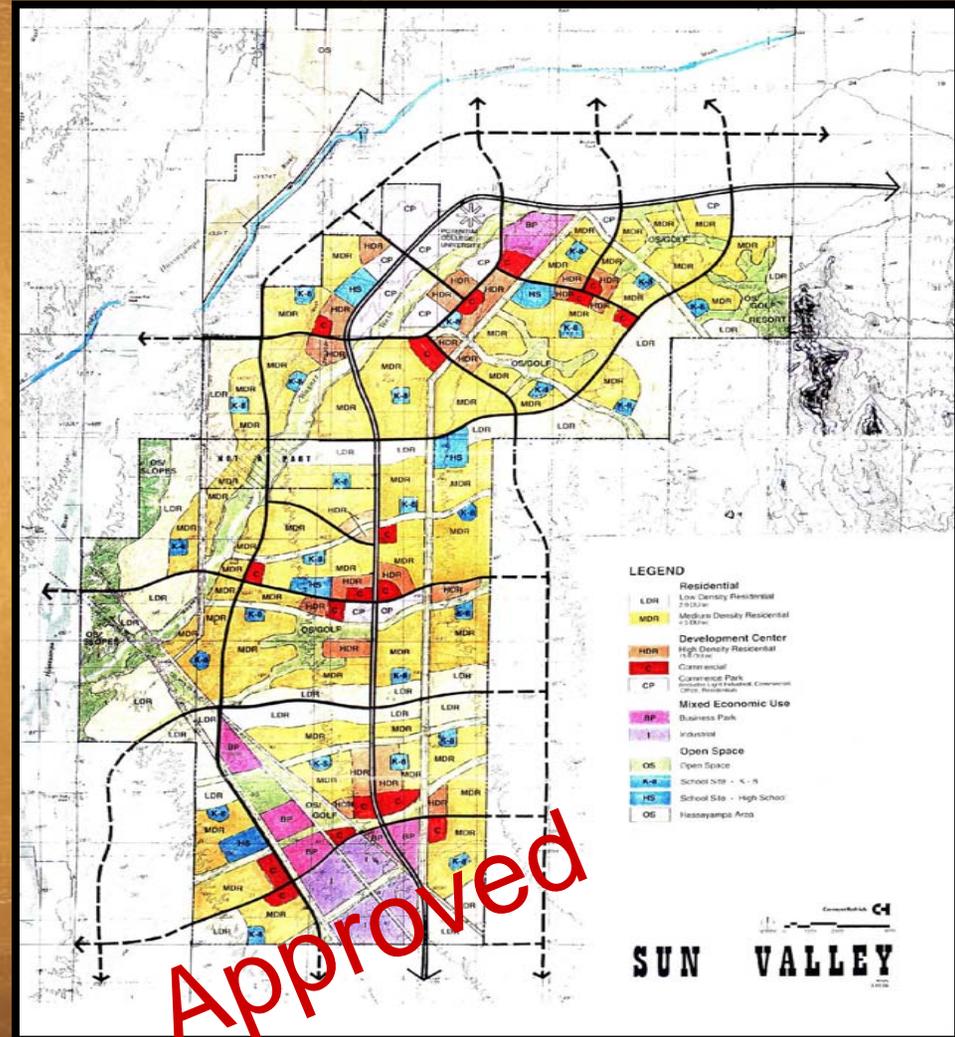
- **Total Acres:**
 - **3,042**
- **Schools:**
 - **4 Elementary**
 - **1 High School**
- **Total Dwelling Units:**
 - **8,762**
- **Commercial/ Employment:**
 - **108 Acres**



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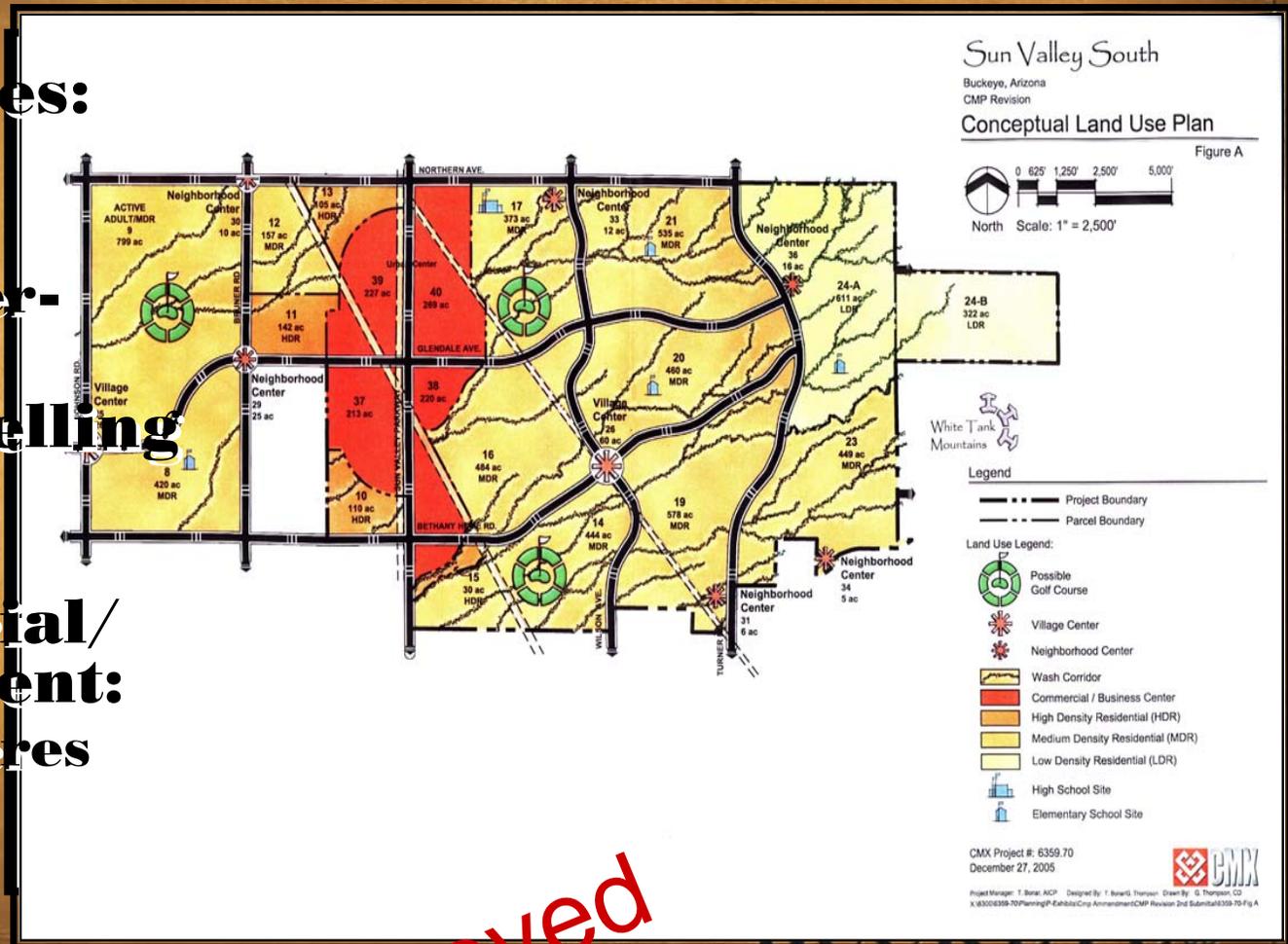
Sun Valley

- **Total Acres:**
 - 16,266
- **Total Dwelling Units:**
 - 41,370
- **Commercial/
Employment:**
 - 413 Acres
- **Schools:**
 - 26 Elementary
 - 4 High Schools



Sun Valley South

- **Total Acres:**
 - 11,193
- **Schools:**
 - Not Determined
- **Total Dwelling Units:**
 - 29,218
- **Commercial/Employment:**
 - 1,265 Acres

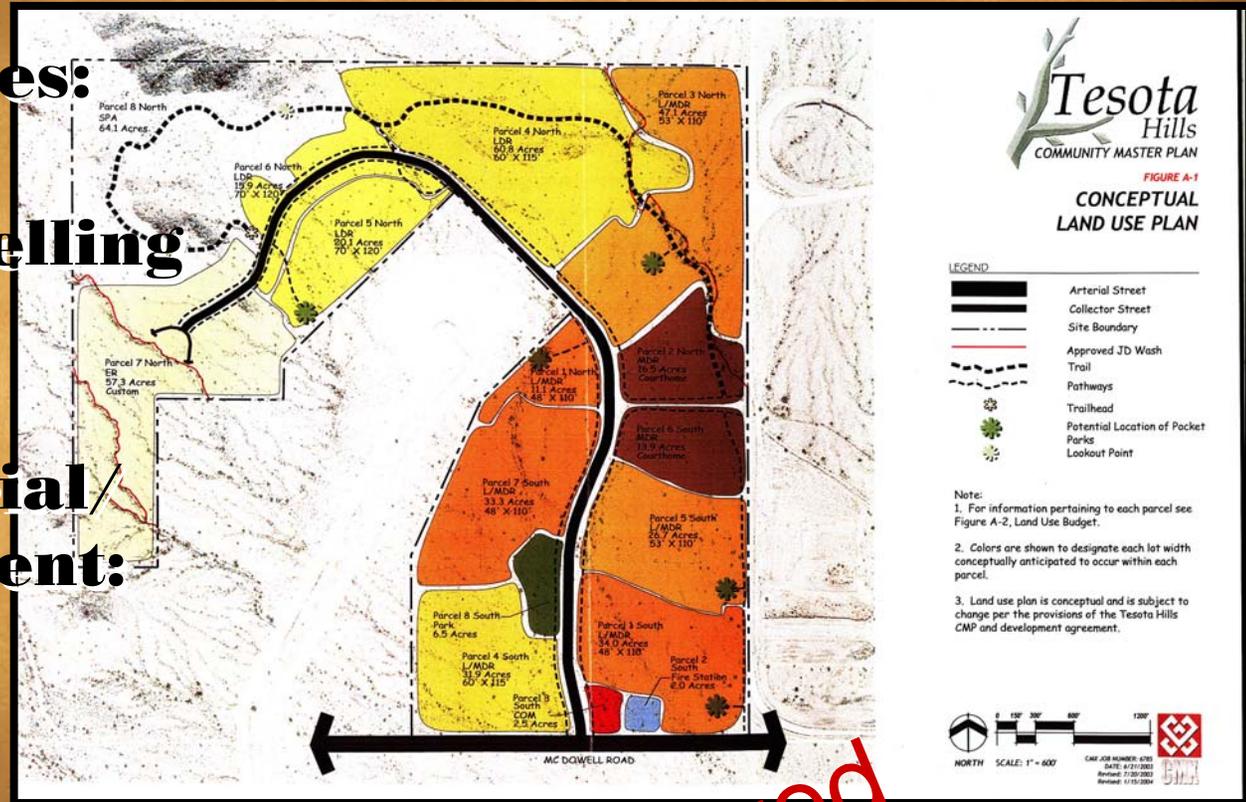


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Tesota Hills

- **Total Acres:**
 - 444
- **Total Dwelling Units:**
 - 1,302
- **Commercial/ Employment:**
 - 2.5 Acres

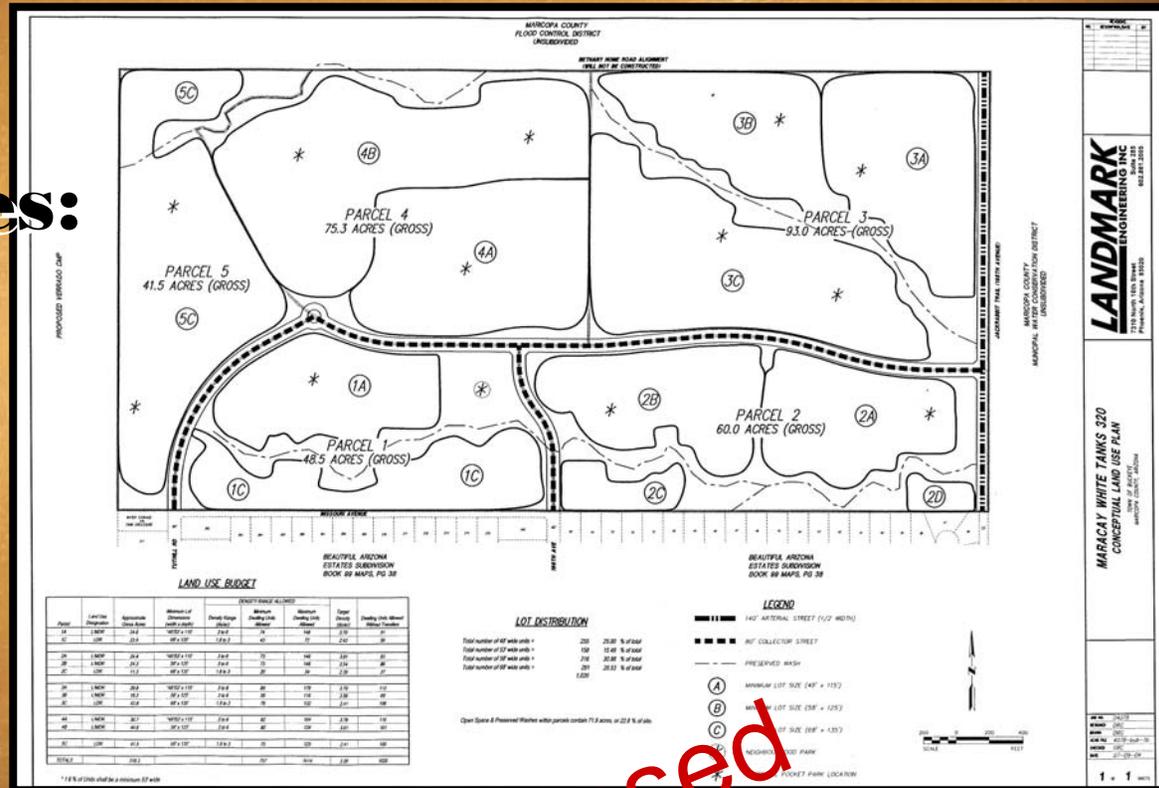


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White Tanks 320

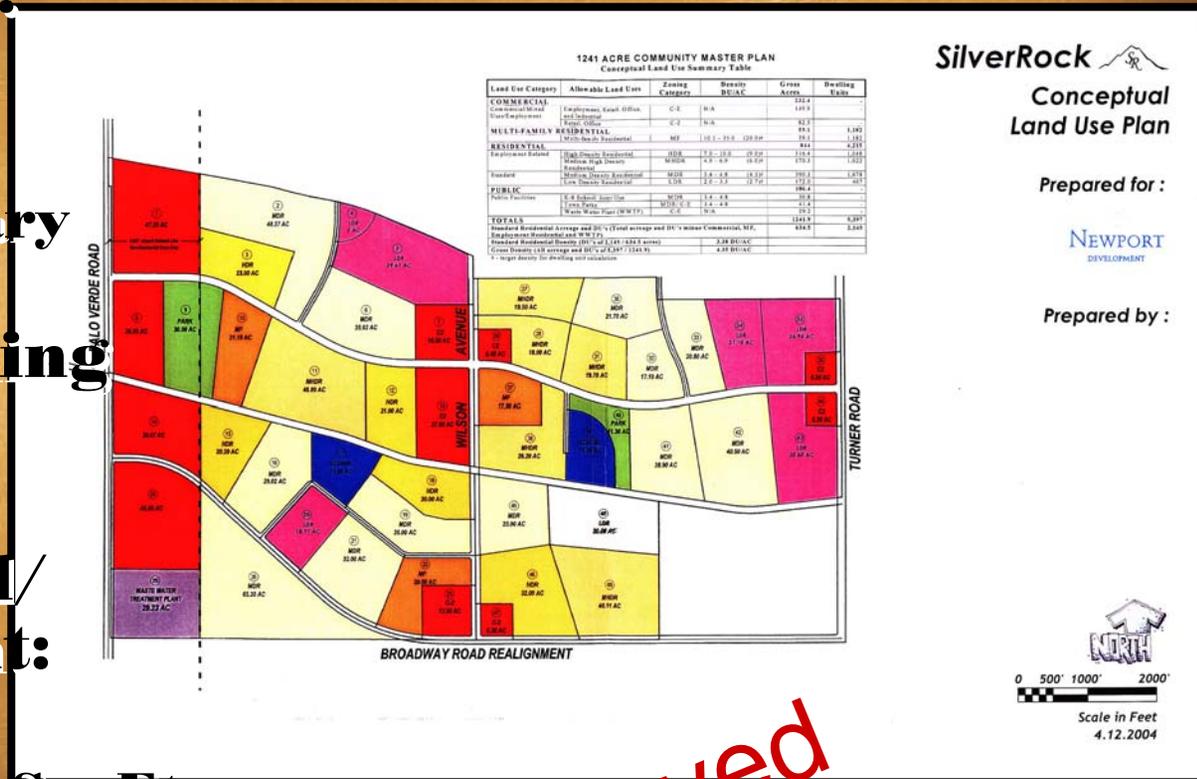
- **Total Acres:**
- 318
- **Total Dwelling Units:**
- 1,020



Proposed

SilverRock

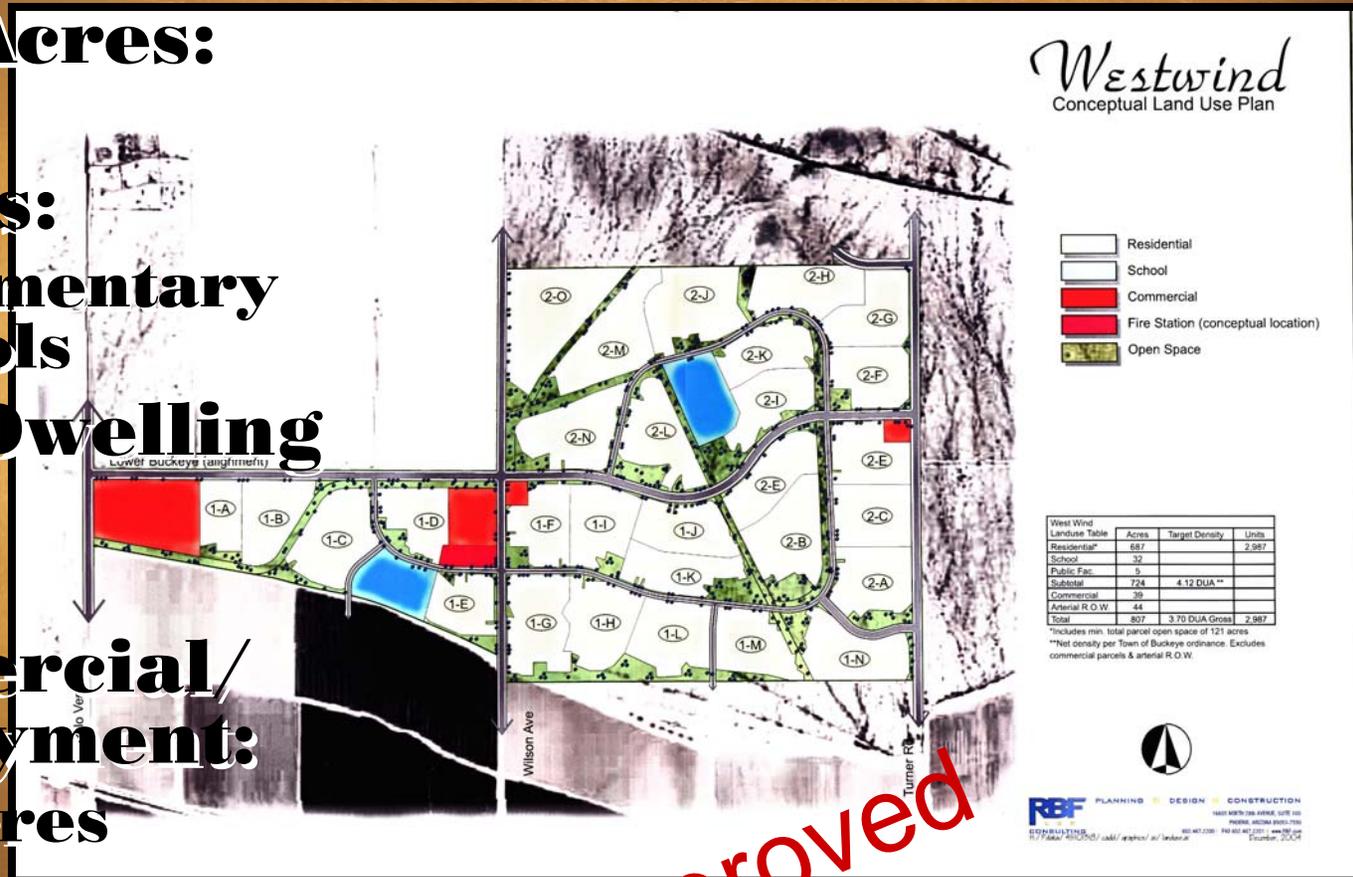
- **Total Acres:**
 - 1,241
- **Schools:**
 - 3 Elementary Schools
- **Total Dwelling Units:**
 - 5,397
- **Commercial/Employment:**
 - 82.5 Acres
 - 10,123,344 Sq. Ft.



Approved

Westwind

- **Total Acres:**
 - 807
- **Schools:**
 - 2 Elementary Schools
- **Total Dwelling Units:**
 - 3,000
- **Commercial/Employment:**
 - 39 Acres



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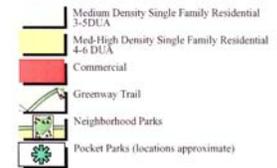
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Buckeye Farms

- **Total Acres:**
- 484
- **Schools:**
- Not Determined
- **Total Dwelling Units:**
- 1,558
- **Commercial/
Employment:**
- 89 Acres



Buckeye Farms Conceptual Land Use Plan



Buckeye Farms Landuse Table	Acres	Target Density	Units
Med. Density Res.	214	3-5 DUA	823
Med. High Density Res.	156	4-6 DUA	735
Subtotal	370*	4.2 DUA**	1558
Commercial	23		
Arterial R.O.W.	11		
Total	404	3.9 DUA Gross	1558

*Includes min. total parcel open space of 15% as defined in town ordinance.
**Net density per Town of Buckeye ordinance. Excludes commercial parcels & arterial R.O.W.



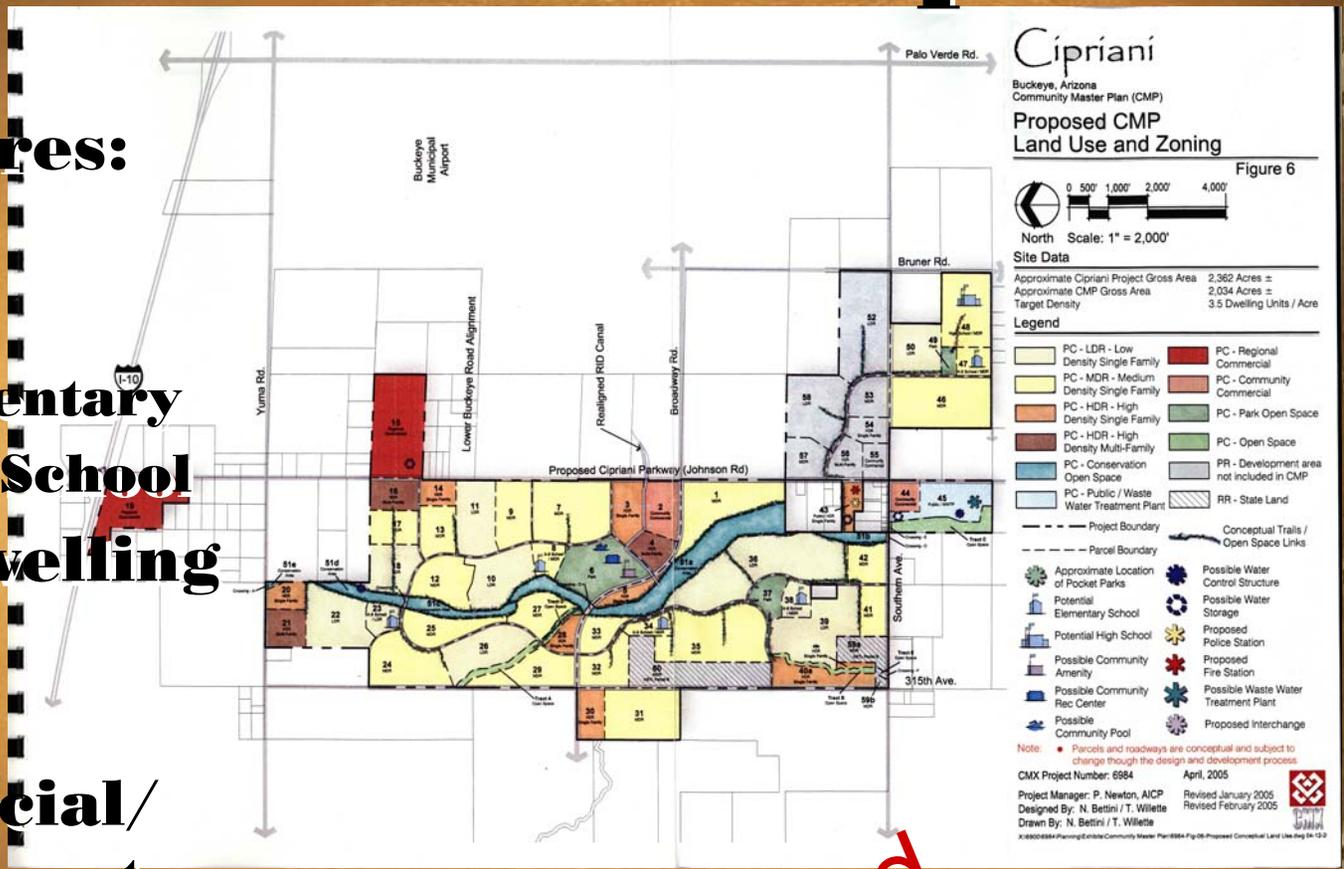
RBF PLANNING DESIGN CONSTRUCTION
1100 NORTH 28th AVENUE, SUITE 100
PHOENIX, ARIZONA 85016-7100
TEL: 480.228.1111 FAX: 480.427.0211 www.rbf.com
© 2008

Proposed

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Cipriani

- **Total Acres:**
 - 2,327
- **Schools:**
 - 5 Elementary
 - 1 High School
- **Total Dwelling Units:**
 - 8,842
- **Commercial/ Employment:**
 - 187 Acres



Proposed

Copper Falls



- **Total Acres:**

- **267**

- **Schools:**

- **None**

- **Total Dwelling Units:**

- **850**

- **Commercial/ Employment:**

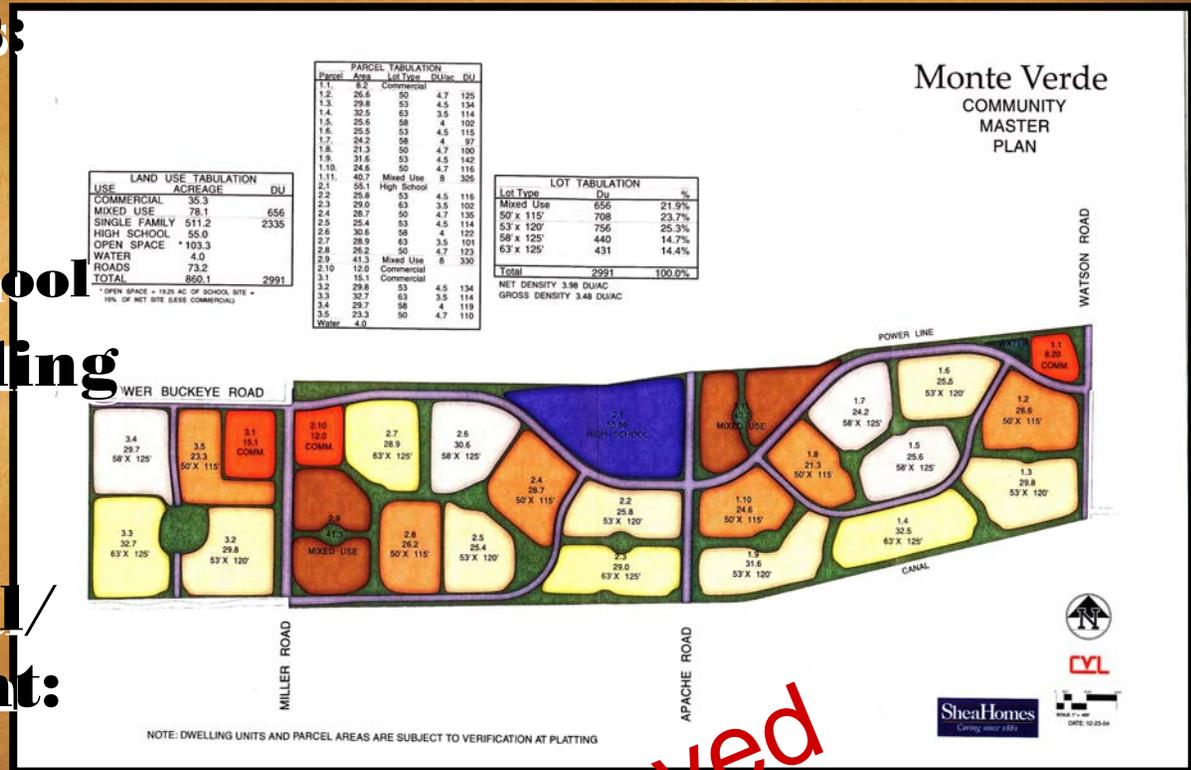
- **43 Acres**

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Monte Verde

- **Total Acres:**
- **860**
- **School**
- **1 High School**
- **Total Dwelling Units:**
- **2991**
- **Commercial/ Employment:**
- **35.3 Acres**



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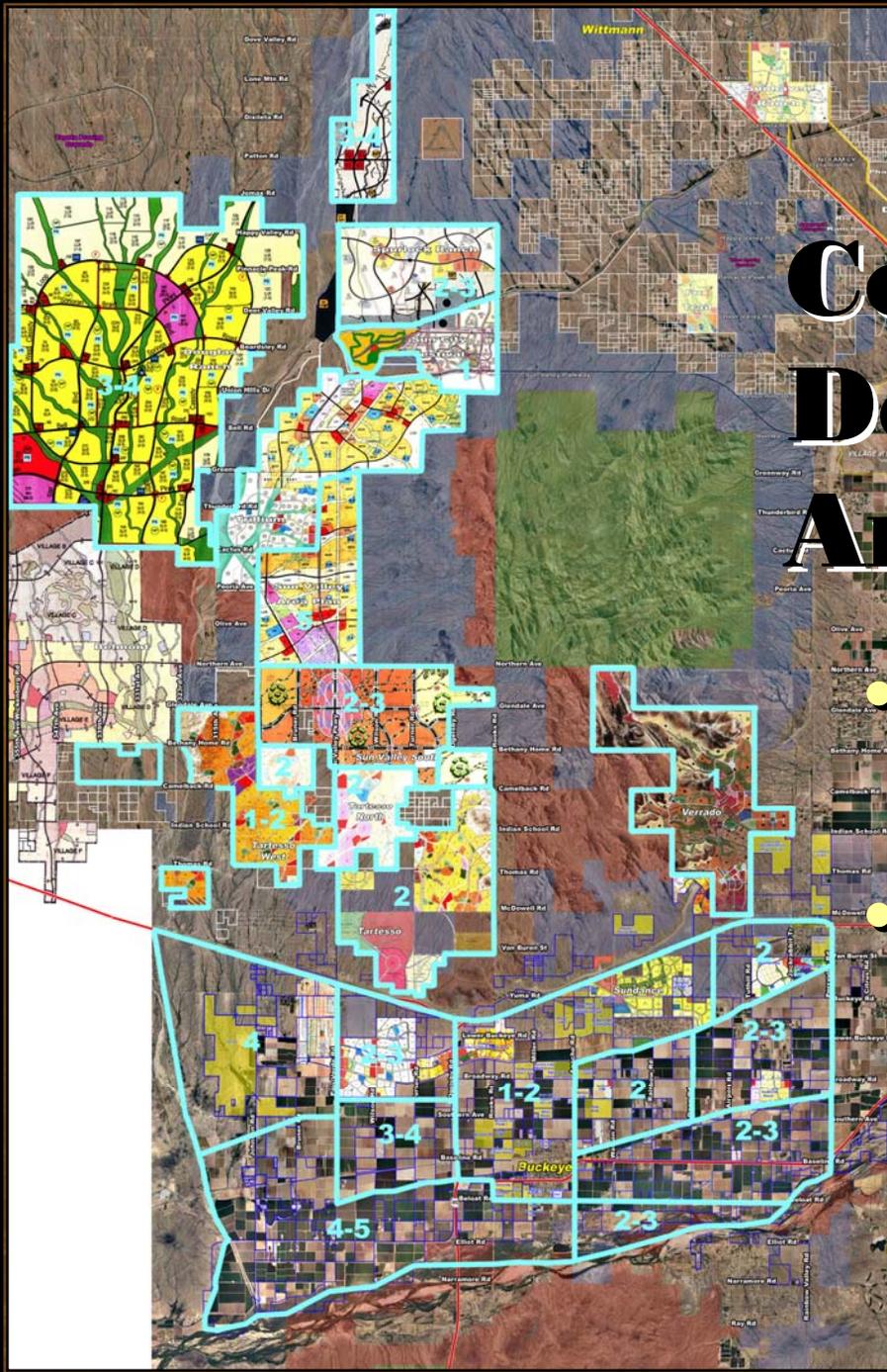
Permit Activity

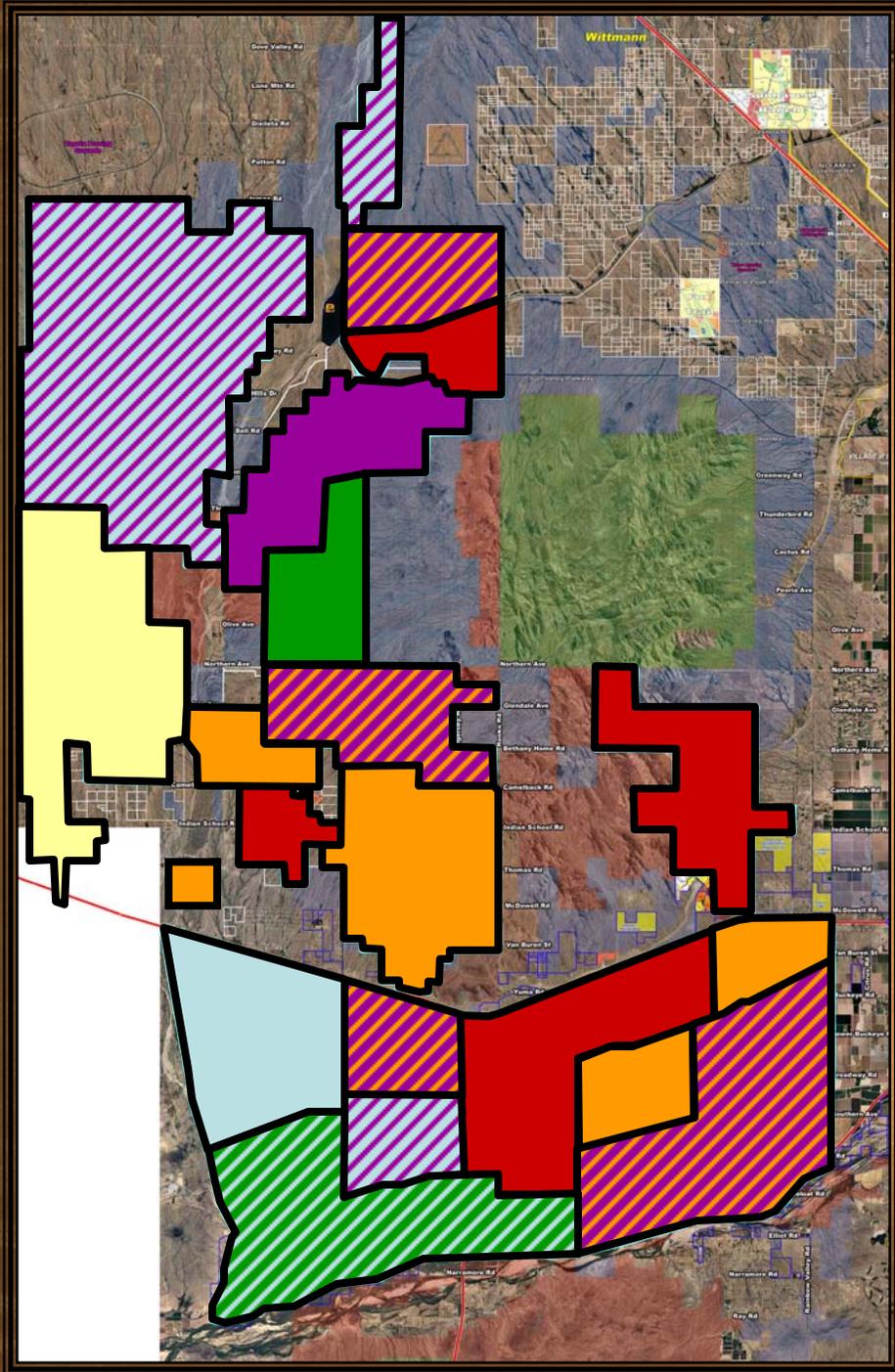
Year	Building Permits Issued / Estimated
2000	???
2001	47
2002	123
2003	1019
2004	3048
2005	6558
2006	????

Concurrent Development Areas (CDA's)

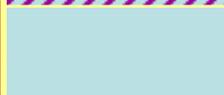
- Development
Timing (Startup)
- Infrastructure
Analysis

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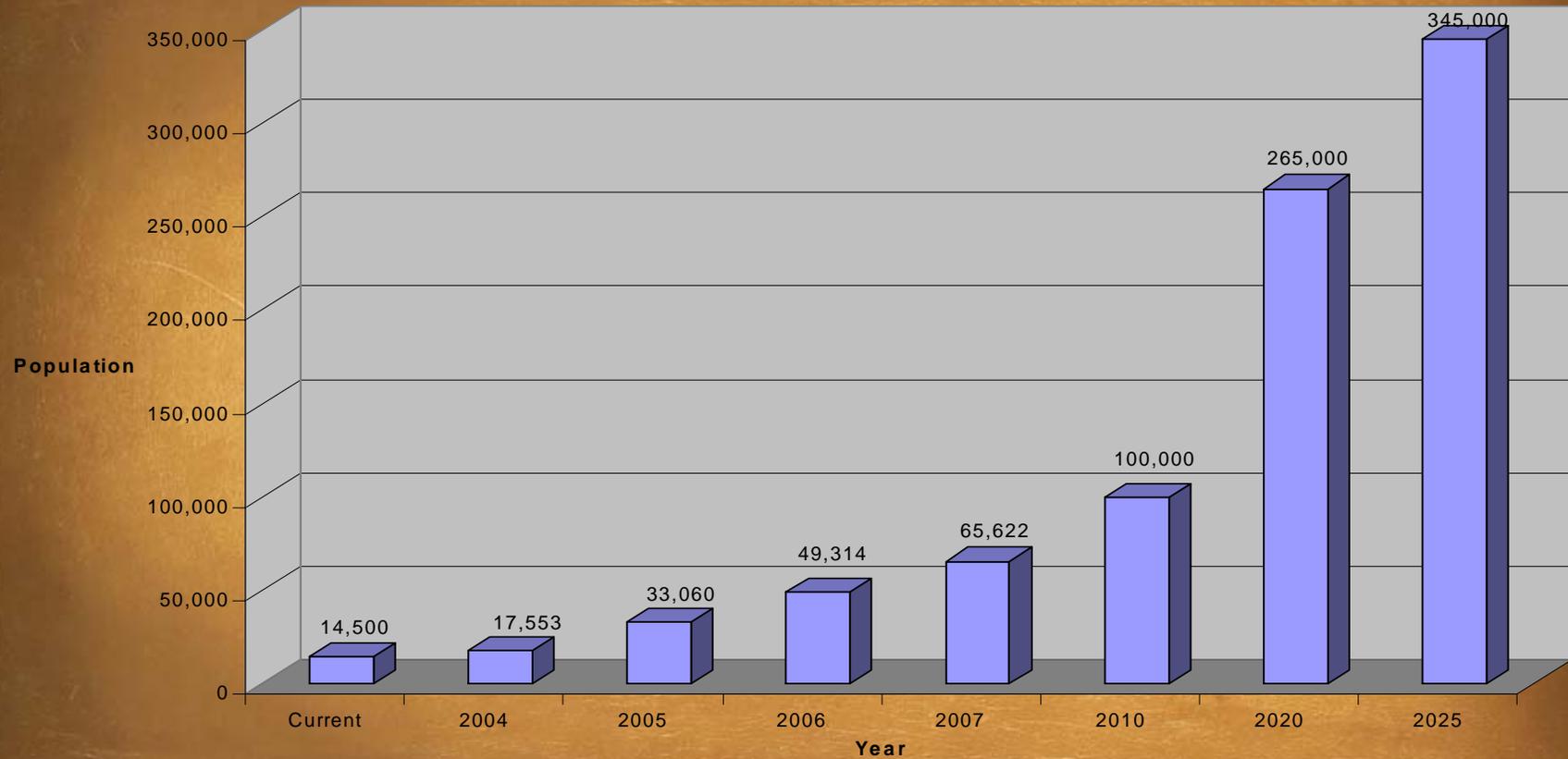


Timing

	2005
	2007
	2007-2009
	2009
	2009-2011
	2011
	2011-2013
	2013
	???

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Population Growth



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Summary Totals

- **Total Acres: 102,288**
- **Total Dwelling Units: 270,698**
- **Total Commercial/Employment:
6,779 Acres and 45,370,504
Square Feet**
- **135 + Schools**
- **Buildout Time Ranges up to 50
Years**

Current Studies

- **Airport Master Plan**
- **Engineering Design Standards (in draft now) that will provide specific minimum standards for infrastructure**
- **Impact Fee Study examining the entire fee structure**
- **Town Hall Master Plan will examine the 40-acre site to the southeast of existing facility (Lee Architecture)**

Current Studies - Transportation

- **MAG Interstate 10-Hassayampa Valley Roadway Framework Study (DMJM Harris)**
- **MC 85 Corridor Study (DMJM Harris)**
- **ADOT I-10 Reliever Study (HDR)**
- **MCDOT Sun Valley Parkway Access Control Study**
- **MCDOT Patton Road/Jomax Road Corridor Study (CK Engineering)**
- **MCDOT Jackrabbit Trail Study (Buckeye is not a partner)**
- **MCDOT McDowell Road Corridor Study (determining how the corridor will connect through the mountains;**
- **Western Leg of Union Pacific Rail Line - being considered for opening; provides a western connection to California; need to demonstrate that there are users**

Current Studies

- **Historic Downtown Plan Update**
- **Arizona State Land Conceptual Plan (CMX) and Disposition Plan (URS)**
- **El Rio Watercourse Master Plan (HDR)**
- **Maricopa County Buckeye Hills Park Master Plan (consultant not selected yet)**
- **Maricopa County Flood Control District Plan of the area**
- **Western Water Resource Study (being paid by landowners)**



The Path Ahead

- **Orderly Growth**
- **Employment**
- **Transportation/Infrastructure**
- **General Plan Update**
- **Development Code Update**

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Questions??

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