



SURPRISE2040

General Plan

GENERAL PLAN ADVISORY GROUP MEETING #4



Regular Agenda

1. Water

The State of Water Presentation & Discussion

2. Land Use

Character Types and Growth Areas Presentation & Discussion

The State of Water - Presentation

EXISTING GENERAL PLAN 2035 – WATER RESOURCES ELEMENT

Goal 1 - Regional Cooperation: Support efforts to improve regional cooperation and communications among appropriate agencies and communities.

Goal 2 - Water Conservation: Continue to promote water conservation in accordance with the adopted Water Resource Management Policies.

Goal 3 - Enhance Water Portfolio: Continue to develop and implement programs to enhance the City's water portfolio in accordance with adopted Water Resource Management Policies.

Goal 4 - Growth: Work closely with new development to ensure proper balance between available resource water supplies, demand, and growth in Surprise.

Goal 5 - Drinking Water System: Continue to invest in water treatment, storage, and distribution systems to ensure reliable delivery of high-quality water to meet daily and emergency needs.

Goal 6 - Reclaimed Water: Promote the use of reclaimed water in accordance with adopted Water Resource Management Policies.

Goal 7 - Water Quality: Protect and enhance the quality of Surprise's water resources

Goal 8 - Storm Water: Continue to invest in best management practices of stormwater to ensure health and safety of residents.

The State of Water - Discussion

EXISTING GENERAL PLAN 2035 – WATER RESOURCES ELEMENT

- Goal 1 - Regional Cooperation:** Support efforts to improve regional cooperation and communications among appropriate agencies and communities. (GPAC Feedback: keep-10, revise-2)
- Goal 2 - Water Conservation:** Continue to promote water conservation in accordance with the adopted Water Resource Management Policies. (GPAC Feedback: keep-8, revise-4)
- Goal 3 - Enhance Water Portfolio:** Continue to develop and implement programs to enhance the City's water portfolio in accordance with adopted Water Resource Management Policies. (GPAC Feedback: keep-8, revise-3)
- Goal 4 - Growth:** Work closely with new development to ensure proper balance between available resource water supplies, demand, and growth in Surprise. (GPAC Feedback: keep-7, revise-5)
- Goal 5 - Drinking Water System:** Continue to invest in water treatment, storage, and distribution systems to ensure reliable delivery of high-quality water to meet daily and emergency needs. (GPAC Feedback: keep-11, revise-2)
- Goal 6 - Reclaimed Water:** Promote the use of reclaimed water in accordance with adopted Water Resource Management Policies. (GPAC Feedback: keep-11, revise-1)
- Goal 7 - Water Quality:** Protect and enhance the quality of Surprise's water resources. (GPAC Feedback: keep-12)
- Goal 8 - Storm Water:** Continue to invest in best management practices of stormwater to ensure health and safety of residents. (GPAC Feedback: keep-9, revise-3)

How
should
our
goals
change?

Regular Agenda

1. Water

The State of Water Presentation & Discussion

2. Land Use

Character Types and Growth Areas Presentation & Discussion

Land Use - Presentation

EXISTING GENERAL PLAN 2035 – LAND USE ELEMENT

Goal 1 – Unique Community: The City of Surprise will provide a unique living experience by offering a sense of place and an intimate community atmosphere with all the conveniences of an active urban area.

Goal 2 – Jobs-Housing Balance: Balance residential development with a diversity of high-quality jobs.

Goal 3 – Safe Community: Maintain Surprise as a safe and connected community.

Goal 4 – Luke Air Force Base: A future land use pattern that fosters the continued use of Luke Air Force Base and Auxiliary Field #1 to conduct mission-critical training and accommodates community growth and development.

Goal 5 – Natural Conditions: Preserve and Maintain natural area open spaces in the Surprise.

Goal 6 – Variety of Housing: Provide high-quality housing in a range of residential densities and types.

Goal 7 – Public Outreach: Promote public participation in the City's planning processes.

Goal 8 – Sustainable Construction: Promote energy efficient development and construction practices.

What We've Heard So Far- *Survey Input*

- **ONE WORD**

- Growth, Livability, Seasonal, Peaceful, Potential, Opportunity, Suburbs, Sprawling

- **3 MOST IMPORTANT FUTURE TOPICS**

- Jobs are necessary for tax revenues, White Tank protection, Innovation- new work from home economy, affordable housing, water resources, infrastructure and development.

- **PHYSICAL OPPORTUNITIES**

- Infill development, development around new residential, integration and compatibility, Prasada/ Asante/ City Center enhancements, Tech loop around Luke AFB Aux Airfield, "donut" gap in the middle of the City.

What We've Heard So Far- *Map Input*

- **AREAS TO IMPROVE:**

- Topics: Illegal dumping, roadway maintenance, roadway connections, business type oversaturation (gas stations), bike and ped safety, TOD, transit.
- Geography: Central Loop 303, Bullard Ave, Deer Valley Rd. & Grand Ave., Deer Valley Rd & 219th Ave., Surprise Original Townsite (Bell Road and El Mirage Road), Prasada West (Arizona State Route 303 and Greenway Road), West of Cimarron Golf Course (Beardsley Canal), Trilby Trailhead (Phoenix-Wickenburg Highway and 162nd Avenue), North of Surprise Fire-Medical Station 304 (Happy Valley Road and 163rd Avenue).

- **AREAS TO PRESERVE:**

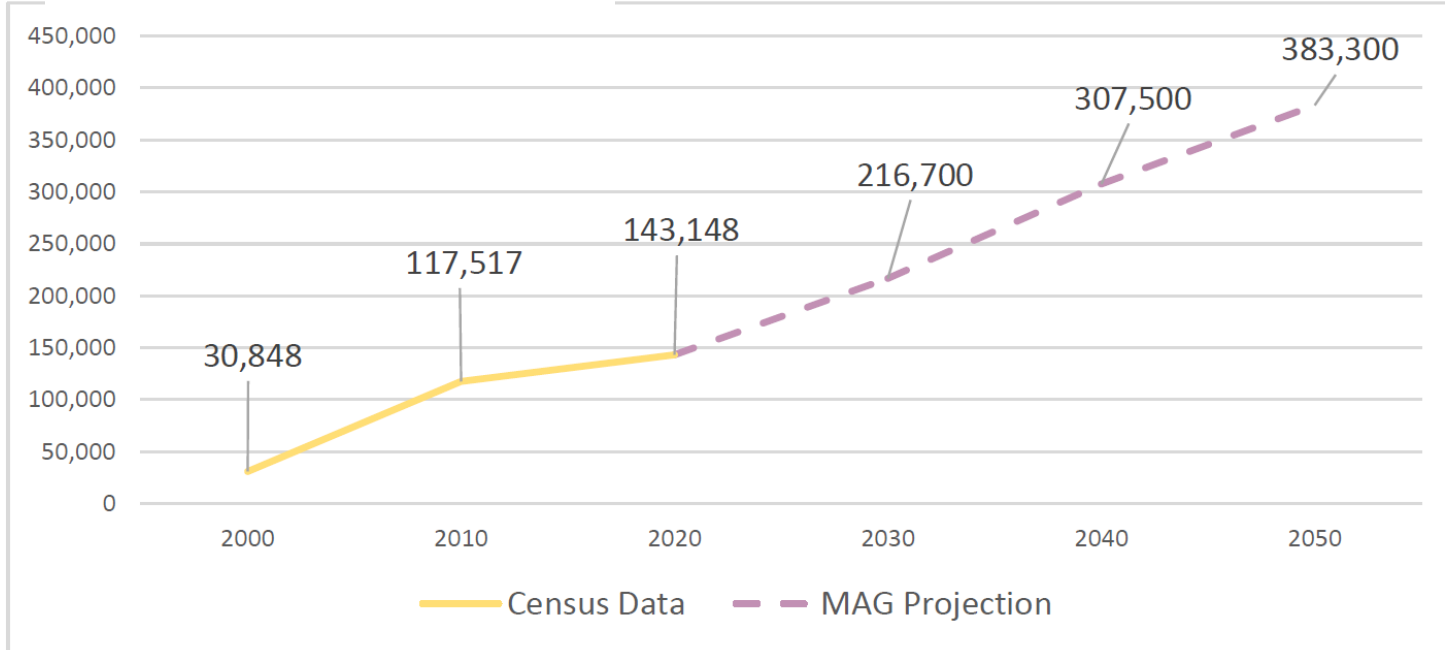
- Topics: White Tanks, wildlife habitats, rural lands, ASLD and Public Lands.
- Geography: Southwest of Trilby Wash, West of McMicken Dam (Sun Valley Road and Beardsley Canal), Luke Airforce Base Auxiliary Airfield 1 (Northwest of Ford Proving Grounds), Northeast corner of Jomax Road and 163rd Avenue, the area surrounding White Tank Mountain Regional Park.

- **AREAS TO TARGET GROWTH:**

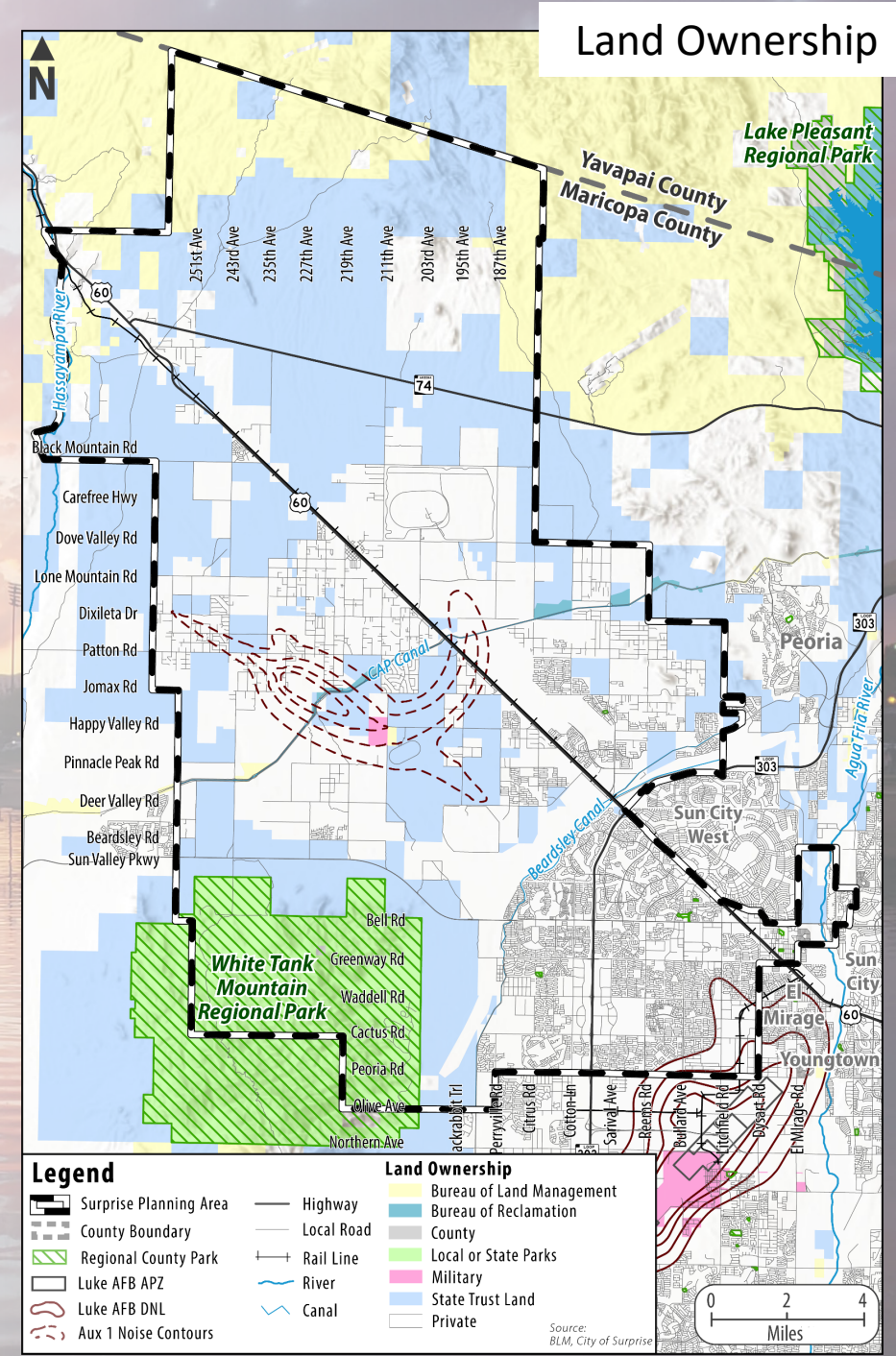
- Topics: Prasada should be multi-use, quality resort potential North of White Tanks.
- Geography: North of White Tanks, City Center, Crozier Road, Prasada South Commercial (Arizona State Route 303 and Waddell Road), South of Surprise Community Park (Bullard Avenue and Paradise Lane), South of planning area (Near Cactus Road and Citrus Road).

Existing Conditions

Population Projections

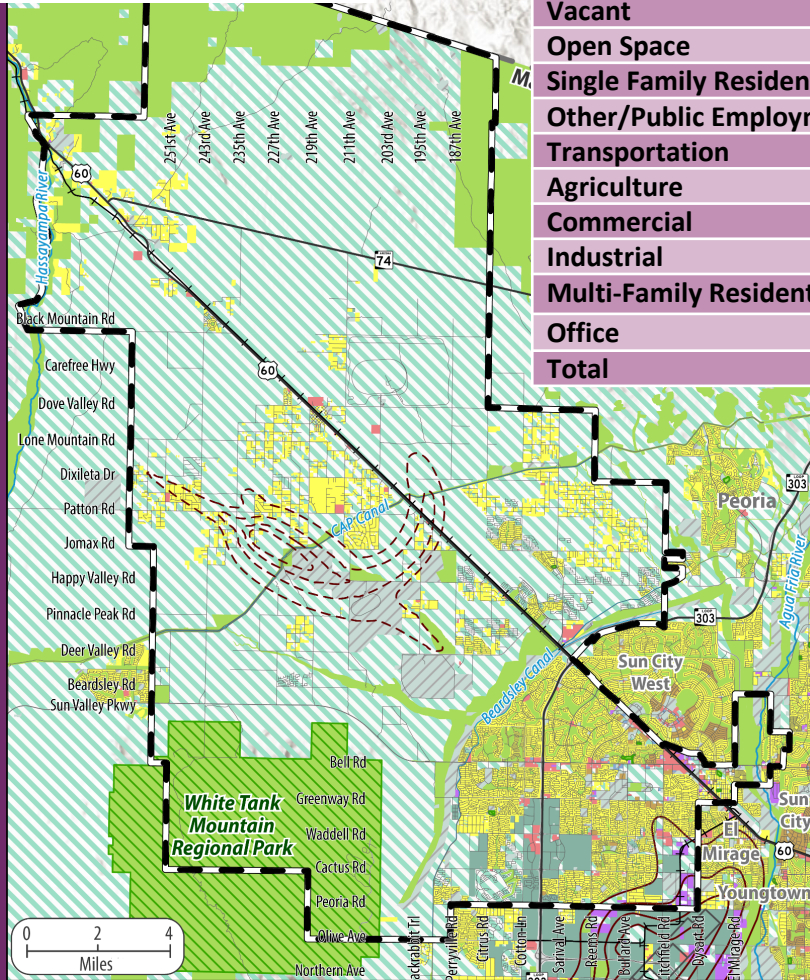


Source: U.S. Census Bureau, 2010 Decennial Census, 2020 American Community Survey 5-Year Estimates; Maricopa Association of Governments, 2019 Socioeconomic Projections



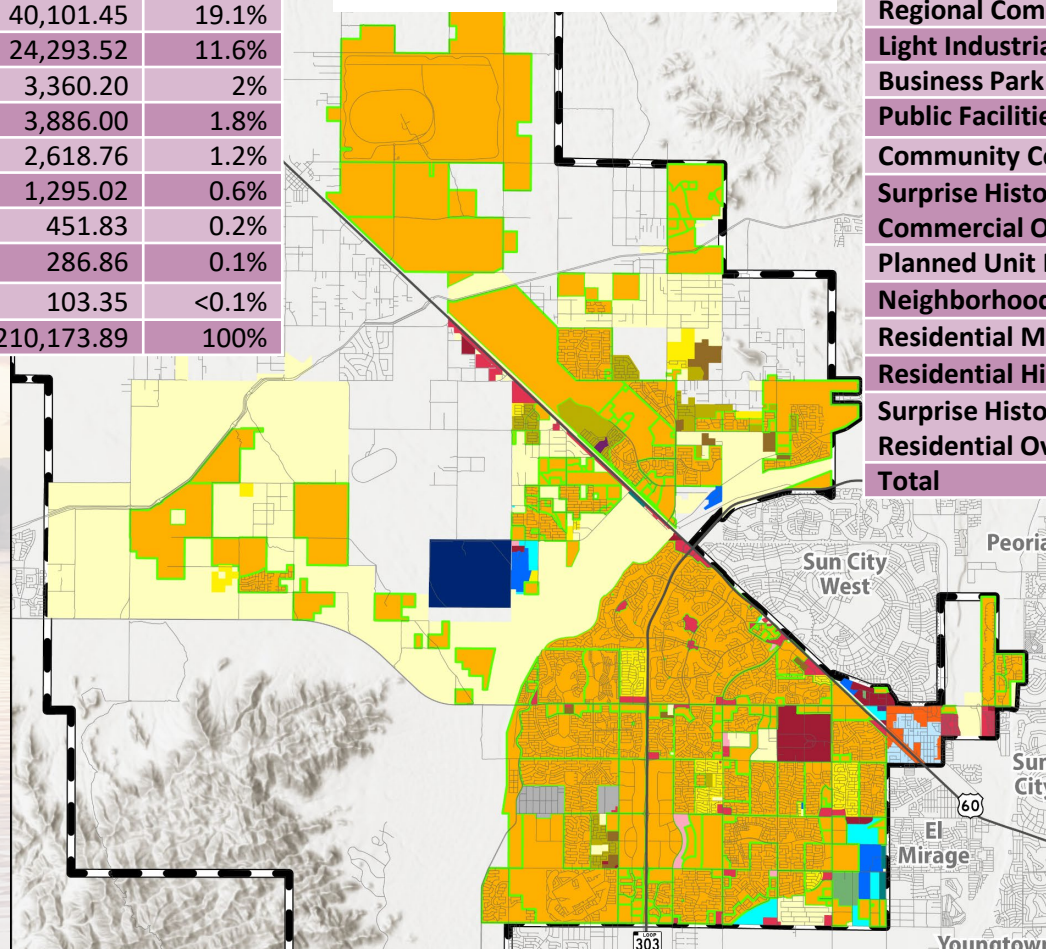
Existing Conditions

Existing Land Use



Existing Land Use	Acres	Planning Area %
Vacant	128,791.93	39%
Open Space	40,101.45	19.1%
Single Family Residential	24,293.52	11.6%
Other/Public Employment	3,360.20	2%
Transportation	3,886.00	1.8%
Agriculture	2,618.76	1.2%
Commercial	1,295.02	0.6%
Industrial	451.83	0.2%
Multi-Family Residential	286.86	0.1%
Office	103.35	<0.1%
Total	210,173.89	100%

Existing County Zoning



Zoning Category	Acres
Heavy Industrial (I-3)	41,921.02
Planned Area Development (PAD)	20,439.00
Residential Low Density (R-1)	1,401.11
General Industrial (I-2)	1,192.11
Rural Residential (RR)	1,135.09
Regional Commercial (C-3)	1,097.94
Light Industrial (I-1)	846.91
Business Park (BP)	500.46
Public Facilities (PF)	422.79
Community Commercial (C-2)	372.56
Surprise Historic District	355.02
Commercial Overlay (SHDCO)	
Planned Unit Development (PUD)	297.14
Neighborhood Commercial (C-1)	188.80
Residential Medium Density (R-2)	140.14
Residential High Density (R-3)	86.88
Surprise Historic District	33.98
Residential Overlay (SHDRO)	
Total	70,430.95

Legend

- Surprise Planning Area
- County Boundary
- Regional County Park
- Luke AFB APZ
- Luke AFB DNL
- Aux 1 Noise Contours
- Highway
- Local Road
- Rail Line
- River
- Canal
- Single Family Residential
- Multi Family Residential
- Commercial
- Industrial
- Office
- Other/Public Employment
- Transportation
- Open Space
- Agriculture
- Vacant

Source: MAG, City of Surprise

Legend

- Surprise Planning Area
- Highway
- Local Road
- Zoning: RR, R-1, R-2, R-3, BP, C-1, C-2, C-3, SHD-RO, SHD-CO, I-1, I-2, I-3, PAD, PUD, PF, County

Source: City of Surprise

2035 Land Use Plan

CHARACTER AREAS

Legend

Character Area

Neighborhood

Rural, Suburban, Urban

Commercial & Office

Mixed Use-Residential, Mixed Use-Commercial, Commercial Office, Regional Commercial

Employment

Business Parks, Industrial

Open Space

Surprise Planning Area

County Boundary

Regional County Park

Military

Aux 1 Noise Contours

Luke AFB DNL

Existing Community Commercial

Public Facility

Mining

Sub Area

Luke Compatibility District

Scenic Lands Development

Surprise Center District

Surprise Heritage District

Transit Oriented Development District

Aggregate Resource Area

Freeway

Parkway

Major Arterial

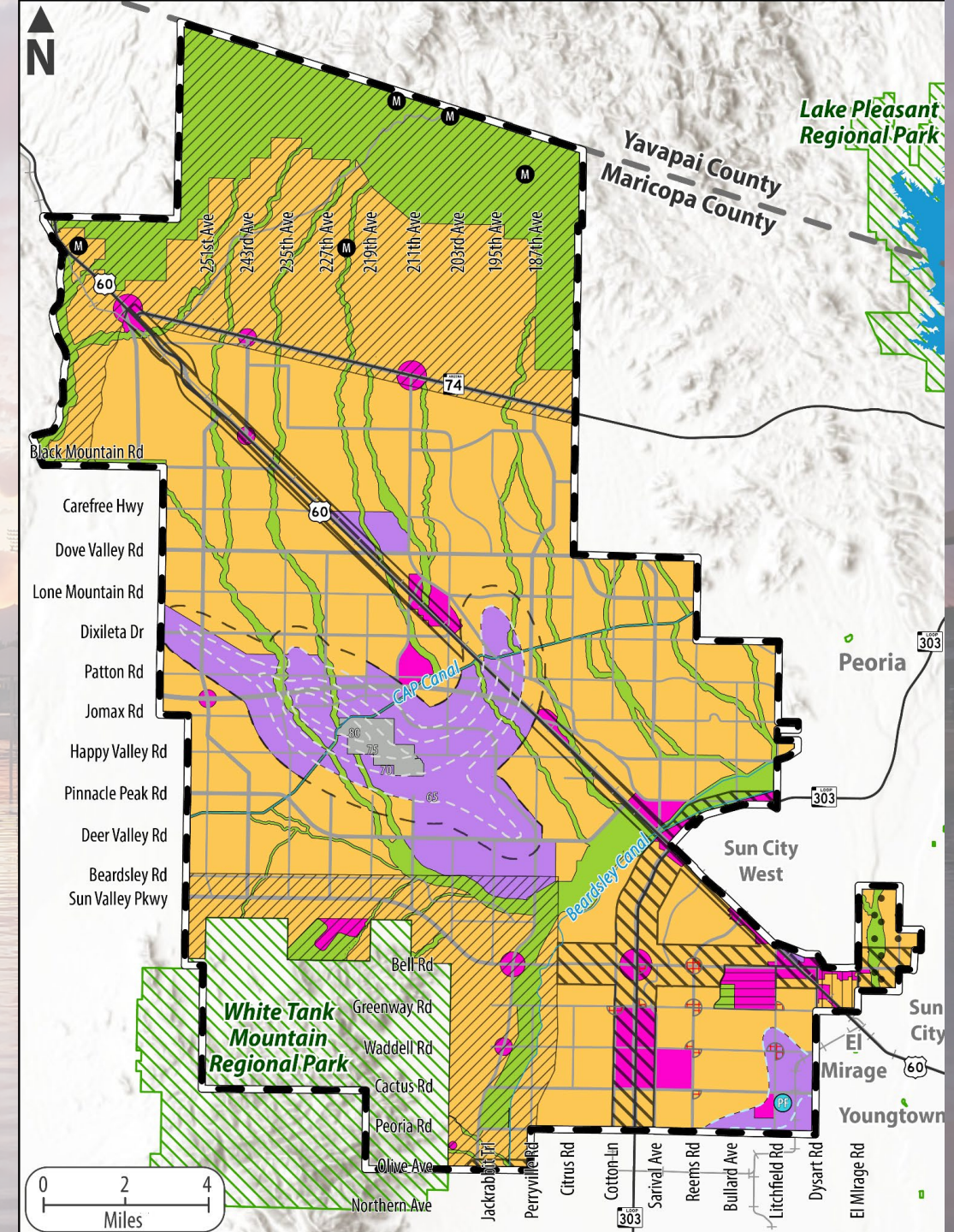
Minor Arterial

Rail Line

Canal

Source:
City of Surprise

Future Land Use	Acres	Planning Area %
Neighborhood	125,422.49	59.7%
Commercial & Office	7,321.76	3.5%
Employment	18,809.70	8.9%
Open Space	58,619.93	27.9%
Total	210,173.89	100%



2035 Land Use Character Areas

DEVELOPMENT TYPES

Neighborhoods:

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods

Commerce & Office:

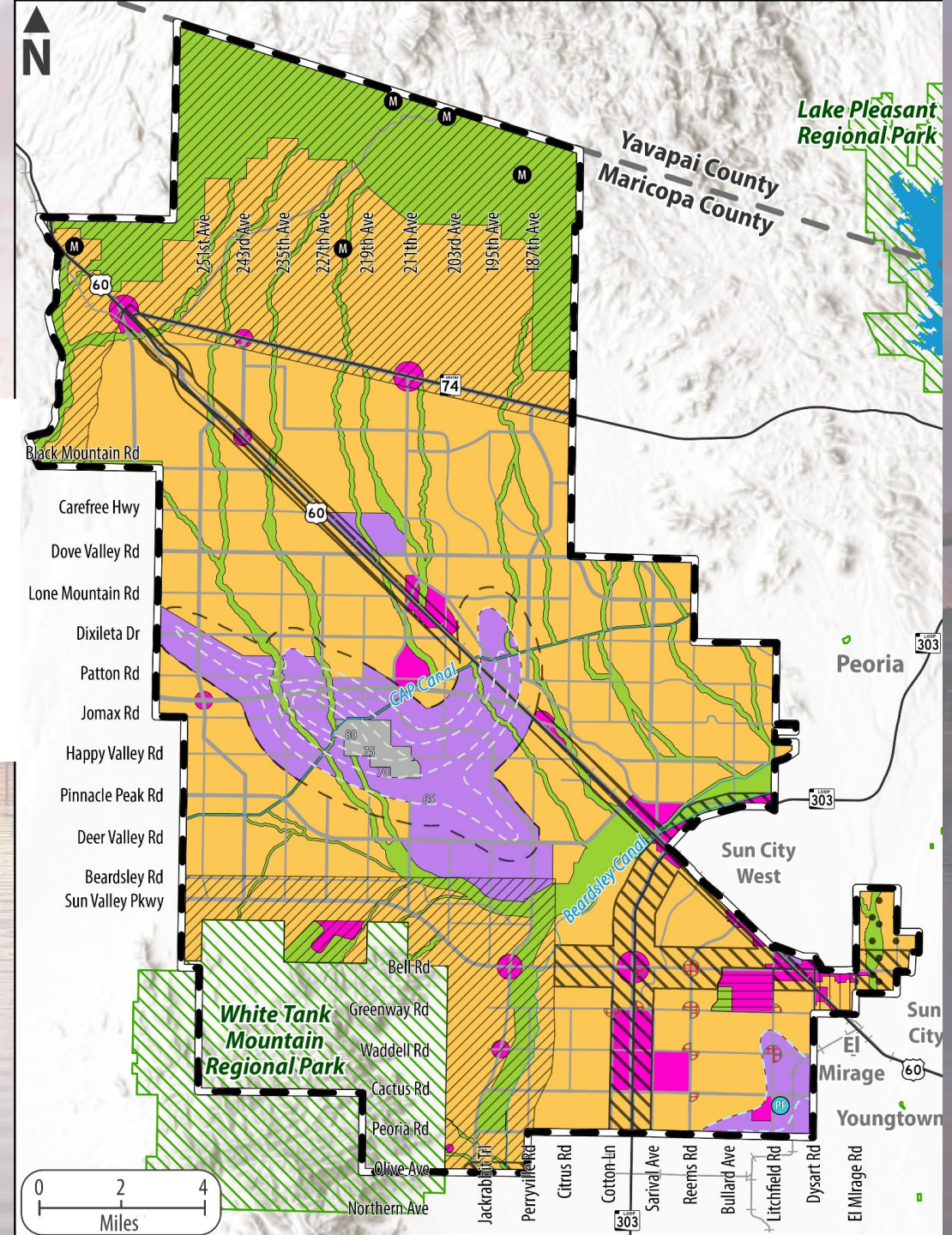
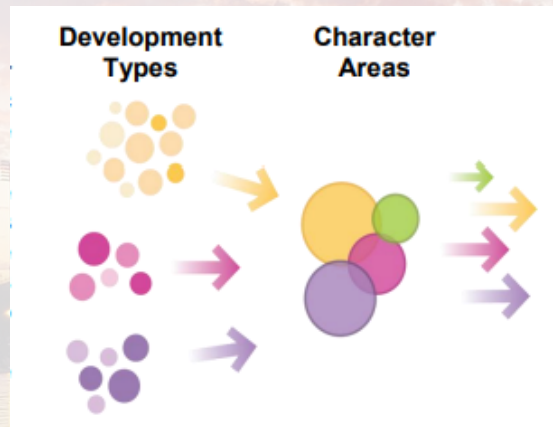
- Mixed Use – Residential
- Mixed Use – Commercial
- Regional Commercial
- Commercial Office

Employment:

- Business Parks
- Industrial

Additional Character Sub Areas:

- Scenic Lands
- Surprise Center
- Heritage District
- Luke Compatibility District
- Transit Oriented Development
- Aggregate Resource Area



2035 Land Use Development Types

Surprise General Plan 2035: Foundation for the Future

Suburban Neighborhoods

Suburban Neighborhoods represent the transition area between rural settings and urban environments. These neighborhoods reflect the most common pattern of development in the City, and are where the majority of Surprise's population growth will be concentrated. Suburban neighborhoods include predominantly medium-density residential housing types that serve varying income levels. While residential is the primary land use within this neighborhood, they can also include neighborhood and community commercial, professional offices, schools, places of worship, parks, and other civic uses. Most development occurs in large to medium sized planned communities that utilize well-connected street and trail networks to encourage pedestrian and bicycle travel between uses and minimize the need for motor vehicle trips within the neighborhood. All uses in Suburban Neighborhoods are predominantly served by public infrastructure.



Density Range

2-8 du/ac

Aesthetics and Built Form

- A mixture of traditional, single-family detached and attached homes that utilize quality building materials and apply high quality design are encouraged to serve a full range of life style and life stage needs

- Residential building setbacks from the front property line should vary to create a more interesting and attractive streetscape.
- Residential buildings should de-emphasize front load garages by providing a mix of garage orientations including, side or angle entry, rear load with alley access, or front load with a set back from the primary living space.
- Neighborhood and community scale retail, professional office and civic uses may be incorporated at strategic locations along proposed or existing arterial corridors that provide convenient access to residential areas.
- Neighborhood and community retail, professional office and civic uses should be clustered to create suburban centers that provide services and activities for the local community. The design and scale of these centers should blend with surrounding proposed or existing suburban residential development to ensure land use compatibility and pedestrian connectivity.
- The maximum combined size of any cluster of non-residential uses should be 30 acres or less.
- The placement of non-residential buildings should be pushed close to the primary roadway, and parking areas should be encouraged to the sides and/or rear of buildings.
- All buildings heights should be respectful of the surrounding view shed.
- New subdivisions should be connected to existing adjacent developments, or provide stub streets to future development areas, to allow for strong internal pedestrian, bicycle, and automobile connectivity. Cul-de-sacs should only be reserved for use when physical site constraints are present.

Land Use Element



- A traditional grid pattern street network is encouraged. Streets with curvilinear design are also encouraged where local topography and protection of natural features warrant such design.



- The incorporation of "complete streets" should be utilized to enable safe, attractive,

and comfortable travel for all users, including automobiles, pedestrians, bicyclists, and transit. The design of residential streets in these suburban neighborhoods should promote slower vehicular speeds, as well as provide on-street parking, and bicycle and pedestrian facilities.

- All major residential development shall include active and passive open space areas designed, located, and oriented to provide high pedestrian accessibility within and around the development, and buffer between less developed and more urban developed areas. The design and placement of public off-street pedestrian trail connections to adjacent development is highly encouraged.

Typical Uses

- Medium-lot single-family residential uses
- Small-lot single-family residential uses – such as alley loaded, duplexes, court and patio homes, and townhouses
- Neighborhood and Community Commercial uses – such as full service grocery stores, drug stores, personal services, and convenience uses
- Professional Office uses – such as medical office, small-business services
- Civic benefit uses such as places of worship, schools, municipal parks or preserves, etc.

2035 Land Use Character Area - *Neighborhoods*

Rural Neighborhoods (0-2 du/ac)

Rural Neighborhoods represent areas defined by low-density residential uses, and limited low intensity neighborhood commercial and civic uses that are necessary to support the rural lifestyle. These areas typically lie just outside the Suburban Neighborhoods and are intended to preserve and enhance the natural desert landscape and appropriate agricultural uses. Housing is scattered across the landscape in a random pattern, within large lot subdivisions, or clustered to preserve open space, views, and other natural features. Because trip distances are typically too long for walking, transportation mobility is largely dependent on automobiles but non-motorized trail facilities are included where appropriate. The availability of public infrastructure is limited.

Suburban Neighborhoods (2-8 du/ac)

Suburban Neighborhoods represent the transition area between rural settings and urban environments. These neighborhoods reflect the most common pattern of development in the City, and are where the majority of Surprise's population growth will be concentrated. Suburban neighborhoods include predominantly medium-density residential housing types that serve varying income levels. While residential is the primary land use within this neighborhood, they can also include neighborhood and community commercial, professional offices, schools, places of worship, parks, and other civic uses. Most development occurs in large to medium sized planned communities that utilize well-connected street and trail networks to encourage pedestrian and bicycle travel between uses and minimize the need for motor vehicle trips within the neighborhood. All uses in Suburban Neighborhoods are predominantly served by public infrastructure.

Urban Neighborhoods (8+ du/ac)

Urban neighborhoods are the highest density residential areas in the City. They generally function as a transitional use between lower intensity suburban areas and high volume roadways/transit corridors, more intensive regional commercial centers, or employment areas. Urban neighborhoods are predominantly residential in nature and are characterized by a diverse mix of residential types; from small-lot to vertical multi-unit developments. However, community commercial uses along with professional employment and civic uses can also be embedded within this neighborhood type. This mixture of residential and nonresidential uses is typically in close proximity to one another to promote a dense, pedestrian oriented, urban environment. The resulting development patterns provide higher street connectivity, smaller block lengths, improved transit options and the greatest degree of public infrastructure services.

2035 Land Use Character Area - *Commerce & Office*

Commercial Office

Consists of a more intensive collection of mid-rise professional office buildings that are concentrated in an urban development form that, by their very nature, also attract supporting retail, restaurant, hotel and civic spaces to support the concentration of professional offices. Educational and medical campuses along with their typical support facilities may also be located within this development type. Stand-alone multi-family residential development could be integrated into the overall design, were appropriate, to offer housing options near quality jobs that shorten commute times and reduce congestion.

Mixed-Use- Residential

Includes a vertical and or horizontal mixture of residential and non-residential land uses where the residential component of the project constitutes at least 75% of the overall square footage (vertical mixed use) or acreage (horizontal mixed use). The remaining 25% of the square footage or acreage would constitute commercial retail, office, education, medical, entertainment or civic related uses.

Mixed-Use- Commercial

Includes a vertical and or horizontal mixture of commercial land uses where the commercial (or non-residential) component of the project constitutes at least 75% of the overall square footage (vertical mixed use) or acreage (horizontal mixed use). The remaining 25% of the square footage or acreage would constitute supporting residential uses.

Regional Commercial

Includes a vertical and or horizontal mixture of commercial land uses where the commercial (or non-residential) component of the project constitutes at least 75% of the overall square footage (vertical mixed use) or acreage (horizontal mixed use). The remaining 25% of the square footage or acreage would constitute supporting residential uses.

2035 Land Use Character Area - *Employment*

Business Parks

The Business Park Development Type can contain a variety of businesses, offices and light industrial oriented uses that are connected in their street access, site design and orientation and architectural design. Typical uses will consist of research and development parks, corporate campuses, professional offices, office/industrial flex space, and light industrial facilities with limited indoor fabrication/assembly. Heavier industrial operations with outdoor fabrication and/or storage are not appropriate in the Business Park development type

Industrial

The Industrial Development Type are those locations that are suitable for light and heavy industrial related uses such as manufacturing, processing, warehouse, distribution and other types of industrial related facilities. These areas are major employment and economic providers for the city but may come with special zoning concerns relating to truck access, infrastructure needs and, depending on the nature of their operational characteristics, may require additional buffer or separation from encroachment of incompatible land uses. Industrial facilities include the operation of laboratories, warehousing and distribution facilities, and a wide variety of light to heavy manufacturing and assembly of products; including compounding, processing, packaging or treatment of various goods. Manufacturing processes using animal products and byproducts as component parts in finished materials are not permitted in Surprise. Objectionable vibrations, glare, noise, odors, and dust, must be appropriately mitigated to protect adjacent non-industrial uses. Supporting retail, office and caretaker resident uses are appropriate where integral to the operation of the industrial facility.

2035 Land Use Character Area - *Open Space*

Open Space

The Open Space designation includes public and privately held lands that are intended to be preserved for natural areas, conservation areas and/or trail and other regional recreational facilities. Open space designations in Surprise are primarily designated in mountainous areas, along designated floodways, riverine areas, and along significant desert wash and other drainage corridors. Open space areas should be maintained in their natural state due to topographic, drainage, vegetative and landform constraints.

Per Arizona Revised Statutes, ASLD and privately held lands with an Open Space designation may also be developed at a maximum of one dwelling unit per acre or with an alternative, economically viable land use. In order to preserve ASLD and privately held lands as Open Space, acquisition of these lands must occur through purchase or trade. The Land Use Plan denotes a significant portion of the City's northern planning area as Open Space. These areas are primarily Bureau of Land Management (BLM) and Arizona State Land Department (ASLD) managed lands consisting of mountainous terrain with slopes of 20% or greater. The City's intent is to establish a large conservation and recreation area at this location.

2035 Land Use Development Types - *Multiple Character Areas*

Community Commercial

The Neighborhood, Commerce & Office, and Employment Land Use Character Areas include parcels of land appropriate for Community Commercial use, even though they are not specifically illustrated on the Character Area Map. Community Commercial use is intended to provide retail goods and services that serve an approximate 1-2 mile primary trade area. Community Commercial uses are typically sited at the intersection of arterial roadways and may also be served by transit. Their typical building configuration is to contain at least one anchor (typically a grocery store) with additional secondary stores (i.e. drug, specialty, sports).

Public Facility

The Land Use Character Area Map includes the designation (by PF icon) of large-scale public facilities. These uses are important to identify and make the public aware of the adjacency or proximity of non-residential uses that exist and/or are planned within the Surprise Planning Area. Such uses are typically of a size that serves a larger area of Surprise and can be located within any Character Area. These large-scale public facilities may require on and off-site mitigation and/or buffering. Appropriate uses include but are not limited to: amphitheater/stadium (indoor/outdoor), electrical generation stations, electrical receiving stations, post-secondary educational facility, renewable/conventional energy production facility, solid waste landfill facility, solid waste transfer facility, wastewater treatment plants, water treatment plants, and worship facility.

2035 Land Use Character *Sub Areas*

Scenic Lands Development - The Scenic Lands Development area consists of approximately 68,000 acres (over 1/3 of the Surprise Municipal Planning Area) of unique and scenic qualities that are only found in these pristine natural settings.

Surprise Center District - The Surprise Center District is identified for the approximately 2.5 square mile area that is home to City of Surprise Recreation Campus, Surprise Stadium, Tennis Complex, Community Park, Aquatic Center, Northwest Regional Library, City Hall and Civic Complex, and the West Point master planned community

Heritage District- Original Town Site - The Heritage District consists of the Surprise Original Town Site (OTS) which is a one square mile area bounded by Bell Road to the north, Greenway Road to the south, Dysart Road to the west and El Mirage road to the east.

Luke Compatibility District - The Luke Compatibility District (LCD) represents a large swatch of area that is intended to establish a land use pattern that fosters the continued use of Luke Air Force Base and Auxiliary Field #1

Transit Oriented Development - The Transit Oriented Development area (TOD) designation denotes roadways and adjacent development areas where existing or planned high capacity vehicular multi-modal, and transit corridors provide regionally significant connections to and from Surprise.

Aggregate Resource Areas - In accordance with Arizona Revised Statutes Section 9-461.05, the Land Use Element and Map identifies known sources of aggregates and policies to preserve currently identified aggregate sites and to avoid incompatible land uses.

Land Use - Discussion

1. Where and how should we **encourage** desired land uses/ development types?
2. Where and how should we **discourage** undesirable land uses/ development types?

Legend

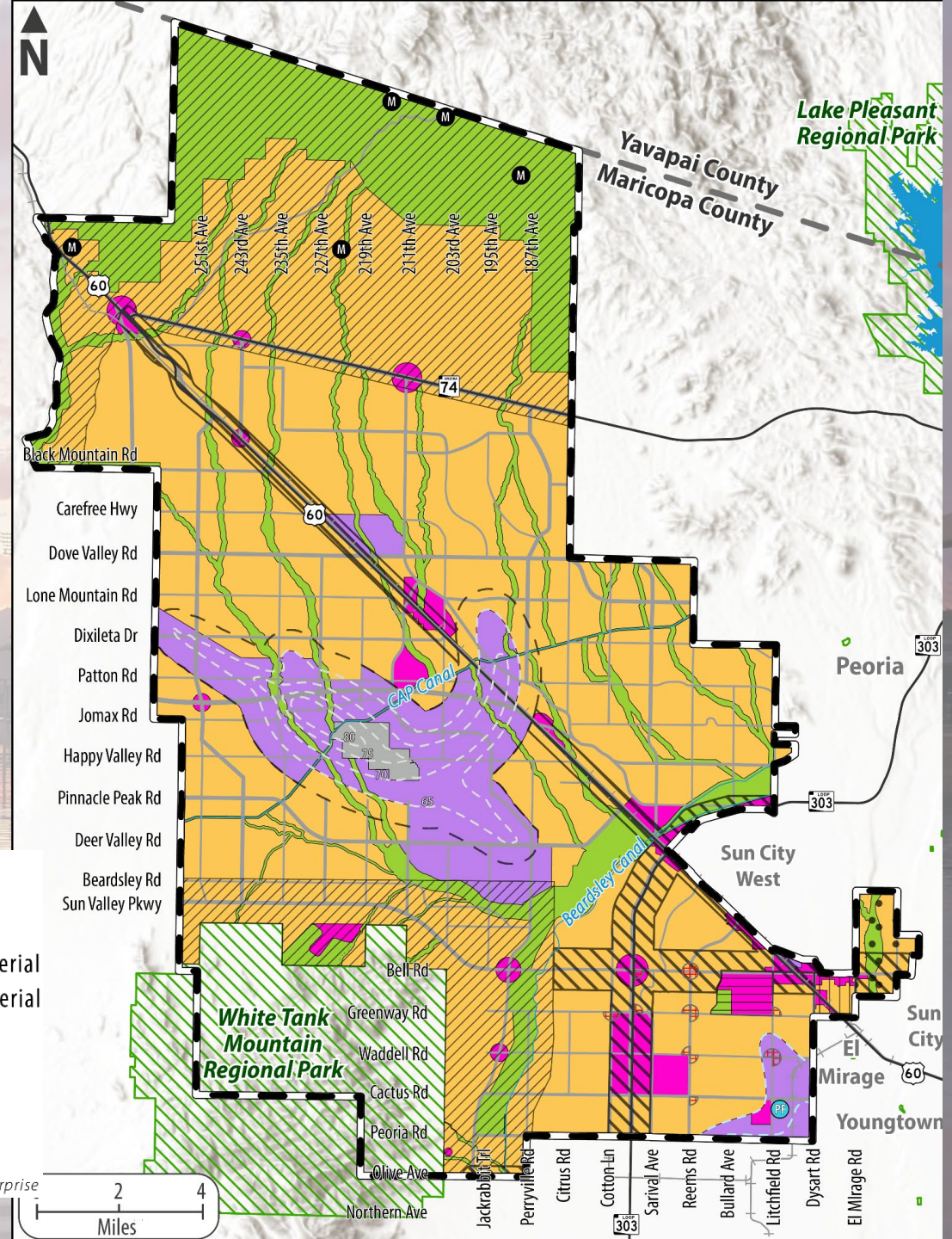
- Character Area**
- Neighborhood
Rural, Suburban, Urban
 - Commercial & Office
Mixed Use-Residential, Mixed Use-Commercial, Commercial Office, Regional Commercial
 - Employment
Business Parks, Industrial
 - Open Space

Sub Area

- Luke Compatibility District
- Scenic Lands Development
- Surprise Center District
- Surprise Heritage District
- Transit Oriented Development District
- Aggregate Resource Area

- Surprise Planning Area
- County Boundary
- Regional County Park
- Military
- Aux 1 Noise Contours
- Luke AFB DNL
- Existing Community Commercial
- Public Facility
- Mining

- Freeway
- Parkway
- Major Arterial
- Minor Arterial
- Rail Line
- Canal



Land Use - Discussion

EXISTING GENERAL PLAN 2035 – LAND USE ELEMENT

Goal 1 – Unique Community: The City of Surprise will provide a unique living experience by offering a sense of place and an intimate community atmosphere with all the conveniences of an active urban area. (GPAC Feedback: keep-7, revise-2)

Goal 2 – Jobs-Housing Balance: Balance residential development with a diversity of high-quality jobs. (GPAC Feedback: keep-4, remove-1, revise-4)

Goal 3 – Safe Community: Maintain Surprise as a safe and connected community. (GPAC Feedback: keep-9)

Goal 4 – Luke Air Force Base: A future land use pattern that fosters the continued use of Luke Air Force Base and Auxiliary Field #1 to conduct mission-critical training and accommodates community growth and development. (GPAC Feedback: keep-7, revise-3)

Goal 5 – Natural Conditions: Preserve and Maintain natural area open spaces in the Surprise. (GPAC Feedback: keep-10, revise-3)

Goal 6 – Variety of Housing: Provide high-quality housing in a range of residential densities and types. (GPAC Feedback: keep-8, revise-6)

Goal 7 – Public Outreach: Promote public participation in the City's planning processes. (GPAC Feedback: keep-10, revise-2)

Goal 8 – Sustainable Construction: Promote energy efficient development and construction practices. (GPAC Feedback: keep-9, revise-3)

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Growth Area - Presentation

EXISTING GENERAL PLAN 2035 – GROWTH ELEMENT

Goal 1 – Sustainable Growth: Support sustainable growth that ensures effective, efficient, and equitable provision of public services, land, and infrastructure.

Goal 2 – Multi-Modal Growth: Emphasize efficient transportation to, from, and within growth areas, focusing on automobile, transit, and other forms of circulation.

Goal 3 – Natural Resources: Conserve significant natural resources and open space in the Growth Areas.

Goal 4 – Downtown: Foster the continued development of a unique and well-designed downtown.

Goal 5 – Original Townsite: Protect the historic qualities of the Original Townsite (OTS) while promoting compatible, context-sensitive infill development..

2035 Growth Areas

Legend

Growth Area

Residential

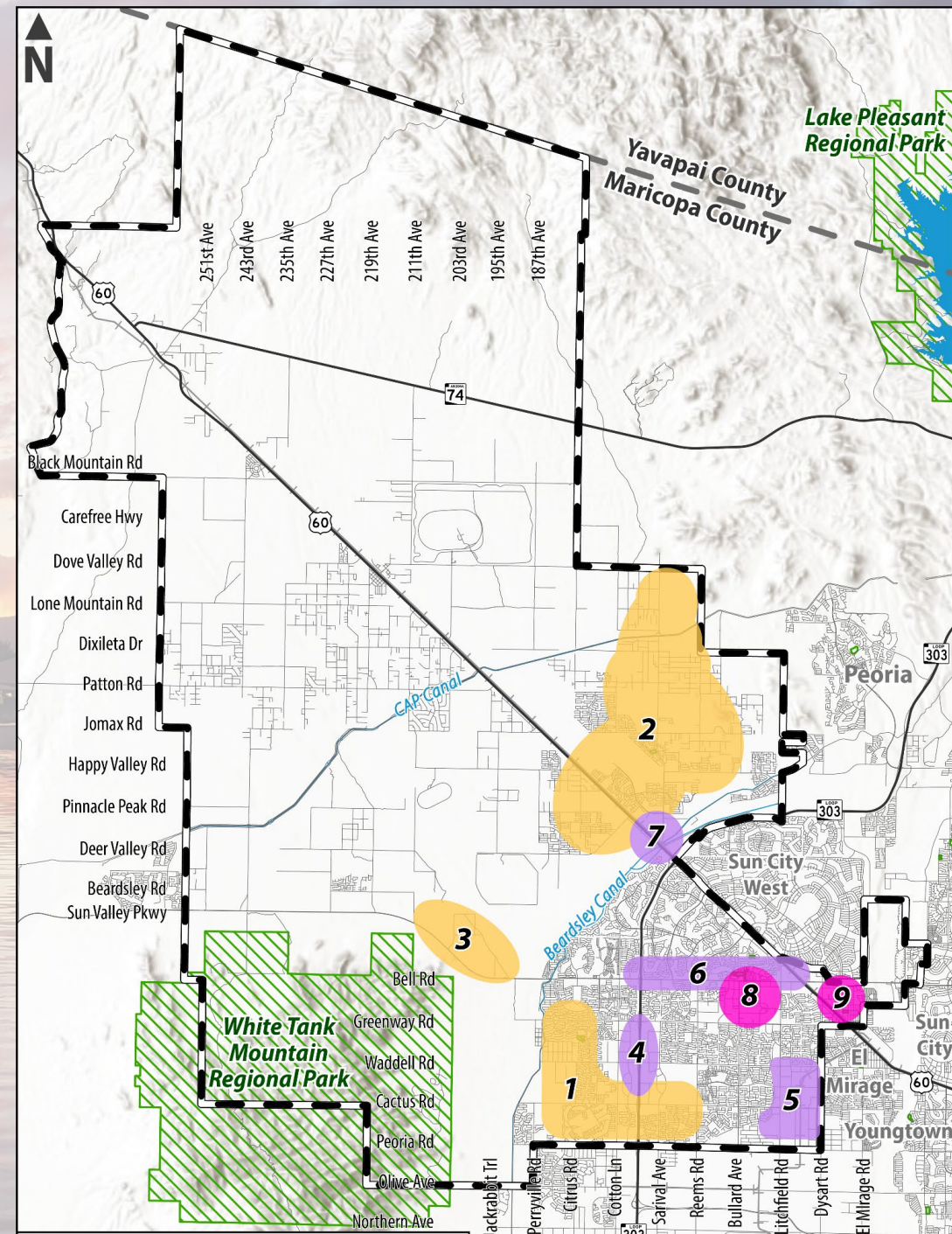
- (1) Cactus & Citrus
- (2) 163rd Corridor
- (3) Sun Valley Parkway

Employment

- (4) 303 Corridor
- (5) Railplex
- (6) Bell Road Corridor
- (7) Grand & Beardsley

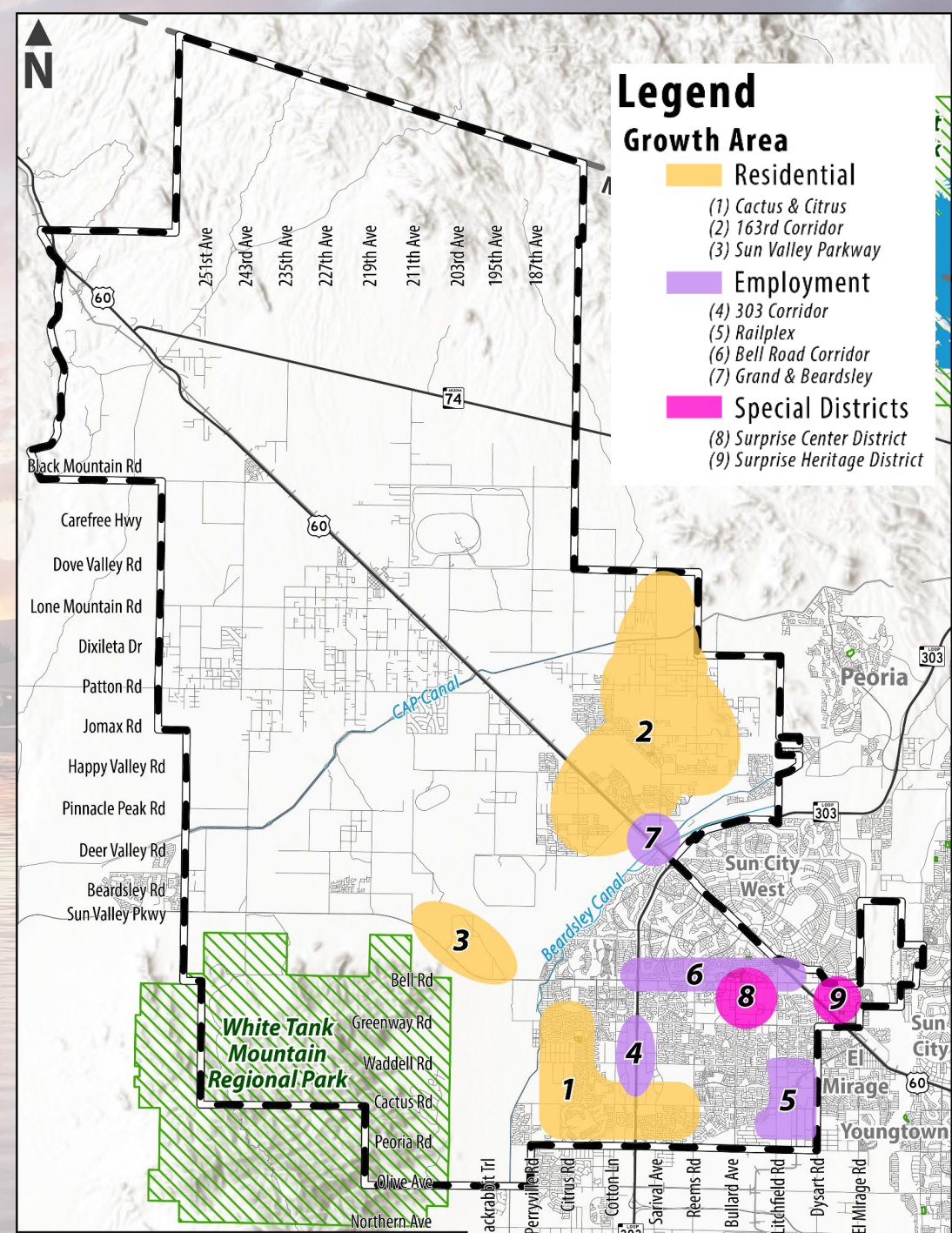
Special Districts

- (8) Surprise Center District
- (9) Surprise Heritage District



Growth Area - Discussion

1. Should existing growth areas expand?
2. Should we identify new growth areas?
3. What should be the focus of existing or proposed growth areas?



Growth Area - Discussion

EXISTING GENERAL PLAN 2035 – GROWTH AREA ELEMENT

Goal 1 – Sustainable Growth: Support sustainable growth that ensures effective, efficient, and equitable provision of public services, land, and infrastructure. (GPAC Feedback: keep-9, revise-2)

Goal 2 – Multi-Modal Growth: Emphasize efficient transportation to, from, and within growth areas, focusing on automobile, transit, and other forms of circulation. (GPAC Feedback: keep-8, revise-4)

Goal 3 – Natural Resources: Conserve significant natural resources and open space in the Growth Areas. (GPAC Feedback: keep-8, revise-4)

Goal 4 – Downtown: Foster the continued development of a unique and well-designed downtown. (GPAC Feedback: keep-7, remove-1, revise-3)

Goal 5 – Original Townsite: Protect the historic qualities of the Original Townsite (OTS) while promoting compatible, context-sensitive infill development. (GPAC Feedback: keep-10, revise-1)

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Next Steps

Next Meeting

- GPAG Meeting #5- Wednesday, Feb 15, 2023:
Transportation & Economic Development Discussion

Public Outreach

- Community Workshop #2: *Land Use*
- 3 dates and locations + a Virtual component
 - Jan 31, 2023 @ Mountainside High School
 - Feb 13, 2023 @ City Hall- Community Room
 - Virtual Component opens Feb 14, 2023
 - Feb 22, 2023 @ City Hall- Community Room

Thank You

- **Contact Information**

Jason Moquin

City of Surprise, Planning Manager

Email: Jason.Moquin@surpriseaz.gov

Direct: (623) 222-3045

Growth Areas Descriptions - *Residential*

Cactus & Citrus-

As some of the last available land within the existing urbanized area of Surprise, this growth area is well suited for residential development. The defined arterial roadway system and Loop 303 freeway provide optimal connectivity for future residents to access destinations within Surprise as well as the larger region. Residential development in this area should reflect densities that respect existing adjacent development, while also fostering a population base that will promote future transit opportunities and support more intense non-residential development desired along the Loop 303 corridor.

163rd Avenue Corridor-

This area is already experiencing new residential growth as developable land south of the Beardsley canal is becoming more limited. With access along 163rd Avenue and Grand Avenue as well as close proximity to Loop 303, availability of existing services, and adjacency to desired open space linkages, growth in this area should include a full range of housing.

Sun Valley Parkway-

While residential development may not occur in this area as quickly as other residential growth areas, this land is readily accessible with its placement along Sun Valley Parkway. Given the proximity to the White Tank Mountain Regional Park, this area is well suited to create a smooth transition from urban to rural residential land uses. The location of this area provides opportunities to define a more natural edge with the park that includes wildlife corridors and community trail linkages to a City-wide open space system.

Growth Areas Descriptions - *Employment*

Bell Road-

The Bell Road corridor is largely built-out, therefore growth along this corridor is expected to be primarily infill development of vacant sites or redevelopment of underutilized properties. Much of this infill development should take the form of commercial, office and appropriately placed mixed-use projects. However, a potential exists for infill development to further degrade traffic congestion along Bell Road. Consequently, growth management strategies for this area should focus on the timely development of circulation system improvements related to infill development projects, such as the use of transit or other alternative transportation methods.

Railplex-

This growth area is already a significant employment center within Surprise. The availability of extensive land resources combined with the placement of existing infrastructure and rail access, positions this area to immediately support a mix of export-oriented base sector activities, such as warehouse distribution, light or heavy manufacturing, research and development uses, and select business services. In order to support near term job growth in the City, development in this area should focus on supporting a variety of employment types from small and mid-size warehouse projects to large scale manufacturing. In addition, the maintenance of the "goods movement" infrastructure within this growth area is also important to remain competitive within the region.

Growth Areas Descriptions - *Employment*

303 Corridor-

The 303 Corridor is expected to be a prestigious corporate center and high density development area. The strong connections this growth area has to the Loop 303 regional transportation system, as well as the local circulation system, makes this area appropriate for a mix of employment and residential uses. Development should create an attractive public realm and include provisions for enhanced community amenities, transportation and infrastructure, and other public services. Density, building design and streetscapes must support transit oriented development and must encourage the use of alternative modes of transportation as the preferred method of travel to and within this area.

Grand & Beardsley-

As development occurs along 163rd Avenue, this growth area will play a prominent role in providing a variety of employment opportunities, such as office and institutional jobs and regional shopping services. Access to Loop 303 will also help to draw people beyond the adjacent residential neighborhoods to this mixed use area. The relationship between these various uses and their impact on one another and surrounding residential neighborhoods deserves special consideration. With the BNSF rail line and Beardsley canal running through this area, it will be critical to provide adequate connections to the surrounding planned residential neighborhoods and open space linkages to ensure this area is not an isolated development. Consideration should also be given to take advantage of future mass transit systems that might be built along the existing BNSF rail line.

Growth Areas Descriptions - *Special Districts*

City Center-

City Center or Downtown Surprise has a unique role to play in the 21st century development of the West Valley region. In addition to being the civic, administrative, legal, cultural, and entertainment center, downtown will also offer transit connections and is planned as an exciting pedestrian environment. The downtown should be a vibrant city and regional center where residents are able to live, work and play. Most of this area should integrate a diverse, but compatible, cluster of land uses where residents, employees, shoppers, tourists, and students can gather in a well-designed mixed use environment. Development should exhibit high architectural and urban design standards where the public realm is inviting and the street network is supportive of alternative modes of transportation.

Heritage District-

The Original Town Site (OTS) of Surprise currently includes over 16% of undeveloped lands within its boundaries, in addition to many vacant properties. Therefore future growth in this area is envisioned to have a strong focus on providing much needed services for the residents living within the Heritage District, while protecting and expanding the cultural aspects of the City's roots. The revitalization of the Heritage District will provide a balanced approach to heritage neighborhood renewal and a heritage arts, culture, and entertainment-oriented development sector— providing unique cultural and heritage assets for the city as a whole. The ultimate pattern of revitalization supports design strategies and public improvements that capitalize on the cultural aspects of walkability and "front yard-living" that provide the basis for a vibrant, culturally diverse community, while providing regional connectivity and expanded services. Current planning efforts for this area include the Village 1 Plan and the Specific Plan for the Revitalization of the Original Town Site that ensures the vision of future investment.