

SECTION 4: COMMUNITY DESCRIPTIONS

4.1 General

The purpose of this section is to provide updated basic background information on Maricopa County as a whole and includes information on geography, climate, population and economy. Abbreviated details and descriptions are also provided for each participating jurisdiction.

4.2 County Overview

4.2.1 Geography

Maricopa County is located in central Arizona and encompasses 9,226 square miles. Situated in the upper Sonoran Desert and varying in elevation from 436 feet above sea level in the southwest to 7,645 feet at the northeast, the county contains several plant communities. At the lower elevations, desert scrub punctuated with saguaro cactus predominate. The higher elevations contain woodlands and sparse forests. Along the rivers, streams, and washes, riparian communities flourish and sustain the majority of the diverse plant and animal life found in the county. The Salt and Verde Rivers enter the County at the northeast quadrant, combine, and continue on a bisecting path as the Salt River until confluencing with the Gila River in the central portion of the County near Avondale. The Gila River then continues bisecting the County as it journeys southwesterly towards the confluence with the Colorado River in Yuma, Arizona. The life-sustaining water this extensive river system brings to the region has defined life in Maricopa County from the earliest Native American settlements to the present day. Maricopa County has one of the most ample water supplies of any desert region in the west. The watershed of the Salt and Verde Rivers is impounded behind the dams of the Salt River Project. The Central Arizona Project canal which brings water from the Colorado River, can supply more than a fifth of the total water for the county. In addition to this supply, the metropolitan area is situated over a prolific aquifer. To assure an adequate water supply for future generations, the state legislature adopted the Groundwater Management Act in 1980. This act requires careful water management and conservation measures to ensure water will be available for the influx of people expected in the next 20 years and beyond ².

Several major roadways support both local and regional transportation needs in Maricopa County. Interstates 10, 17, and 8 all intersect in or near Phoenix, and provide access to surrounding states. Several other State and US Highways provide local and regional access throughout Arizona. Sky Harbor International Airport, located in central Phoenix, is one of the busiest air travel facilities in the United States.

Federal and State government entities own 50 percent of Maricopa County land, including the U.S. Bureau of Land Management (28 percent), the U.S. Forest Service (11 percent), and the State of Arizona (11 percent). An additional 16 percent is publicly owned, and 5 percent is Indian reservation land.

General County features are depicted in Figure 4-1.

4.2.2 Climate

The climate in Maricopa County is characterized by the mild winters and hot summers typical of the upper Sonoran Desert regions. Temperatures and precipitation across the County vary somewhat due to the changes in elevation and orographic influences of local mountains and valleys. Climate statistics for weather stations within the County are produced by the Western Region Climate

² Maricopa County Planning and Development Services, 2002, *Maricopa County Comprehensive Plan, 2020 Eye to the Future*, adopted October 20, 1997, revised August 7, 2002.

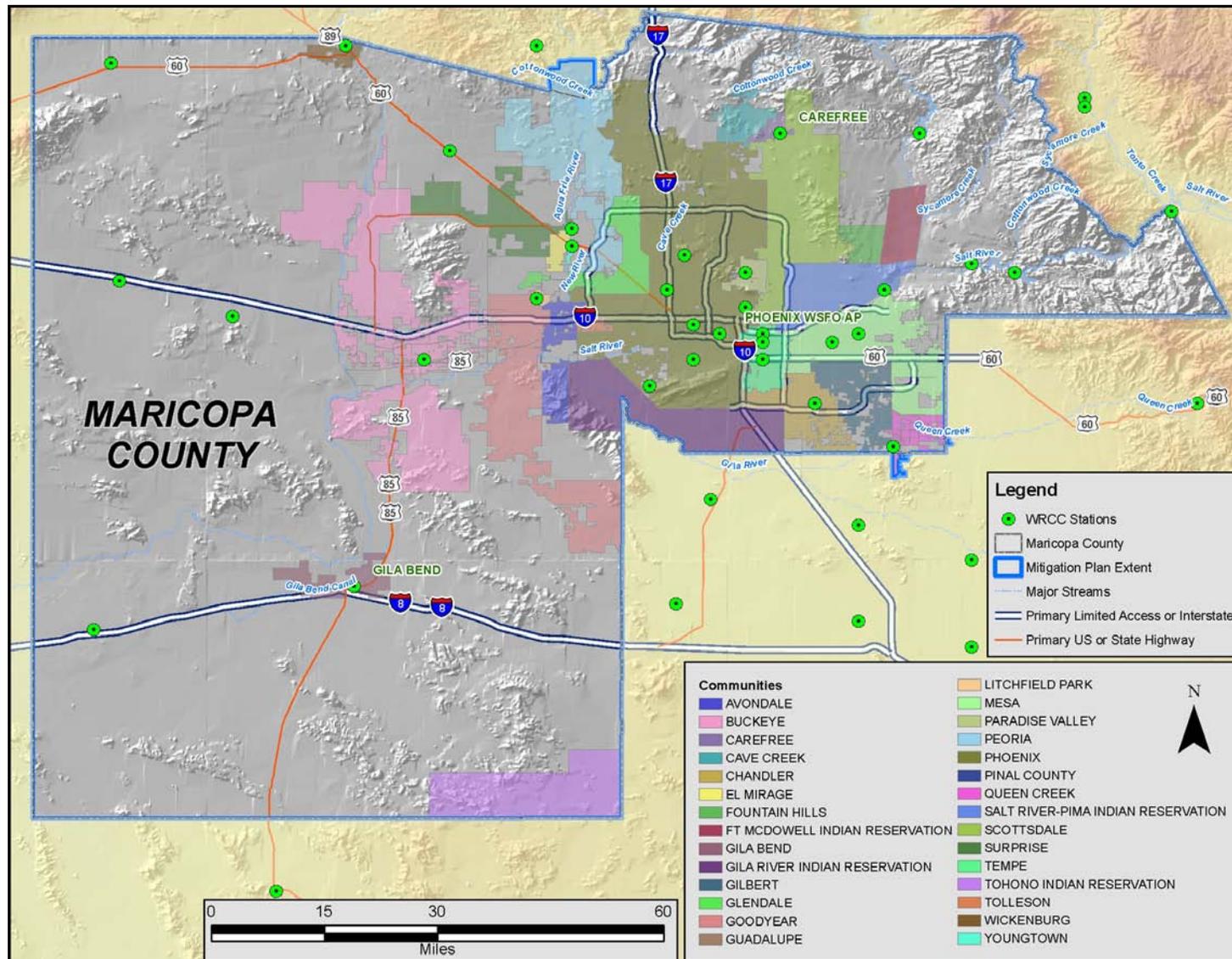


Figure 4-1: Map of general features for Maricopa County

Center³ (WRCC) and span records dating back to the early 1900's. Locations for WRCC stations within Maricopa County are shown on Figure 4-1.

Average temperatures within the County range from near freezing during the winter months to over 110 degrees Fahrenheit during the hot summer months. The severity of temperatures in either extreme is highly dependent upon the location, and more importantly the altitude, within the County. For instance, temperature extremes in the northeastern portion of the County are notably different from those for the lower Gila River valley.

Figures 4-2, 4-3, and 4-4 present a graphical depiction of temperature variability and extremes throughout the year for the Carefree (elevation = 2,530 ft), Gila Bend (elevation = 730 ft), and Phoenix WSFO AP (elevation = 1,110 ft). In general, there is a ten degree reduction in temperatures between the lower and upper elevation stations.

Precipitation throughout the County is governed to a great extent by elevation and season of the year. From November through March, storm systems from the Pacific Ocean cross the state as broad winter storms producing longer duration precipitation events with low intensity rainfall and snowstorms at the higher elevations. Summer rainfall begins early in July and usually lasts until mid-September. Moisture-bearing winds move into Arizona at the surface from the southwest (Gulf of California) and aloft from the southeast (Gulf of Mexico). The shift in wind direction, termed the North American Monsoon, produces summer rains in the form of thunderstorms that result largely from excessive heating of the land surface and the subsequent lifting of moisture-laden air, especially along the primary mountain ranges. Thus, the strongest thunderstorms are usually found in the mountainous regions of the central southeastern portions of Arizona. These thunderstorms are often accompanied by strong winds, blowing dust, and infrequent hail storms⁴.

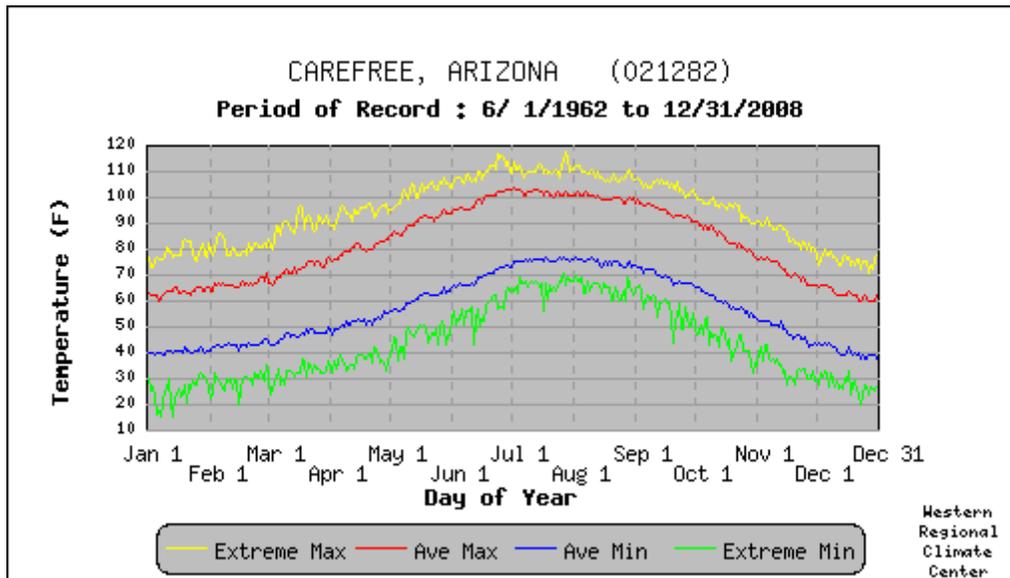


Figure 4-2: Daily Temperatures and Extremes for Carefree Station, Arizona

³ Most of the data provided and summarized in this plan are taken from the WRCC website beginning at the following URL: <http://www.wrcc.dri.edu/CLIMATEDATA.html>

⁴ Office of the State Climatologist for Arizona, 2004. Partially taken from the following weblink: <http://geography.asu.edu/azclimate/narrative.htm>

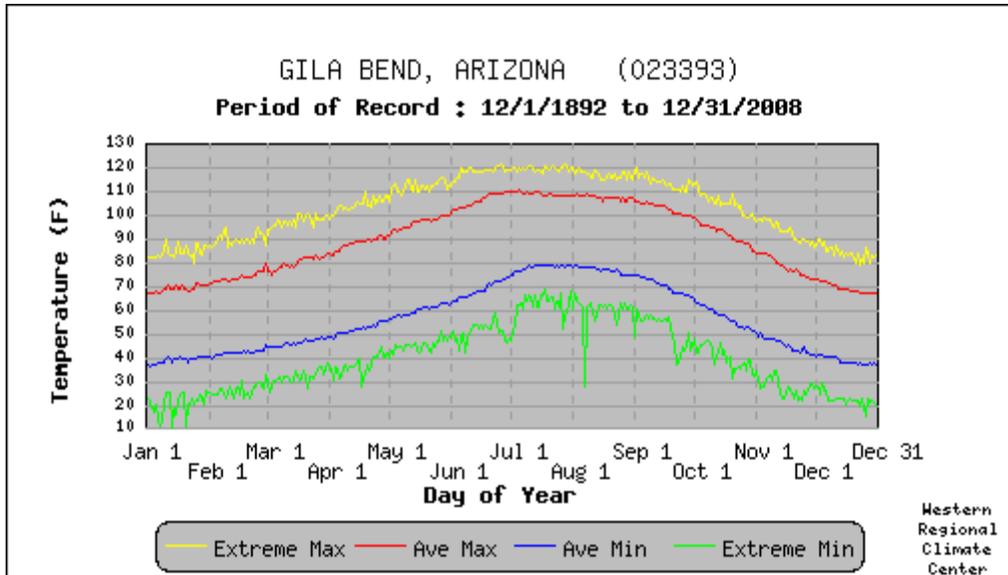


Figure 4-3: Daily Temperatures and Extremes for Gila Bend Station, Arizona

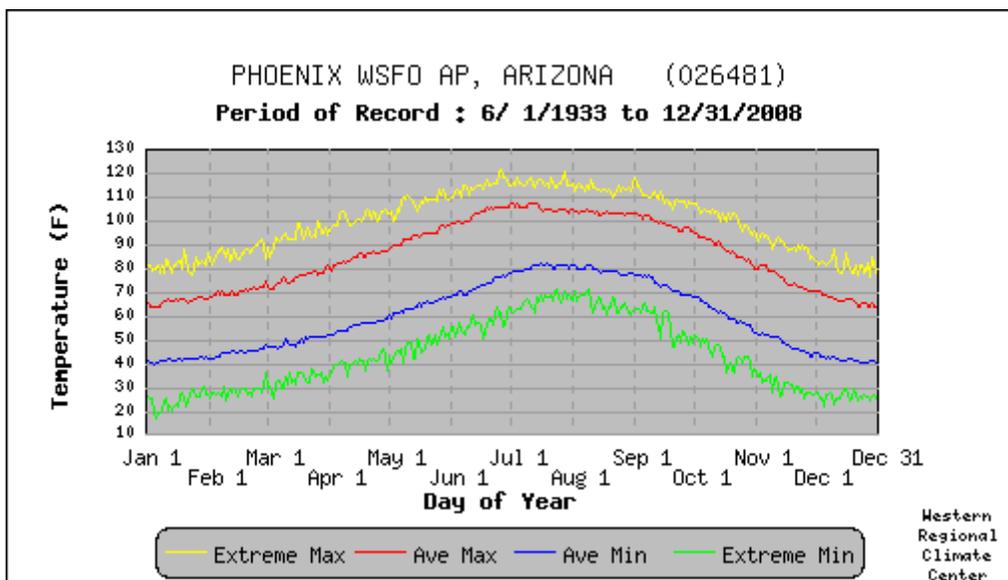


Figure 4-4: Daily Temperatures and Extremes for Phoenix WSFO AP Station, Arizona

Figures 4-5, 4-6, and 4-7 present tabular temperature and precipitation statistics for the Carefree, Gila Bend, and Phoenix Airport Weather Service Forecast Office (WSFO AP) Stations. It is noteworthy that average annual precipitation more than doubles from the lower elevation of the county to the upper regions.

CAREFREE, ARIZONA (021282)

Period of Record Monthly Climate Summary

Period of Record : 6/ 1/1962 to 12/31/2008

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual |
|-----------------------------------|------|------|------|------|------|------|-------|-------|------|------|------|------|--------|
| Average Max. Temperature (F) | 63.6 | 66.7 | 71.9 | 79.9 | 90.2 | 98.7 | 101.9 | 100.0 | 94.8 | 84.3 | 71.6 | 62.7 | 82.2 |
| Average Min. Temperature (F) | 40.7 | 43.0 | 46.7 | 51.8 | 60.6 | 69.1 | 75.6 | 74.9 | 69.5 | 59.6 | 48.4 | 40.5 | 56.7 |
| Average Total Precipitation (in.) | 1.44 | 1.44 | 1.62 | 0.59 | 0.13 | 0.13 | 1.19 | 1.68 | 1.12 | 1.10 | 1.03 | 1.50 | 12.97 |
| Average Total SnowFall (in.) | 0.0 | 0.0 | 0.1 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.1 |
| Average Snow Depth (in.) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Percent of possible observations for period of record.
 Max. Temp.: 79.5% Min. Temp.: 79.5% Precipitation: 81% Snowfall: 81.7% Snow Depth: 81%
 Check [Station Metadata](#) or [Metadata graphics](#) for more detail about data completeness.

Western Regional Climate Center, wrcc@dri.edu

Figure 4-5: Monthly climate summary for the Carefree Station, Arizona

GILA BEND, ARIZONA (023393)

Period of Record Monthly Climate Summary

Period of Record : 12/1/1892 to 12/31/2008

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual |
|-----------------------------------|------|------|------|------|------|-------|-------|-------|-------|------|------|------|--------|
| Average Max. Temperature (F) | 69.0 | 73.6 | 79.9 | 88.0 | 96.8 | 106.1 | 108.9 | 107.2 | 103.1 | 92.1 | 78.6 | 69.2 | 89.4 |
| Average Min. Temperature (F) | 38.7 | 41.8 | 46.2 | 51.8 | 59.7 | 68.3 | 78.2 | 76.9 | 70.1 | 57.2 | 45.3 | 38.7 | 56.1 |
| Average Total Precipitation (in.) | 0.61 | 0.63 | 0.62 | 0.22 | 0.13 | 0.05 | 0.73 | 1.01 | 0.51 | 0.39 | 0.51 | 0.69 | 6.11 |
| Average Total SnowFall (in.) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Average Snow Depth (in.) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Percent of possible observations for period of record.
 Max. Temp.: 83.9% Min. Temp.: 83.7% Precipitation: 90.6% Snowfall: 90.8% Snow Depth: 90.8%
 Check [Station Metadata](#) or [Metadata graphics](#) for more detail about data completeness.

Western Regional Climate Center, wrcc@dri.edu

Figure 4-6: Monthly climate summary for the Gila Bend Station, Arizona

PHOENIX WSFO AP, ARIZONA (026481)

Period of Record Monthly Climate Summary

Period of Record : 6/ 1/1933 to 12/31/2008

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual |
|-----------------------------------|------|------|------|------|------|-------|-------|-------|------|------|------|------|--------|
| Average Max. Temperature (F) | 66.1 | 70.1 | 75.9 | 84.4 | 93.7 | 103.0 | 105.6 | 103.4 | 99.0 | 88.2 | 75.3 | 66.6 | 85.9 |
| Average Min. Temperature (F) | 41.5 | 44.4 | 49.1 | 55.7 | 64.0 | 72.6 | 80.4 | 79.1 | 72.8 | 60.8 | 48.3 | 41.6 | 59.2 |
| Average Total Precipitation (in.) | 0.78 | 0.76 | 0.85 | 0.29 | 0.13 | 0.10 | 0.84 | 1.04 | 0.70 | 0.58 | 0.57 | 0.90 | 7.55 |
| Average Total SnowFall (in.) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Average Snow Depth (in.) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Percent of possible observations for period of record.
 Max. Temp.: 100% Min. Temp.: 100% Precipitation: 100% Snowfall: 98% Snow Depth: 98%
 Check [Station Metadata](#) or [Metadata graphics](#) for more detail about data completeness.

Western Regional Climate Center, wrcc@dri.edu

Figure 4-7: Monthly climate summary for the Phoenix WSFO AP Station, Arizona

4.2.3 *Population*

Maricopa County is home to more than half of Arizona’s overall population, with the 2008 count estimated at nearly 4 million. In the 1990’s, the County was the fastest growing county in the United States, gaining nearly 1 million new residents with a growth rate of 44.8 percent during that decade. Maricopa County is expected to have over 4.2 and 5.2 million residents by the years 2010 and 2020, respectively. Table 4-1 summarizes jurisdictional population statistics for Maricopa County communities and the County as a whole. Figure 4-8 is a map prepared by the Maricopa Association of Governments (MAG) that presents an illustration of 2010 population density projections for the County.

Table 4-1: Summary of jurisdictional population estimates for Maricopa County

| Jurisdiction | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,096,600 | 3,987,942 | 4,216,499 | 5,230,300 |
| Major | | | | | |
| Avondale | 16,169 | 35,833 | 76,648 | 83,856 | 105,989 |
| Buckeye | 5,038 | 6,537 | 50,143 | 74,906 | 218,591 |
| Carefree | 1,666 | 2,920 | 3,948 | 4,418 | 5,816 |
| Cave Creek | 2,925 | 3,685 | 5,132 | 5,781 | 7,815 |
| Chandler | 90,533 | 185,300 | 244,376 | 265,107 | 282,991 |
| El Mirage | 5,001 | 7,518 | 33,647 | 38,620 | 38,717 |
| Fountain Hills | 1,030 | 20,199 | 25,995 | 27,166 | 33,331 |
| Fort McDowell Yavapai Nation | 640 | 829 | 824 | 839 | 1037 |
| Gila Bend | 1,747 | 1,944 | 1,899 | 2,575 | 3,950 |
| Gilbert | 29,188 | 109,935 | 214,820 | 218,009 | 285,819 |
| Glendale | 148,134 | 230,300 | 248,435 | 279,807 | 315,055 |
| Goodyear | 6,258 | 18,779 | 59,436 | 71,354 | 174,521 |
| Guadalupe | 5,458 | 5,228 | 5,990 | 5,790 | 5,982 |
| Litchfield Park | 3,303 | 3,813 | 5,093 | 5,140 | 7,000 |
| Unincorporated Maricopa County | 173,612 | 125,925 | 246,701 | 86,423 | 110,285 |
| Mesa | 288,091 | 441,800 | 459,682 | 518,944 | 565,693 |
| Paradise Valley | 11,671 | 13,629 | 14,444 | 14,790 | 15,224 |
| Peoria | 50,168 | 114,100 | 155,557 | 172,793 | 236,154 |
| Phoenix | 983,403 | 1,350,500 | 1,561,485 | 1,695,549 | 1,990,450 |
| Queen Creek | 2,667 | 4,317 | 23,329 | 34,506 | 55,529 |
| Salt River Pima-Maricopa Indian Community | 4,852 | 6,403 | 6,822 | 7,087 | 7,308 |
| Scottsdale | 130,069 | 204,300 | 242,337 | 249,341 | 269,266 |
| Surprise | 7,122 | 30,886 | 108,761 | 146,890 | 268,359 |
| Tempe | 141,865 | 158,900 | 172,641 | 177,771 | 191,881 |
| Tolleson | 4,434 | 4,963 | 6,833 | 7,748 | 9,646 |
| Wickenburg | 4,515 | 5,050 | 6,442 | 11,022 | 13,311 |
| Youngtown | 2,542 | 3,007 | 6,522 | 6,820 | 7,275 |

Figures for 1990 and 2000 from US Census Bureau; Figures for 2010, and 2020 from MAG; Figures for 2008 from Arizona Department of Commerce. Litchfield Park 2010 and 2020 estimates provided by Litchfield Park

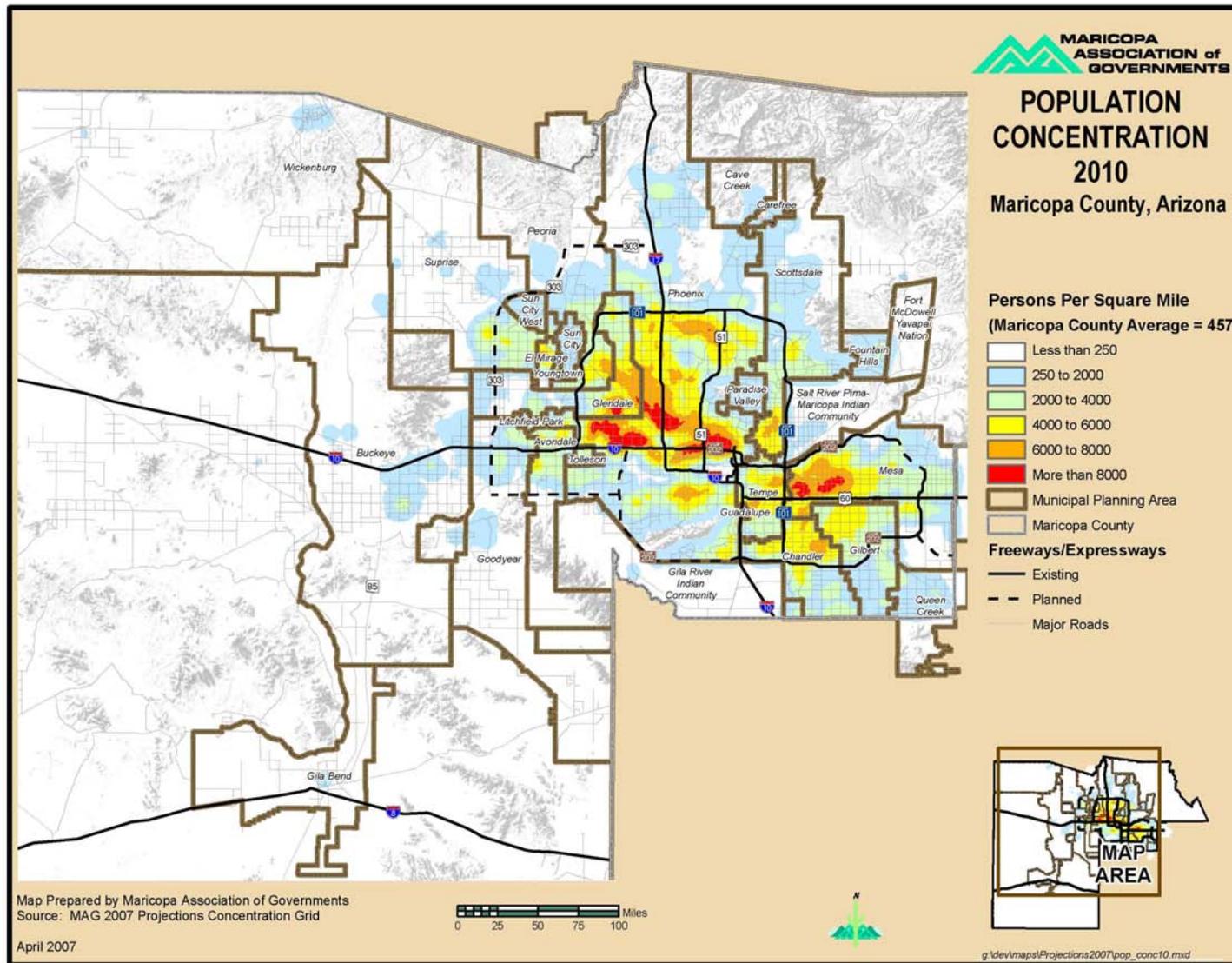


Figure 4-8: 2010 population density projections for Maricopa County

4.2.4 Economy

Maricopa County was originally inhabited by Native Americans, who abandoned the area during the 1300's for unexplained reasons. Agriculture was the prominent activity in the region and was reestablished during the 1860's as the first European settlers migrated to the Salt River Valley. Rapid growth and robust development have been the hallmark of Maricopa County ever since. In 1870 the town site of Phoenix was established, and on February 14, 1871, the Territorial Legislature created Maricopa County. By 1872, there were over 700 people in the county with 5,000 acres under cultivation. The arrival of the railroad in 1877 caused a surge in economic activity. In the early 1900s, the larger farm parcels scattered throughout the region were divided into small farm communities such as Chandler, Gilbert, and Tolleson. In 1902—at the request of President Theodore Roosevelt—after a series of devastating floods, Congress passed the Reclamation Act of 1902. Shortly thereafter, the U.S. Bureau of Reclamation started construction on Theodore Roosevelt Dam east of Phoenix. Irrigated agricultural production and population exploded after the completion of Roosevelt Dam in 1912, providing the region with a reliable water supply. Maricopa County quickly became one of the leading agricultural producing counties in the United States. During this period, the County also became a winter haven for tourists.

Growth in the area continued as tourism, automobile travel, military, and industrial activities came to the County. Construction continued on residential developments, highways, and commercial districts, making Maricopa County an increasingly popular place to live. Until the end of World War II, the traditional economic engines of both the State of Arizona and Maricopa County were known as the five “Cs”: Cotton, Copper, Cattle, Climate, and Citrus. Newly established wartime industries fueled the monumental growth of the county in the post-war era. By 1960, the population was over 660,000 people, and reached one million residents in the early 1970s. Combined with the general economic expansion of the 1980s and the rush to the Sun Belt, Maricopa County claimed over 2.2 million residents by 1990. Even with economic sluggishness in the early 1990s, the region continued to grow through 2007 at rate of about four times the national average. Average and per capita 2007 incomes of \$76,465 and \$26,132 per year for the greater Phoenix area, tracked closely with national averages⁵.

In the last couple of years, economic growth and employment within the County have declined significantly. For the Greater Phoenix area, the seasonally adjusted employment rate stands at 7.3 percent as compared to less than 3 percent for years prior. For many of the construction and employment service trades, the unemployment rates are as high as 40 percent⁶. Figure 4-9 is a map prepared by MAG that projects employment densities for the year 2010.

⁵ Greater Phoenix Economic Council, <http://www.gpec.org/media/docs/DemoandLabor%20-%20Fact%20Book%20Sheet.pdf>

⁶ Center for Workforce Development, Maricopa Community Colleges, 2009, *Maricopa County Economic Workforce Overview*, <http://www.maricopa.edu/bwd/pdf/Economic-WorkforceOverview.pdf>

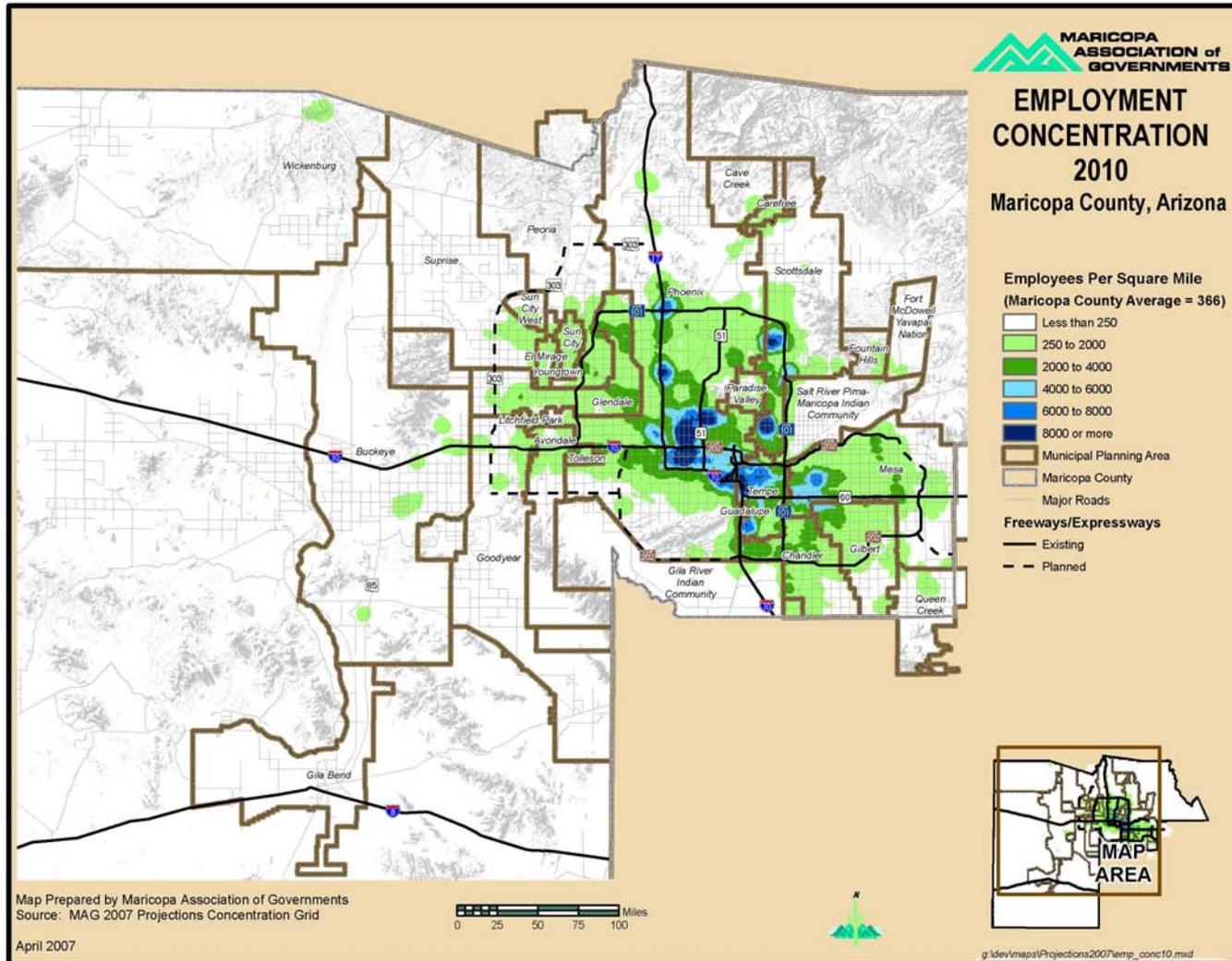


Figure 4-9: 2010 employment concentration projections for Maricopa County

4.3 Jurisdictional Overviews

The following are brief overviews for each of the participating jurisdictions in the Plan.

4.3.1 Avondale

Situated along Interstate 10 approximately 15 miles west of downtown Phoenix, the City of Avondale lies immediately east of Goodyear and west of Tolleson in the West Valley region of Maricopa County, as shown in Figure 4-10.

The Estrella Mountain Park lies to the south of Avondale, and the Gila River Native American Community influences the southeastern region of the City. Like most of the communities located in the greater metropolitan area, Avondale has experienced rapid growth in both population and land area. In 2008 the City of Avondale's planning area encompassed nearly 94.4 square miles, which contrasts with the 40 square miles contained in the City's planning area in 1990.

While Avondale reflects the common growth trends of its west Valley neighbors, the City also has a unique natural climate due to the confluence of the Agua Fria and Gila River basins which form the Gila River junction in the southwest portion of the City. This unique feature compliments the diverse Estrella Mountain Regional Park in the southern region of Avondale's planning area. The primary man-made features that influence Avondale's land uses include: Interstate 10, which bisects the community's north side; a Salt River Power transmission line which runs north-south through Avondale and meets its east-west counterpart in the south central portion of the City; and the St. Johns and Roosevelt Irrigation District Canals which transverse the City's north and south sides, respectively. These features are complimented by an arterial roadway network in the portion of the City located north of the Estrella Mountains.

Avondale was founded in 1900 and became incorporated in 1946. Avondale is governed by a Council-Manager form of government with a seven member City Council consisting of a Mayor and six Council members elected at-large for a term of four years. The City Council appoints the City Manager and other officers necessary to produce an orderly administration of the City's affairs.

As illustrated in Table 4-2, in 2000 the population of Avondale was 35,833. With development opportunities continuing to open, this population is forecast to nearly triple to 105,989 by 2020. As a result, Avondale's population will comprise a steadily increasing percentage of Maricopa County's population. Similarly, Avondale's labor force is forecast to reflect an ever-larger share of the region's jobs. In 2008, there were 36,923 jobs in Avondale. The 2020 projections anticipated 37,776 jobs, which indicates that job growth in Avondale has outpaced over 12 years of projection. In addition to having a growing population and employment role within the region, Avondale's ratio of jobs-per-capita is also forecast to rise from 0.17 in 1990 to 0.36 in 2020.

Currently, Avondale has a growing light industrial and commercial economy, a change from its agricultural tradition. Employment projections forecast office employment as the major source of jobs by 2020. Avondale's major private employers include Beam Corporation/Deena Inc., Phoenix International Raceway, SunBridge Estrella Care Center, Gateway Chevrolet and Geo, and Rudolfo Bros. Plastering. Major public employers include the Aqua Fria School District, Estrella Mountain Community College, and the City of Avondale.

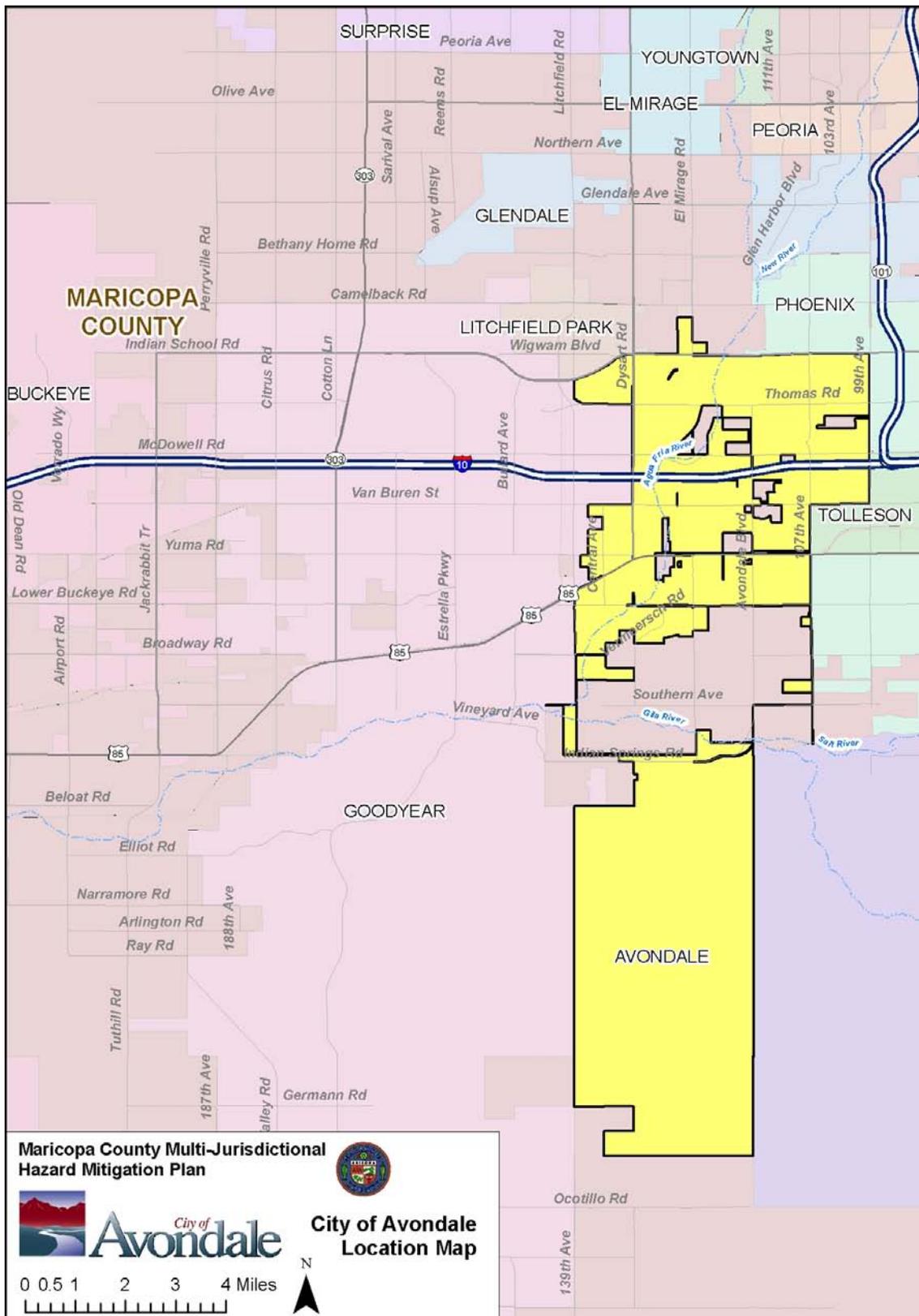


Figure 4-10: City of Avondale location map

Table 4-2: Summary of population and employment estimates for Avondale

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-----------|-----------|-----------|-----------|-----------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Avondale | 16,169 | 35,833 | 76,648 | 83,856 | 105,989 |
| As a % of County | 0.76% | 1.17% | 1.92% | 1.99% | 2.37% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Avondale | 2,777 | 9,000 | 36,923 | 20,599 | 37,776 |
| As a % of County | 0.00% | 0.58% | 2.04% | 1.88% | 1.88% |
| Jobs per Capita | 0.17 | 0.25 | 0.48 | 0.25 | 0.36 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

Avondale’s General Plan⁷, approved in June of 2002, reflects a community that is responding to the natural and man-made features of the region, as shown in Figure 4-11. According to the City’s build out projections, Low Density Residential areas will occupy around 18% of the City’s total land area. These homes will be focused in the more environmentally sensitive regions near the Estrella Mountains and the Gila River basin. Medium Density Residential, with approximately 4 units to the acre, will occupy a majority of the City’s land area (44%), and are interspersed throughout the north portion of the City. Pockets of high- and multi-family residential areas will develop along arterial streets and near Interstate 10. Similarly, Neighborhood and Community-level commercial uses will appear at many of the City’s arterial street intersections, with higher-intensity commercial growth areas projected to develop along Interstate 10. Avondale’s General Plan also includes a Safety Element that places an emphasis on three specific natural and man-made pressures: (1) the identification and mitigation of noise and safety concerns associated with Luke Air Force Base, (2) geologic hazards created by the various watercourses that affect the City, and (3) emergency response systems that are challenged by continued residential growth.

4.3.2 Buckeye

The Town of Buckeye is positioned as the Western-most community in the greater metropolitan area, giving the community the unique title of "Western Gateway" for the Salt River Valley. Situated along Interstate 10 approximately 30 miles west of downtown Phoenix, the Town of Buckeye lies immediately west of the communities of Goodyear and Surprise, as shown in Figure 4-12. Now encompassing all or portions of the west, south, and east sides of the White Tank Regional Park, Buckeye’s historical town center—located four miles south of Interstate 10 near State Route 85—lies many miles away from what is expected to become the Town’s new growth area to the west of the White Tank Mountains. Like most of the communities located in the greater metropolitan area, Buckeye has been growing steadily for the past several decades. While it was once one of the smallest communities in Maricopa County, recent annexations and growth initiatives have resulted in Buckeye’s planning area becoming second in size only to Phoenix.

⁷ City of Avondale. June 2009. *City of Avondale General Plan*.
http://www.avondale.org/documents/City%20Departments/Water%20Resources/GIS/Other_Maps/gen_plan.PDF

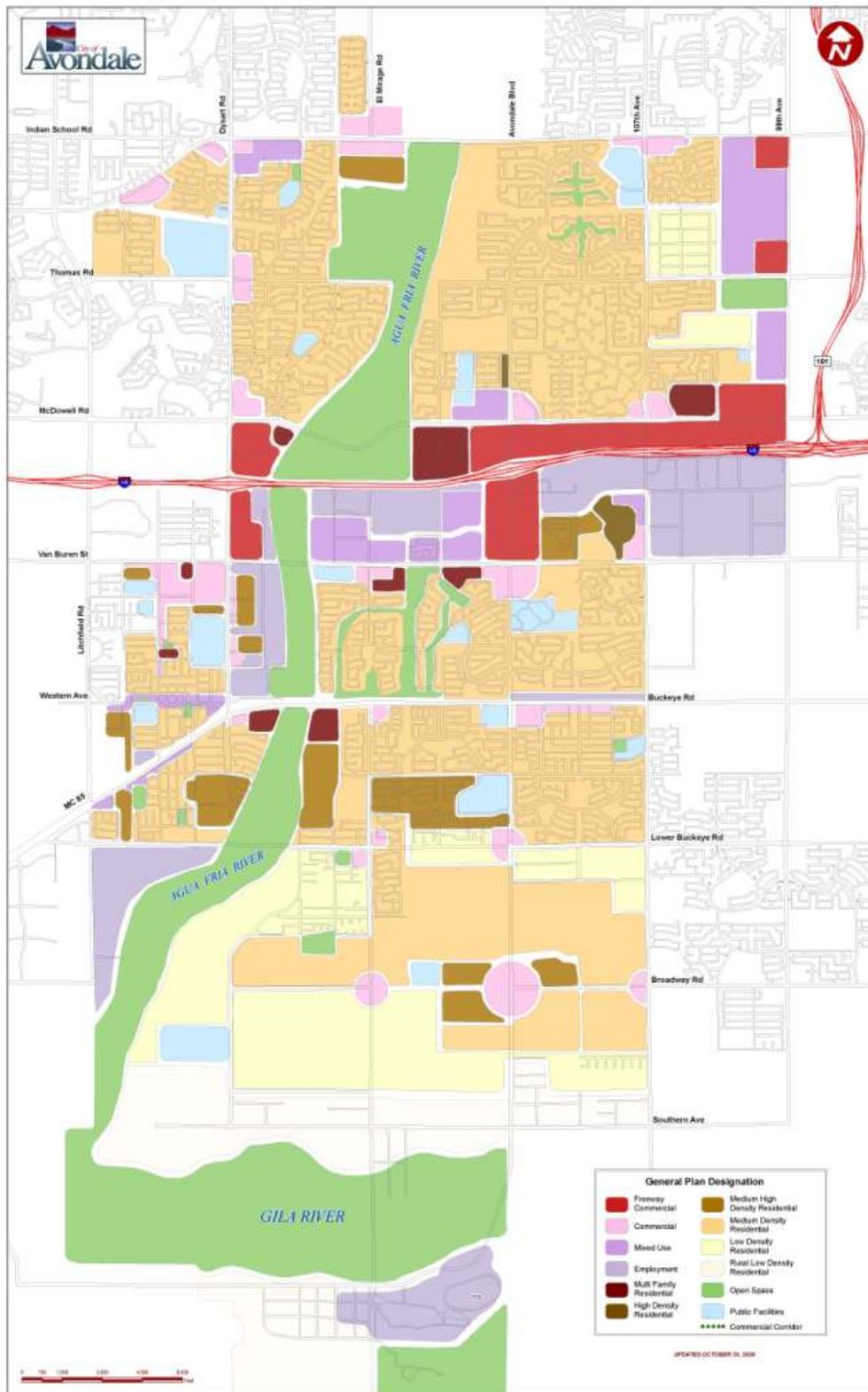


Figure 4-11: City of Avondale land use planning map

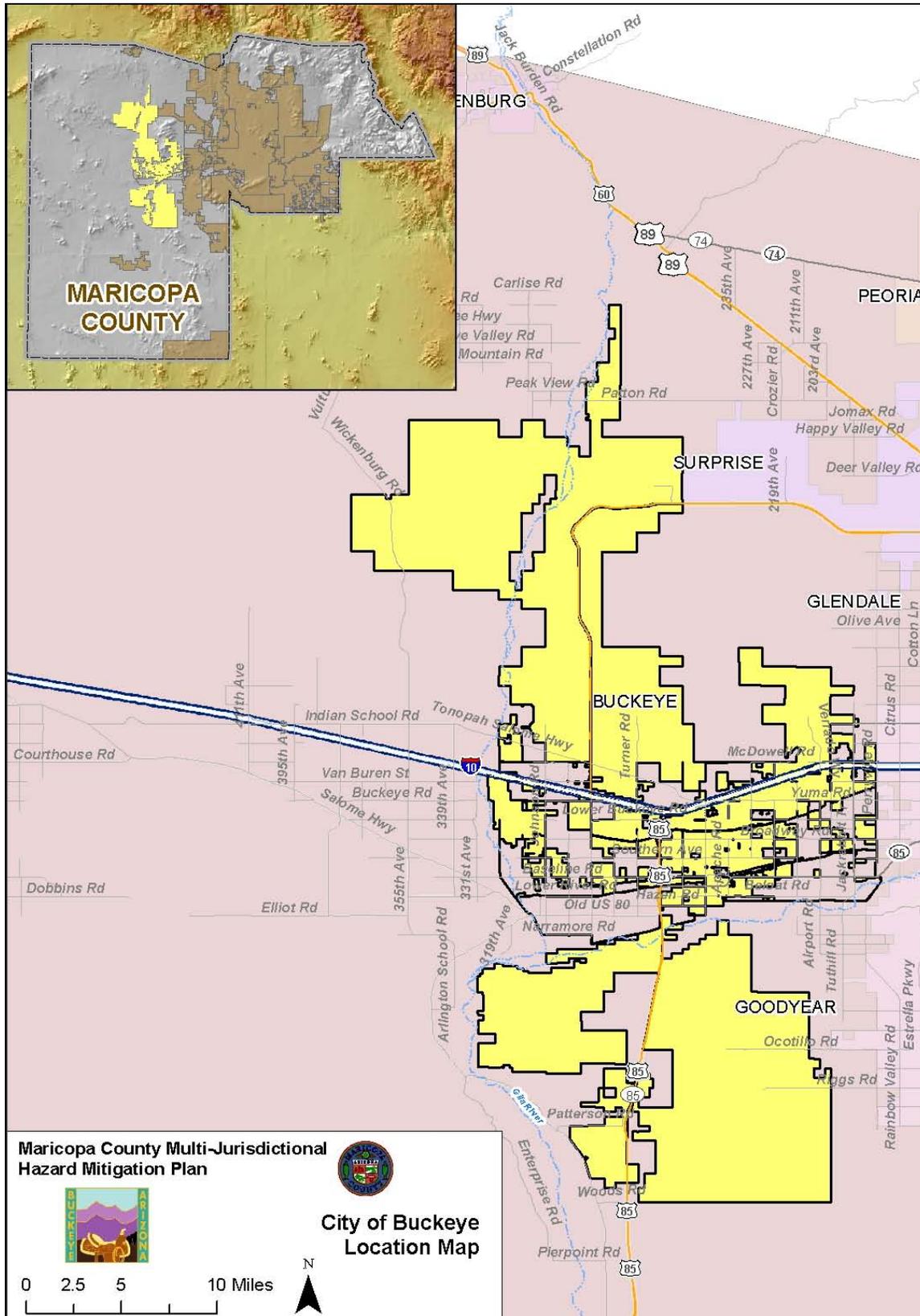


Figure 4-12: Town of Buckeye location map

The primary features that influence Buckeye’s land uses include: Interstate 10, which bisects the community’s south side; the White Tank Mountains, which effectively separate Buckeye from its eastern neighbors, and the Hassayampa River and its tributaries, which influence the north and west sides of Buckeye. Various overhead power lines transect the community’s southern half, as does a traditional network of arterial streets. The Sun Valley Parkway, a multi-lane, limited access roadway proceeds north from interstate 10 through Buckeye and connects with the Town of Surprise on the northeast section of the White Tank Regional Park.

Although prominent new growth in Buckeye will contribute steadily to the demographic, economic, and land use climate of the West Valley, Buckeye is one of the older “outer ring” suburbs in Maricopa County. Founded in 1888 and incorporated in 1929, Buckeye’s rural-residential character is reinforced by its agricultural economic base—Buckeye is still among the largest producers of Pima Cotton in Maricopa County. Buckeye’s 50,000 residents are governed under a Council-Town Manager form of government, which includes a seven member Town Council consisting of a Mayor and six Council members elected at-large for a term of four years. The Council appoints the Town Manager and other officers necessary to produce an administration of the community’s affairs.

As illustrated in Table 4-3, the 2000 population of Buckeye was 6,537. With large residential growth opportunities existing within Buckeye’s newly annexed lands, this population is forecast to explode to 218,591 by 2020. Expectedly, Buckeye’s population will comprise a rapidly increasing percentage of Maricopa County’s population. By 2020 it is anticipated that Buckeye will contribute over 4% of Maricopa County’s population, compared to roughly 0.2% in 2000. Complimenting this population increase will be a labor force that is forecast to reflect a growing share of the region’s jobs. In 1990, Buckeye had 1,842 jobs, while 2020 projections anticipate over 57,000 jobs within the community. In addition to having a growing population and employment role within the region, Buckeye’s ratio of jobs-per-capita is forecast to decrease from 0.37 in 1990 to 0.26 in 2020. Today more than 25% of Buckeye’s 50,000 working people are employed. Currently, major private and public employers in Buckeye include the Palo Verde Nuclear Generating Station, the Lewis Prison Complex, Quincy Joist, Wal-mart Distribution, Schult Homes, the Arizona Department of Corrections, Buckeye Elementary School District, the Town of Buckeye, Arizona Public Service, and Buckeye Union High School. Buckeye has a growing light industrial and commercial economy, a change from its agricultural tradition. Employment projections forecast office employment becoming providing a majority share of the Town’s jobs by 2020.

Table 4-3: Summary of population and employment estimates for Buckeye

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Buckeye | 5,038 | 6,537 | 50,143 | 74,906 | 218,591 |
| As a % of County | 0.24% | 0.21% | 1.26% | 1.81% | 4.23% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Buckeye | 1,842 | 7,100 | 12,781 | 22,400 | 57,297 |
| As a % of County | 0.19% | 0.45% | 0.70% | 1.06% | 2.12% |
| Jobs per Capita | 0.37 | 1.09 | 0.25 | 0.30 | 0.26 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

Buckeye's General Plan⁸, approved in January 2008, reflects a community that is preparing for the massive growth influences that will be placed upon the community in the coming years. Buckeye's Land Use Map, shown in Figure 4-13, illustrates these future development influences. Much of Buckeye's future development areas are designated residential with a significant amount of open space along the watercourse and hillside areas. Several large master planned communities are anticipated for the areas generally north of I-10 along with other mixed use core areas.

4.3.3 Carefree

One of Maricopa County's few slowly developing communities, the Town of Carefree is located in the far northeast portion of the Phoenix Metropolitan Area, approximately 25 miles from downtown Phoenix. To the west, Carefree is bordered for its full length by the Town of Cave Creek. On the south and east, it is bordered by Scottsdale and on the north by unincorporated Maricopa County. The City of Phoenix approaches within a mile from the southwest. Developed as a planned community in the 1950s and incorporated in 1984, the Town of Carefree has become known as a residential town with resort-style living. Historically, the Town of Carefree was master planned to be entirely distinct from the surrounding communities by allowing its small population to preserve a lifestyle that integrates with the surrounding desert environment. On December 4, 1984, the Maricopa County Board of Supervisors declared Carefree a legally incorporated town in the State of Arizona.

Illustrated in Figure 4-14, the primary east-west roadway into the area—the Carefree Highway—has been constructed as a four-lane arterial from Interstate 17 to Cave Creek Road. Other major roadway and infrastructure improvements to the south have been completed or are in the planning stages by the Cities of Scottsdale and Phoenix. Most of the vacant desert that once surrounded the Town of Carefree on the south, east, and west in the 1980's is now developed with semi-rural urban uses. Recent development opportunities to the north of Carefree suggest that growth of the metropolitan area may continue with the potential to surround the Town at some point in the future.

Today, Carefree's residents are governed under a Council-Administrator form of government, which includes a seven member Town Council consisting of a Mayor and six Council members elected at-large for a term of four years. The Town Council appoints the Town Administrator and other officers necessary to manage the daily affairs of the Town.

As illustrated in Table 4-4, in 2000 the population of Carefree was 2,920. With new residential development opportunities rare to the Town, this population is forecast to grow only slightly, to 5,816, by 2020. As a result, Carefree's population will continue to comprise only a fraction of Maricopa County's population. Similarly, Carefree's small labor force is forecast to parallel the Town's population growth by comprising a consistently small share of the region's jobs. In 2000, Carefree had 1,500 jobs, while 2020 projections anticipate 3,992 jobs within the community. There are approximately 1,700 jobs presently within the community; a majority of these positions are in the tourism, resort, and service sectors of the local economy.

Approved in June of 2002, Carefree's General Plan reflects a community that is preserving the historical trend of low-density residential growth that is complimented by the dramatic natural features of the area. As illustrated in Figure 4-15⁹, single-family homes and open space are expected to remain the two dominant land use types in Carefree. Currently, nearly one-half of the acreage of Carefree is classified as vacant, and only 1% of the Town is commercial. Furthermore, single-family development of some type represents about 78% of all developed lands in the Town. The Town's growth plans indicate a continuation of this pattern. Figure 4-15 shows a Town build-out scenario that includes only a fraction of commercial land on the Town's southern border with the Carefree Highway

⁸ Town of Buckeye, <http://www.buckeyeaz.gov/DocumentView.aspx?DID=177>

⁹ Town of Carefree, <http://www.carefree.org/vertical/Sites/%7B7E577914-08B7-498C-8013-7E6515AE5610%7D/uploads/%7B6E5A1642-361B-4CD6-89D0-1DE975305A8B%7D.PDF>

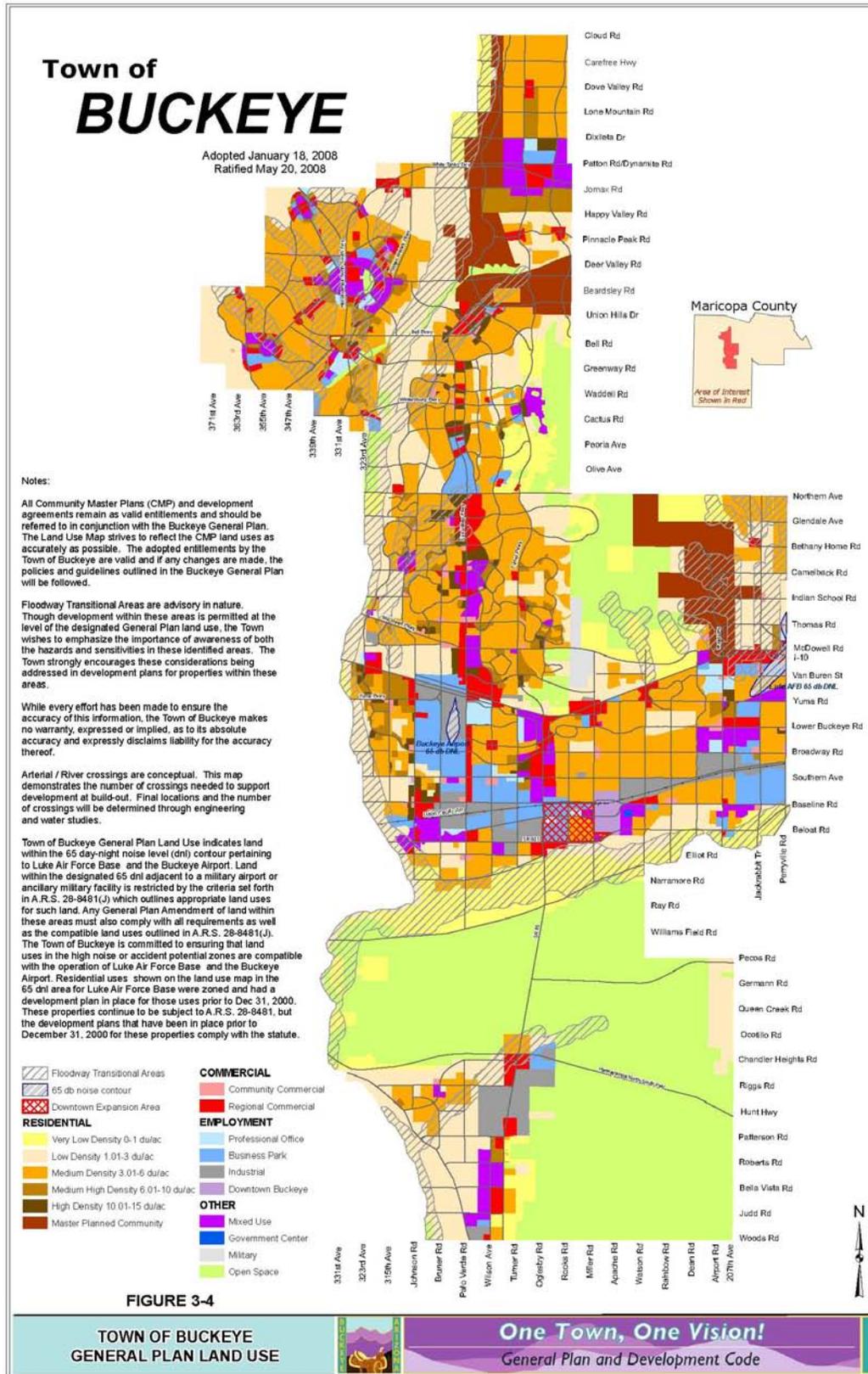


Figure 4-13: Town of Buckeye land use planning map

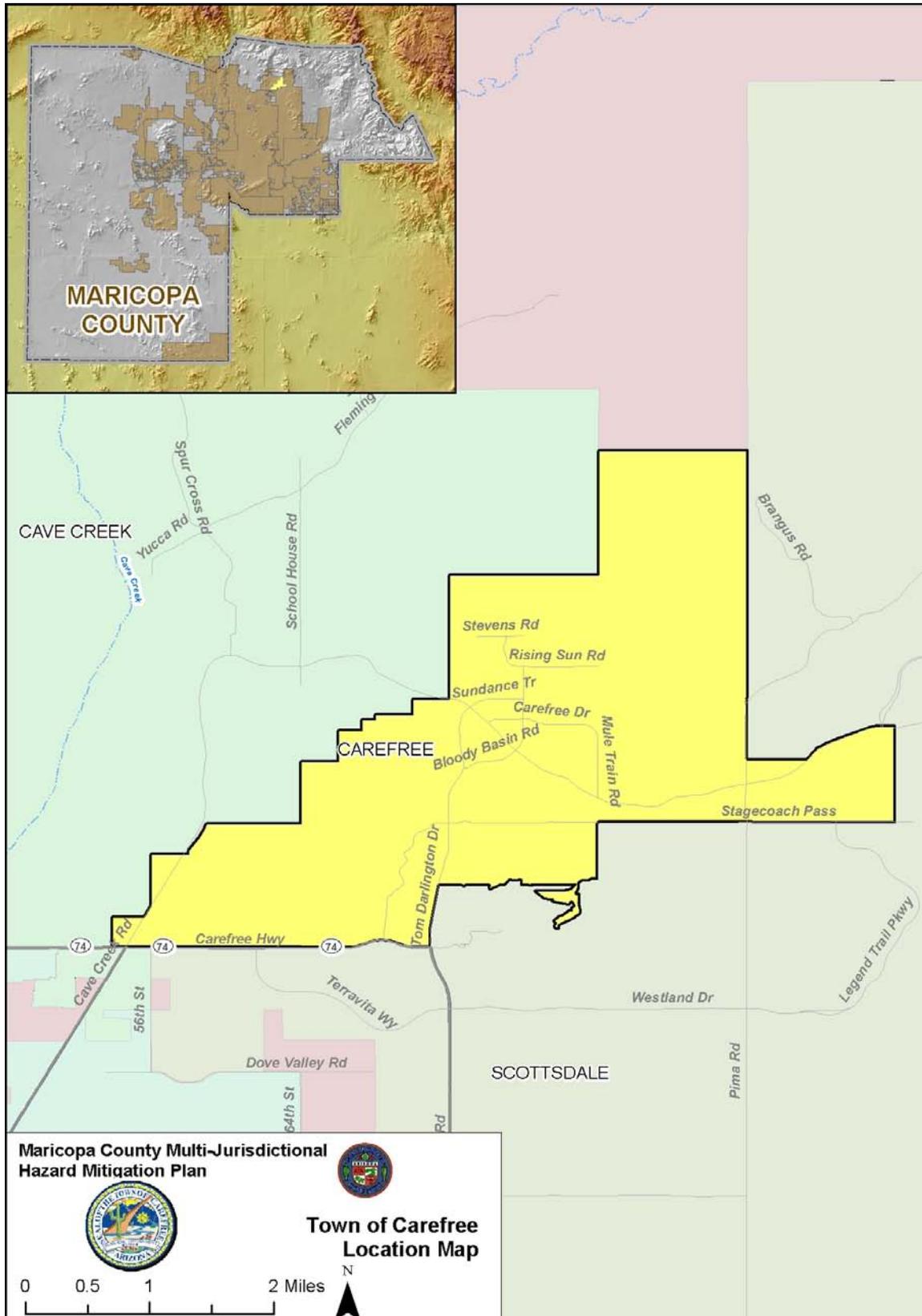


Figure 4-14: Town of Carefree location map

Table 4-4: Summary of population and employment estimates for Carefree

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Carefree | 1,666 | 2,920 | 3,948 | 4,418 | 5,816 |
| As a % of County | 0.08% | 0.10% | 0.10% | 0.11% | 0.11% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Carefree | N/A | 1,500 | 1,700 | 3,270 | 3,992 |
| As a % of County | N/A | 0.10% | 0.09% | 0.15% | 0.15% |
| Jobs per Capita | N/A | 0.51 | 0.43 | 0.74 | 0.69 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

and adjacent to the Town Center’s northwest corner. Similarly, a small area anticipated to accommodate garden office uses is expected to develop in east Carefree near Pima Road, and within the Town Center. An overwhelming proportion of the remaining land uses will be occupied by rural and low-density residential uses.

4.3.4 *Cave Creek*

One of the few communities in Maricopa County that has not experienced a rapid rate of growth, the Town of Cave Creek is located in the far northeast portion of the Greater Metropolitan Area, approximately 25 miles from downtown Phoenix. To the east, the Town of Carefree borders Cave Creek for its full length. On the south, it is bounded by Phoenix and on the north and west by unincorporated Maricopa County. A community more closely associated with a frontier and cowboy image than its “sister community” to the east—Carefree—the Town of Cave Creek exists in and near some of the most scenic country in Maricopa County. The area that now includes the Town of Cave Creek was originally settled in the late 1870s, and quickly became an active mining area during the 1880s. Incorporated in 1986, Cave Creek today is struggling to maintain its rural appearance while existing in a rapidly growing region of Maricopa County.

Illustrated in Figure 4-16, the primary east-west roadway into the area—the Carefree Highway—has been constructed as a four-lane arterial east from Interstate 17. This roadway intersects with the primary north-south access to the area—Cave Creek Road—on the south side of the Town and runs north, bisecting the Town. Sharing a development pattern that roughly parallels that of Carefree, most of the vacant desert that once surrounded the Town of Cave Creek in the 1980’s is now developed with semi-rural urban uses. Complimenting the rugged landscape of the area has been a recent effort to preserve these natural amenities. Today the Spur Cross Ranch Conservation Area, Cave Creek Park, and Black Mountain Summit Preserve reflect this movement, and are located on the north, west, and southeast portions of Cave Creek, respectively. Recent development opportunities to the south of Cave Creek, especially in north Phoenix and Scottsdale, suggest that growth of the metropolitan area may continue with the potential to surround the Town at some point in the future.

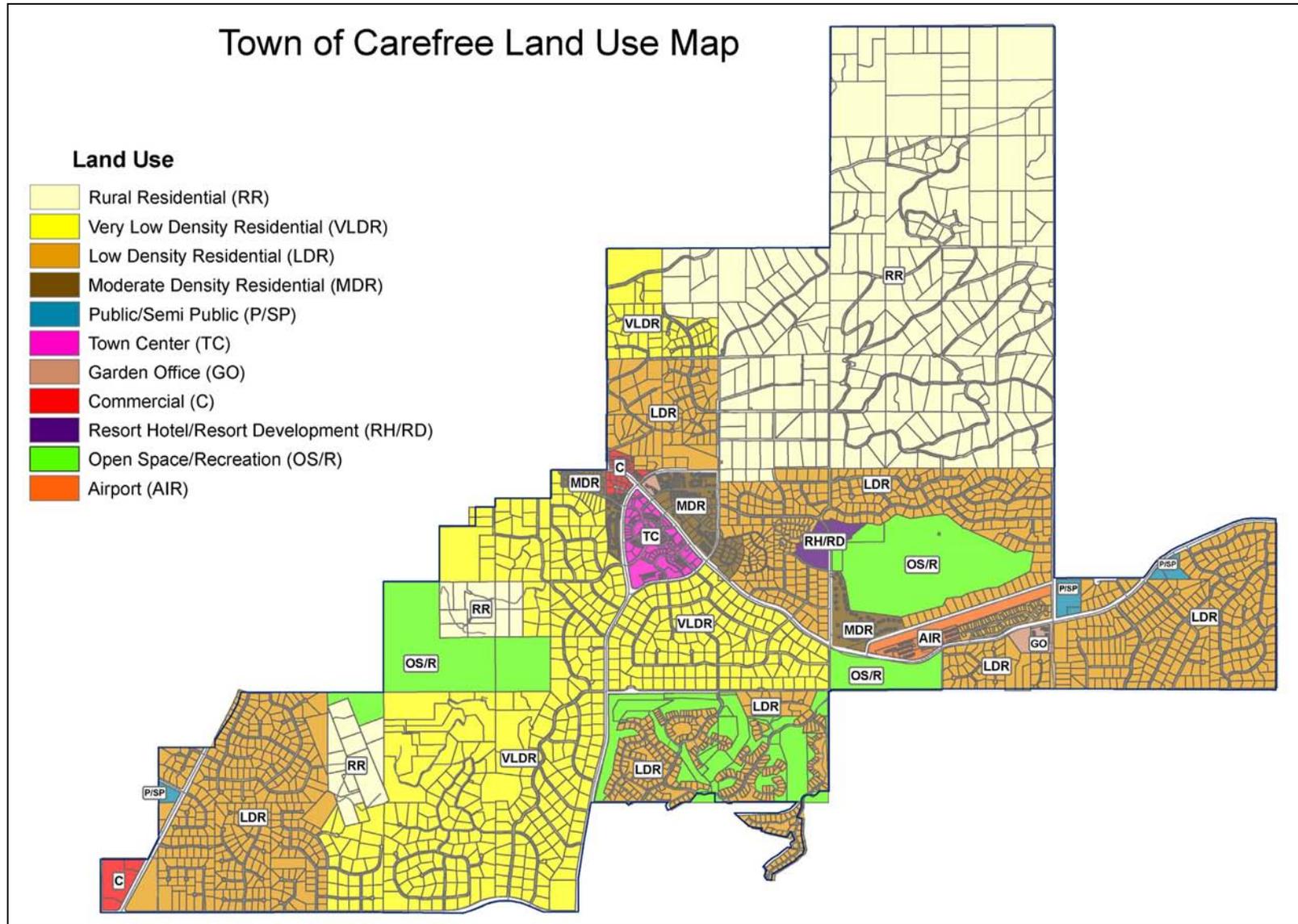


Figure 4-15: Town of Carefree land use planning map

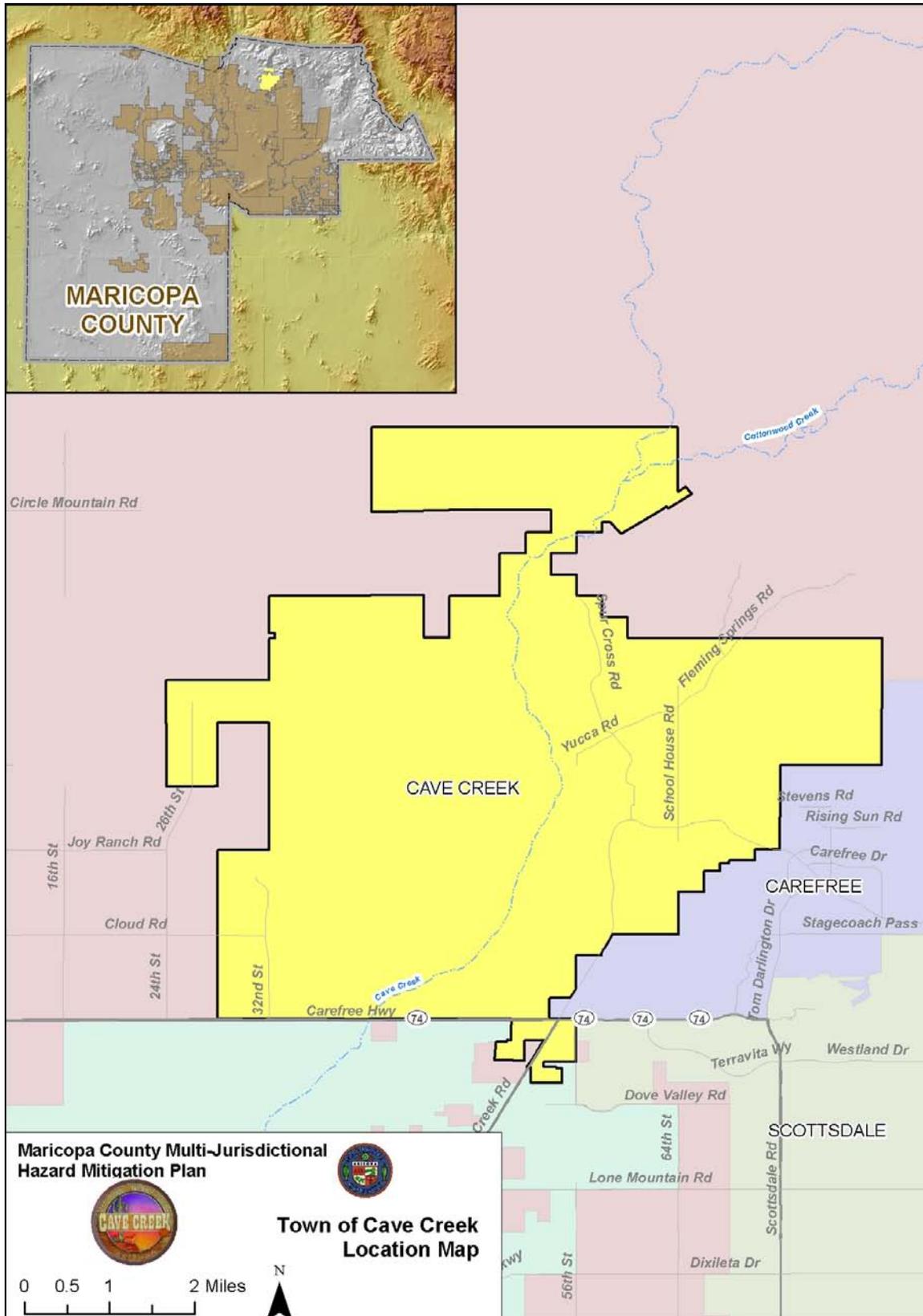


Figure 4-16: Town of Cave Creek location map

Cave Creek’s residents are governed under a Council-Town Administrator form of government, which includes a seven member Town Council consisting of a Mayor and six Council members elected at-large for a term of four years. The Town Council appoints the Town Administrator and other officers necessary to manage the daily affairs of Cave Creeks’ residents.

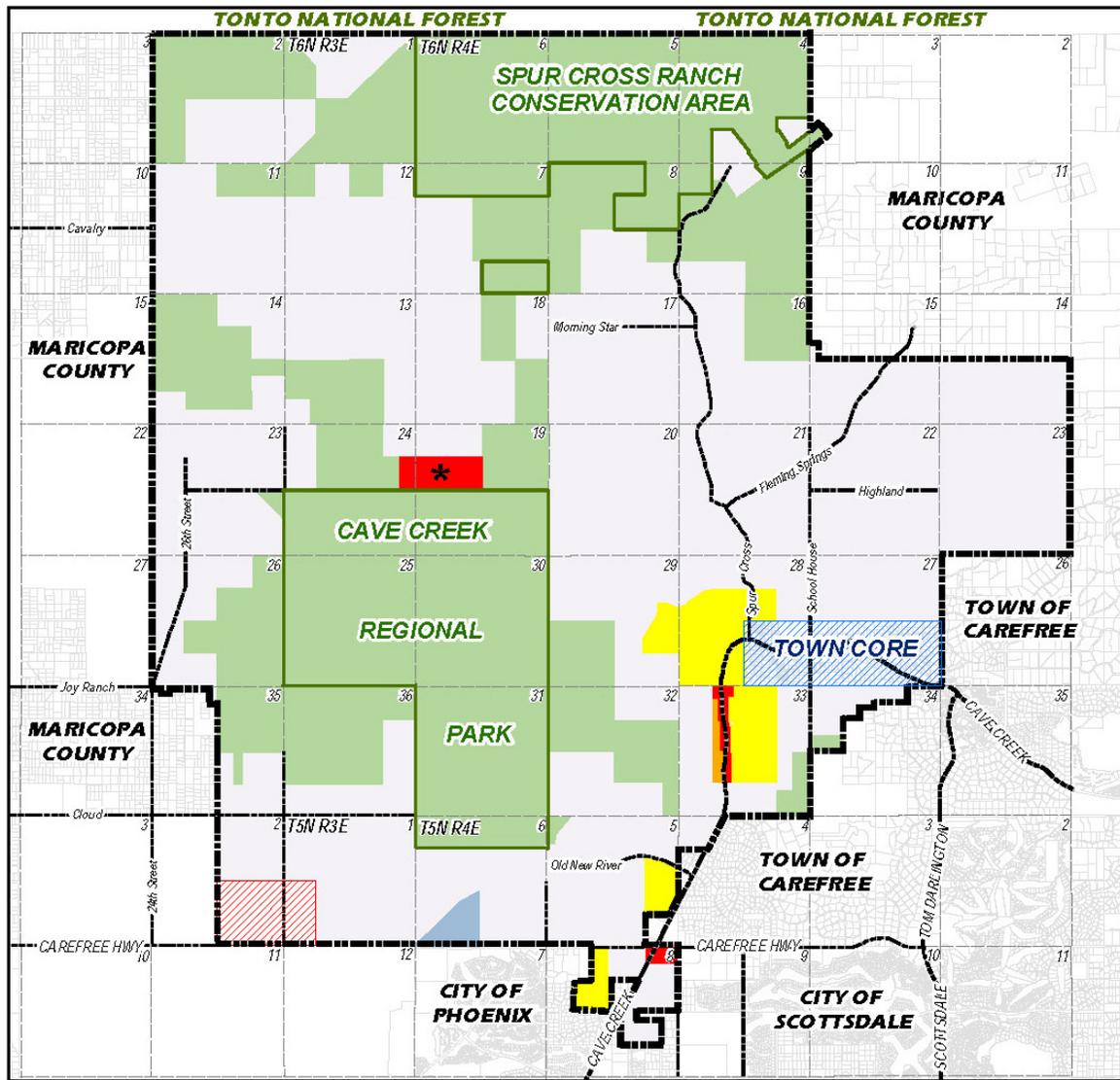
As illustrated in Table 4-5, the 2000 population of Cave Creek was 3,685. With new residential growth in the Town slow to develop, this population is forecast to grow slightly to 5,800 by 2020. As a result, Cave Creek’s population will continue to comprise only a small portion of Maricopa County’s population. Similarly, Cave Creek’s small labor force is also predicted to parallel the Town’s population growth by comprising a consistently small share of the region’s employment. In 2000, Cave Creek had 800 jobs, while 2020 projections anticipate 4,666 jobs within the community.

Table 4-5: Summary of population and employment estimates for Cave Creek

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Cave Creek | 2,925 | 3,685 | 5,132 | 5,781 | 7,815 |
| As a % of County | 0.14% | 0.12% | 0.13% | 0.14% | 0.15% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Cave Creek | 770 | 800 | 2,570 | 3,564 | 4,666 |
| As a % of County | 0.08% | 0.05% | 0.14% | 0.17% | 0.17% |
| Jobs per Capita | 0.26 | 0.22 | 0.50 | 0.62 | 0.60 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

With a historical development pattern that reflects the mining, ranching, and rural lifestyle of the region, Cave Creek has struggled with the urban forces that are spreading to its borders from the south. Land development in Cave Creek is currently guided by the General Plan that was approved by the Town in 2005. Major portions of the Town are set aside for open space and rural or low density residential areas, as depicted on Figure 4-17¹⁰. A small Town Core and Commercial area straddles Cave Creek Road to define areas of business and retail.

¹⁰ Town of Cave Creek, <http://www.parkecommercial.com/pdf/generalplans/cavecreek-gp.pdf>



- | | | | |
|----------------------------|--------------------------|-------------------------|---------------------------|
| OPEN SPACE | HIGH DENSITY RESIDENTIAL | PUBLIC FACILITIES | SECTION LINES |
| DESERT RURAL | MIXED USE | TOWN CORE | POTENTIAL RESORT LOCATION |
| MEDIUM DENSITY RESIDENTIAL | COMMERCIAL USE | JURISDICTIONAL BOUNDARY | |

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 Prepared By: L. SAHR
 "SEABEE'S CAN DO!"



TOWN OF CAVE CREEK

GENERAL PLAN - LAND USE



Figure 4-17: Town of Cave Creek land use planning map

4.3.5 Chandler

Located approximately 19 miles east of downtown Phoenix, Chandler is located in the southeast Maricopa County. The City of Chandler was one of the fastest growing cities in Arizona and the United States, having grown 116 percent from 1990 to 2002. Chandler, known as the "Oasis of the Silicon Desert" was once a quiet tree-lined farming community. It has since blossomed into a city that is home to a dynamic high-tech industry. Its incorporated area is 63.6 square miles, and the City's planning area is 71.4 square miles.

Chandler is characterized by a generally flat landscape framed by views of the Santan Mountains to the southeast and the Superstition Mountains to the east as shown in Figure 4-18. The Loop 101 freeway passes through the west-central portion of the City, the planned 202 (Santan) Freeway will pass through the south-central portion of the City, and the existing State Route 60 provides access just north of the City's northern border. The Town of Gilbert borders the City to the east, Tempe and Mesa border Chandler to the north, Phoenix forms the western border, and the Gila River Indian Community lies to the south.

Incorporated in 1920, today Chandler's residents are governed under a Council-Manager form of government, which includes a seven member City Council consisting of a Mayor and six Council members elected at-large for a term of four years. The City Council appoints the City Manager and other officers necessary to produce an orderly administration of the City's affairs.

As illustrated in Table 4-6, in 2000 the population of Chandler was 176,338, making it the fifth most populated in Maricopa County equal to a 95% increase from the City's 1990 population of 90,533. With residential development continuing to expand in Chandler this population is forecast to grow to 282,991 by 2020. Despite this growth it is not anticipated that Chandler will comprise a rapidly growing ratio of Maricopa's overall resident population. This fairly stable representation is due to Chandler's finite land development opportunities, which are expected to be exhausted by the year 2030. Similarly, Chandler's labor force is forecast to remain steady through build out. In 2000, approximately 4.5% of Maricopa County's labor force was employed in Chandler, with 6.2% forecast to be reflected in Chandler's labor pool in the year 2020. Chandler has a diverse economy, based in large part on the high-tech companies who have settled there. Motorola and Intel combined have five plants in the city, including Motorola's Iridium and Intel's Pentium III chip facilities. Other high-tech companies with locations in Chandler include Rogers, Avnet, AMKOR, SpeedFam, Orbital Sciences and Microchip Technology. Over 75 percent of the city's manufacturing employees work in high-tech. Major public employers include: Chandler Regional Hospital, the City of Chandler, and the Chandler School District.

Table 4-6: Summary of population and employment estimates for Chandler

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-----------|-----------|-----------|-----------|-----------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Chandler | 90,533 | 176,338 | 244,376 | 265,107 | 282,991 |
| As a % of County | 4.27% | 5.74% | 6.13% | 6.41% | 5.48% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Chandler | 25,421 | 71,000 | 123,867 | 128,244 | 168,141 |
| As a % of County | 2.68% | 4.54% | 6.83% | 6.07% | 6.22% |
| Jobs per Capita | 0.28 | 0.40 | 0.51 | 0.48 | 0.59 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

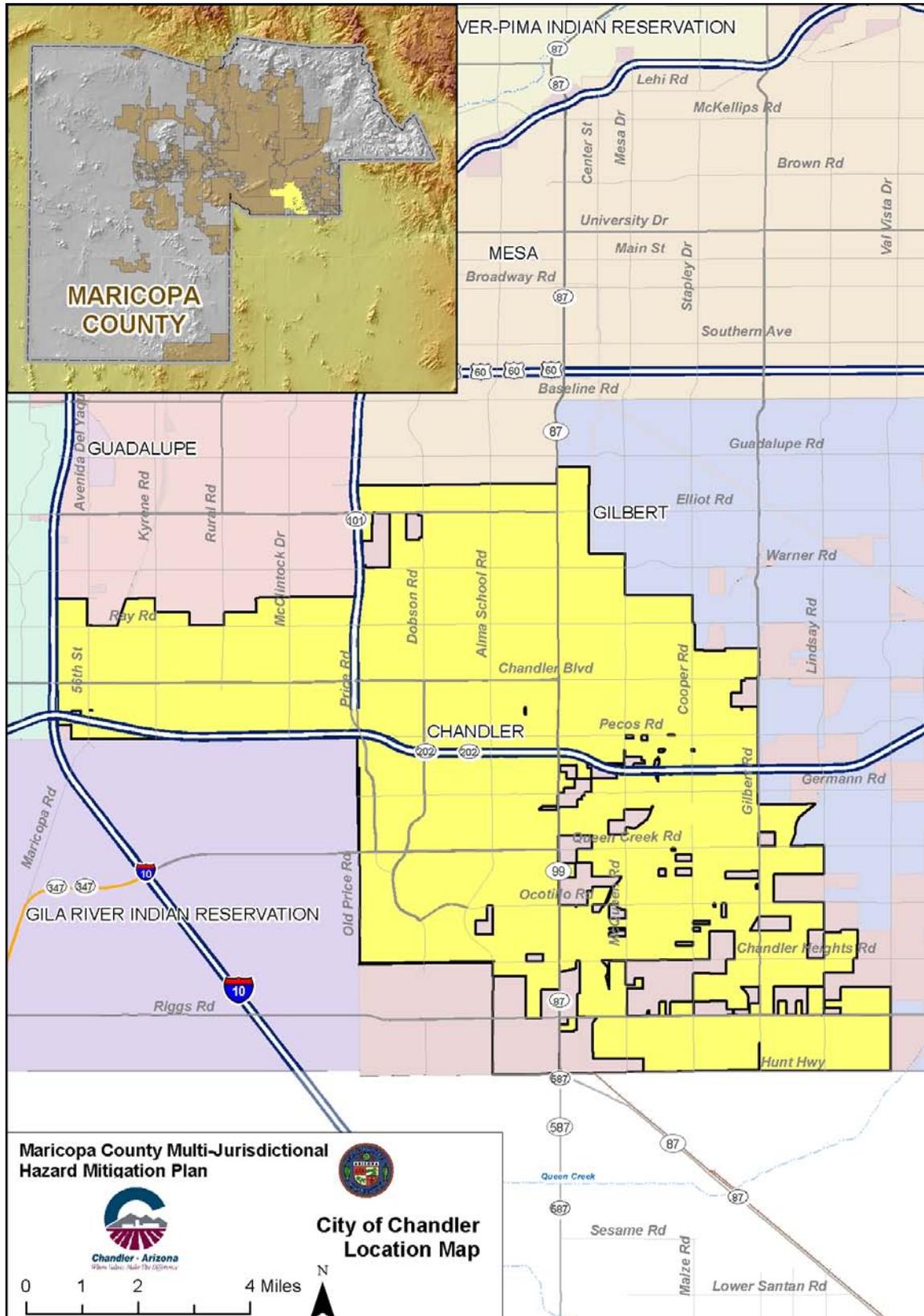


Figure 4-18: City of Chandler location map

Chandler's General Plan, approved in November of 2008, reflects a maturing community with limited land resources and a desire to maintain sustainable economic growth. Today significant portion of Chandler's 71.4 square mile planning area is developed, and over half of the developed land uses are residential, as shown in Figure 4-20¹¹. The General Plan goals are to preserve enough land for future commercial and employment opportunities with a balance of residential properties. The General Plan also includes a Safety Element, which identifies goals, objectives and policies to prevent, reduce and combat natural and man-made hazards. This element addresses general emergency planning, evacuation routes, peak load water supply requirements, and clearances around structures, geologic hazard identification, and minimum road widths.

4.3.6 *El Mirage*

The City of El Mirage is located approximately 15 miles northwest of downtown Phoenix in the western portion of the Phoenix Metropolitan area. South of Peoria Avenue, El Mirage is bordered to the west and south by the City of Glendale. It is enclosed on the west and north by the City of Surprise. On the east, the City is bordered by the Town of Youngtown and unincorporated areas of Maricopa County. El Mirage sits on the west bank of the Agua Fria River, which runs the length of the City's eastern border.

United States Highway 60 – Grand Avenue—is a divided, four to six lane road that extends from the Town of Wickenburg southeast to Van Buren Street in the City of Phoenix. As shown in Figure 4-20, Highway 60 diagonally traverses the north portion of El Mirage. The Burlington Northern Santa Fe (BNSF) Railroad runs along Grand Avenue's east side through the City of El Mirage. The centerpiece of El Mirage's recreation facilities is Gateway Park, located at the northwest corner of Thunderbird and El Mirage Roads. The Agua Fria River represents the City's largest open space area, entailing 1,120 acres.

Originally a farming community, migrant farm workers founded El Mirage in 1937, and the City was incorporated in 1951. El Mirage's residents are governed under a Council-Manager form of government, which includes a seven member City Council consisting of a Mayor and six Council members elected at-large for a term of four years. The City Council appoints the City Manager and other officers necessary to produce an orderly administration of the City's affairs.

As illustrated in Table 4-7, in 2000 the population of El Mirage was 7,518. With residential development continuing, this population is forecast to more than quadruple to 38,717 by 2020. Despite this growth, El Mirage will not represent a dramatically increasing ratio of Maricopa County's overall population. El Mirage's job to housing figures indicate a City that will struggle to achieve balance until build-out is achieved. In 2000, approximately 0.12% of Maricopa County's labor force was employed in El Mirage, with employment growth up to 0.63% in 2008. Labor projections are anonymously low for 2010 and 2020 when compared with 2008. This may be due to annexation of lands, underestimates of growth, or other factors.

El Mirage's General Plan, approved in 2003 and revised in 2009, guides development within the City. Figure 4-21¹², indicates the current land use planning for the City and shows primarily employment based uses for the southern half of the City and residential dominated uses in the northern half. Open space mostly coincides with the Agua Fria River and commercial development is primarily limited to small businesses located along Grand Avenue and Thunderbird Road.

¹¹ City of Chandler, <http://www.chandleraz.gov/Content/Landuse%20Element.pdf>

¹² City of El Mirage, 2009, <http://az-elmirage2.civicplus.com/DocumentView.aspx?DID=619>

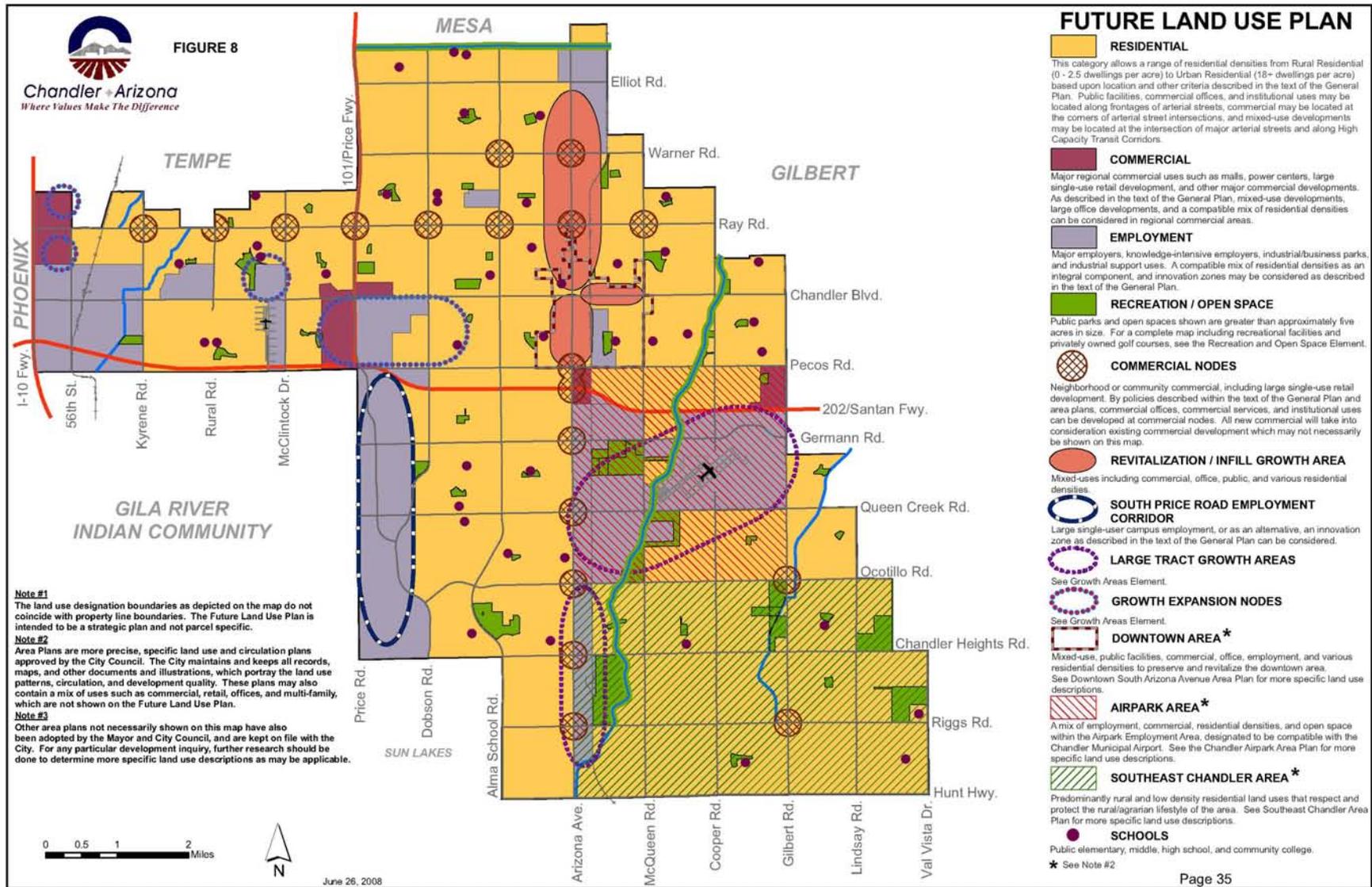


Figure 4-19: City of Chandler land use planning map

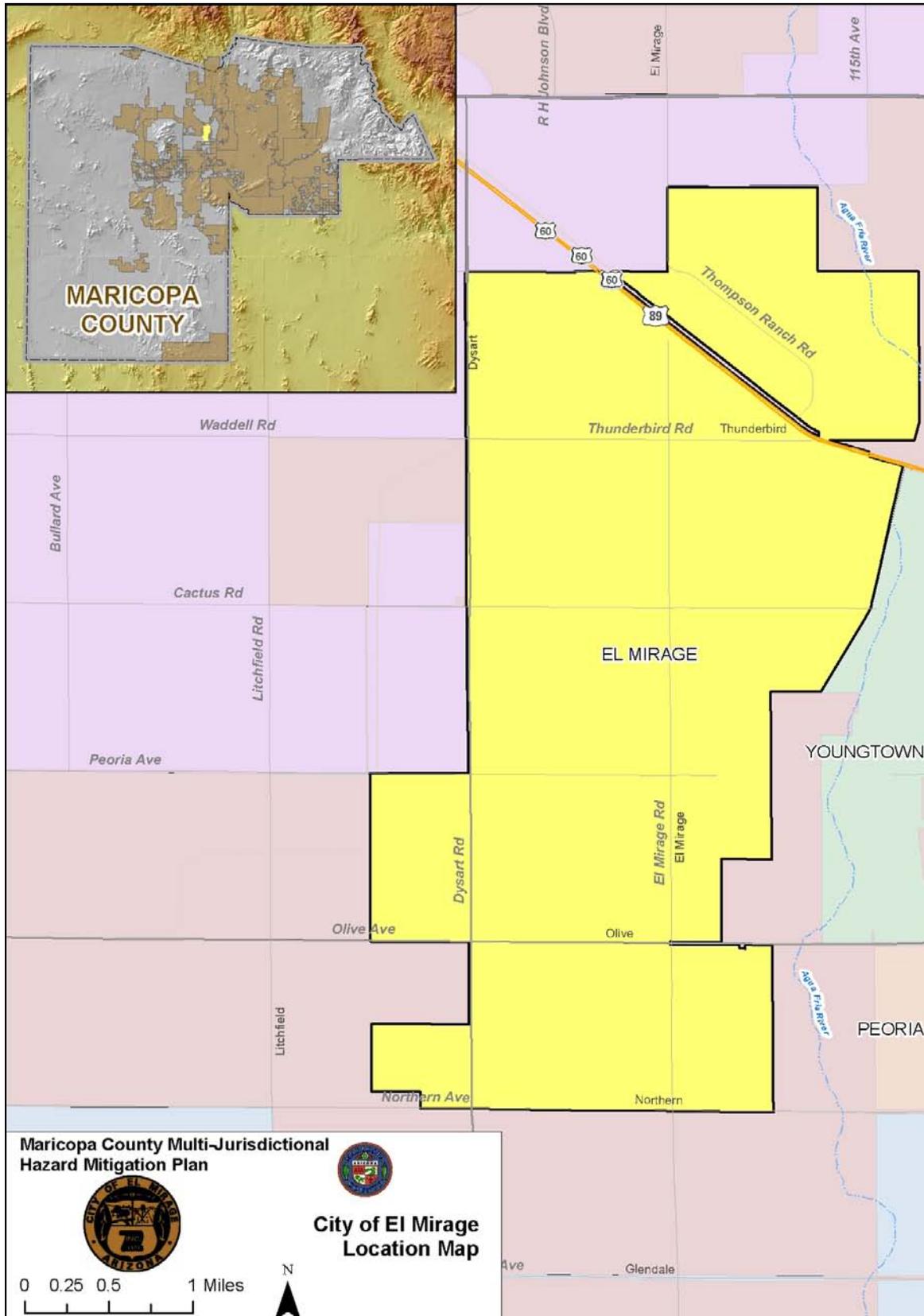


Figure 4-20: City of El Mirage location map

Table 4-7: Summary of population and employment estimates for El Mirage

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| El Mirage | 5,001 | 7,518 | 33,647 | 38,620 | 38,717 |
| As a % of County | 0.24% | 0.24% | 0.84% | 0.93% | 0.75% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| El Mirage | 991 | 1,900 | 11,446 | 5,001 | 9,276 |
| As a % of County | 0.10% | 0.12% | 0.63% | 0.24% | 0.34% |
| Jobs per Capita | 0.20 | 0.25 | 0.34 | 0.13 | 0.24 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

Of the City of El Mirage’s 9.9 square miles, less than one-third remains undeveloped. Most new development in El Mirage is projected to occur in the area south of Peoria Avenue and north of Grand Avenue. Numerous options also exist for residential single-family infill development in the City’s established residential areas. These opportunities are largely related to a transit plan that identifies a commuter rail stop in El Mirage. The City’s General Plan also includes a Safety Element, which contains goals, objectives and policies to protect residents of the City of El Mirage from natural and man-made disasters. This element focuses on emergency planning and measures that can be taken to mitigate community health hazards.

4.3.7 Fountain Hills

The Town of Fountain Hills lies in the northeast quadrant of Maricopa County approximately 30 miles northeast of central Phoenix. The Town’s hillside topography, in the upper Sonoran Desert on the eastern slope of the McDowell Mountains, provides the community with a rugged terrain and rich natural desert vegetation. Separated from much of greater Phoenix, the Town of Fountain Hills lies atop the McDowell Mountains, which create elevations in the Town between 1,510 and 3,170 feet—averaging about 400-500 feet higher than other Phoenix-area communities.

As shown in Figure 4-22, the City of Scottsdale borders Fountain Hills on the west, the Salt River Pima-Maricopa Indian Community on the south, the Fort McDowell Yavapai Nation on the east, the McDowell Mountain Regional Park on the northwest, and State owned land on the northeast. Major access to Fountain Hills is provided via Shea Boulevard, which is the Town’s primary connection to the greater metropolitan area to the west. To the east, adjacent to the Town boundary, Shea Boulevard intersects State Highway 87 connecting the Town to the south and east Valley, including the Cities of Mesa, Chandler, Gilbert, and also north toward the Verde River, the Salt River, and further north to Payson and the Mogollon Rim country.

The close proximity of both the Verde River and Fort McDowell, established in the late 1800’s, brought attention to a region that rapidly became known for ranching opportunities in the area. In 1968, still a ranching community, a large land holding in the area came into the possession of the McCulloch Oil Corporation. In 1970 this firm directed the development of a 12,000-acre model town, which would become the community of Fountain Hills. Among the many amenities these developers included with this planned development would be the world’s tallest fountain, which is still the community’s most prominent feature.

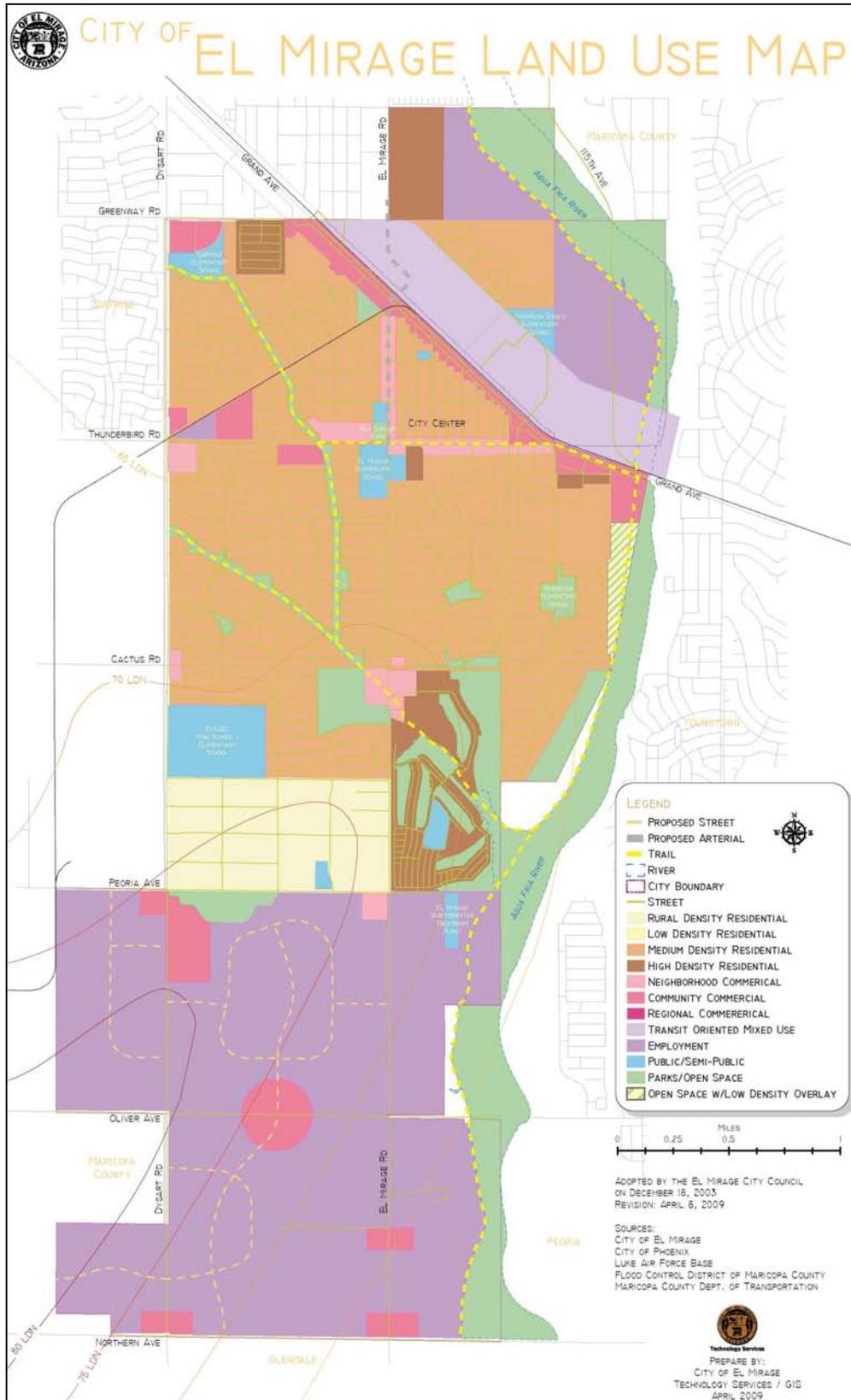


Figure 4-21: City of El Mirage land use planning map

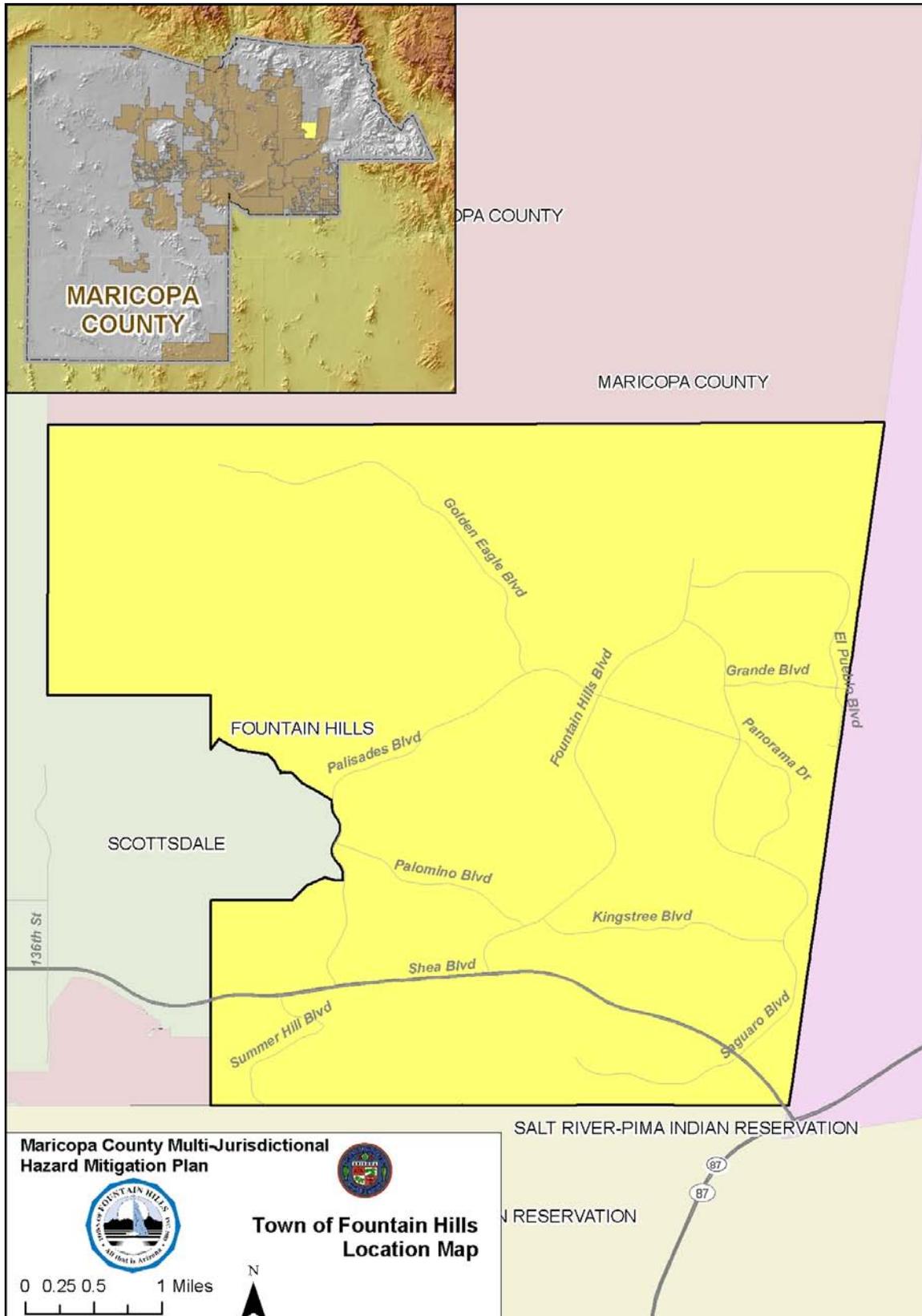


Figure 4-22: Town of Fountain Hills location map

In December of 1989 the Town was incorporated, and now operates under a Council-Mayor form of government, including a mayor and six council members elected at-large. Development of Fountain Hills continued steadily throughout the 1990’s, with land annexed to the south.

As illustrated in Table 4-8, in 2000 the population of Fountain Hills was 20,199. With residential development continuing to climb steadily in Fountain Hills this population has grown to nearly 26,000 by 2008. Despite this growth Fountain Hills will comprise an increasingly diminished percent of Maricopa County’s overall resident population. This increasing local population, but diminished role within the County, is a reflection of the strong growth throughout the Phoenix area. This trend also indicates the influence of relatively controlled growth in Fountain Hills, which is due largely to the master-planned heritage of the Town. Similarly, Fountain Hills’ labor force is forecast to reflect a very small proportion of total county jobs. Some of the community’s largest employers are Fountain Hills School District, Safeway, MCO Properties Inc., Bashas’, and the Gaming Center at Fort McDowell Reservation. In 2008, Fountain Hills had a labor force of 13,195 people with a 2.3% unemployment rate.

Table 4-8: Summary of population and employment estimates for Fountain Hills

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Fountain Hills | 1,030 | 20,199 | 25,995 | 27,166 | 33,331 |
| As a % of County | 0.05% | 0.66% | 0.65% | 0.66% | 0.65% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Fountain Hills | 978 | 4,300 | 13,195 | 9,954 | 11,569 |
| As a % of County | 0.10% | 0.27% | 0.73% | 0.47% | 0.43% |
| Jobs per Capita | 0.95 | 0.21 | 0.51 | 0.37 | 0.35 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

The Fountain Hills General Plan, ratified in June of 2002, supports the themes of the original 1970’s Town concept. This plan envisioned a complete, self-supporting town of approximately 70,000 people. In 1980 this concept was revised to anticipate a build-out population of 45,000. The rugged topography continues to be the major constraint for development in Fountain Hills. Currently, most of the land in Fountain Hills is already platted with an existing land use or is in the developing stages of construction. As shown through Figure 4-23¹³, low to mid-density single-family homes predominate throughout the community, and tend to follow the ridgelines. A large share of the undeveloped areas of Fountain Hills is devoted to open space, much of which includes the necessary gulches and valleys that facilitate runoff. Following its heritage as a planned community, Fountain Hills includes a fairly concentrated core area that includes residential, commercial, multi-family and some industrial uses. Highway commercial uses are scattered along Shea Boulevard to the south of Fountain Hills’ core.

¹³ Town of Fountain Hills, 2002, http://www.fh.az.gov/content/pdfs/planning-and-zoning/general_plan.pdf

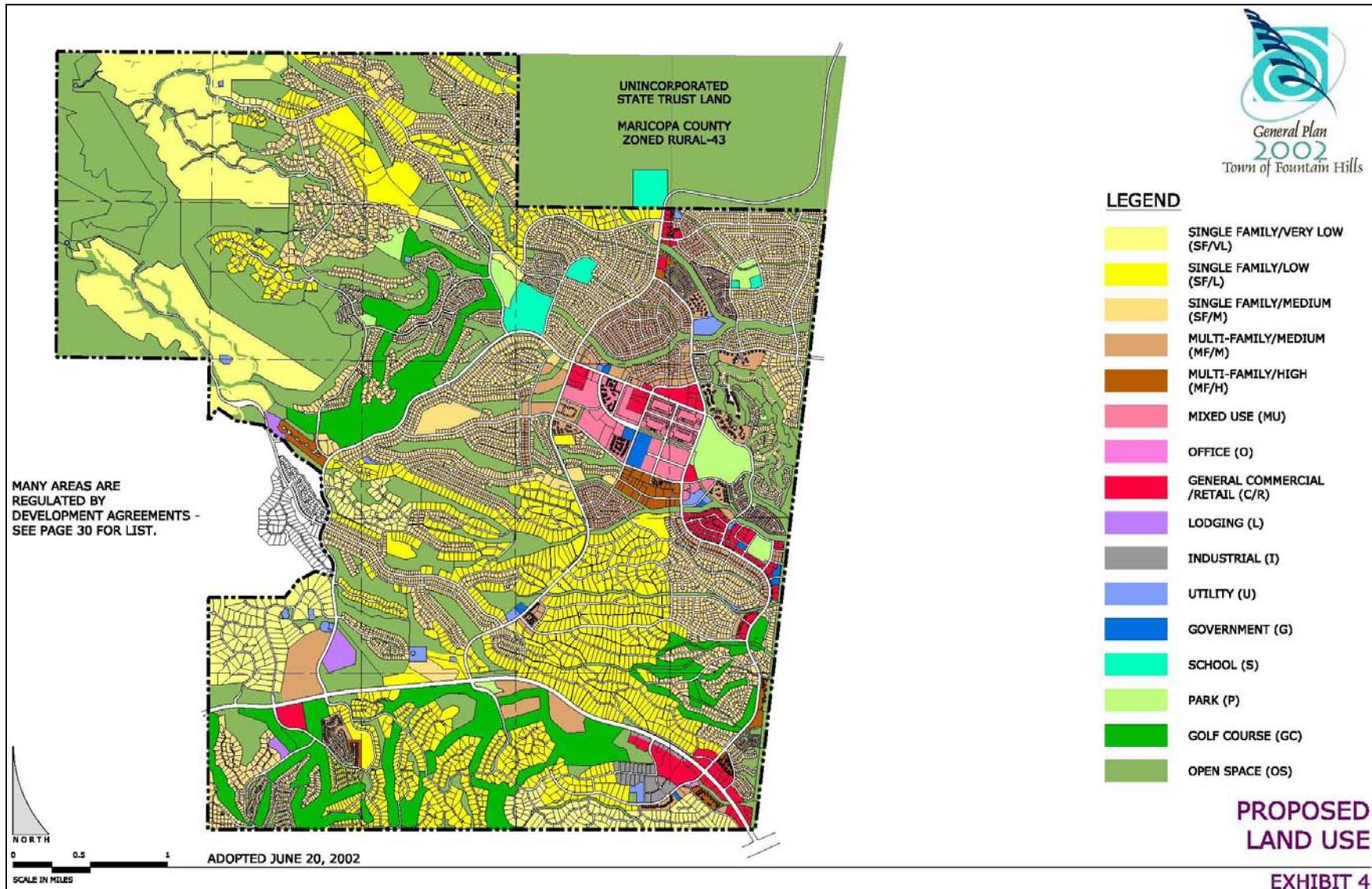


Figure 4-23: Town of Fountain Hills land use planning map

4.3.8 Fort McDowell Yavapai Nation

The Fort McDowell Yavapai Nation (FMYN) is located in the east portion of Maricopa County approximately 23 miles northeast of downtown Phoenix. The FMYN lies adjacent to the east side of the Town of Fountain Hills and the McDowell Mountain Park, and is linked to the north end of the Salt River Pima-Maricopa Indian Community, as shown in Figure 4-24.

With an average elevation of 1,350 feet, the area’s diverse landscape ranges from tree-lined bottomlands to cactus studded rolling hills. This desert landscape is contrasted by the riparian areas of the Verde River and Sycamore Creek. The 40-square mile area is now home to over 600 tribal members, while another 300 live off the reservation.

The FMYN was created by Executive Order on September 15, 1903. The Community is governed by a Tribal Council that is elected by tribal members pursuant to the Tribe's Constitution.

As illustrated in Table 4-9, in 1990 the population of FMYN was 640 residents. With the reservation largely immune to the growth influences found in many Maricopa County incorporated communities, the FMYN will experience only natural growth rates through the foreseeable future. The 2000 population was estimated to be 829 persons, while 2020 estimates put FMYN’s population at 1,037 residents.

Table 4-9: Summary of population and employment estimates for the Fort McDowell Yavapai Nation

| Population | 1990 | 2000 | 2005 | 2010 | 2020 |
|---|-----------|-----------|-----------|-----------|-----------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Fort McDowell Yavapai | 640 | 829 | 824 | 839 | 1,037 |
| As a % of County | 0.03% | 0.03% | 0.02% | 0.02% | 0.02% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Fort McDowell Yavapai | N/A | N/A | 227 | 1,323 | 1,647 |
| As a % of County | N/A | N/A | 0.01% | 0.06% | 0.06% |
| Jobs per Capita | N/A | N/A | 0.28 | 1.58 | 1.59 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

FMYN’s prime economic activity is its casino and related facilities. Built in 1984, the Fort McDowell Casino now occupies nearly 150,000 square feet with 950 employees. Other businesses include a large sand and gravel quarrying operation, a concrete plant, a hotel, golf courses, and various farming activities. Ft. McDowell’s labor force is predicted to be nearly double its population in 2010 and 2020. In 2002, Fort McDowell had a labor force of 303 people and is expected to rise to 1,647 by 2020.

Existing land use elements for FMYN are indicated on Figure 4-25¹⁴. Open space dominates most of the reservation land mass, with agricultural and very low density residential uses comprising the next two largest elements.

¹⁴ Maricopa Association of Governments, 2007 (DRAFT), *Municipal Planning Area Socioeconomic Profiles Maricopa County, Arizona*

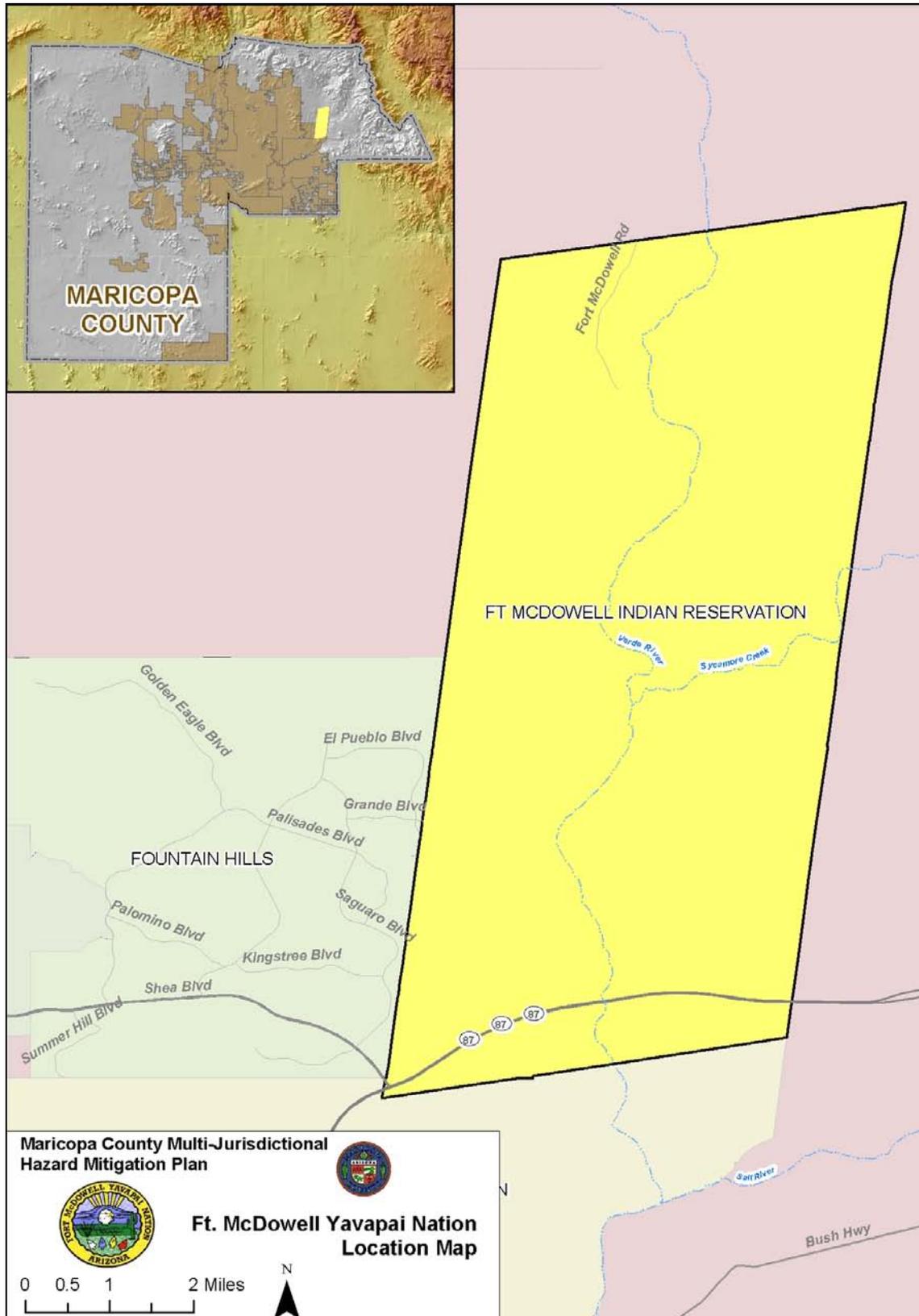


Figure 4-24: Fort McDowell Yavapai Nation location map

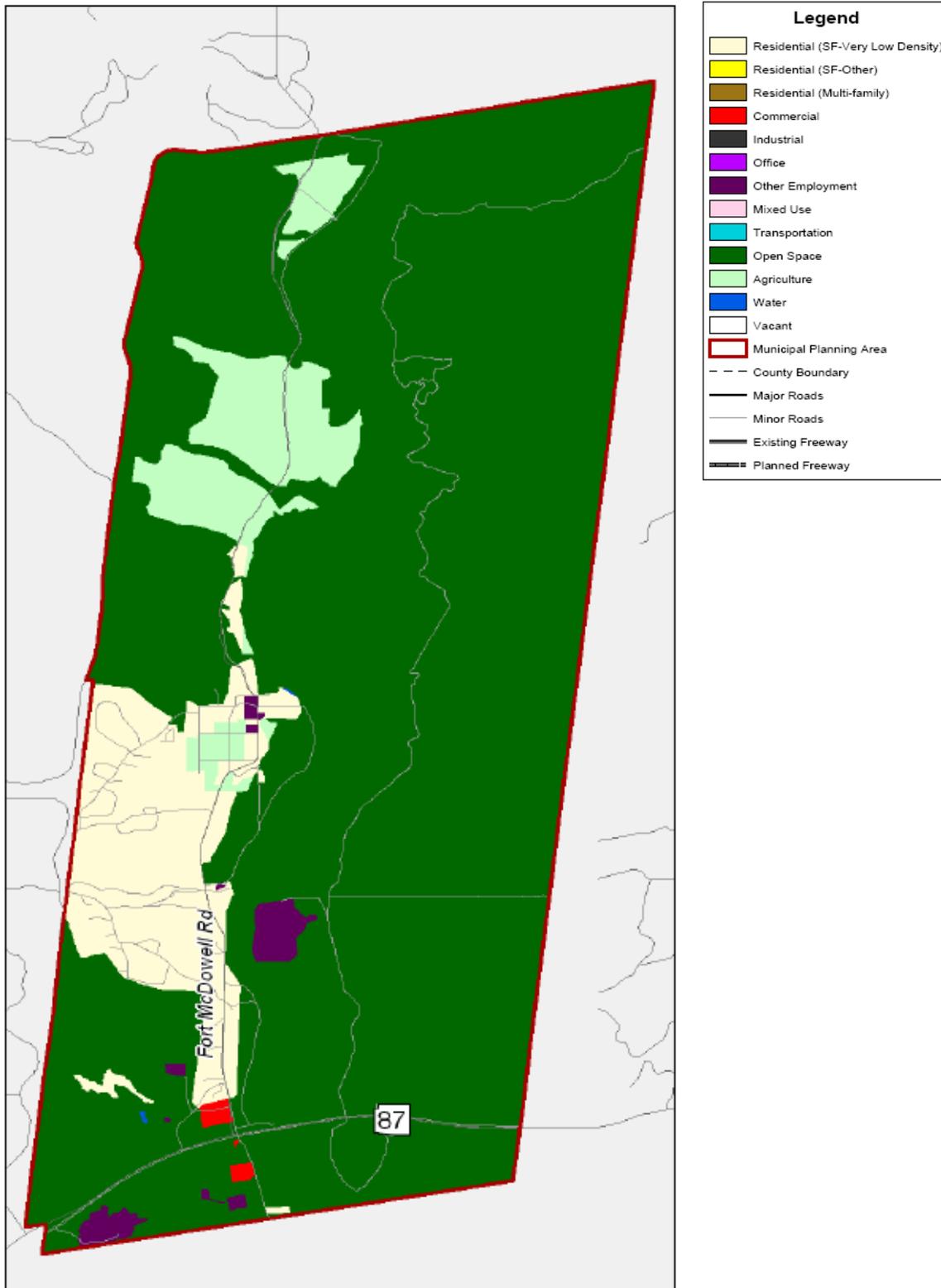


Figure 4-25: Fort McDowell Yavapai Nation land use map

4.3.9 Gila Bend

One of the few Maricopa County communities that is not adjacent to another municipality, the Town of Gila Bend is located at the intersection of State Highway 85 and Interstate 8 approximately 65 miles southwest of downtown Phoenix, as illustrated through Figure 4-26. Prominent land features that influence Gila Bend include the Woolsey Peak Wilderness approximately ten miles to the northwest, the North Maricopa Mountains Wilderness to the northeast, the South Maricopa Mountains Wilderness to the east, and the Barry M. Goldwater Gunnery Range to the immediate south of the community. The Tohono O’odham Nation’s San Lucy District sits adjacent to the Town’s northern border. Incorporated in 1962, the Town is appropriately named for a dramatic bend of the Gila River, which approaches the community from the north before heading west to join the Colorado River. Gila Bend sits at an elevation of 735 feet and includes approximately nine square miles, making the Town one of the geographically smallest communities in Maricopa County.

As illustrated in Table 4-10, the population of Gila Bend in 2000 was 1,944. While growth is anticipated to occur only moderately until 2010, Gila Bend’s proximity to the Greater Phoenix metropolitan area is expected to create a greater increase in residential development in the years that follow. By 2020 it is expected that Gila Bend will have a population of nearly 4,000 people. Expectedly, Gila Bend’s population will comprise a growing share of Maricopa County’s population. By 2020 it is anticipated that Gila Bend will contribute 0.08% of Maricopa County’s population, compared to only 0.06% in 2000.

Table 4-10: Summary of population and employment estimates for Gila Bend

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Gila Bend | 1,747 | 1,944 | 1,899 | 2,575 | 3,950 |
| As a % of County | 0.08% | 0.06% | 0.05% | 0.06% | 0.08% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Gila Bend | N/A | 1,200 | 977 | 1,691 | 2,760 |
| As a % of County | N/A | 0.08% | 0.05% | 0.08% | 0.10% |
| Jobs per Capita | N/A | 0.62 | 0.51 | 0.66 | 0.70 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |

In 2000, 1,200 jobs existed in the Town, while nearly 2,800 are projected to exist by 2020. With 90,000 acres under cultivation in the Gila Bend trade area, agriculture still forms the backbone of the Gila Bend economy. Cotton heads the list of crops grown, along with alfalfa and grain.

Gila Bend’s General Plan, adopted November 2006, indicates a dramatic mix of land uses as shown in Figure 4-27¹⁵. This diverse blend is highlighted by various industrial zoning districts, as well as several pockets of low density residential and larger agriculturally designated parcels. Higher density residential districts exist closer to the historical core of Gila Bend, as well as industrial land that is influenced by the Southern Pacific Railroad.

¹⁵ Town of Gila Bend, <http://www.gilabendaz.org/vertical/Sites/%7B460CCFC8-4ABF-4D56-9D05-343DF365E86C%7D/uploads/%7BADBAFC26-4C10-424E-B173-E59B29CAA9C6%7D.PDF>

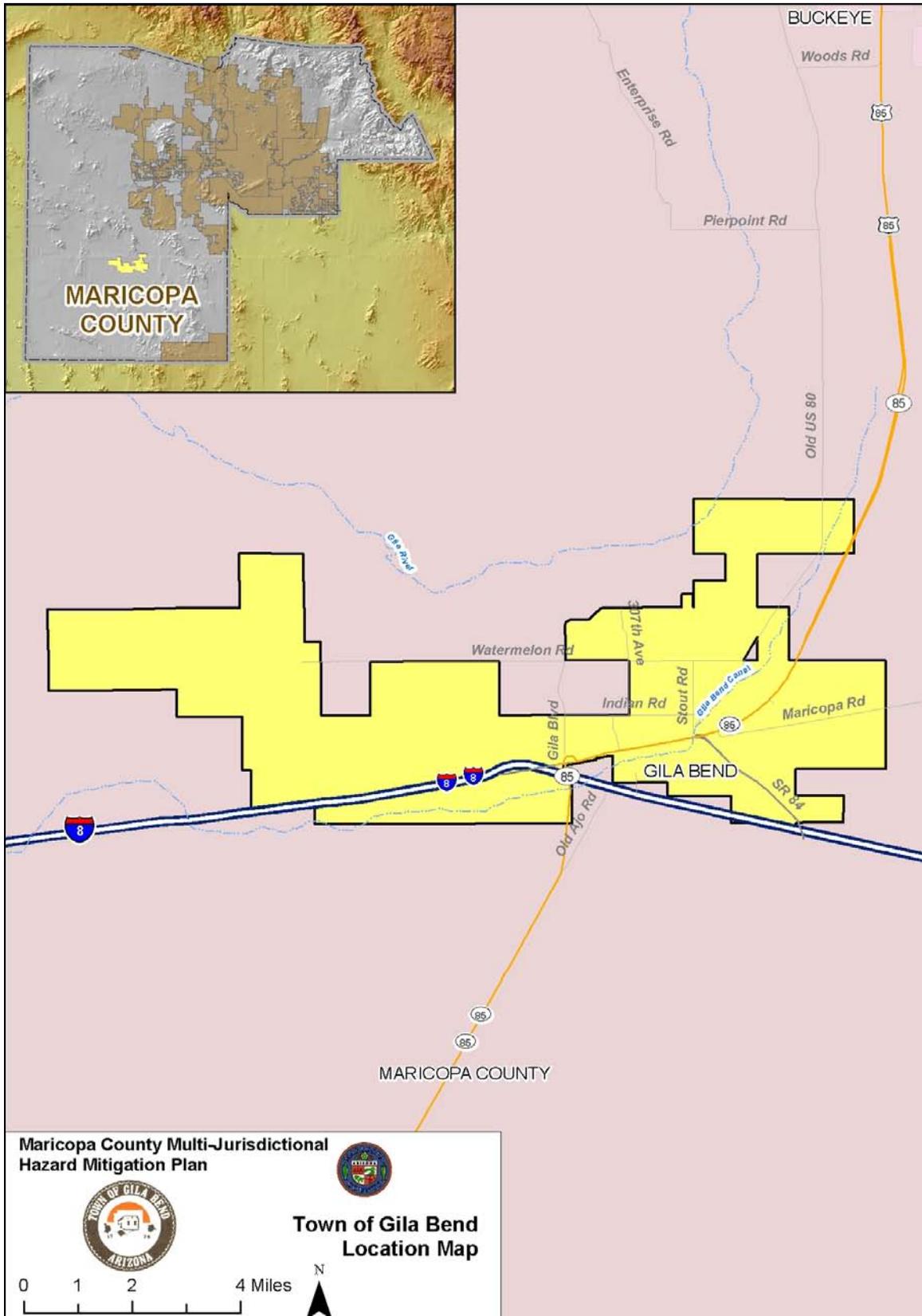


Figure 4-26: Gila Bend location map

4.3.10 Gilbert

The Town of Gilbert, located in the southeast valley, was incorporated in 1920. The original town site of just less than one square mile has grown rapidly today into a 74 square mile planning area in southeast Maricopa County. As shown in Figure 4-28, the Town shares boundaries with the City of Mesa, City of Chandler, Town of Queen Creek, the Gila River Indian Community, and Pinal County. A region that is defined more by roadways than natural features, the Town's northern boundary is Baseline Road; the eastern boundary is generally along Power Road; the southern boundary is Hunt Highway; and the western boundary is along several roads as it jogs between Arizona Avenue and Val Vista Road. Numerous pockets of unincorporated land dot the planning area, some of which are entirely surrounded by the Town.

Like many communities in Maricopa County, Gilbert's origins lie in agriculture. In 1902, the Arizona Eastern Railway established a rail line between the towns of Phoenix and Florence. A rail siding was established on property owned by William "Bobby" Gilbert. The siding, and the town that sprung up around it, eventually became known as Gilbert.

Gilbert became an active farming community, fueled by the construction of the Roosevelt Dam and the Eastern and Consolidated Canals. It remained an agricultural town for many years, and was known as the "Hay Capital of the World" until the late 1920s.

Gilbert began to take its current shape during the 1970s when the Town Council approved a strip annexation that encompassed 53 square miles of county land. Today Gilbert's residents are governed under a Council-Manager form of government, which includes a seven member Town Council consisting of a Mayor and six Council members elected at-large for a term of four years. The Council appoints the Town Manager and other officers necessary to produce an orderly administration of the Town's affairs.

As of April 2008 the population of Gilbert is estimated at nearly 215,000 persons. As illustrated through Table 4-11, in 2000 the population of Gilbert was 109,936. With residential development continuing to expand in Gilbert, the population is forecast to almost 286,000 by 2020. Despite continued growth Gilbert's ratio of overall County population is anticipated to diminish after the Town's growth area is built out sometime after 2020. Gilbert's labor force is also forecast to remain steady through build out. In 2000, 2.24% of Maricopa County's labor force was employed in Gilbert, with 4.36% forecast to reflect Gilbert's labor pool in the year 2020. Commercial and industrial development has increased significantly; in three years, Gilbert has added over 2 million square feet of industrial and commercial space. In 2008, the town had a civilian labor force of 113,468 people and a 2.7% unemployment rate.

Table 4-11: Summary of population and employment estimates for Gilbert

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-----------|-----------|-----------|-----------|-----------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Gilbert | 29,188 | 109,936 | 214,820 | 218,009 | 285,819 |
| As a % of County | 1.38% | 3.58% | 5.39% | 5.27% | 5.53% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Gilbert | 5,680 | 35,000 | 113,486 | 81,852 | 117,984 |
| As a % of County | 0.60% | 2.24% | 6.25% | 3.88% | 4.36% |
| Jobs per Capita | 0.19 | 0.32 | 0.53 | 0.38 | 0.41 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

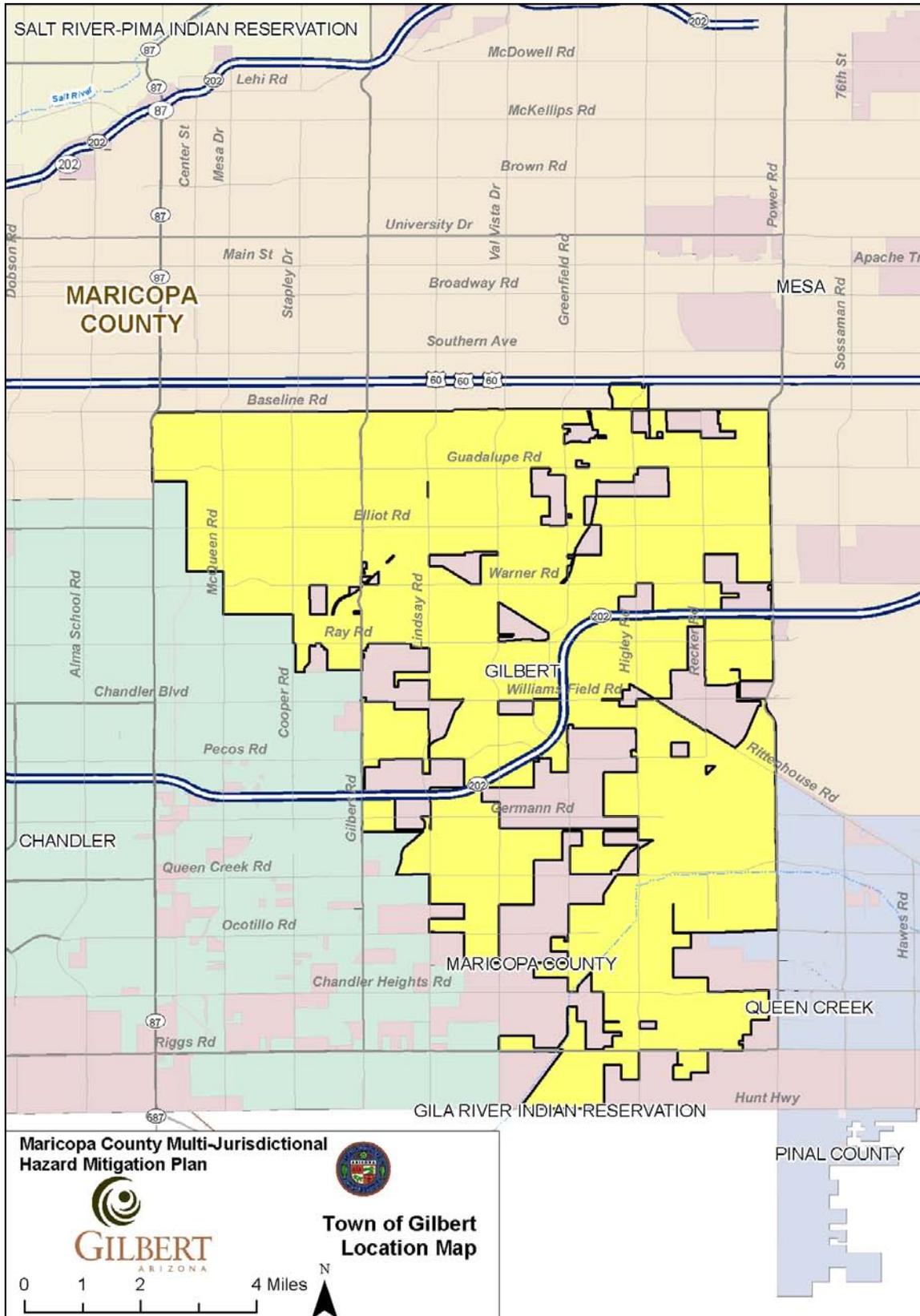


Figure 4-28: Gilbert location map

Gilbert's General Plan, ratified in 2001 and amended in April 2006, reflects a community that is continuing the trend of single-family home construction that has propelled Gilbert to the upper ranks of fast-growing cities in the Country. Between 1990 and 2000 Gilbert became the fastest growing community over 100,000 residents in the United States. Estimates as of 2008 place Gilbert's population at 214,820 people. The pressures felt from this growth have caused Gilbert to expand all services to the new population. Gilbert's growth has generally moved from northwest to southeast, mirroring the availability of sanitary sewer service. The Town's adopted Land use Plan, shown in Figure 4-29¹⁶, indicates a patchwork of varying densities of single-family homes interspersed with commercial nodes along the arterial streets. The Santan Freeway, which bisects the community, also provides opportunities for commercial, retail, and office development. Two very large master-planned communities located in the southeast part of Town and vacant land in all parts of the planning area will also develop in the next ten years. The Town's General Plan also includes a Public Facilities and Services element, which has been prepared to provide the forecasted needs of Gilbert for public services and infrastructure.

4.3.11 Glendale

Located on the Western portion of the greater metropolitan area, Glendale is located approximately 13 miles from downtown Phoenix. Bordered on the east, north, and south by the City of Phoenix, and on the west by the City of Peoria, Glendale is one of the most rapidly growing and diverse cities in Maricopa County. Between 1990 and 2000, Glendale was the 19th fastest-growing large city in the Country, and stands today as the fourth most populous community in Arizona. Strategically located in the northwest region of the metropolitan area, Glendale has aggressively pursued economic development forces to the City including the Arizona Cardinals and Phoenix Coyotes professional sports franchises. Established in 1892 and incorporated in 1910, the City's planning area now stretches west into unincorporated Maricopa County to an area immediately south of the communities El Mirage and Surprise. As shown in Figure 4-30, major access to Glendale is provided via the Loop 101 Freeway, which enters the City from the north and meets Interstate 10 on the south. Interstate 17 and State Highway 93 (Grand Avenue), provide alternate routes to other communities in the metropolitan area.

Today Glendale's residents are governed under a Council-Manager form of government, which includes a seven member City Council consisting of a Mayor and six Council members from various districts within the community who serve four-year terms. The City Council appoints the City Manager and other officers necessary to produce an orderly administration of the City's affairs.

As illustrated in Table 4-12, in 2000 the population of Glendale was 218,596. With residential growth forecast to continue climbing through the foreseeable future, Glendale's population is expected to grow to over 300,000 by 2020. Despite this growth Glendale will comprise an increasingly diminished ratio of Maricopa County's overall resident population. This increasing local population, but decreasing role within the County, is a reflection of the strong growth throughout the region.

¹⁶ Town of Gilbert, <http://www.ci.gilbert.az.us/generalplan/land-use.cfm>

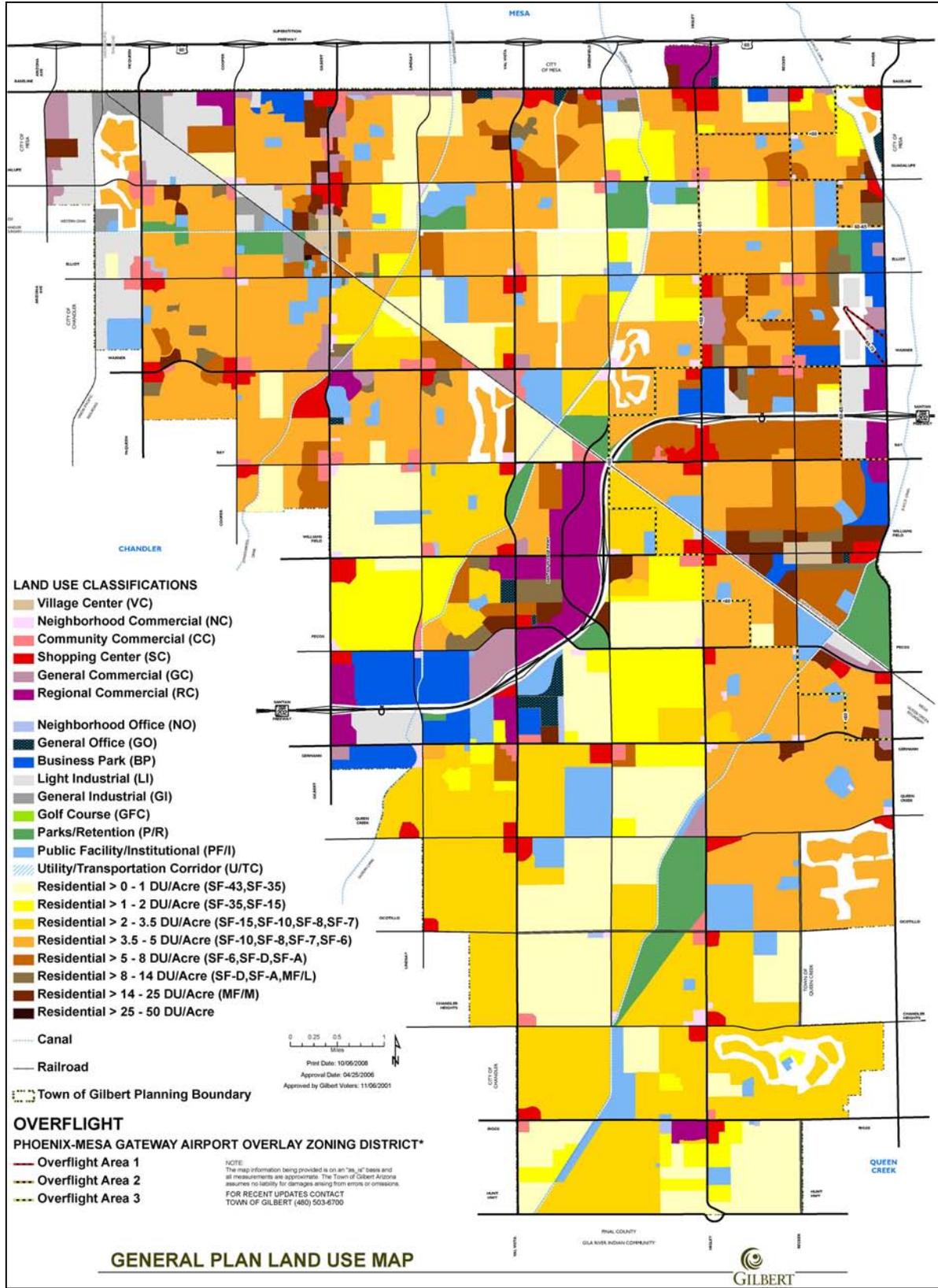


Figure 4-29: Town of Gilbert land use planning map

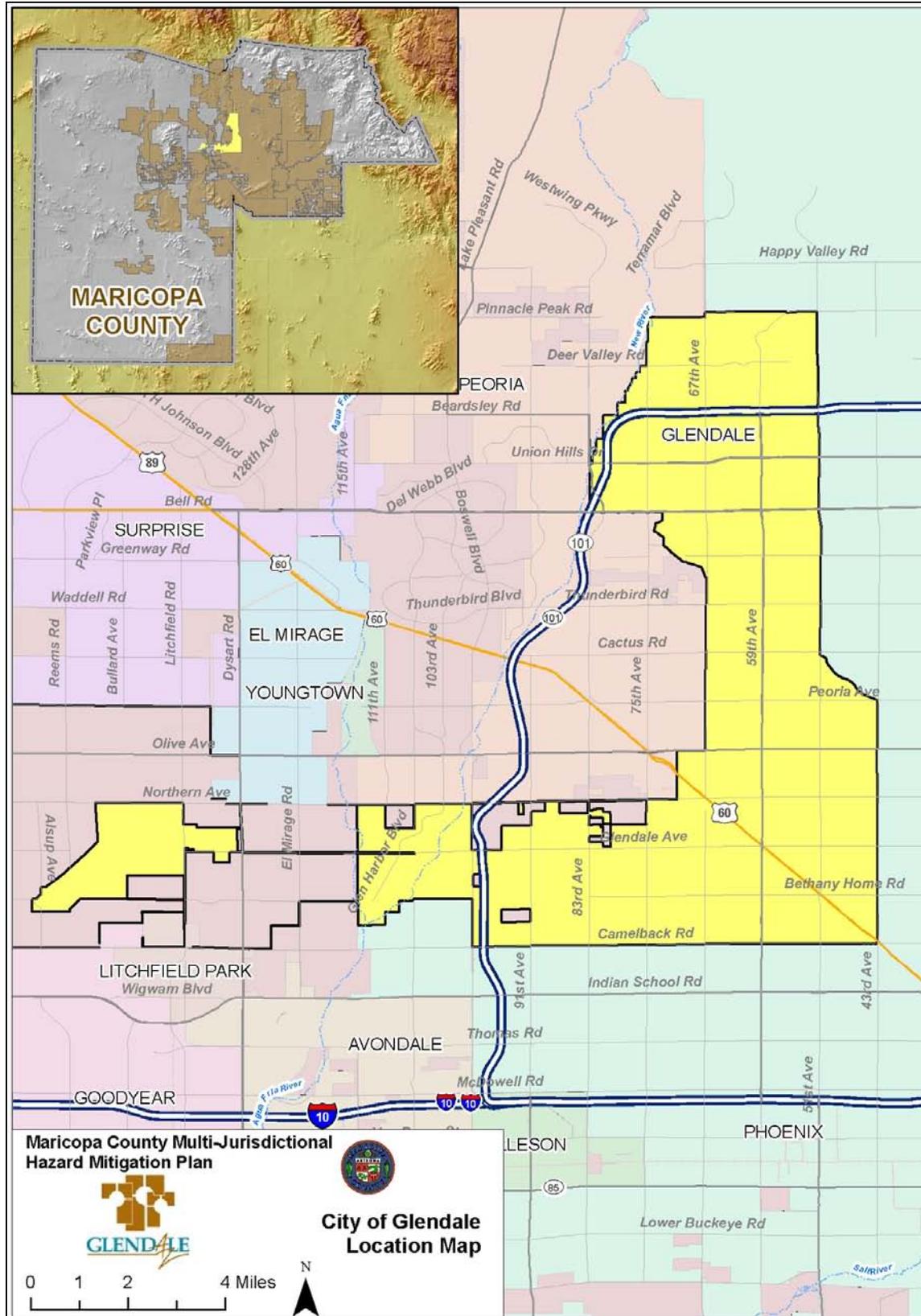


Figure 4-30: Glendale location map

Table 4-12: Summary of population and employment estimates for Glendale

| Population | 1990 | 2000 | 2008 | 2010 | 2020 |
|--|-------------|-------------|-------------|-------------|-------------|
| Maricopa County | 2,122,101 | 3,072,149 | 3,987,942 | 4,134,400 | 5,164,100 |
| Glendale | 148,134 | 218,596 | 248,435 | 279,807 | 308,100 |
| As a % of County | 6.98% | 7.12% | 6.23% | 6.77% | 5.97% |
| Employment | | | | | |
| Maricopa County | 948,227 | 1,564,900 | 1,814,700 | 2,112,000 | 2,705,000 |
| Glendale | 37,956 | 84,500 | 138,266 | 117,110 | 156,508 |
| As a % of County | 4.00% | 5.40% | 7.62% | 5.54% | 5.79% |
| Jobs per Capita | 0.26 | 0.39 | 0.56 | 0.42 | 0.51 |
| Note: Interim projections for 2010 and 2020 | | | | | |
| Source: Maricopa Association of Governments (2009), U.S. Census Bureau, Arizona Department of Commerce (2009) | | | | | |
| Highlighted cells indicate anomalously low forecast estimates. Causes may include annexation of additional land into town limits, higher growth rates than projected, etc. | | | | | |

Home to Luke Air Force Base, the Thunderbird School of International Management, and a growing sports and entertainment district near the Loop 101 Freeway, Glendale is becoming the commercial, industrial and educational hub of the west valley. The basis of Glendale's economic progress throughout its 100-year history as a community has been focused on the availability of both water and transportation. Specifically, the Arizona Canal and Roosevelt Dam assured a stable water supply and protection from the effects of droughts and floods. As a result of these investments in the early part of the 1900's, Glendale became an agricultural community that specialized in lettuce, melons, sugar beets, and cotton production. Today Luke Air Force Base, the largest fighter pilot training base in the world, is Glendale's largest employer with over 6,000 military and civilian employees. Luke's annual economic impact to Glendale and Arizona is estimated at over \$2 billion. Other major employers in Glendale include the Arrowhead Towne Center, Thunderbird Samaritan Medical Center, and Honeywell.

Ratified in May of 2002, Glendale's General Plan reflects a community that is responding to the many diverse and dynamic land use opportunities in the region. As shown in Figure 4-31¹⁷, land in Glendale is available for future use in all sectors of the City. Effectively characterized as a community with very distinct growth regions, Glendale is positioning itself to take advantage of its proximity to the various freeways that affect the area, as well as the two most prominent economic development features in the West Valley—Luke Air Force Base and a developing sports-based entertainment core that is home to the NHL Coyotes, NFL Cardinals, and Super Bowl 2008. Complimenting the fairly standard pattern of single family residential uses, commercial, business, and entertainment development types are planned for strategic locations near transportation facilities, and various industrial and open space uses are called for in the large impact zone created by Luke. Low-density residential uses are also forecast to develop in the City's westernmost region. The City's General Plan also includes a Public Facilities Element, which provides the foundation to ensure the provision of adequate personnel, operations and maintenance of the services and facilities required by Goodyear's residents and businesses.

¹⁷ City of Glendale, <http://www.glendaleaz.com/planning/documents/GlendaleLandUseMap.pdf>

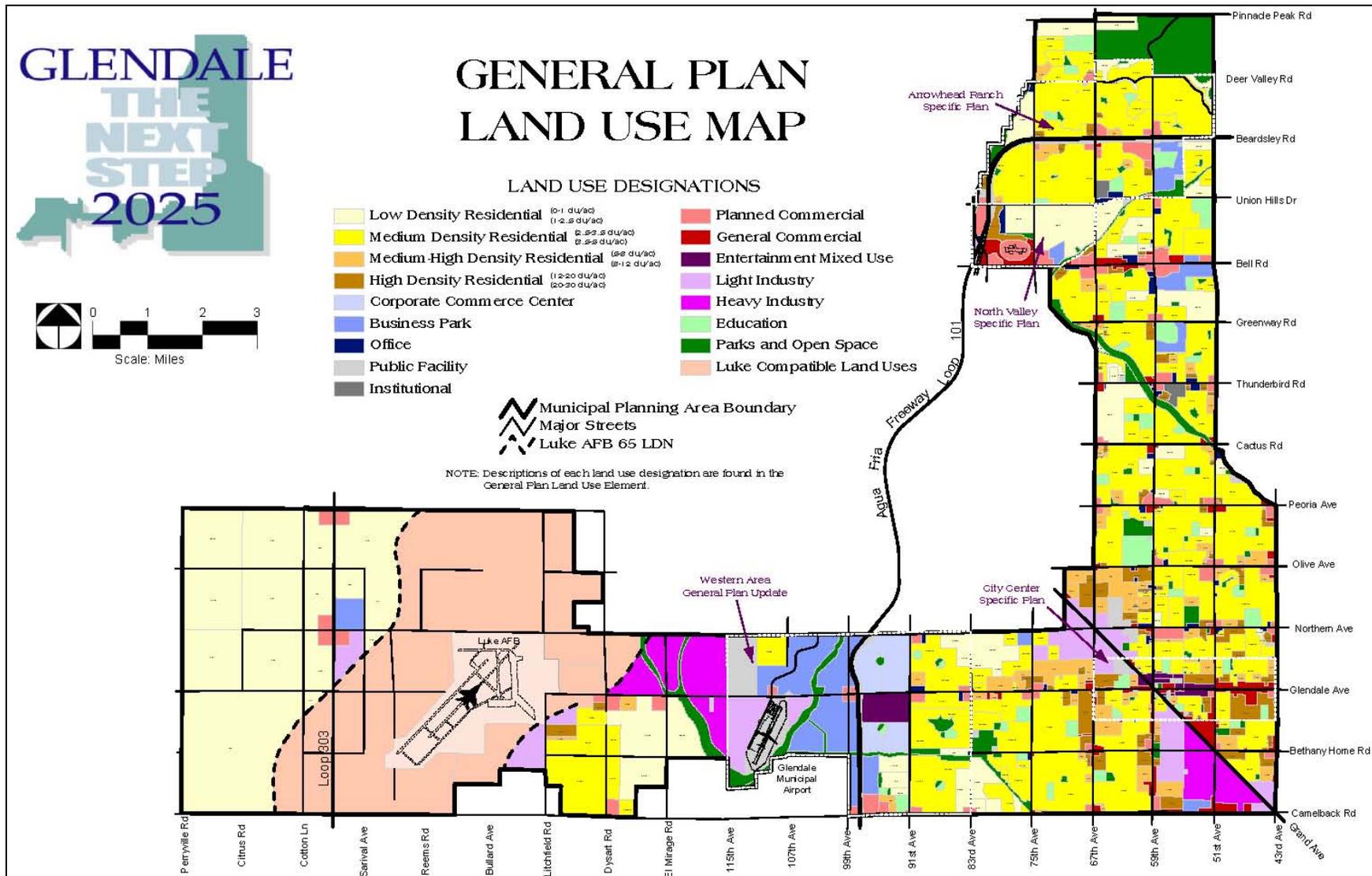


Figure 4-31: City of Glendale land use planning map