

Safford General Plan Design Charrette Results

City of
SAFFORD



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Expect More. Experience Better.

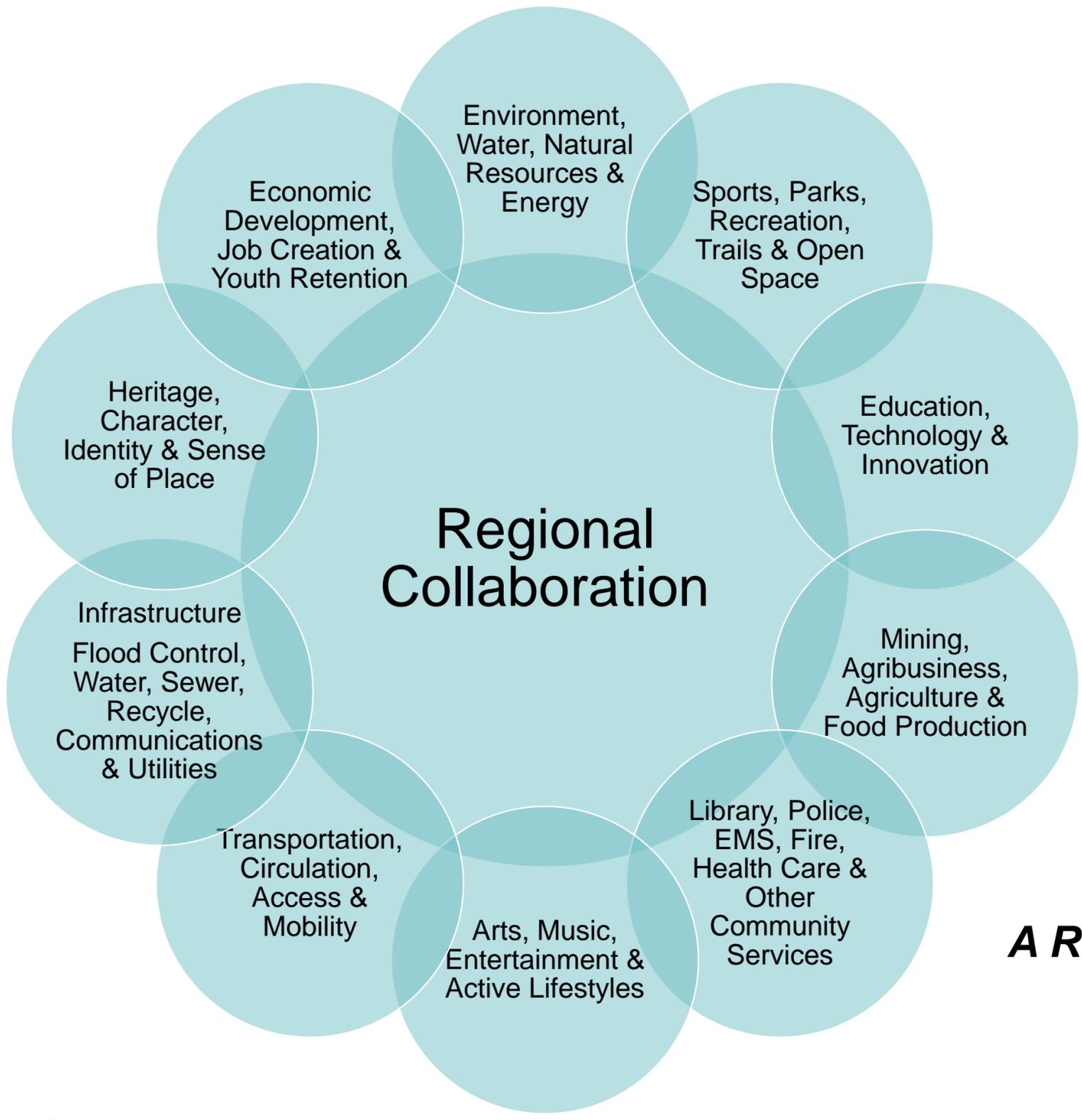
City of SAFFORD

Safford: A destination in the Gila River Valley



and the Main Gateway to Southeastern Arizona...

City of SAFFORD



A Regional and Integrated Approach!

Our Gila River Valley Regional Team...



City of
Safford



Graham
County



Town of
Thatcher



South
Eastern
Arizona
Association
of
Governments





Opportunities for Collaboration in:

- Land Use, Growth Areas, and Circulation
- Infrastructure, Energy, and Transportation
- Active Lifestyles (Parks and Recreation)
- Public Services and Facilities
- Economic Development
- Environment and Resources
- Housing, Community Design, and Beautification



Safford General Plan Public Input Process



Graham Fair, October 9, 2015



Community Input - Graham Fair (written comments)

- More Indoor interactive play areas (children's museum)
- Entertainment opportunities for all ages
- Safe activities for youth and families
- Community gardens, desert foraging, and other sustainable practices
- Need more restaurants
- Library funding (last ½ its funding in the last 10 years, but double the usage)
- Community center
- Encourage and support small businesses
- Recycle
- Public recreation for kids
- Skate Park



Community Input - Graham Fair (Surveys)

- Local business support
- A positive identity, character and sense of place that reflects the City's unique heritage and small town feel
- Sports fields and active lifestyles
- Interconnected system of open spaces, parks, and shared paths
- Access to health care services delivery
- A safe and efficient transportation network
- Safe, decent, affordable housing for all income ranges
- Vibrant Main Street and Downtown
- Long-term viability and economic vitality
- High quality development, infill, revitalization, and redevelopment
- Opportunities for eco-tourism and geo-tourism

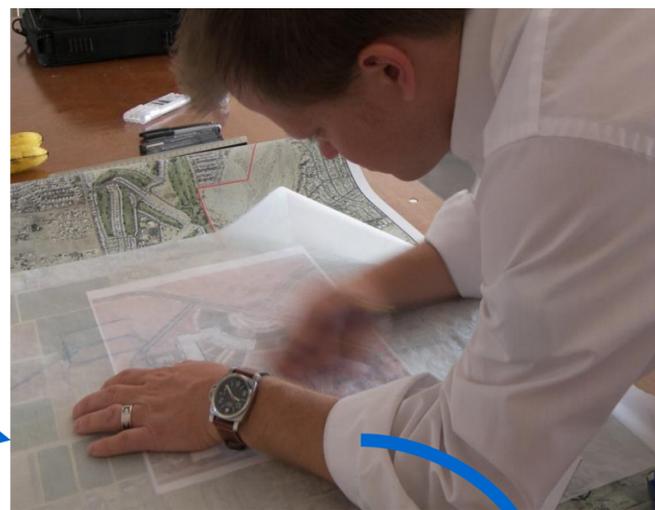
Safford General Plan Comments Results (Graham Fair)

Category	Totals	Percent
Recreation, Parks and Trails	34	24.8
More restaurants	29	21.2
Retail (Mall, Outlet Mall and Retail Stores)	27	19.7
Public Services	11	8.0
Amenities (Access to horses and Zoo)	8	5.8
Character, Identity and Sense of Place	7	5.1
Transportation	6	4.4
Infrastructure	5	3.6
Sustainability	4	2.9
Economic Development (Job Attraction)	3	2.2
Environment	2	1.5
Revitalization	1	0.7
Totals	137	100.0

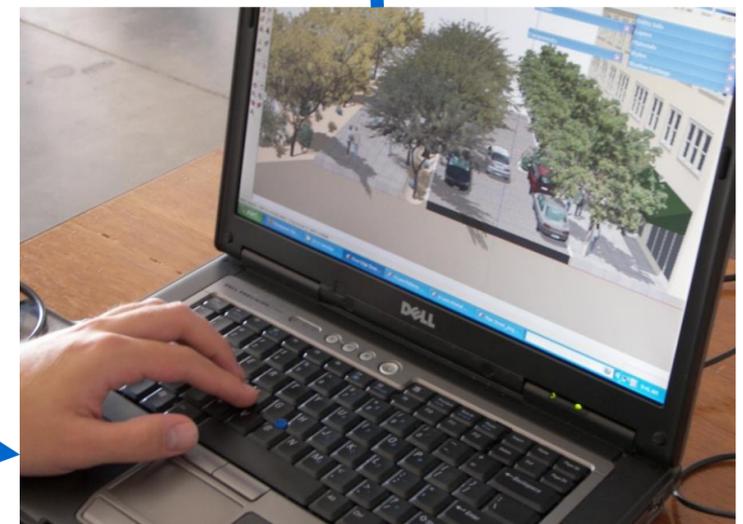
The Safford Design Charrette process...



Listen



Translate



Transfer

General Plan Design Charrette

October 19 - 23 Focus Groups



We Listened!

Community Visioning Process Results

October 19 - 23 - Focus Groups

Category	Comments	Percent
Economic Development and Airport	380	27
Recreation, Parks, and Trails	178	13
Transportation/Access/Mobility	150	11
Public Services/Library	121	9
Education	101	7
Infrastructure/Utilities/Communications	89	6
Land Use/Annexation/Growth Areas	74	5
Heritage/Identity/Beautification	74	5
Intergovernmental Coordination	61	4
Housing/Safe Neighborhoods	56	4
Environment/Water Resources/Sustainability	53	4
Health/Quality of Life	33	2
Arts/Entertainment	21	1
Retail/Restaurants	19	1
Totals	1410	100

Community Visioning Process Results

October 23 – High School Leaders Envision Safford

Category	Comments	Percent
Recreation, Parks and Trails	38	18
Revitalization/Redevelopment/Enhancements	34	16
Activities for Youth and Family-oriented Events	23	11
Community Services (Library/Community Center/ Soup Kitchen/Homeless Shelter)	22	10
Transportation (Sidewalks/Road Maintenance)	21	10
Education/Remodeling High School	15	7
Retail/Restaurants	16	8
Economic Development/Airport	14	7
Heritage, Identity/Character/Public Art	12	6
Intergovernmental Coordination (School/City Relations)	7	3
Housing/Safe Neighborhoods	4	2
Environment/Water Conservation	3	1
Sustainability	3	1
Total	212	100

Community Survey

Cumulative Results Graham Fair and Safford Design Charrette Week
(Identify the Top 5 Priorities)

Answer Options	Response Percent	Response Counts
Safford's Unique Identity, Character, and Sense of Place	50.5%	56
Sustainable (healthy people, economy, infrastructure, environment)	48.6%	54
Major and high wage employers retention, expansion and attraction	43.2%	48
Safe, decent, affordable housing for all income ranges	41.4%	46
Interconnected system of parks and open spaces	41.4%	46
Long-term viability and economic vitality	39.6%	44
Recreation, parks, sports fields and active lifestyles	37.8%	42
Access to health care and behavioral services	35.1%	39
A safe and efficient transportation network	32.4%	36
Revitalization (Vibrant Main Street and Downtown)	32.4%	36
Local Small Business Support	32.4%	36
Active/live streetscapes (complete streets)	24.3%	27
Improved mobility (pedestrian, bicycle and transit)	17.1%	19
High quality development	17.1%	19
Opportunities for eco-tourism and geo-tourism	8.1%	9

Community Survey

Cumulative Results Graham Fair and Safford Design Charrette Week (Questions 1, 2 and 3)

- Of the total 113 respondents answering to Question 1, a total of 60 or 53.1 percent lives in Safford and a total of 53 or 46.9 percent lives outside of the City corporate boundary
- Of the total 111 respondents answering Question 2, a total of 66 or 59.5 percent works in Safford and a total of 45 or 40.5 percent works outside of the City corporate boundary
- Of the total 109 respondents answering Question 3, a total of 12 or 97 percent owns a business in Safford and a total of 97 or 89.0 percent does not own a business inside the City corporate boundary



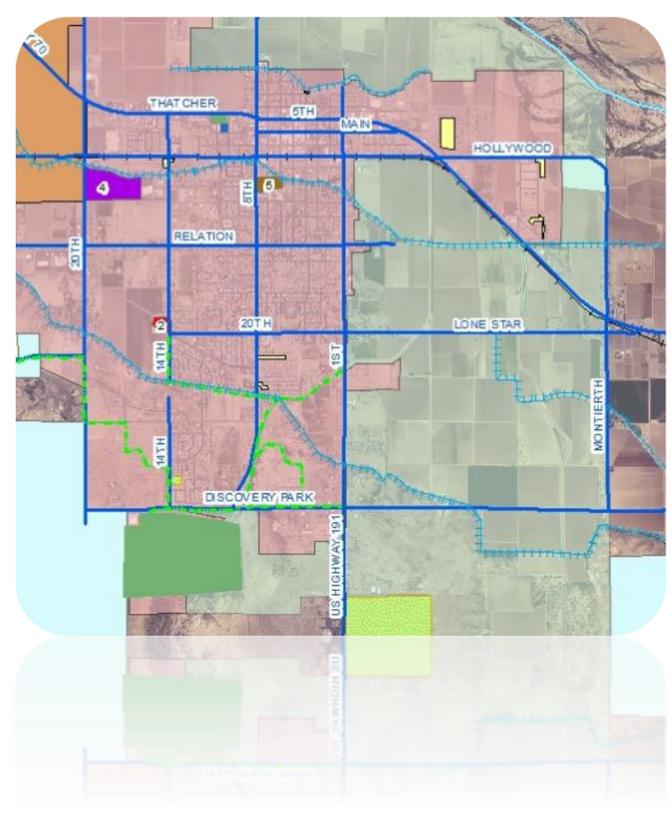
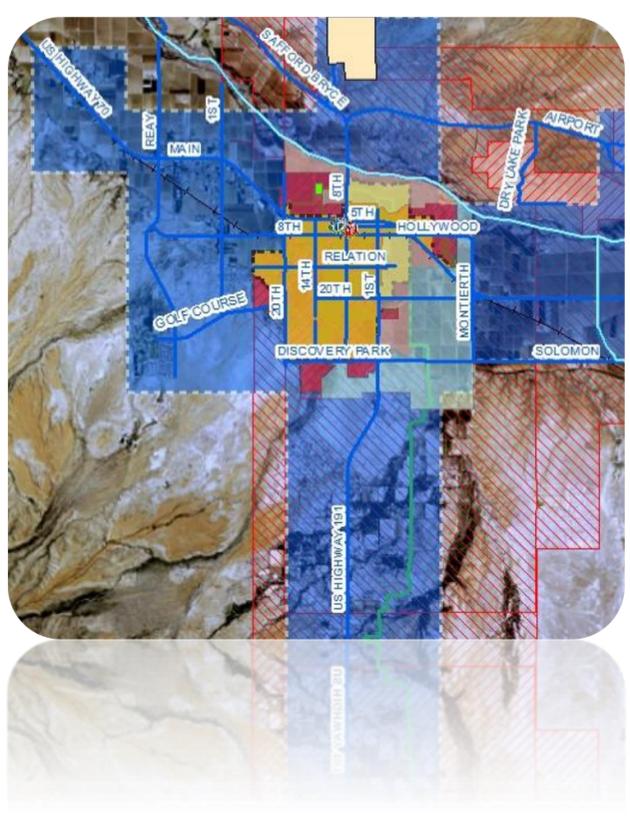
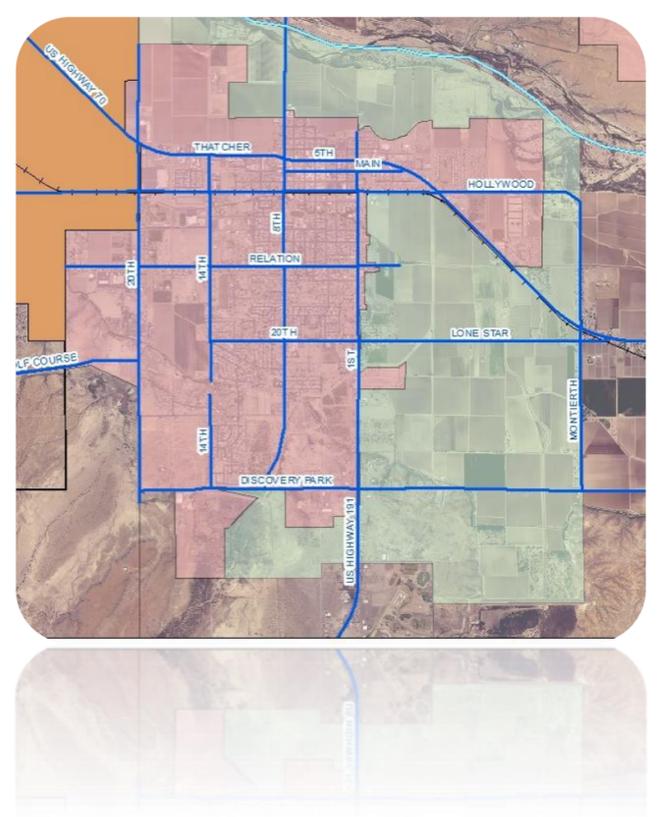
City of SAFFORD

Safford Inventory and Analysis

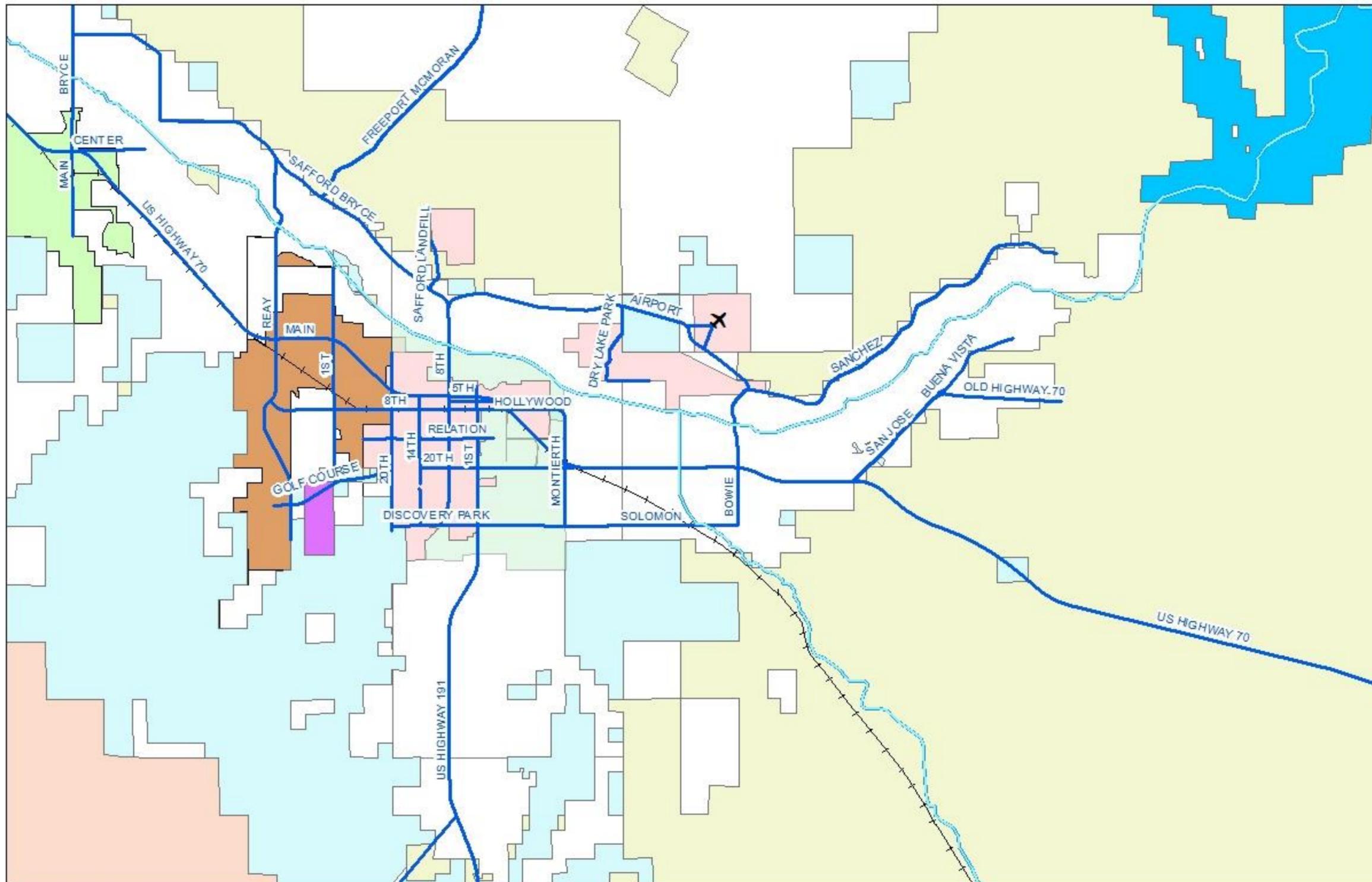


Existing Conditions Map Series

Prior to the Safford General Plan Design Charrette, the City and the Consultant conducted extensive analysis of citywide opportunities and challenges. Such analysis includes the Safford Existing Conditions Map Series. Once completed, the Safford General Plan Background and Current Conditions Technical Report will summarize the findings. The following section includes some of the maps in the Existing Conditions Map Series.

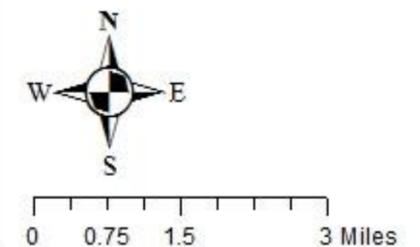


City of SAFFORD

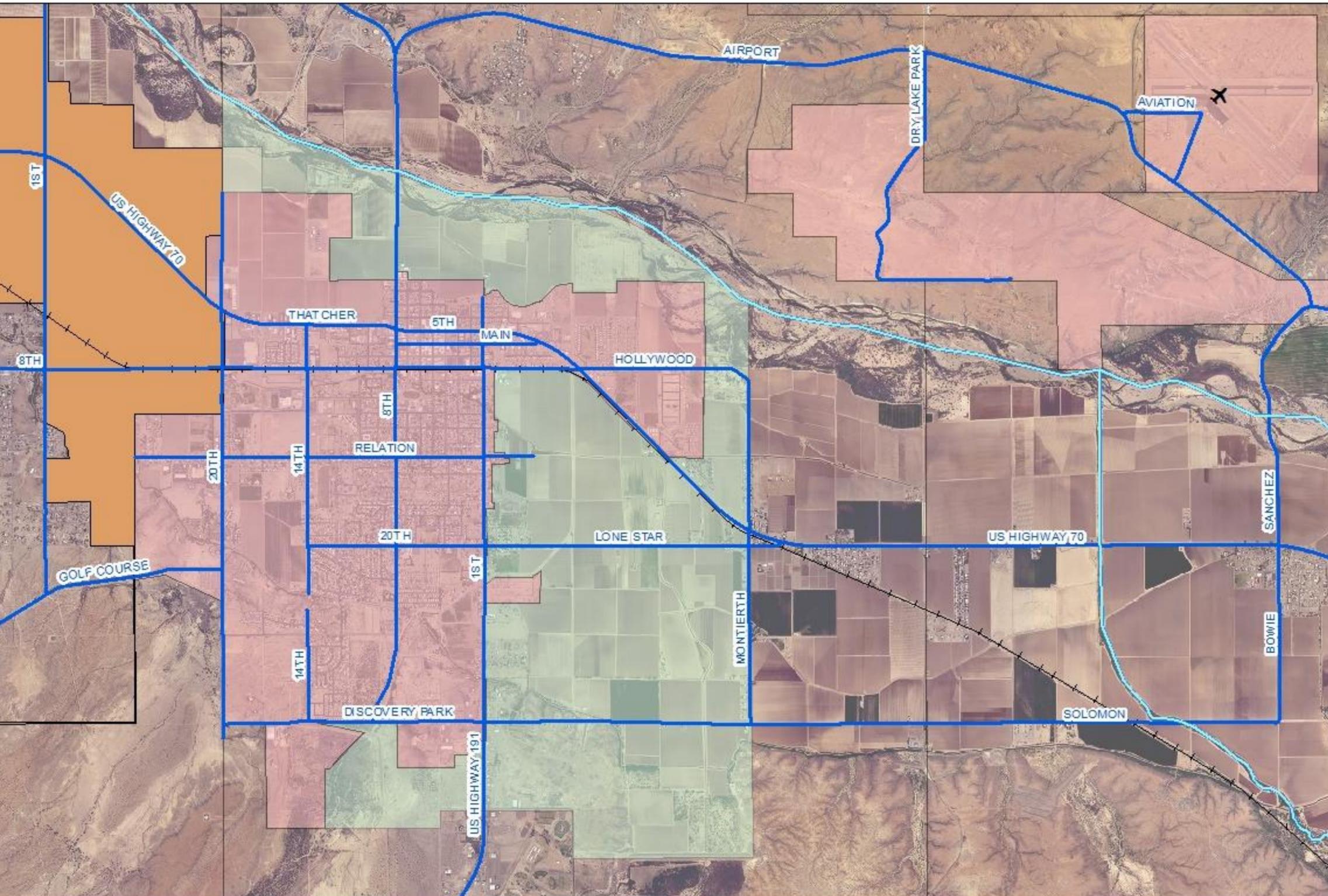


- Legend**
- ✕ Safford Regional Airport
 - Rivers
 - Major Streets and Highways
 - Eastern Arizona Railroad
 - Study Area
 - State Trust Land
 - BLM
 - Coronado National Forest
 - Tribal Lands
 - Gila Box Riparian
 - Military
 - Pima Town Limits
 - Thatcher Town Limits
 - Safford City Limits

Regional Context



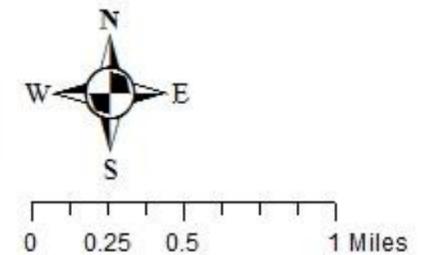
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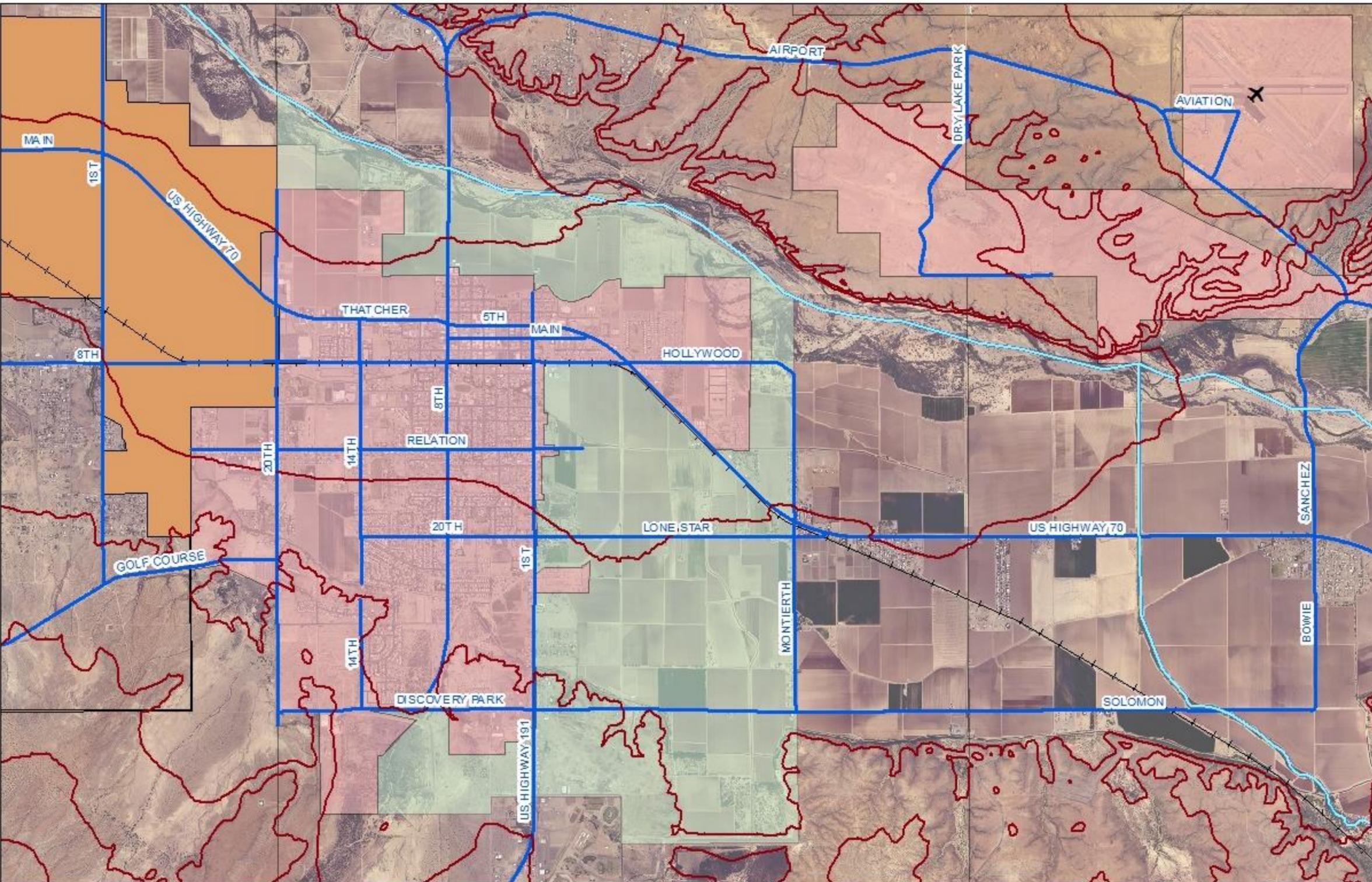
Legend

- Safford Regional Airport
- Rivers
- Major Streets and Highways
- Eastern Arizona Railroad
- Study Area
- Thatcher Town Limits
- Safford City Limits

General Plan Study Area



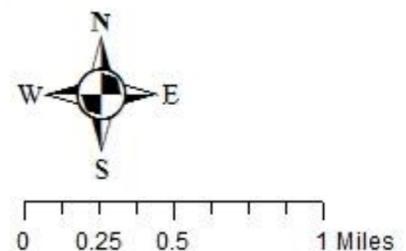
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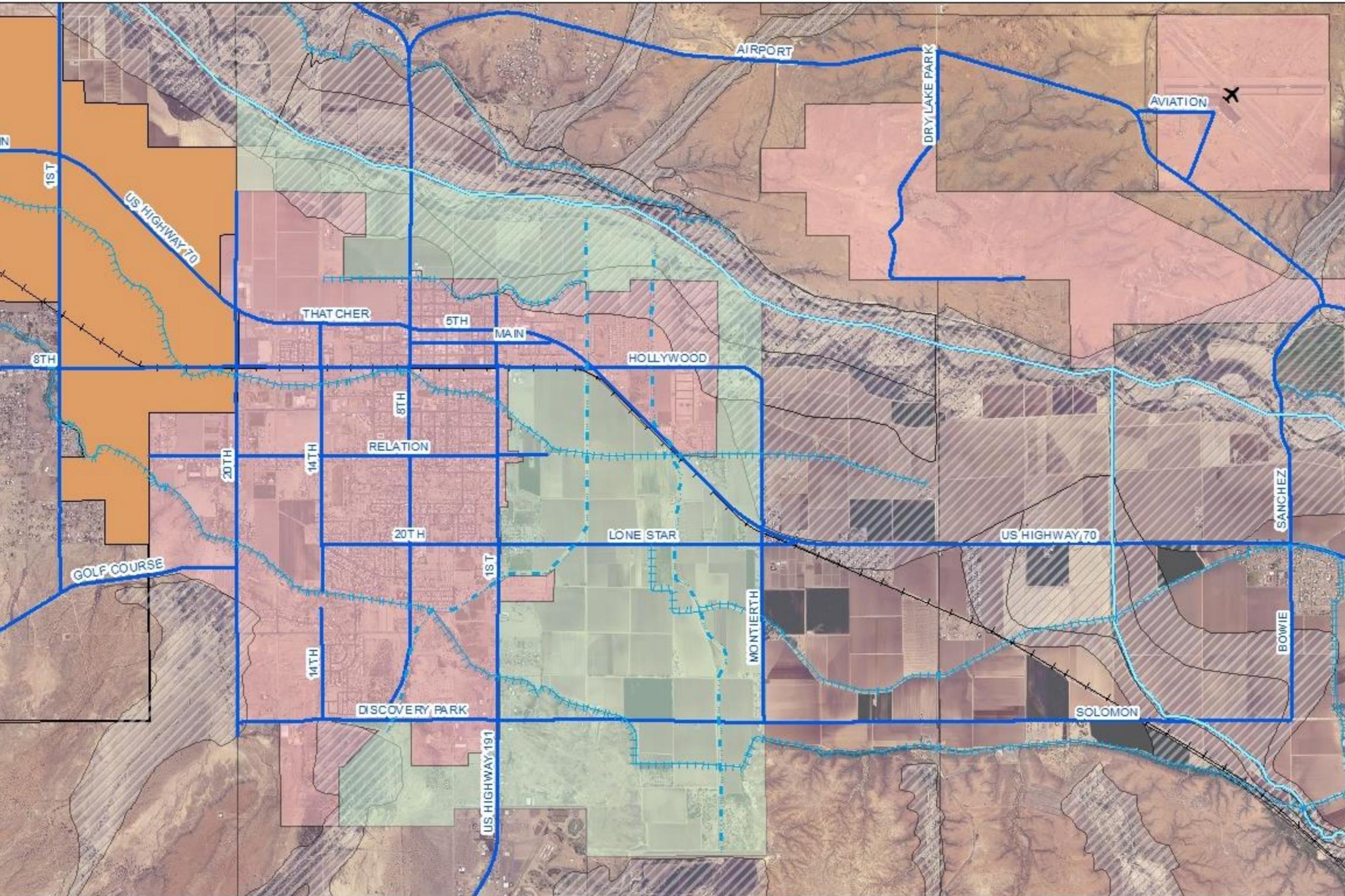
Legend

- Safford Regional Airport
- 50' Contour
- Rivers
- Major Streets and Highways
- Eastern Arizona Railroad
- Study Area
- Thatcher Town Limits
- Safford City Limits

Topography

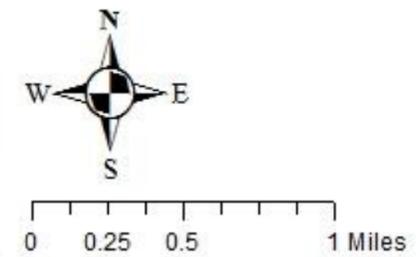


City of SAFFORD



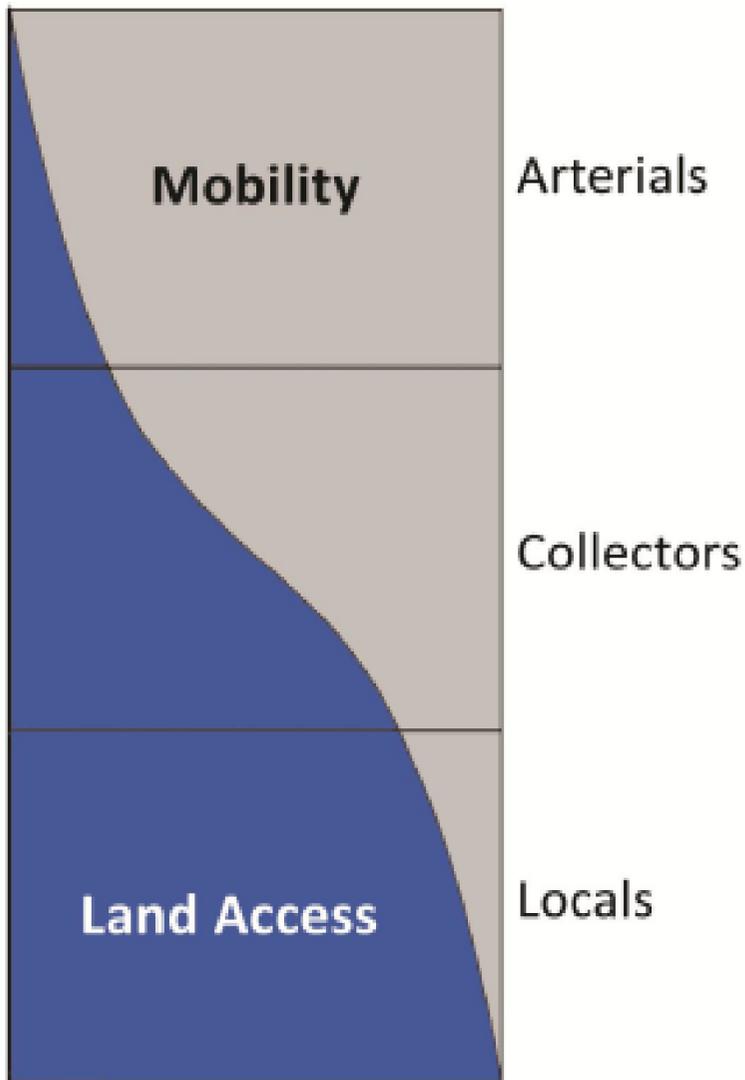
- Legend**
- ✕ Safford Regional Airport
 - - - Drainage
 - Rivers
 - Major Streets and Highways
 - + + Eastern Arizona Railroad
 - Study Area
 - FEMA 100 Year Flood
 - Thatcher Town Limits
 - Safford City Limits

FEMA 100 Year Floodplain

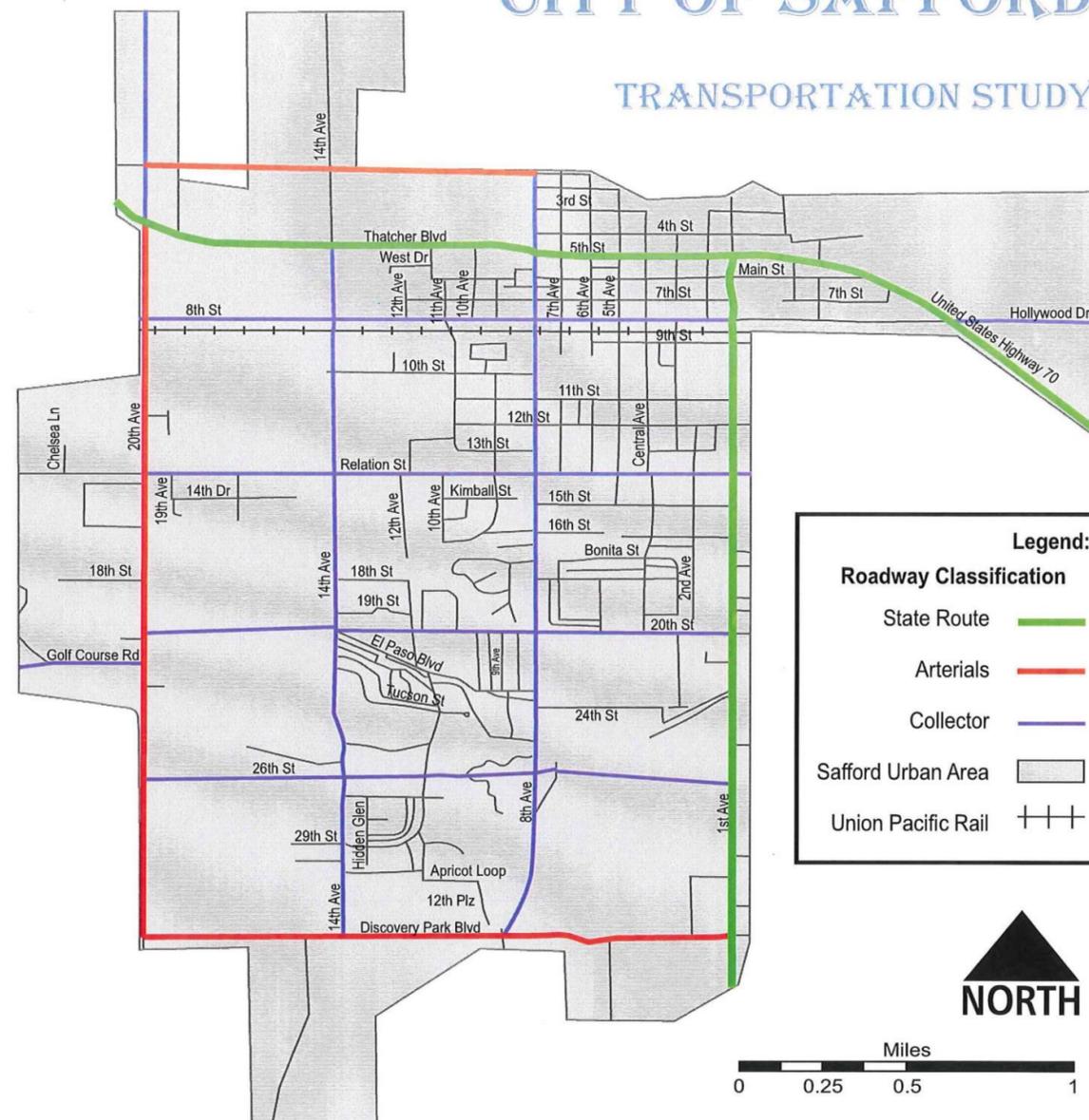


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Proportion of Service

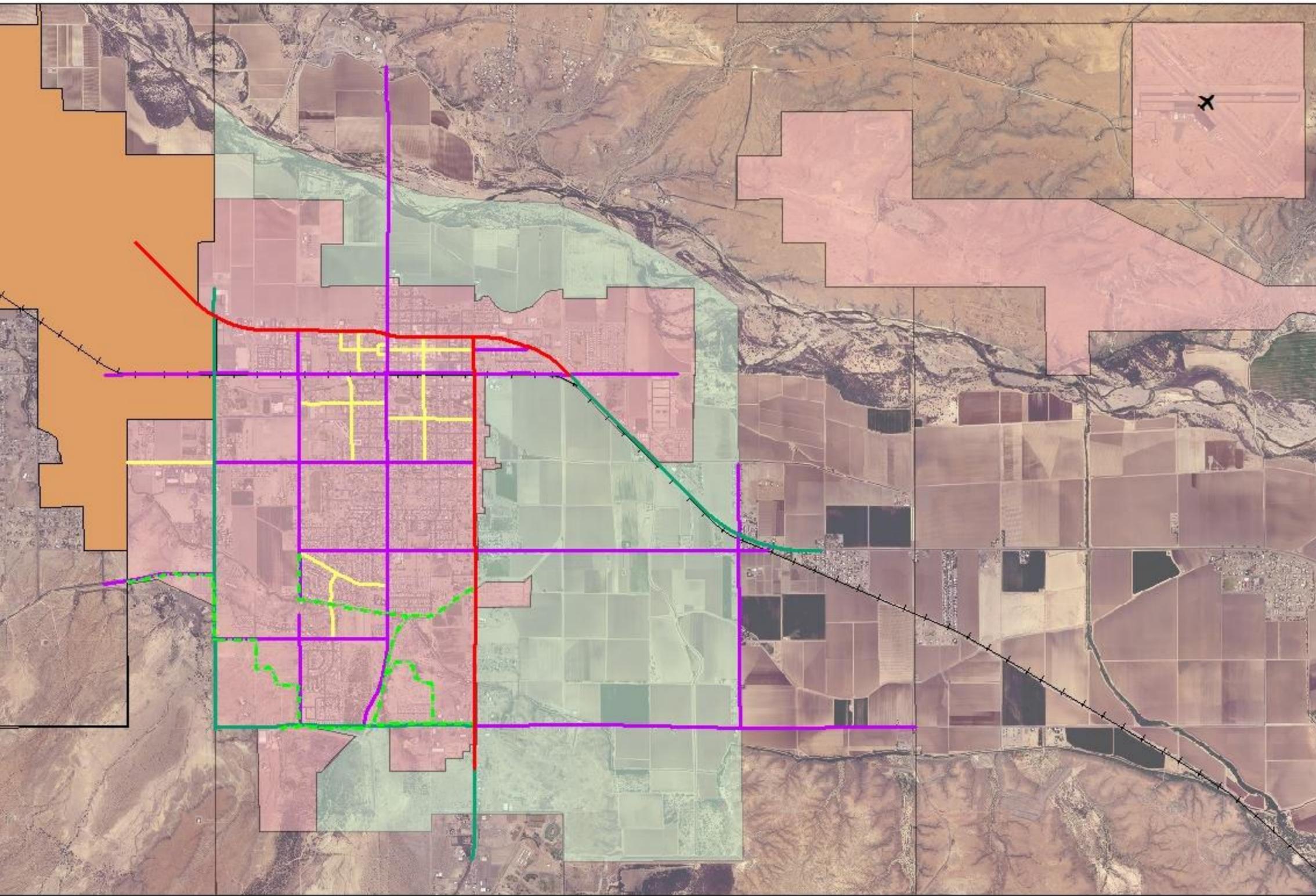


CITY OF SAFFORD TRANSPORTATION STUDY



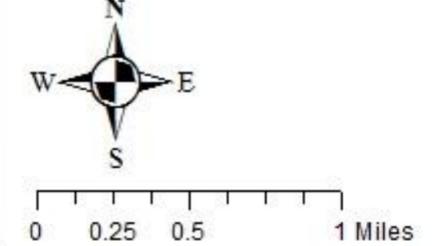
City of Safford
Transportation Study

City of SAFFORD

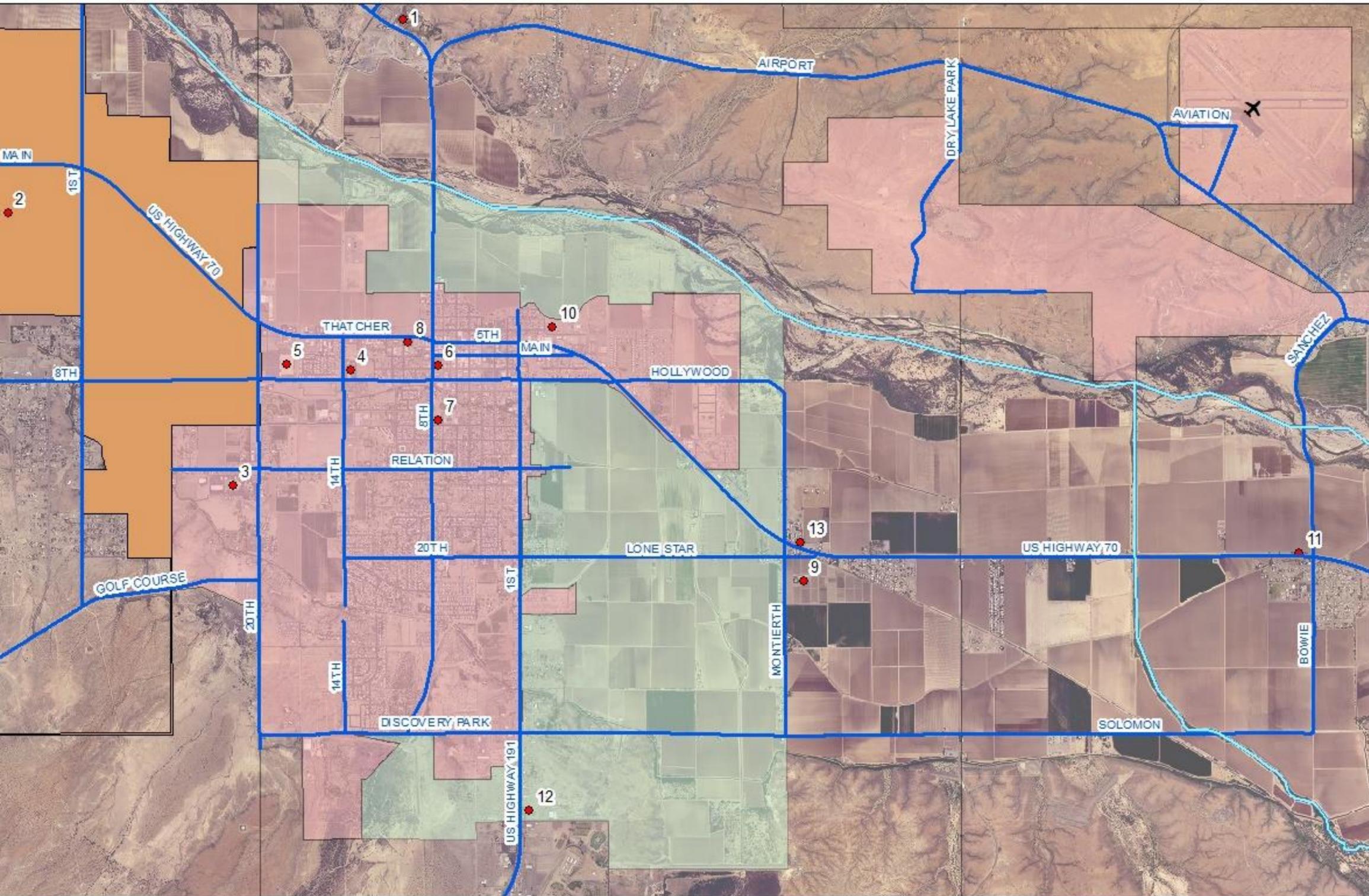


- Legend**
- X Safford Regional Airport
 - Multi-use Path
 - Principal Arterial
 - Minor Arterial
 - Major Collectors
 - Minor Collectors
 - + + Eastern Arizona Railroad
 - Study Area
 - Thatcher Town Limits
 - Safford City Limits

Existing Functionally Classified Roads



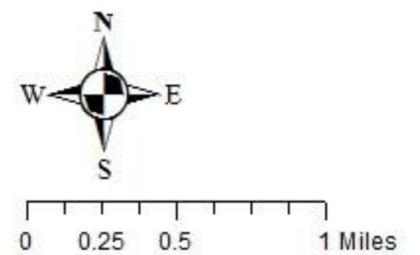
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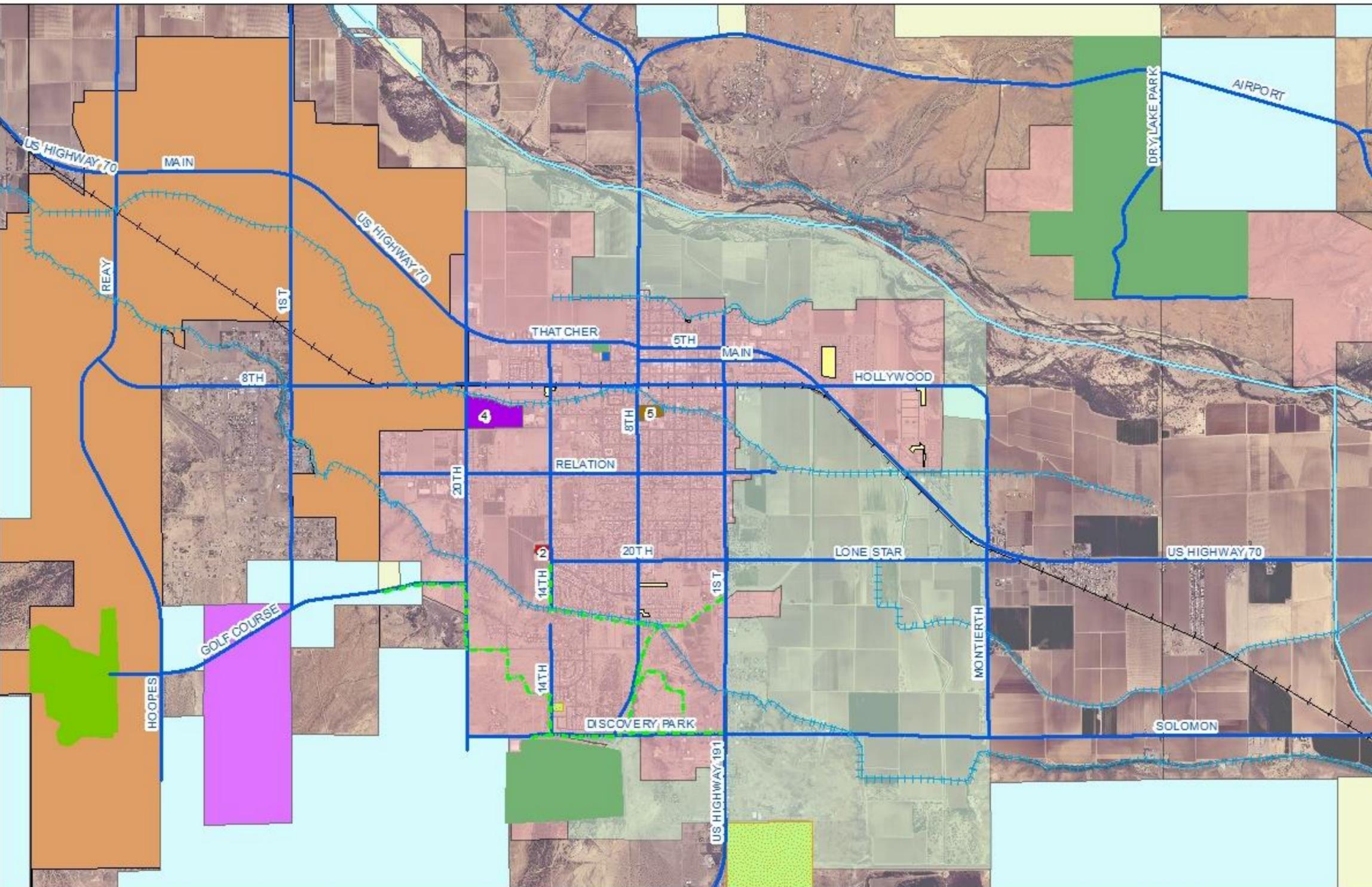
Legend

- Safford Regional Airport
- Rivers
- Major Streets and Highways
- 1 Freeport
- 2 EAC/ASU
- 3 MT. Graham Hospital
- 4 BLM/Forest Service
- 5 Walmart
- 6 City of Safford/ Safford Utilities
- 7 Safford Schools
- 8 Graham County
- 9 UofA Extension
- 10 Label Masters
- 11 Arizona Department of Corrections
- 12 Federal Department of Corrections
- 13 ADOT
- Study Area
- Thatcher Town Limits
- Safford City Limits

Existing Major Employers

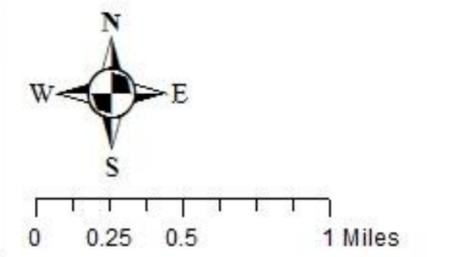


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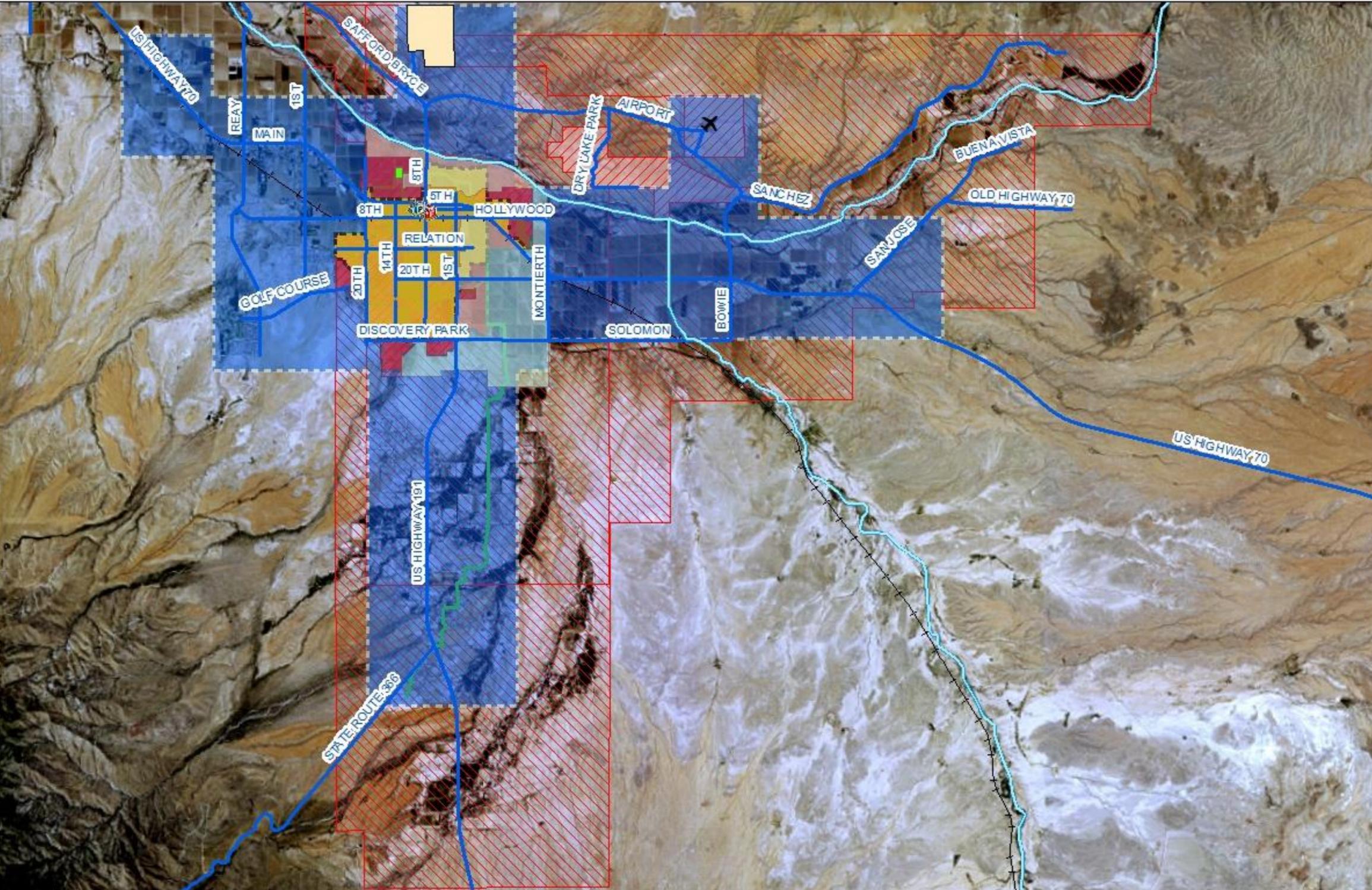


- Legend**
- ✈ Safford Regional Airport
 - ++++ Canals
 - Rivers
 - Multi-use Path
 - Major Streets and Highways
 - Eastern Arizona Railroad
 - Golf Course
 - Play Area
 - Pool
 - Park
 - Park With Ballfield
 - #2 14th Ave 20th St. Ballfield
 - #4 Safford High School Ballfield
 - #5 Safford Middle School Ballfield
 - Study Area
 - State Trust Land
 - BLM
 - Military
 - Thatcher Town Limits
 - Safford City Limits

Parks, Recreation & Open Space

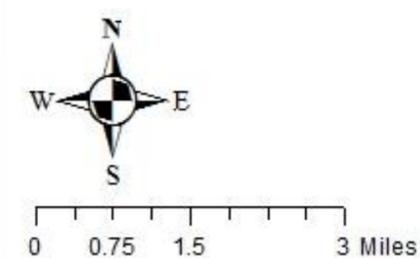


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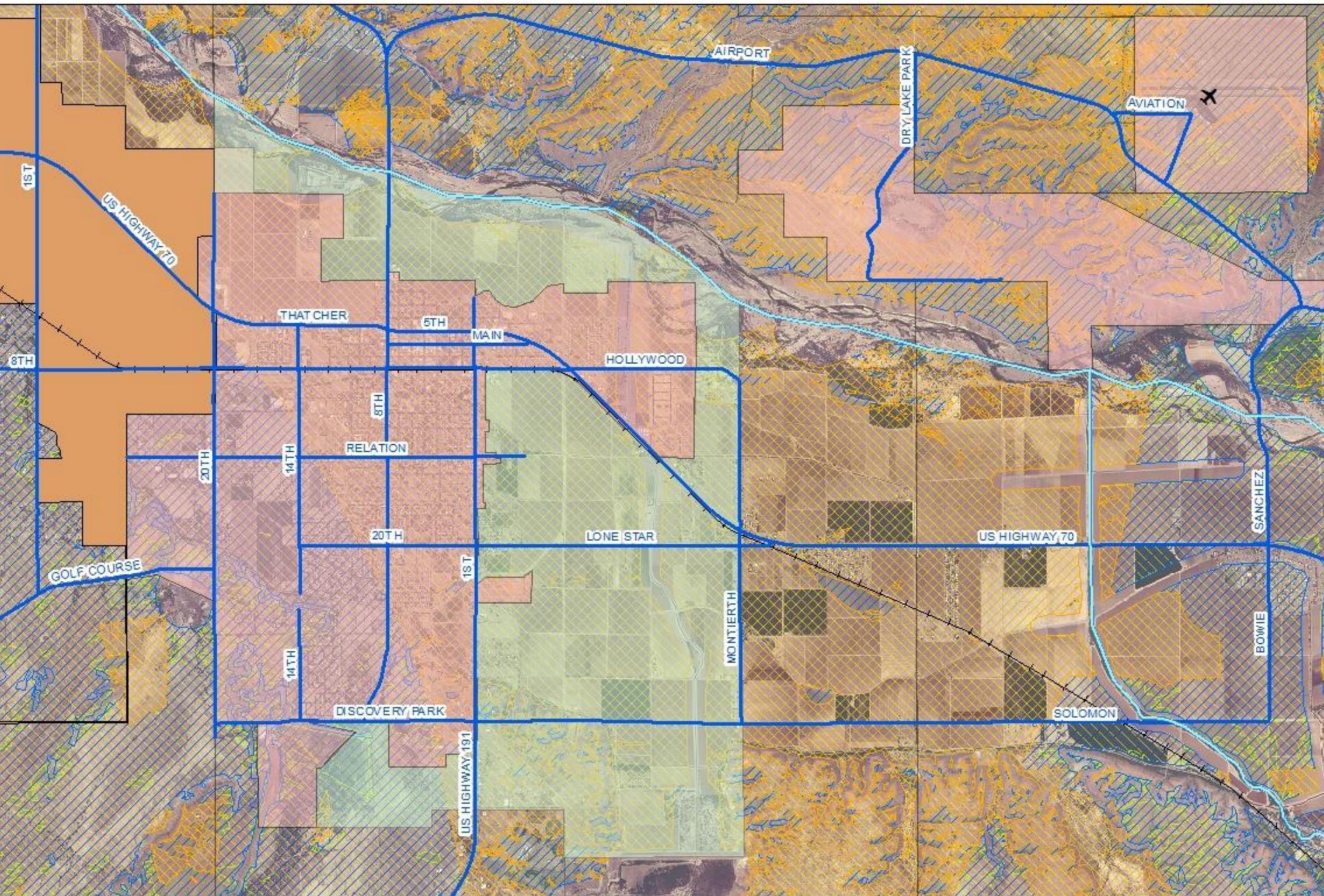


- Legend**
- ✕ Safford Regional Airport
 - Rivers
 - 👮 Safford Police Deptment
 - 👨🔥 Safford Fire Deptment
 - 🟢 Waste Water Plant
 - 🟡 Landfill
 - Major Streets and Highways
 - Eastern Arizona Railroad
 - 🟩 Study Area
 - 🟡 Gas Boundary
 - 🔴 Electric Boundary
 - 🟦 Water Boundary
 - 🟢 Sewer Area
 - 🟤 Safford Fire Dist
 - 🟤 Safford Rural Fire Distrist
 - 🟠 Safford City Limits

Public Services & Facilities 1



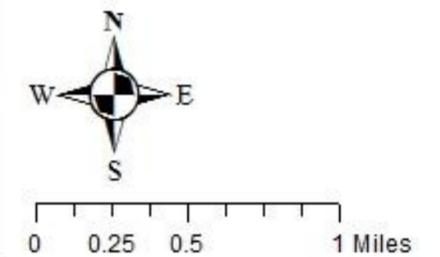
City of SAFFORD



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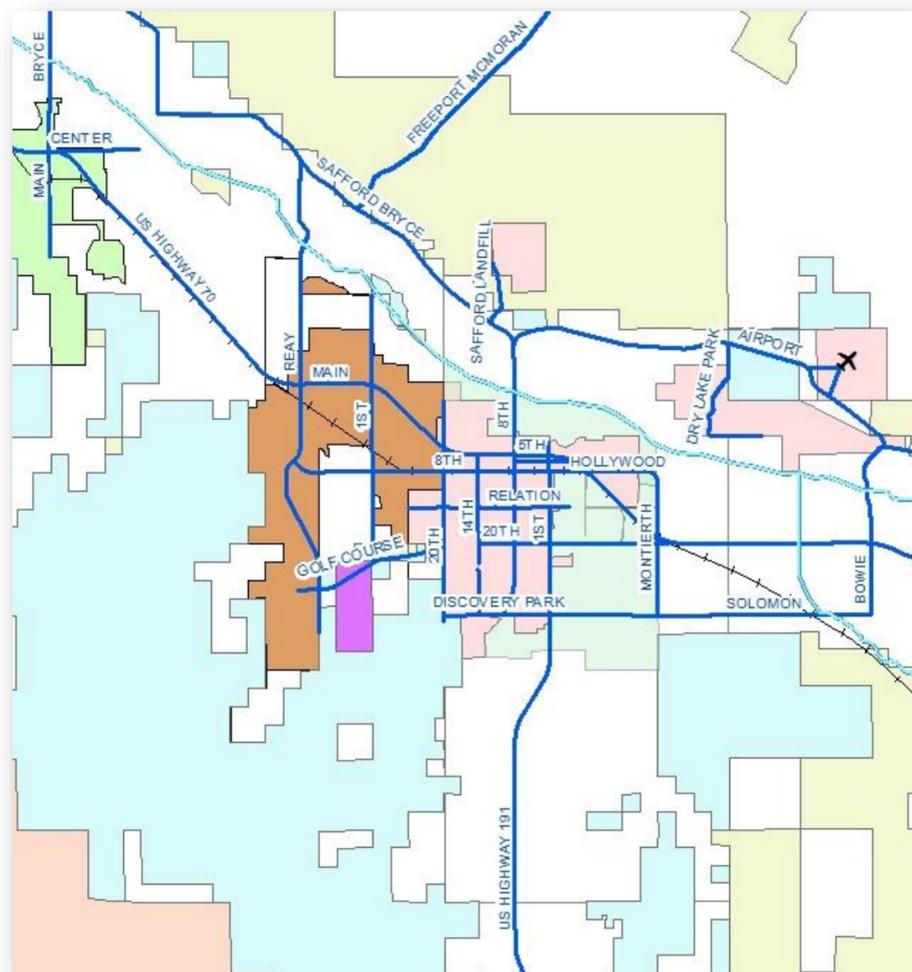
- Safford Regional Airport
- Rivers
- Major Streets and Highways
- Eastern Arizona Railroad
- Study Area
- Thatcher Town Limits
- Safford City Limits
- <5 M egawatt Low Potential
- >5 M egawatt Moderate Potential
- <5 M egawatt High Potential
- >5 M egawatt Low Potential
- >5 M egawatt Moderate Potential
- >5 M egawatt High Potential

Solar Energy Potential



Additional Analysis

The Safford General Plan Background and Current Conditions Technical Report also summarizes existing:



- Demographics and Socio-economic trends
- Transportation and Circulation
- Infrastructure
- Public Services
- Economic Development
- Existing Land Use and Vacant Land
- Redevelopment and Revitalization
- Water Resources
- Environmental Planning
- Housing
- Alternative Energy Programs

City of SAFFORD

Design Charrette Deliverables



Design Charrette Deliverables

The Safford General Plan Design Charrette deliverables include:



- Vision
- Guiding Principles
- Growth Areas
- Character Areas
- Design Themes/Concepts

City of SAFFORD

General Plan Framework



General Plan Framework

Community Vision

A concise statement of the desired outcome supported by guiding principles, goals, policies, and strategies.

Guiding Principles

Support the community vision in accordance to community priorities.

Strategies

Specific actions for plan implementation supporting Guiding Principles and overall Community Vision.

City of SAFFORD

Community Vision



Draft Community Vision

Safford is a welcoming, attractive, economically viable, walkable, and bicycle-friendly healthy community with a small town feel, where people live, shop, play, learn, work, and recreate. Its thriving downtown exudes civic pride. Its skilled and integrated workforce attracts high wage jobs. With sustainable infrastructure, excellent community services, mining, agribusiness, sustainable agriculture and food production, safe and livable neighborhoods, affordable housing for all income ranges, and vibrant retail base, Safford includes a restored riverfront, exceptional education and regional recreation and sports facilities, and spectacular mountain views which make the City a destination in the Gila River Valley and the Main Gateway to Southeastern Arizona.



City of SAFFORD

Guiding Principles and Strategies



Guiding Principle

Land Use/Sustainable Growth

Align land use, infrastructure, public services, economic development, environmental resources and amenities to take full advantage of Safford's strategic location in the Gila River Valley and establish a thriving and sustainable regional economy that supports the long-range viability of the region, promotes a healthy, vital and competitive economic climate, retains, attracts, and supports a skilled workforce and promotes an appropriate mix of mining, agriculture, housing, retail, services, mixed-use, commerce, employment, and industry.

Land Use Strategies

Create a flexible land use approach that promotes the regional synergies, partnerships, and strategies necessary to support:

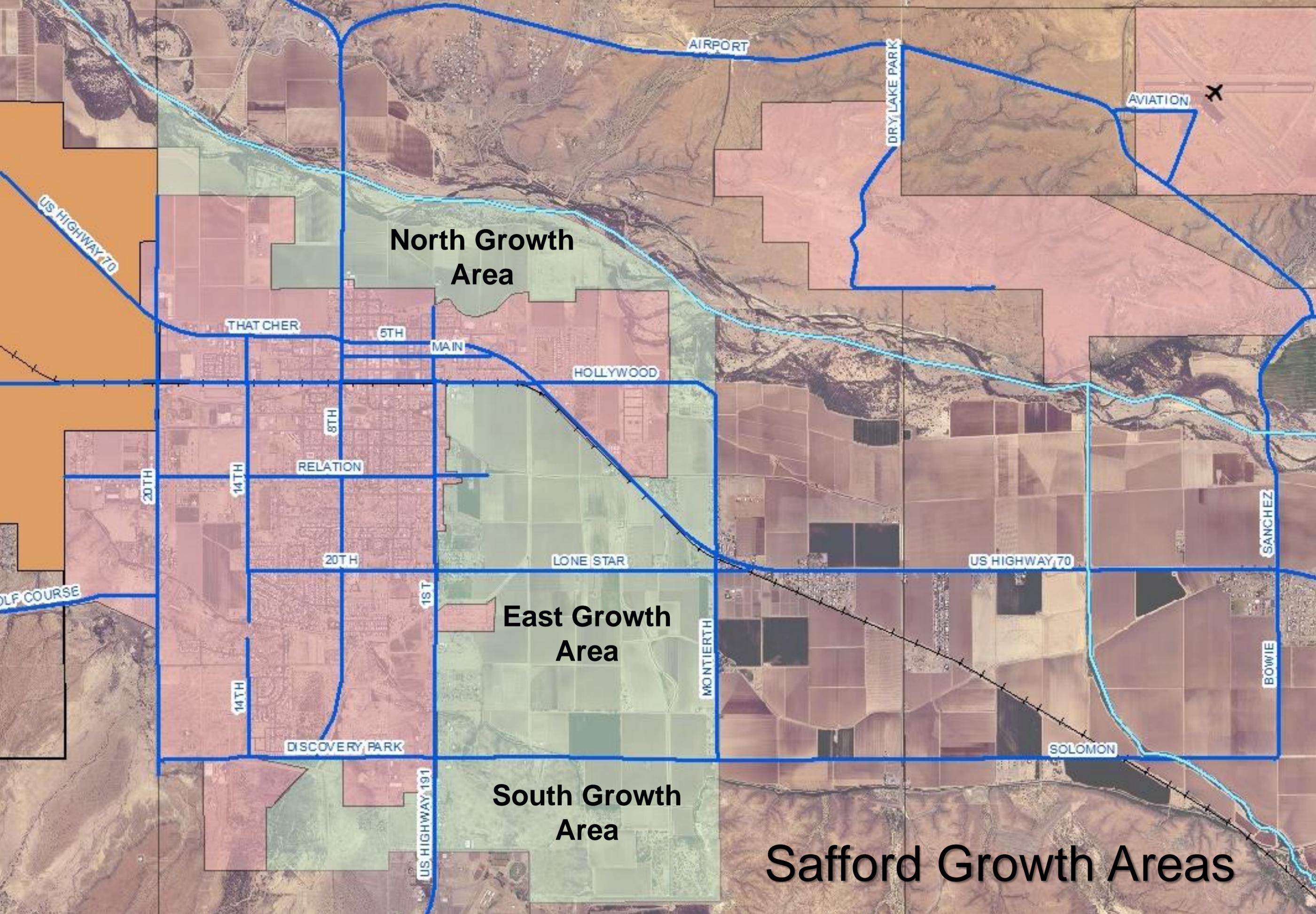
- High-wage employment
- Retail, restaurant, and service industries
- Livable and safe neighborhoods with market rate and workforce housing
- Mixed-use opportunities
- Arts and entertainment
- Higher education, technology, and innovation
- Comprehensive medical services
- Sustainable agricultural practices and food production
- Regional recreation facilities
- Quality development



Guiding Principle

Growth Areas

The north, east, and south growth areas are carefully planned to expand Safford's revenue base, support sustainable agriculture, agribusiness, and clean energy, maintain the small town feel of Safford while invigorating the region's economic engine, sustain high quality neighborhoods and vibrant industry, provide bicycle and pedestrian connectivity to the Downtown and restore the Gila River as a regional recreation asset.

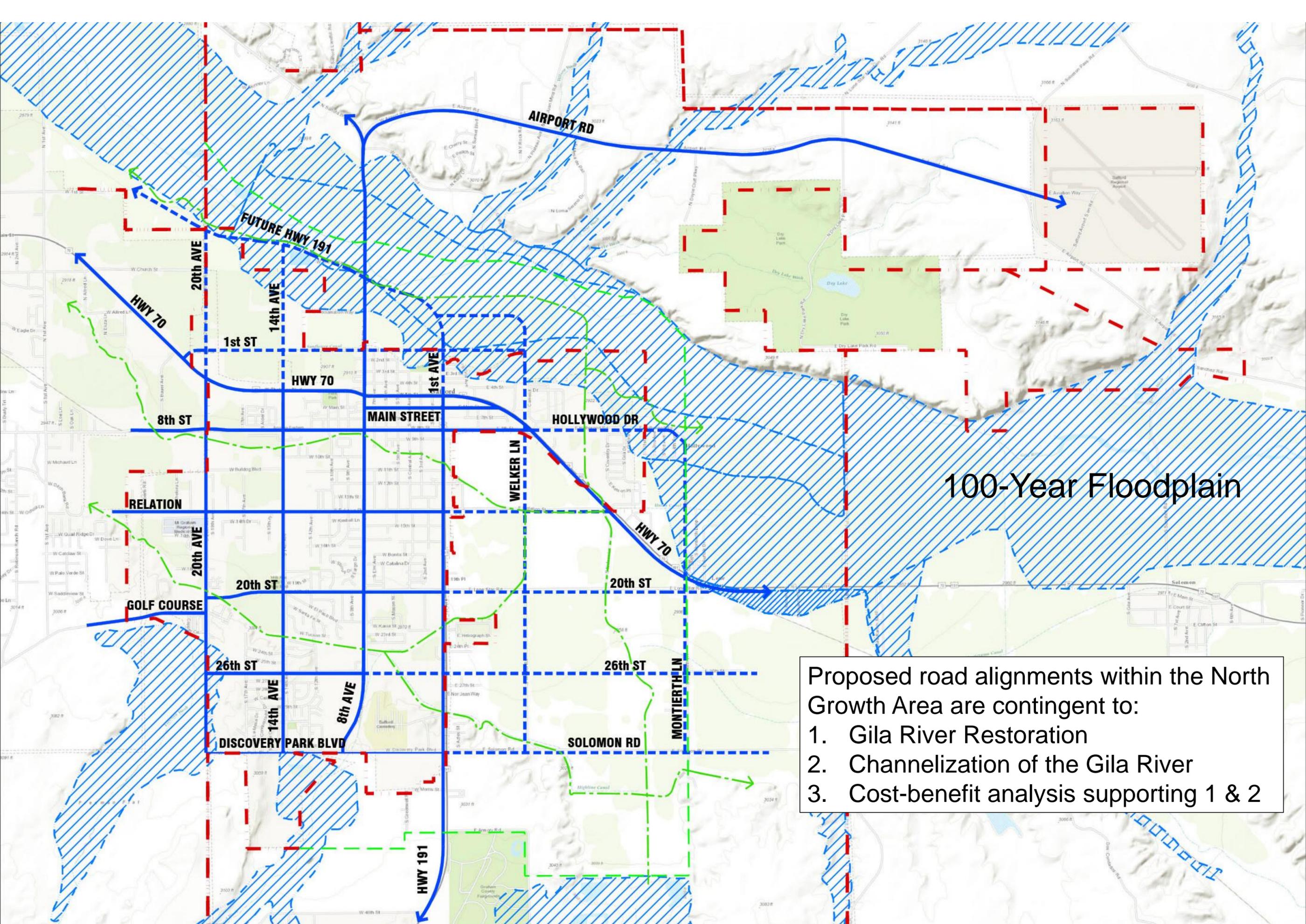


Growth Areas Strategies

The **North Growth Area** is located south of the Gila River and north of US Highway 70. This area supports:

- US Highway 191 alignment to alleviate traffic along US Highway 70, improve regional access and mobility, provide flood control, and open economic development opportunities
- High quality commerce, industry, employment, mixed-use and residential development
- Higher education in close proximity to regional recreation and sports facilities and Downtown
- A thriving US Highway 70 Commercial Corridor complementing Safford's Downtown
- Resort, equestrian, and tourist-oriented industry in close proximity to the Gila River
- 20th Avenue, 14th Avenue, Welker Road, 1st Street, Hollywood, and Montierth Road Alignments





100-Year Floodplain

Proposed road alignments within the North Growth Area are contingent to:

1. Gila River Restoration
2. Channelization of the Gila River
3. Cost-benefit analysis supporting 1 & 2



Opportunities & Challenges

- The **North Growth Area** is a regionally vital area in the Gila River Valley.
- A Gila River Restoration Project to eliminate invasive species, clean up debris, restore the river channel, and revise FEMA's floodplain requires a regional approach.
- The subsequent realignment of US Highway 191 could open the area for a variety of regional opportunities for Safford, Thatcher, Pima, Graham County, and the Gila River Valley.

Growth Areas Strategies

The **North Growth Area:**

The Gila River Restoration Project, a proposed multi-jurisdiction, wide-ranging mitigation strategy to restore the Gila River segment stretching from Safford to Pima, supports a vital economic development strategy for recreation, geo-tourism and eco-tourism through:

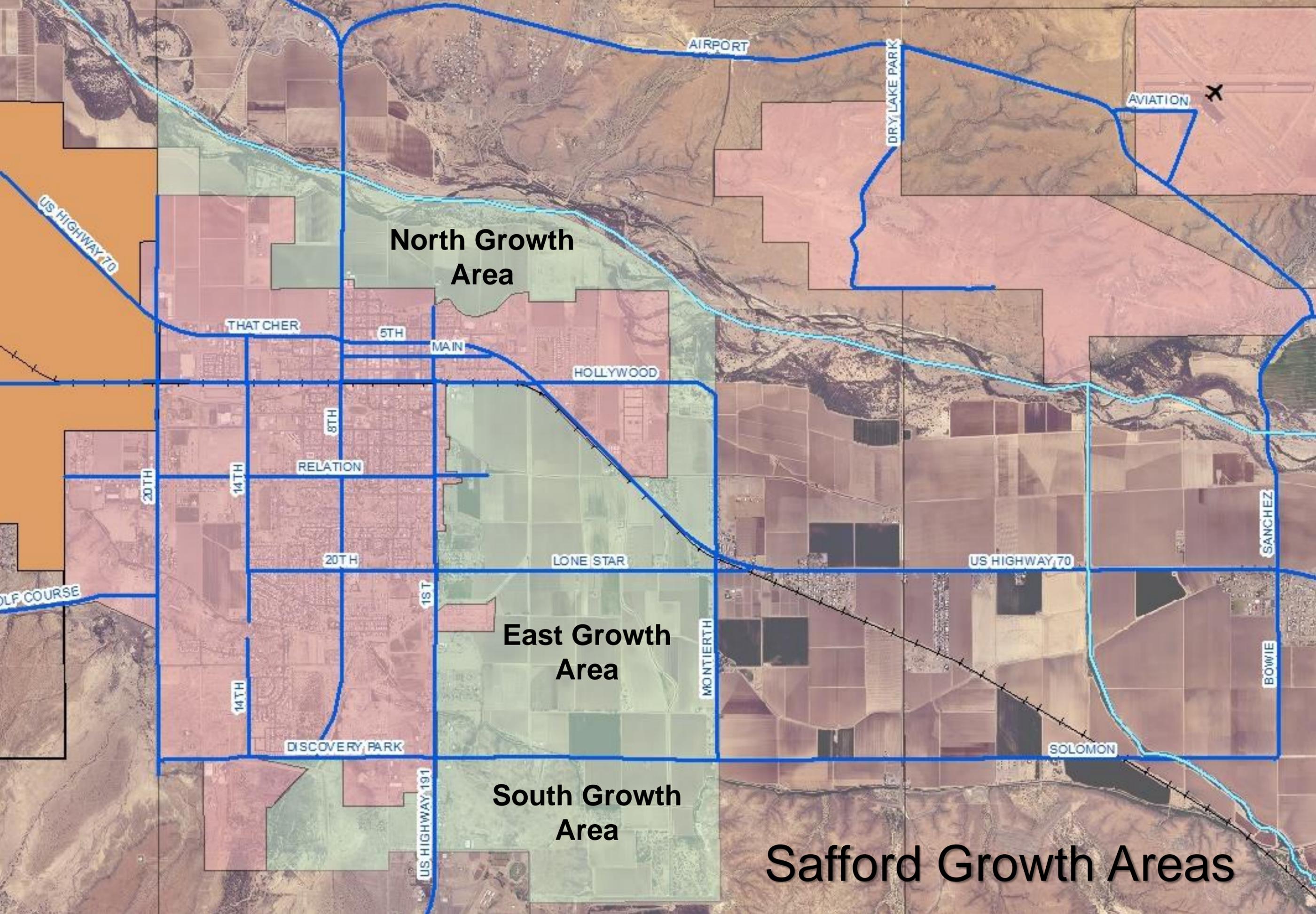
- Removal of Salt Cedar, a highly flammable, fire prone, and high water consuming invasive species
- Reintroduction of native trees
- Habitat restoration for endangered birds and wildlife
- Construction of a levee channelizing the river in conjunction with Highway 191 alignment
- Flood protection, wildfire fire prevention, and water conservation
- Passive recreation along the river
- Regional park including multipurpose facilities, sports complex, ball courts, and horse back riding facilities.
- Community garden (low-water/contained/sustainable food production)

Growth Areas Strategies

The **East Growth Area** supports:

- US Highway 191 Commercial Corridor
- Sustainable agribusiness, agriculture, and food production
- Agricultural research
- Solar energy generation facilities
- High quality residential development
- Industry and commerce in proximity to the railroad
- A thriving US Highway 70 Commercial Corridor
- 26th Street, Welker Road, Hollywood, and Montierth road alignments

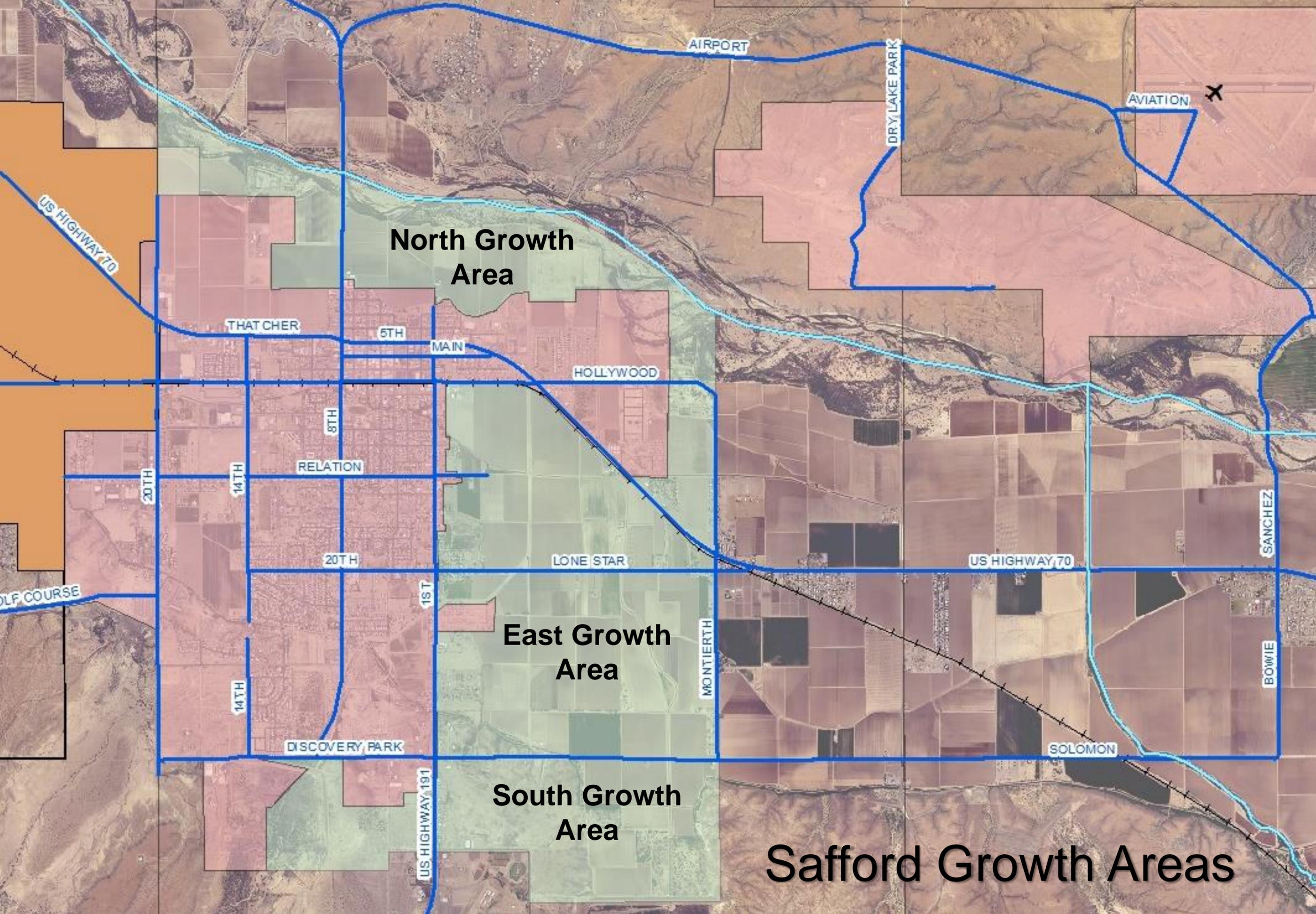




Growth Areas Strategies

The **South Growth Area** supports:

- Safford's Southern Main Gateway
- US Highway 191 Commercial Corridor
- Industry
- Aggregate extraction (existing)
- Solar and wind energy generation facilities
- High quality residential development



Guiding Principle

Economic Development/Fiscal Viability

Invigorate the region's economic engine in a sustainable manner while protecting Safford's assets, resources, and long-range fiscal viability and increasing its resiliency.

Economic Development Strategies

- Diversify the City's economic development portfolio to achieve long-range fiscal viability and strengthen the region
- Position the Safford Airport to invigorate the economic development engine
- Explore opportunities for a freight, rail, air intermodal inland port to position the region as a major transportation hub in proximity to the railroad
- Support local businesses
- Continue to strengthen and support Downtown through façade improvement projects and downtown revitalization and redevelopment efforts
- Enhance incentives for solar energy use

Economic Development Strategies

- Prepare an Economic Development Strategy that includes specific actions to increase all economic sectors (housing, employment, government, retail, commerce, mining, industry, health, education, agriculture, services, clean energy, and tourism) and support the quality of life needed to retain and attract major employers and retain youth:
 - Quality safe neighborhoods
 - A diversity of market rate and workforce housing affordable to all income ranges
 - Mobility and access (pedestrian, bicycle, transit, vehicular)
 - Sustainable and cost efficient infrastructure
 - Job training to support a skilled labor force
 - Parks, recreation, sports, trails, and open space
 - Beautification and enhancements instilling a sense of pride and place
 - Quality public services and facilities (library, health care, police, EMS, fire, communications, other)
 - GED, vocational education, and four-year degrees (EAC, UofA, ASU, NAU partnerships)
 - Quality child care
 - Arts, entertainment, and amenities

Economic Development Strategies

- Establish a Chamber of Commerce to aggressively market the region
- Establish the regional public/private partnerships and intergovernmental agreements needed to strengthen the Gila River Valley
- Work with EAC, UofA, ASU, NAU to establish the partnerships needed to take competitive advantage of technology, innovation, and startup business incubators
- Explore solar and other clean energy alternatives
- Consider the establishment of an Art District and an Artist Relocation Program to invigorate Downtown

Guiding Principle

Infrastructure/Transportation/Community Services

Safford supports high quality public services, a safe, efficient, and convenient transportation network that is adequately maintained and supports access, mobility and alternate modes, and the sustainable infrastructure needed to serve current and future needs.

Transportation Network Strategies

Design, implement, and maintain a smooth flowing, easily navigable transportation network throughout the City. This safe and efficient multimodal transportation network:

- Includes a well-defined hierarchy of roads for local and regional traffic
- Defines an accessible and efficient network of local streets that serves the established and future neighborhoods.
- Provides connectivity City-wide
- Improves local and regional access and mobility
- Defines Downtown as a bicycle and pedestrian friendly destination
- Provides safe and convenient bicycle and pedestrian connectivity to all growth and character areas
- Establishes an effective public transportation system (fixed route shuttles/circulator) where feasible
- Provides vehicular and bicycle parking areas in Downtown in close proximity to shuttle and circulator routes

Infrastructure Strategies

- Identify shovel-ready, City-owned sites and designate development investment areas
- Update the Wastewater Master Plan.
- Update the Water Master Plan.
- Continue to work with Graham County Flood Control District to address city-wide flood issues.
- Identify strategies to alleviate utilities starting costs for small businesses
- Improve the reliability of fiber for internet connection and wireless system



Community Services Strategies

- Support the education, medical, and community services needed to serve the current and projected population (including recreation, police, fire, medical services, EMS, library, etc.)
- Develop strong partnerships with the non-profit sector, other jurisdictions, and service providers for the provision of services, funding, coordination and support for a variety of art and public arts programs, community services, and health and behavioral services.



Guiding Principle

Community Design/Character/Identity

New development, infill, and redevelopment includes design features that further the vision of Safford. These identity features include gateways at major entrances to the City, neighborhoods, and major developments, landscape amenities and inviting streetscapes, beautification, multimodal connectivity and recreational amenities to position Safford as a destination in the Gila River Valley.

Community Design Strategies

- Define gateways to the City to create a sense of arrival
- Define the US Highway Corridor 191 as the unifying multimodal spine providing north-south connectivity
- Define the US Highway Corridor 70 as the unifying multimodal spine providing east-west connectivity
- Enhance the pedestrian experience in downtown and in all character and growth areas
- Introduce regionally appropriate landscapes, plant palettes, materials, hardscapes, and forms
- Strengthen the façade improvements program in Downtown
- Prepare and adopt development and design guidelines for development in the different character areas

Community Design Strategies

- Orient development to take advantage of view corridors and passive solar
- Provide incentives for the incorporation of:
 - Complete streets;
 - LEED design standards;
 - Green building materials; and
 - Energy efficient fixtures and solar panels in development, infill, and redevelopment if feasible
- Improve wayfinding through appropriate signage
- Protect “dark skies”



Main Street and US Highway 70 – Before

Eastern Gateway into the Gila River Valley (City of Safford and Town of Thatcher) and Safford's Downtown





Main Street and US Highway 70 – After

Eastern Gateway into the Gila River Valley (City of Safford and Town of Thatcher) and Safford's Downtown



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Expect More. Experience Better.



14th Avenue Concept

Regional Commercial Shopping Center including Retail, Restaurants, Services, Mixed-use and Outdoor Space



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Guiding Principle

Parks, Recreation, Sports, Shared Paths, and Trails

Develop a regional system of integrated parks, recreation, sports, shared paths, and nature trails that provides connectivity to all growth and character areas, Downtown, and regional attractions such as the Gila River and incorporate hiking and equestrian trail systems along the Gila River.

Parks, Recreation, Shared Paths, and Trails Strategies



Prepare a Regional Parks, Recreation, Shared Paths and Trails Master Plan that:

- Assesses the establishment of a Regional Recreation District
- Identifies funding opportunities for acquisition and maintenance of parks and trails
- Supports connectivity to major north-south and east-west corridors and the Gila River Regional Recreation and Sports Complex
- Supports connectivity to the Mount Graham Golf Course, regional open space, and riparian areas
- Establishes a hierarchy of parks (pocket, neighborhood, community, and regional parks)
- Identifies standards for passive and active recreation that exceed national minimum standards
- Works with the Irrigation District to assess trail establishment along irrigation canals

Parks, Recreation, Shared Paths, and Trails Strategies



- Enhances Mount Graham Golf Course
- Requires new developments to install sidewalks, provide trail connectivity, and include parks
- Protects riparian areas and wildlife corridors along the Gila River
- Identifies funding for the Gila River Restoration Project
- Establishes an annual “Runner’s Tour” connecting all current City parks and major landmarks and ending at Downtown
- Re-establishes the annual bike “Tour of Safford”
- Incorporates opportunities for paint ball, BMX, mountain biking, motocross, and other adventure sports
- Establishes skate board parks
- Includes dog parks

Guiding Principle

Housing

Derive the housing policy from a concrete assessment of the existing housing data and characteristics. Recognize the fact that good housing is the building block of excellent neighborhoods and those excellent neighborhoods are the building blocks of great communities.

Housing Strategies

Support a housing strategy that is comprehensive in its scope by providing:

- Decent, safe housing that is within the economic reach of residents of all income levels
- A range of housing densities and types appropriately scaled for Safford
- Quality new housing developments that incorporate the amenities desired
- Workforce housing, especially in the Downtown area and in areas including employment
- Existing housing stock rehabilitation for rental and ownership markets
- Improvements of sub-standard housing and demolition of unsafe, structurally unsound abandoned housing
- Mixed-use and multifamily development in Downtown and major employment areas at appropriate scales
- Opportunities for home ownership
- Aging in place and older adult active communities
- Opportunities for quality assisted living

Guiding Principle

Environmental and Water Resources

Improve the sustainability of Safford by promoting energy efficiency, embracing natural resources as economic development assets, and preserving the Gila River Valley wildlife corridors, habitats, native vegetation, washes, groundwater, watersheds, and mountain viewsheds.

Environmental Planning/Water Resources Strategies

- Restore the Gila River by removing invasive Salt Cedar species to open regional opportunities throughout the Gila River Valley
- Protect environmentally sensitive and riparian areas as economic development resources for eco-tourism, geo-tourism, and regional passive recreation
- Incentivize passive and active solar methods in new development and redevelopment
- Apply water conservation, reuse, and rainwater harvesting methods, techniques, and best practices
- Explore solar and wind as clean alternative energy sources
- Protect mountain views

City of SAFFORD

Safford Character Areas

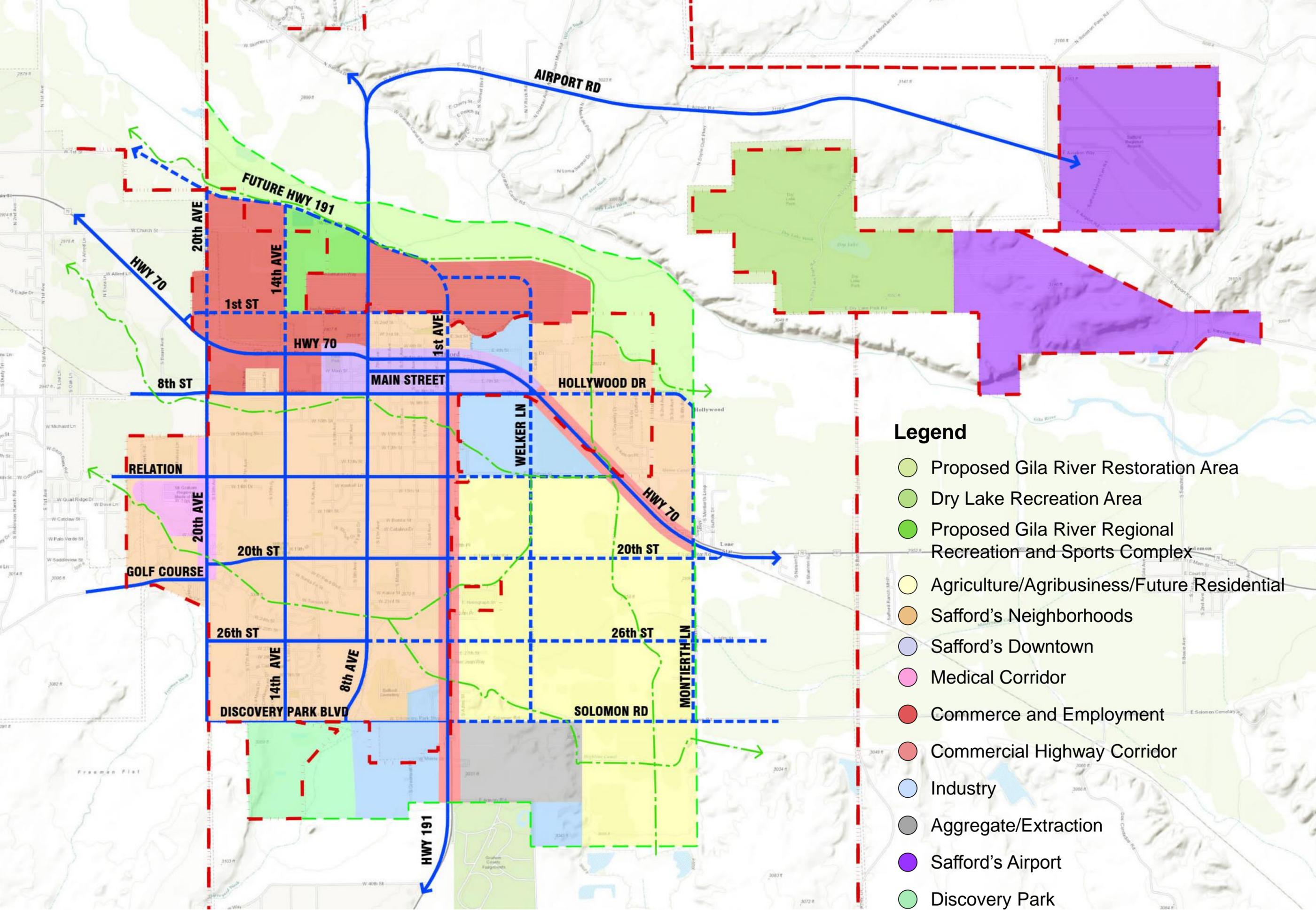


Definitions

- **Planning Areas**: All growth, infill, and character areas are planning areas.
- **Growth Areas**: Establishing growth areas as part of the General Plan planning process is mandated by the State of Arizona Statutes. These are areas with growth potential located inside the City limits and within the Safford Designated Growth Boundary or Study Area.
- **Infill Areas**: Areas of the built environment with few vacant parcels available for development.
- **Character Areas**: Areas with unique opportunities and challenges requiring area-specific strategies. Examples of Safford Character Areas include Downtown, Neighborhoods, Gila River Restoration Area.

Safford Character Areas

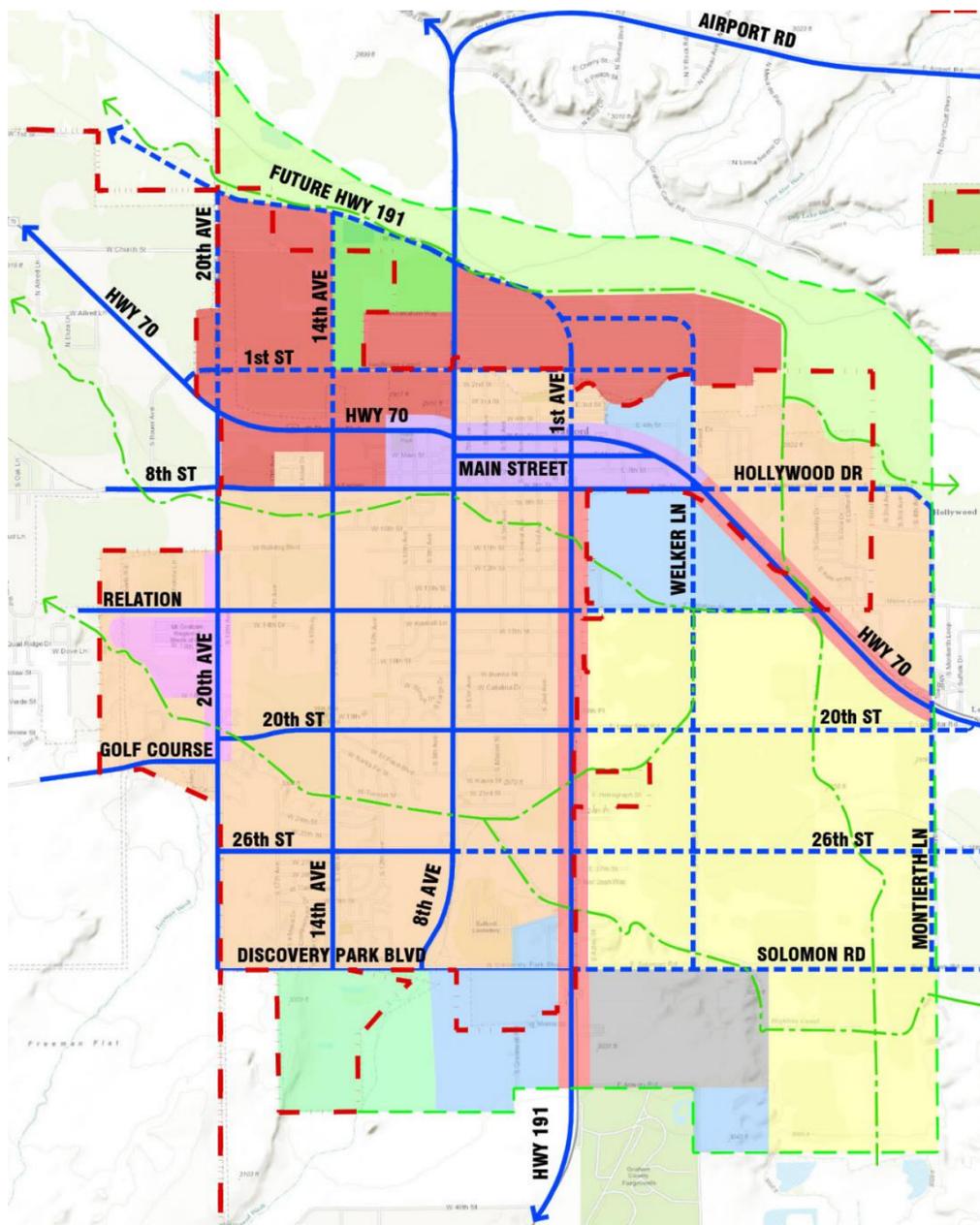
Safford Character Areas provide the framework necessary to formulate the area-specific master plans and the economic development strategies that will support Safford's vision and assist in the implementation of the Safford General Plan. Each of these areas presents a set of unique characteristics, opportunities, and challenges.



Legend

- Proposed Gila River Restoration Area
- Dry Lake Recreation Area
- Proposed Gila River Regional Recreation and Sports Complex
- Agriculture/Agribusiness/Future Residential
- Safford's Neighborhoods
- Safford's Downtown
- Medical Corridor
- Commerce and Employment
- Commercial Highway Corridor
- Industry
- Aggregate/Extraction
- Safford's Airport
- Discovery Park

Gila River Restoration Character Area



- River restoration
- Habitat restoration for endangered birds and wildlife
- Flood protection, wildfire fire prevention, and water conservation
- Passive recreation along the river, nature and hiking trails, and horse back riding trails and facilities.
- Geo-tourism and eco-tourism uses

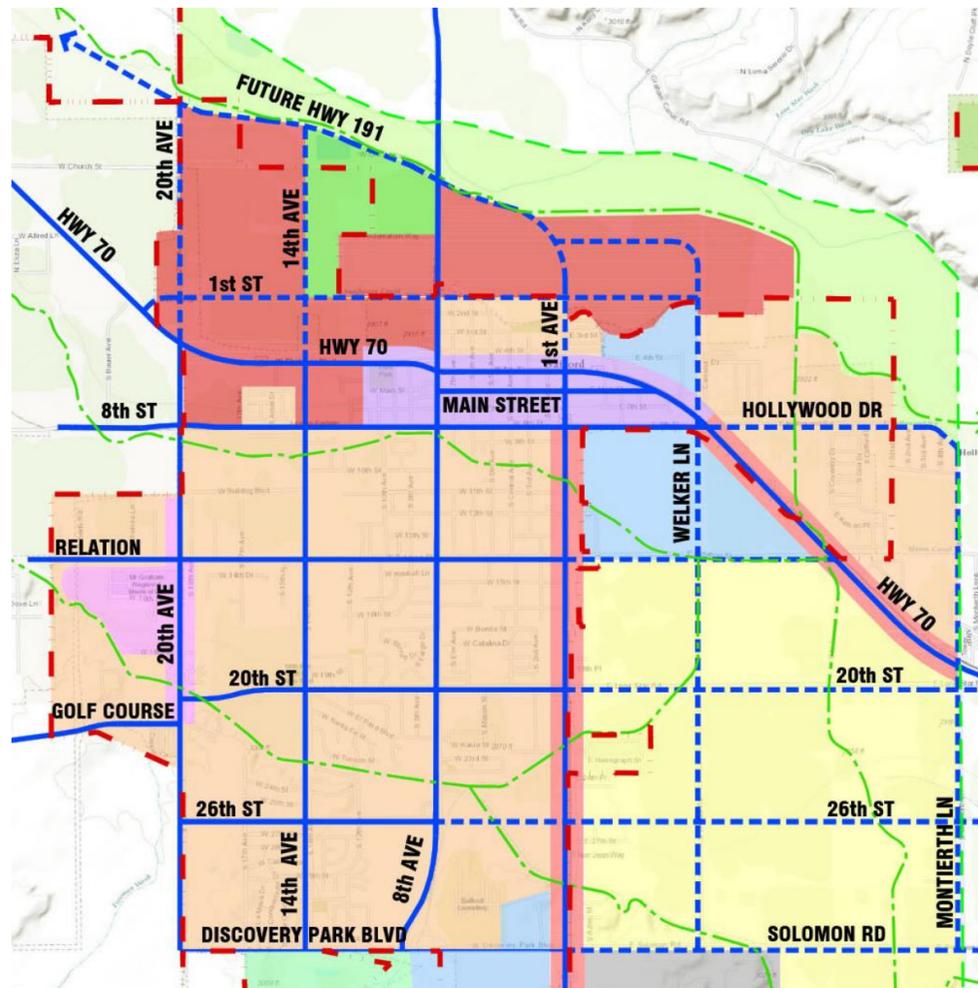
Legend

- Proposed Gila River Restoration Area

Neighborhoods Character Area

This character area supports enhancements and amenities that increase the quality of life of establish neighborhoods:

- Pedestrian and bicycle connectivity
- Landscape enhancements
- Community and neighborhood parks
- Community-oriented commercial at the intersection of arterial roads
- Revitalization, redevelopment, and clean up
- Extension of 26th Street



Legend

- Safford's Neighborhoods



8th Street and 8th Avenue - Before



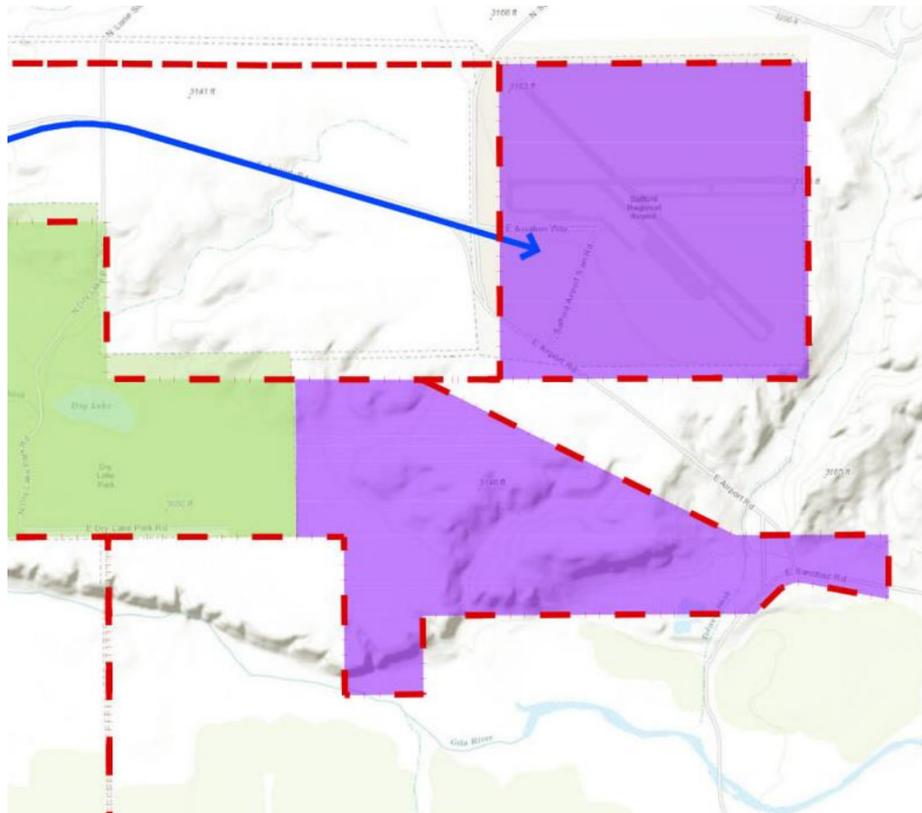
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8th Street and 8th Avenue - After

Airport Character Area



Legend

- Safford's Airport

This area supports:

- Airport support businesses
- Airport support industry
- Aerospace and defense industry
- Commercial air travel
- Other appropriate uses to be identified by:
 - A post-recession update of the Safford Regional Airport Master Plan 2006
 - The preparation of a Safford Regional Airport Economic Development Strategy

Industry Character Areas



Industry (East and North)



Industry (South)

These character areas are located in areas served by US Highways 191 and 70 and/or in close proximity to the Rail Road. Areas in close proximity to the rail road may support:

- A full service inland port, rail yard, and intermodal facility
- Working rail track
- Industrial freezer, cold storage, manufacturing, and distribution buildings
- International and domestic intermodal containers
- Distribution and manufacturing

Legend

- Industry

City of SAFFORD

Industry Character Areas



City of SAFFORD

Industry Character Areas



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Industry Character Areas



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Medical Corridor

This character area supports the expansion of Mount Graham Medical Regional Center and the introduction of:

- Medical offices
- Health campus
- Rehabilitation facilities
- Medical instrumentation and technology
- Off-patient clinics
- Nurse Practitioners offices
- Urgent care
- Physical therapy and alternative medicine
- Quality assisted living



Legend

- Medical Corridor

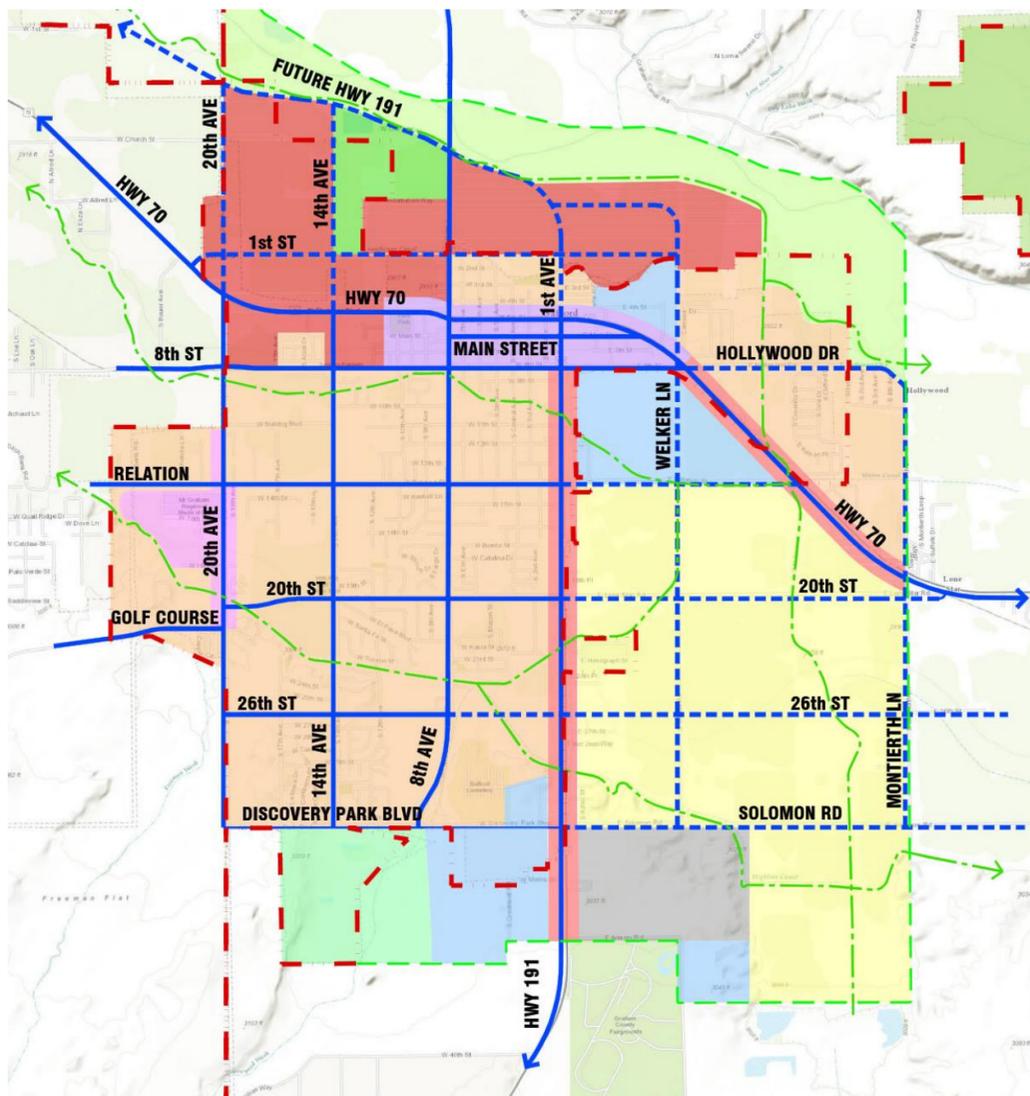


20th Avenue Medical Corridor - Before



20th Avenue Medical Corridor Concept - After

Commercial Highway Corridor Character Areas



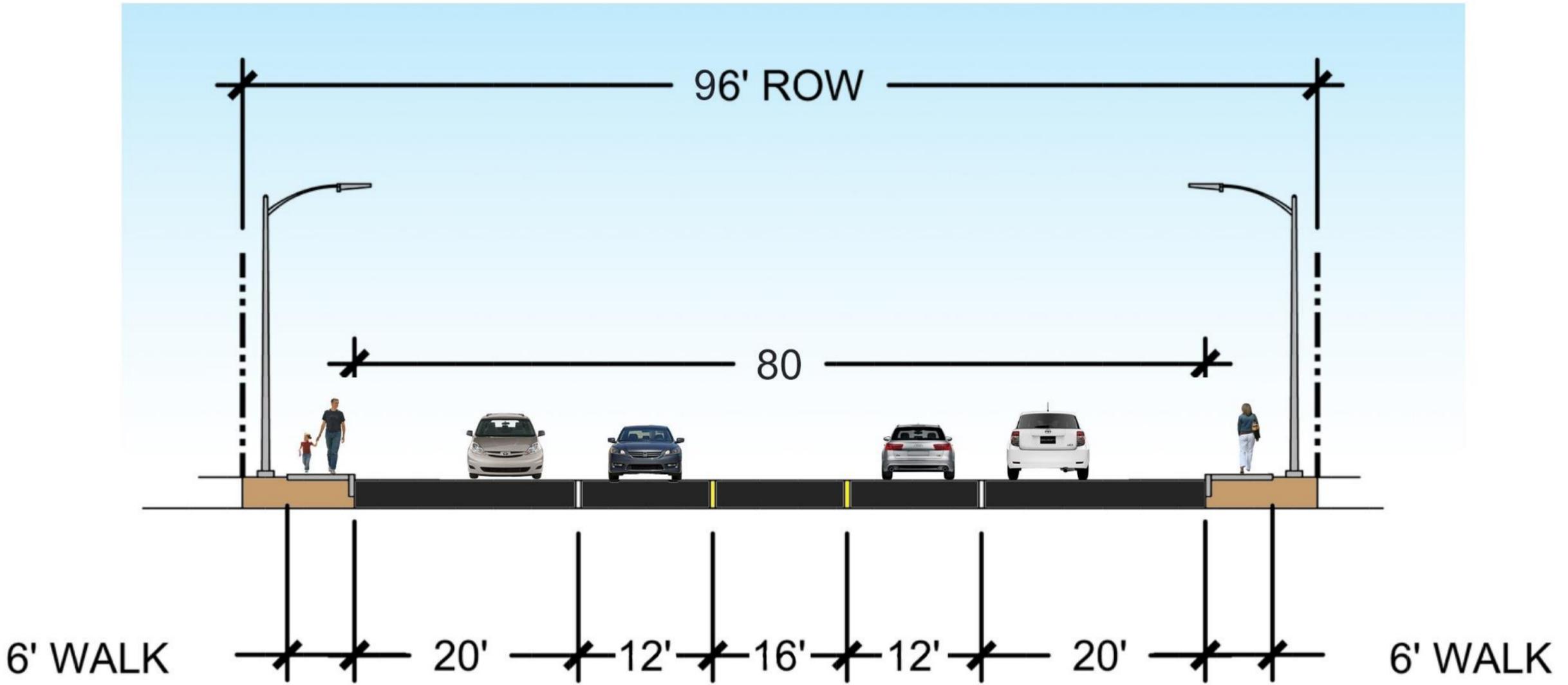
Legend

- Commercial Highway Corridor

US Highways 191 and 70 support opportunities for highway corridor development with two distinct characters:

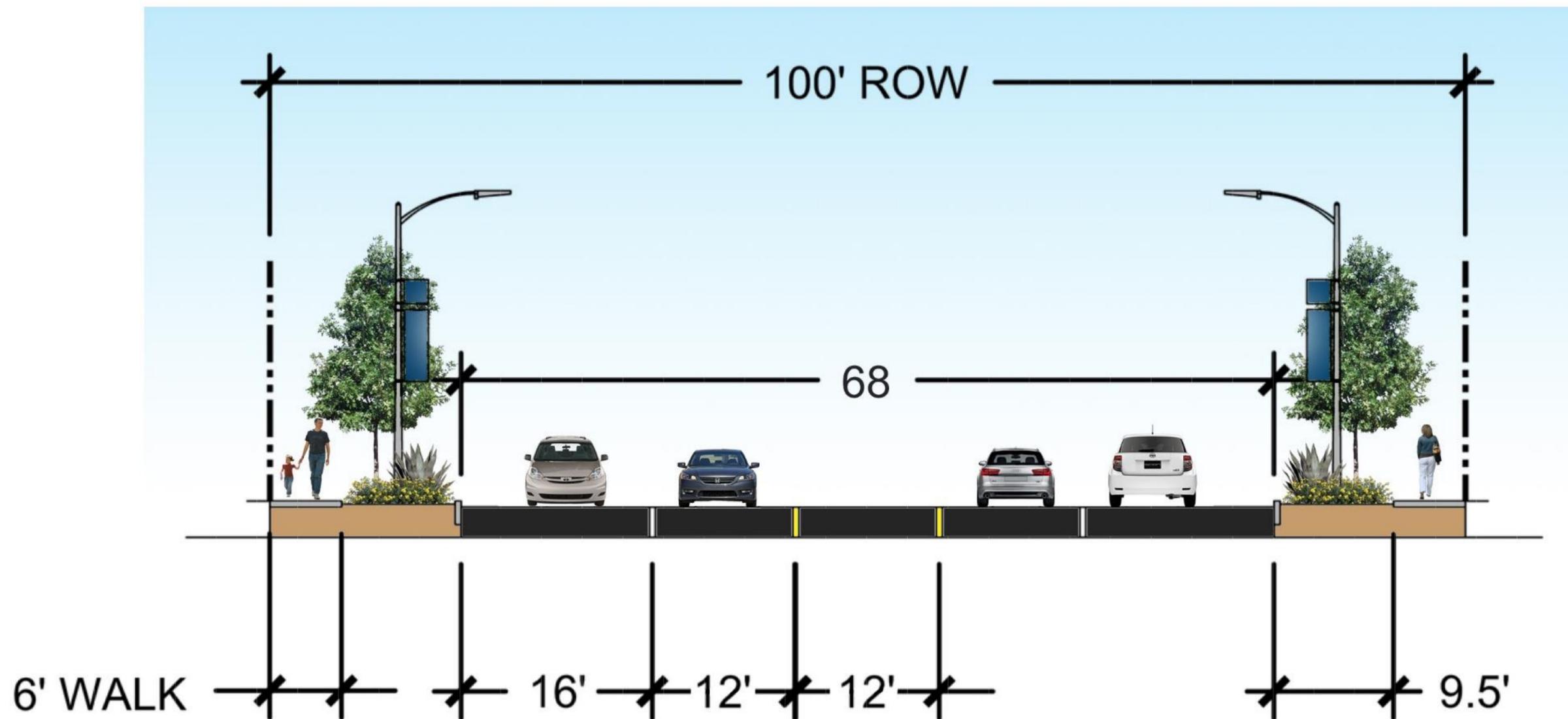
- US Highway 70:
 - Serves as the east-west spine of the City
 - Includes the east and west gateways to the Gila River Valley (City of Safford and Town of Thatcher) and Safford's Downtown
 - Supports commerce and employment-oriented development
- US Highway 191:
 - Serves as the north-south spine of the City
 - Includes the southern gateway to Safford's Downtown
 - Supports commerce and serves adjacent neighborhoods

Commercial Highway Corridor Character Areas



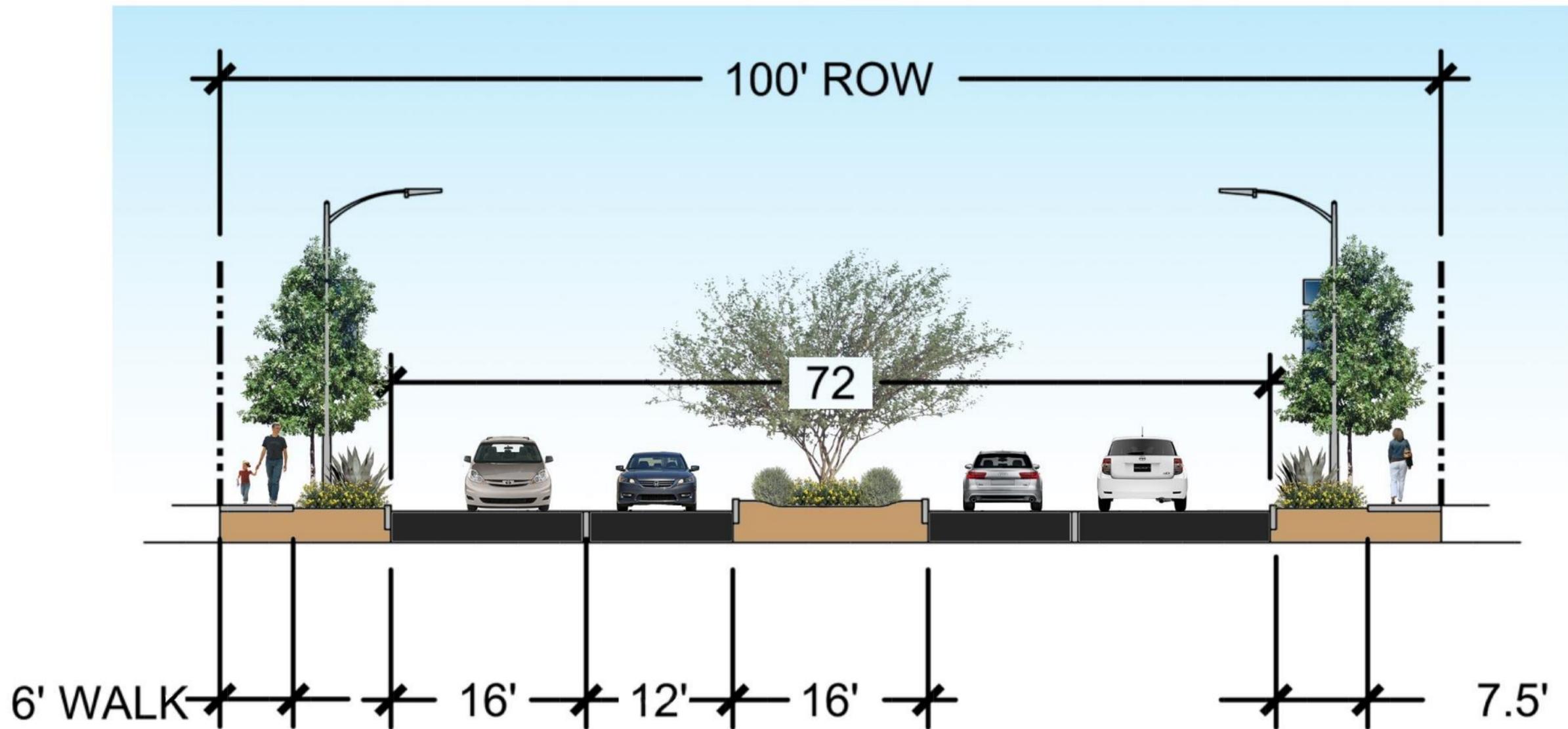
Existing Right-of-Way

Commercial Highway Corridor Character Areas



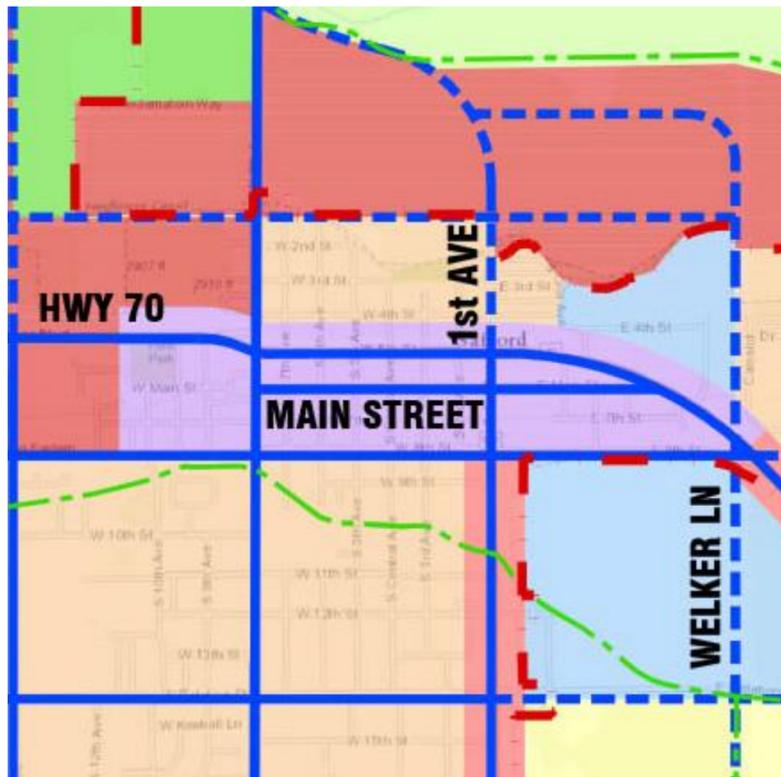
Proposed Right-of-Way Option 1 (Turn Lane)

Commercial Highway Corridor Character Areas



Proposed Right-of-Way Option 2 (Median)

Downtown Character Area



Legend

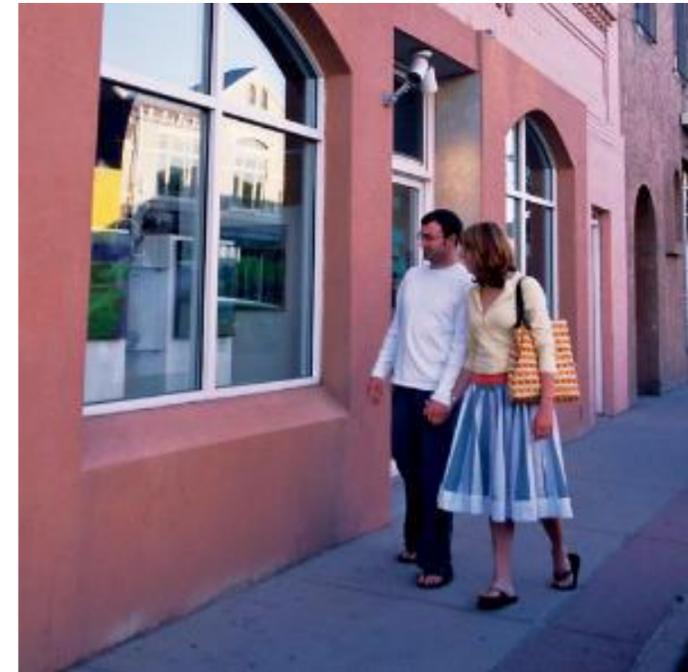
- Safford's Downtown

The Downtown serves as the civic, cultural, arts, retail, and historic core of Safford. It supports:

- Government and civic uses
- Retail, commercial, services, and professional offices
- Mixed-use and higher density multifamily development
- Civic Center including Library, Police and other Public services
- Multi-purpose Community Center
- Special events and activities
- Centralized and shared public parking
- Farmers market and outdoor performance space



Downtown Character Area





Downtown Character Area



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Downtown Character Area

Safford's Downtown offers opportunities for:

- Farmers Market
- Art Fairs
- Outdoor performances
- Art Competitions
- Outdoor activities
- Parades
- Special Events
- Entertainment





8th Street Downtown Community Center – Before



8th Street Downtown Community Center - After



Main Street Downtown and US Highway 191 – Before Historic District Gateway Concept



Main Street Downtown and US Highway 191 – After Historic District Gateway Concept



Downtown 8th Street – Before Historic District Mixed-use Concept



Downtown 8th Street – After Historic District Mixed-use Concept

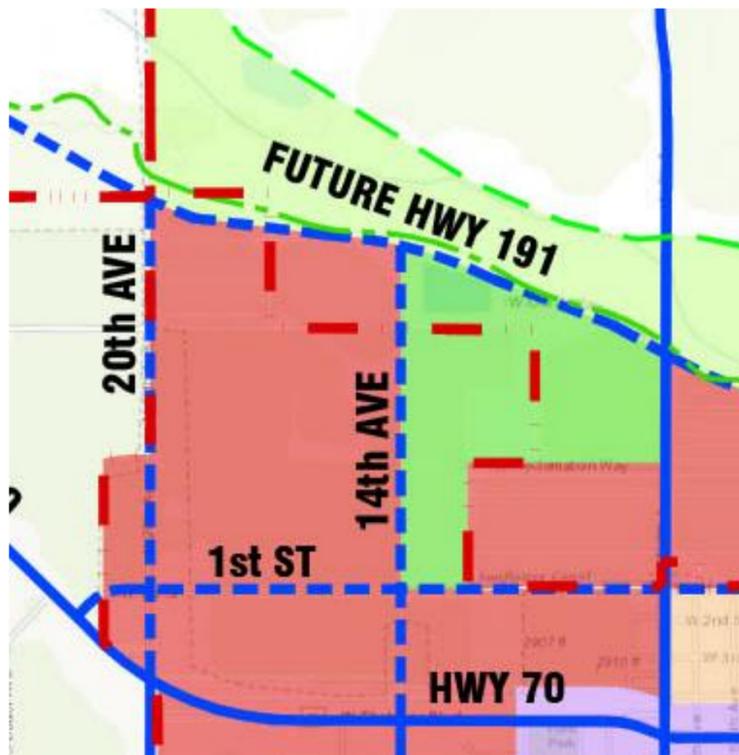


Main Street and 8th Avenue – Before
Multi-purpose Civic Center including New Library, Police Station,
and Government Services



Main Street and 8th Avenue – After
Multi-purpose Civic Center including New Library, Police Station,
and Government Services

Gila River Regional Recreation and Sports Complex



Legend

- Proposed Gila River Regional Recreation and Sports Complex

This character area supports:

- Passive recreation and equestrian trails along the river
- Regional recreation multipurpose facilities
- Sports complex and ball fields
- Indoor and outdoor ball courts
- Parks, nature study areas, and hiking trails
- Horseback riding trails and facilities.



Gila River Regional Recreation and Sports Complex – Before Multi-purpose Recreation and Sports Facilities





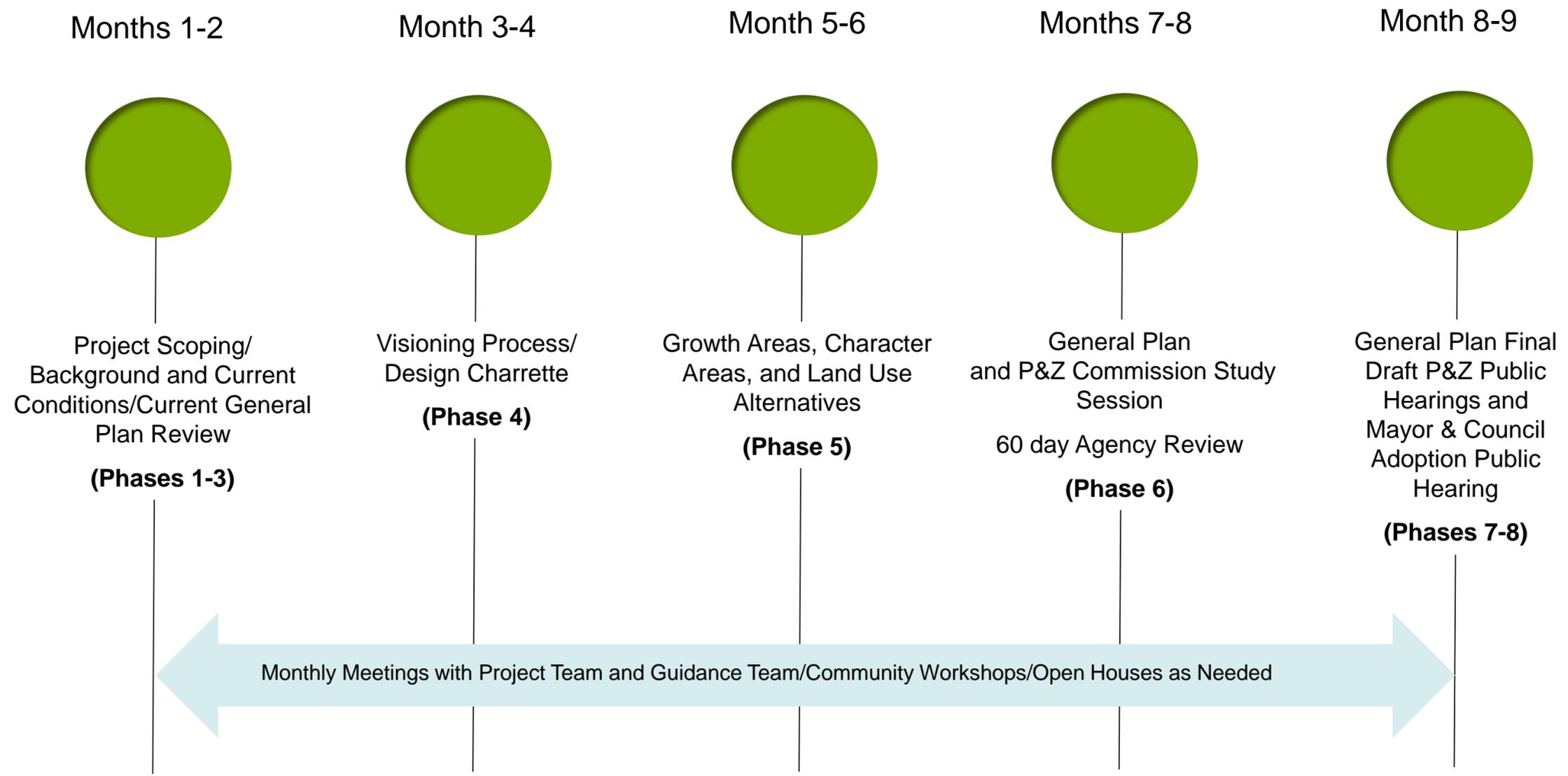
Gila River Regional Recreation and Sports Complex – After Multi-purpose Recreation and Sports Facilities



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Thank you for your participation!



Together We Achieve the Extraordinary!

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City of Safford General Plan Update



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