



A scenic view of a golf course at dusk or dawn. The foreground shows a lush green fairway with several sand traps. In the background, there are dark, silhouetted mountains under a cloudy sky. The overall lighting is dim, with a warm glow from the low sun.

Northern Waterman Wash Development Overview

January 29, 2018

Purpose



Presentation:

- How current adopted policy addresses Northern Waterman Wash (NWW) geography
- The facts with regard to public service and utility delivery
- Expected benefits and challenges of development in NWW geography

Desired outcome:

- Clear policy direction to staff

Agenda



- Work session will have multiple presenters
- Pause after each segment for questions and discussion
- Presentation order:
 1. General Plan
 2. Fire
 3. Police
 4. Water
 5. Wastewater
 6. Transportation
 7. Parks
 8. Finance
 9. Other variables
- Conclude with Council Policy Direction to Staff

SUMMARY OF DEVELOPMENTS PROPOSED IN NORTHERN WATERMAN WASH AREA

35,800+ acres

The map displays a section of the North Waterman Wash area. A large blue dashed arrow points north-south, with the text "11.8 Miles" centered along it. A red rectangle highlights a specific area in the lower portion of the map, with the text "7 Miles" written vertically along its right side and "8 Miles" written horizontally along its bottom side. The text "North Waterman Wash" is written in red within this red rectangle. The map shows a grid of roads, including W Thomas Rd, W Broadway Rd, W Southern Ave, W Indian Springs Rd, W Pecos Rd, W Cottonillo Rd, W Riggs Rd, and W Patterson Rd. The Rio Grande is visible on the left side of the map.



2014 General Plan

General Plan



GENERAL PLAN DEVELOPMENT

General Plan Purpose:

The GP sets high level strategic guidance on development in the City. Per State Law, the GP is required to address public service delivery

1. In response, the GP Committee discussed delivering services efficiently
2. Strategy development was to concentrate development activity in focused areas

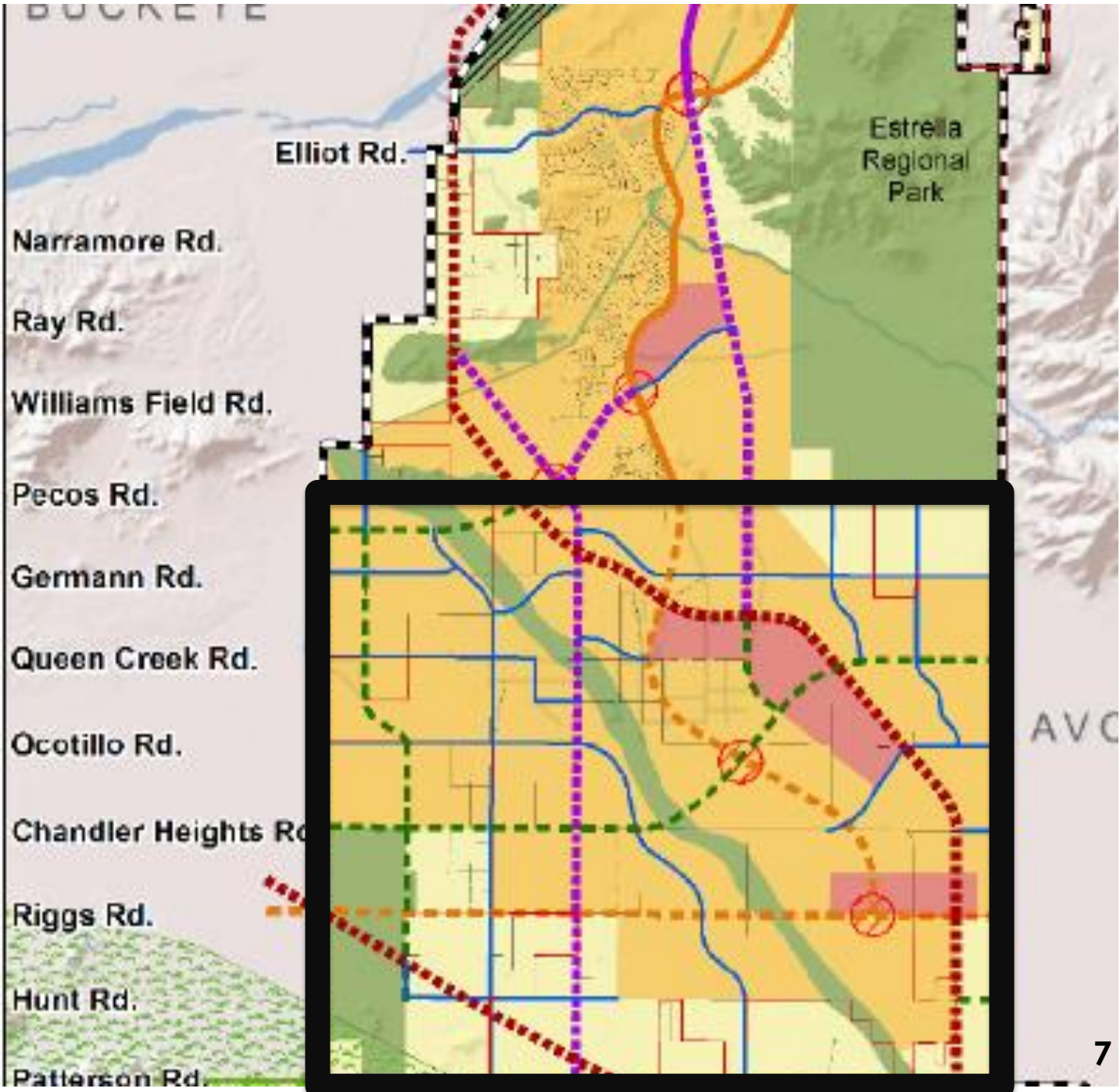
Companion Plans:

The 2014 IIP excluded NWW and other plans were developed in alignment with this policy.

Goodyear 2025 General Plan Land Use and Transportation Map

Land Use Categories

- Open Space
- Agriculture
- Scenic Neighborhood
- Neighborhood
- Business & Commerce
- Industrial



General Plan



OBJECTIVE GD-2-2

Objective GD-2-2:

“Focus new growth in the City’s growth areas to effectively utilize resources, minimize operation and maintenance costs, and attract and efficiently provide new services such as transit and entertainment opportunities.”

General Plan



OBJECTIVE GD-2-2 POLICIES

Objective GD-2-2 Policies:

- a. Evaluate the projects and programs within the Capital Improvements Program based on their location in relationship to the City's designated growth areas.
- b. Promote development within the City's designated growth areas first.
- c. Promote appropriate development within the designated growth areas.
- d. Discourage rezoning land to higher intensities outside of the growth areas until infrastructure planning is in place and necessary resources are available.

OBJECTIVE GD-2-2 POLICIES

- e. Promote development within the City's designated growth areas first, as follows:
- Areas within the impact fee areas as identified by the Infrastructure Improvement Plan (IIP),
 - Areas within targeted job centers such as the Loop 303 Corridor, Interstate 10 Corridor, Phoenix-Goodyear Airport, the MC-85 Corridor, and the Bullard Corridor,
 - Areas within any City-adopted Redevelopment Area,
 - Areas within the Transit Oriented Development Overlay,
 - Areas within $\frac{1}{4}$ mile of existing residential subdivisions, and
 - Areas along existing interstates/freeways

2014 General Plan



AMENDMENT PROCESS

General Plan Amendment:

Changes to objectives are considered a major amendment:

1. Can only be heard one time per year
2. One off-site Planning Commission public hearing
3. Planning Commission regular meeting public hearing and vote
4. Council public hearing and vote

Zoning Ordinance



REZONING REVIEW CRITERIA (SECTION 1-3-1-D-3)

- “Consistency with the goals, objectives, policies, and future land use map of City’s General Plan...”
- “Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand”
- “Demands for public services that will be generated by [the project and] requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment...”
- “Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided...”

Council Questions



GENERAL PLAN AND BASIS OF ZONING REVIEW

Council questions and discussion



Fire

CONSIDERATIONS

Timing:

The 2017 Fire Station Study did not contemplate a rise in call volume S. of Pecos until 2025-2035.

Proposed New Station:

The new Fire Station to W. Ocotillo Rd. is 6.3 miles away, on Rainbow Valley Rd.

Response Times:

This a Council priority based on the draft Strategic Action Plan

Without resources in this area, we anticipate an increase in response times based on how the development and roads are aligned

CONSIDERATIONS

Automatic Aid:

- a. Buckeye Valley:
 - Closest available auto aid partner
 - One (1) engine from Rainbow Valley and Arlington Rd (6.8 miles to W Pecos Rd.)
- b. Closest Command Officer and Ladder Truck:
 - BC181 and Ladder 181, are 15 miles to W Pecos Rd

CONSIDERATIONS

Emergency Communications:

Radio is difficult in this area of the City; will need an additional communications tower and associated infrastructure. This can be a shared facility with Police.

2008 Public Safety Master Plan:

A minimum of 2 additional stations will be needed in the NWW geography. One of these stations will need a ladder truck assigned to it.

CONSIDERATIONS

Station Locations:

Optimum location of future stations was not included in the 2017 fire station study; estimated cost \$10,000 - \$12,000 to update the study

Patient Transport Time to Abrazo:

Canta Mia is 27 minutes (14.3 miles)

W. Germann Rd is 33 minutes (18 miles)

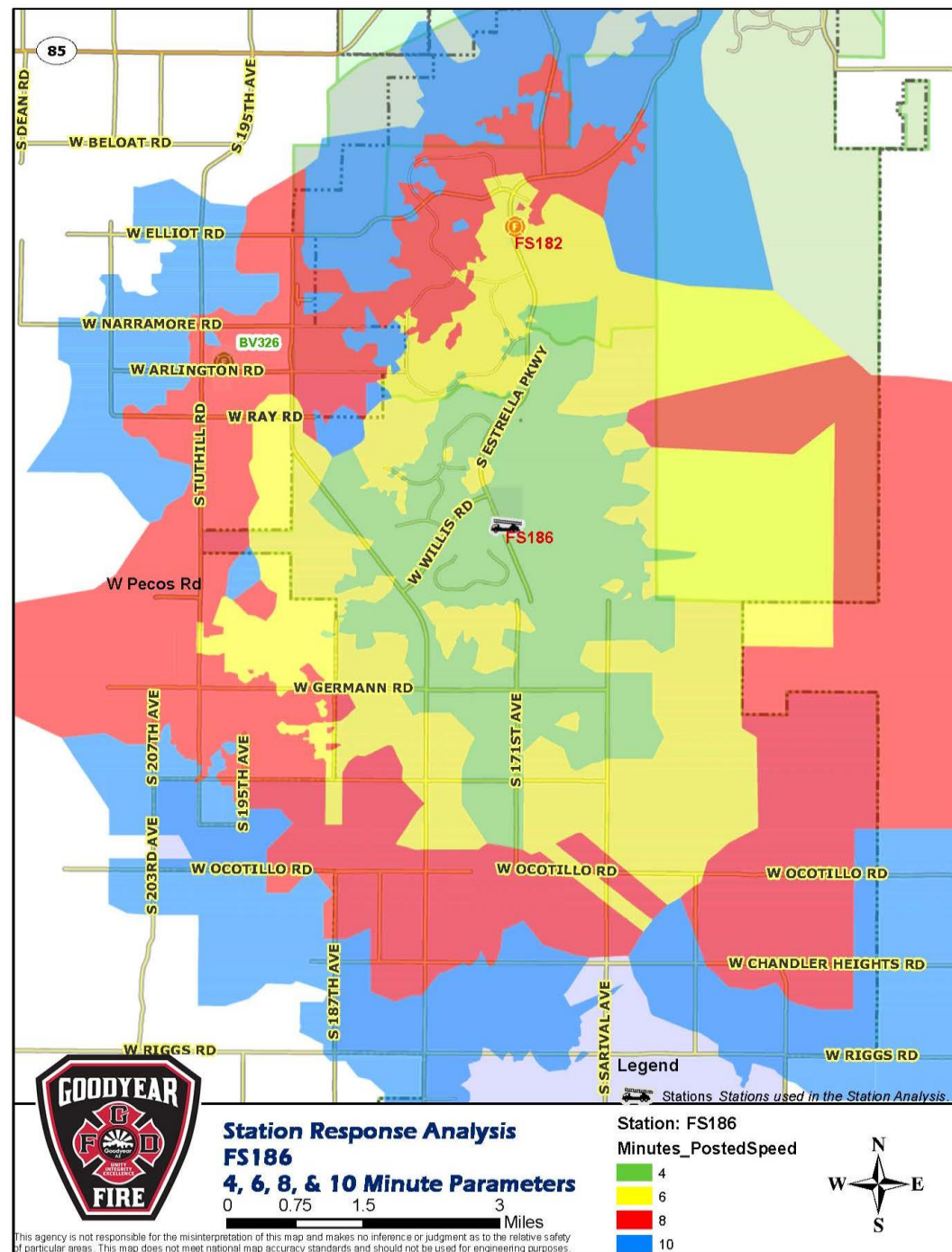
CONSIDERATIONS

Logistical Support Needs:

- Enhanced ability at the Estrella stations i.e. air compressor to fill air bottles
- EMS replacement equipment
- Eventually a staffed BC to support the call volume in that area

Ambulance Service:

- NWW could also be a driver for service that the City is working to provide



Council Questions



FIRE

Council questions?

Police

CONSIDERATIONS

- Additional Radio Tower for communications will be needed and can be shared with Fire.
- A detention plan will need to be evaluated in order to keep officers within the geographical area.
- Additional schools, and additional calls for service will dictate staffing levels.
- Staffing needs will be handled through the budget process

Police



Council questions?

A photograph of a garden scene. In the foreground, there are numerous small white daisies with yellow centers. Behind them, there are tall, thin blue flowers. In the background, a white building with a dark base is visible, along with some trees and dry grass. The text "Water & Wastewater" is overlaid in the center in a yellow font.

Water & Wastewater

Water & Wastewater



CONSIDERATIONS

1. IWMP proposed Regional Approach
2. The geography has no infrastructure

Water

- The existing water infrastructure is sized to serve Estrella. There is not an ability to simply “tap” and extend service to the NWW geography.
- Physical Water (wet water), legal right (AWS/paper water), and infrastructure.

Wastewater

- The RVWRF capacity is master planned to provide service to Estrella only
- Recharge strategies need to be focused on creating a sustainable resource

Water & Wastewater



OPTIONS

- City provides Assurance of Water Supply (AWS): Funding Challenges
- Central Arizona Groundwater Replenishment District (CAGRD): Cost of water
- Funding by developers: AWS and infrastructure
- Creation of satellite systems or SPAs vs. regional solutions: IWMP Revision & Cost of operations
- Allowing private utility solutions: Similar to Glendale's decision
- Long term strategies rather than a case by case solutions

Water & Wastewater



FUTURE OPTIONS

Council questions?



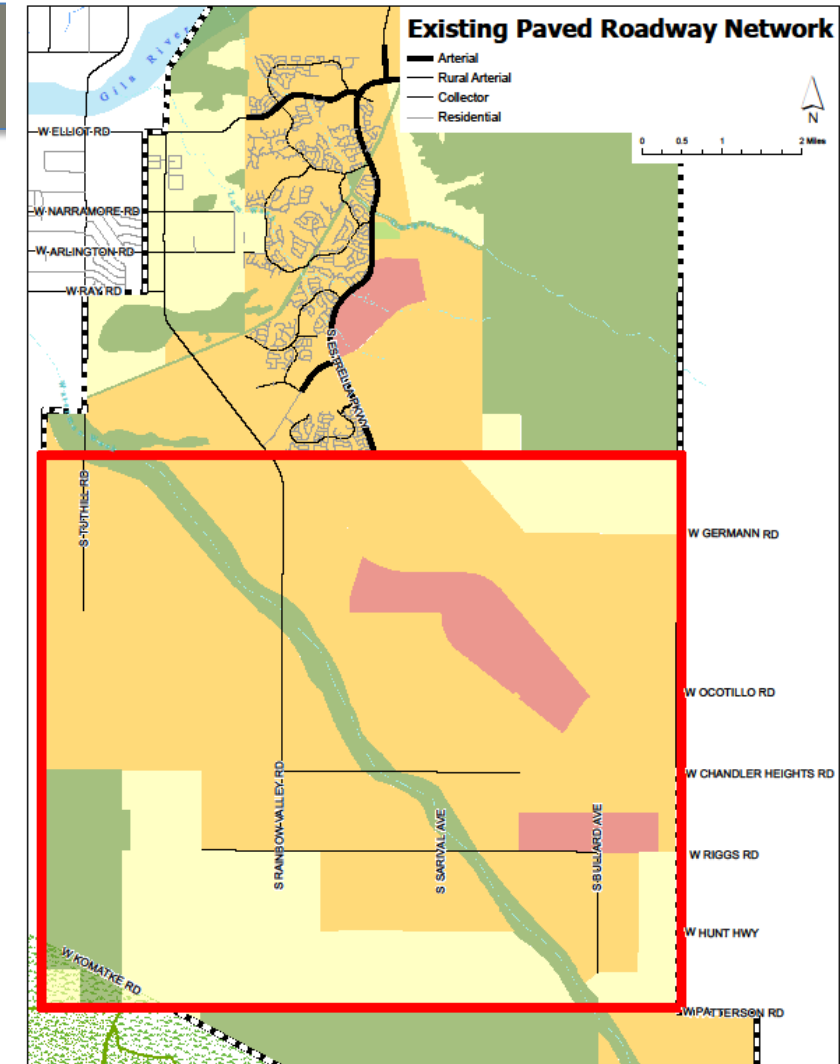
Transportation

Transportation



CURRENT STREET INFRASTRUCTURE

- The current existing roadway infrastructure
- Access to the NWW from Rainbow Valley Rd. or Estrella Parkway/Willis Rd
- Rainbow Valley Road 2 lane rural standard

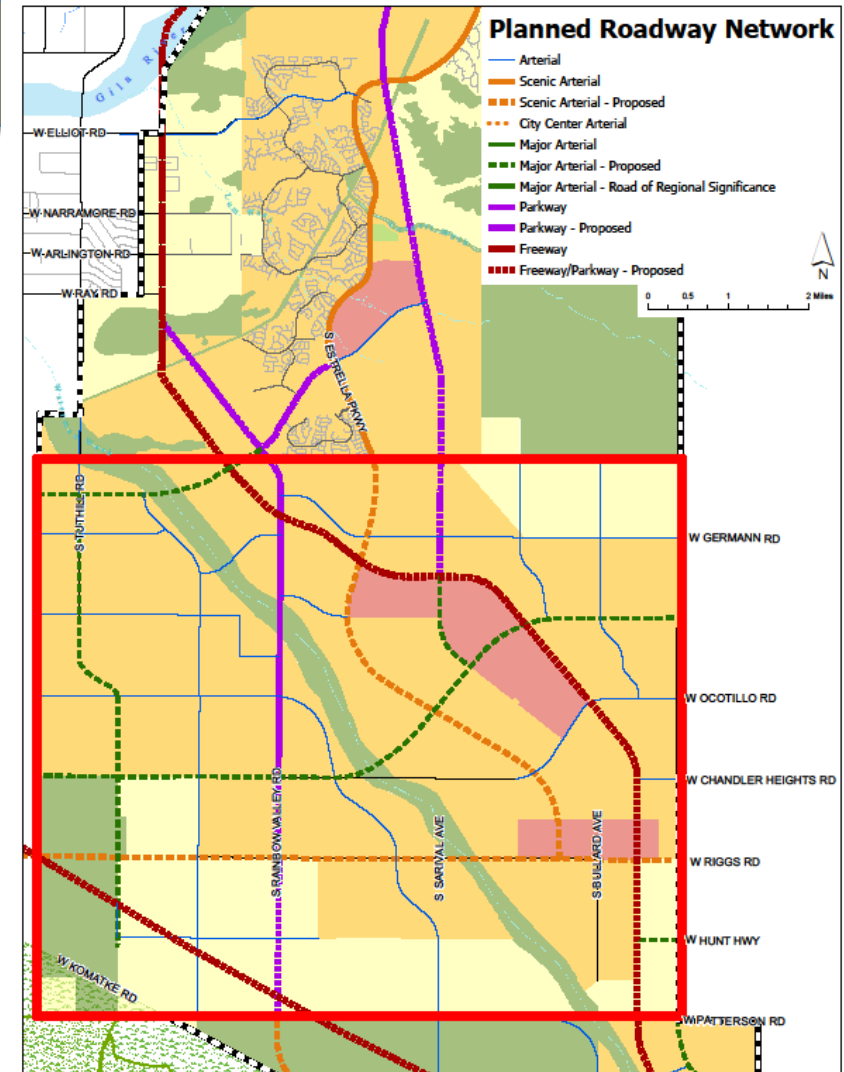


Transportation



FUTURE STREET INFRASTRUCTURE

- The future roadway infrastructure – Transportation Master Plan 2014
- Access to the NWW from the North and West
- Rainbow Valley Rd to be an Arterial section: 3 lanes in each direction with a median
- Loop 303 – currently not funded in this area – Anticipated to be in 2027-2047 ADOT Plan
- Sonoran Valley Parkway – EIS status



Transportation



DEVELOPMENT OBLIGATION - ONSITE

Development Process:

- Engineering Design Standards and Policy Manual and MAG standards
- Subdivision Regulations – City Code
- All roads would need to be built to city standards, including bus bays, landscaping, street lights etc.
- Waterman wash crossing required to be a dry crossing

Transportation



OFFSITE ROADWAYS

Future Growth Area

- There are no capital projects in our 10 year program
- Opportunity for cost recovery
- Necessary access approved through Traffic Impact Analysis

Council Questions



TRANSPORTATION

Council questions?

A photograph of children playing in a snowy park. A young girl in a pink polka-dot jacket is in the foreground, smiling and holding snow. Other children are visible in the background, also playing in the snow. The scene is set in a park with trees and a grassy area covered in snow.

Parks

CONSIDERATIONS

2014 Parks Master Plan:

- Standards ensure developers include neighborhood park/open space services as part of development
- Community parks not considered
- Nearest existing Community Park is Foothills (ideal service area up to 5 mile radius)
- Identified trail opportunities

Council Questions



PARKS

Council questions?



Finance

INFRASTRUCTURE FUNDING OPTIONS

Developer funded:

- Developer builds required infrastructure
- Establish reimbursement mechanism(s) for any oversizing
 - a. Cost Recovery Ordinance
 - b. Impact Fee Reimbursements
 - c. Community Facilities District

IMPACT FEE CONSIDERATIONS

Current Infrastructure Improvement Plan (2014 IIP):

- Specifically excluded this area as developer responsibility
- IIP Timelines

2018 IIP update:

- The current scope and process specifically excludes this area
- If NWW included in the IIP, a separate process would need to begin as soon as possible
- Best case scenario 13-15 months to implementation of Development Impact Fee and this assumes some level of existing infrastructure plans for NWW area
- If any permits are pulled prior to IIP adoption – No DIF's can be collected for a two-year period

COMMUNITY FACILITIES DISTRICT CONSIDERATIONS

CFD:

1. Developer must have financial ability to fund
 - a. Bonding capacity is not realized until development occurs
 - b. Standby Agreements for Tax Rate Targets
2. CFD Board composition
3. Establishment issues with existing legislation

GENERAL CONSIDERATIONS

1. All Development in the City generates revenue
 - Construction sales tax
 - Property Taxes - assessed valuation increases
 - State Shared Revenues - population based
2. Infrastructure and Operations are more costly in outlying areas
3. Operational income (property taxes/state shared revenue) come after the need for service

Council Questions



FINANCE

Questions?



Other Variables

Other Variables



ADDITIONAL CONSIDERATIONS

Other City services and activities may be impacted over time, depending on the velocity of development:

- Sanitation
- Bulk Trash
- ROW maintenance

A night scene of a stadium, likely Dodger Stadium, with palm trees in the foreground. A large, stylized white baseball with red stitching is superimposed over the center of the image. The background shows the stadium lights and a large firework exploding in the sky. The text "Policy Direction" is overlaid in a large, yellow, sans-serif font.

Policy Direction

Council Policy Direction



PAYING FOR GROWTH

- Council desires to encourage growth throughout the city
- Council desires that growth pays for growth
- Utility solutions include exploring both public and private solutions
- Council desires that staff work collaboratively to find the best solutions possible

Guiding Documents



PLAN, POLICIES, AND PROGRAMS

Guiding Documents:

The City approved plan and policy documents that influence development and may need revision, based on Council direction, include:

- Integrated Water Master Plan
- Infrastructure Improvement Plan
- General Plan
- Capital Improvement Plan
- Fire Station study
- Transportation Plan
- Parks Master Plan

Council Policy Direction



NWW GROWTH POLICY OPTIONS

A. Retain existing General Plan and policy:

- General Plan update efforts begins in 2022 and re-evaluate at that time

B. Amend current General Plan and policy:

- Adhere to current strategies for infrastructure development?
- Study and implement non-regional infrastructure solutions?

Should Council direction support amending current policies, staff will be returning to council with additional options and policy revisions as needed.