



Farmers Investment Co. (FICO)

Sahuarita Farms Specific Plan & Minor General Plan Amendment Community Meeting July 1, 2014





FICO / Property Overview



FICO Properties

7,000 Acres Total

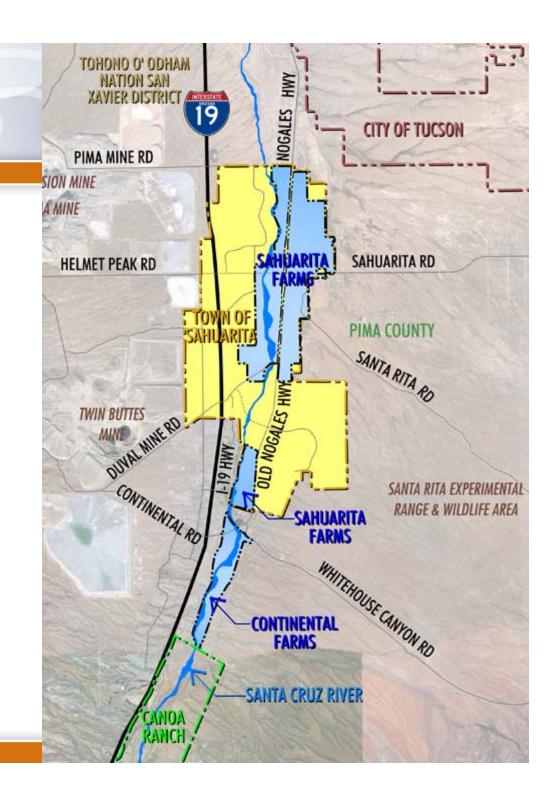
5,900 Acres in Town of Sahuarita

1,100 Acres in Pima County

12 River Miles on FICO Properties (Single Owner)

14 River Miles from Canoa Ranch to Pima Mine Road

Opportunity to Create Regional Amenity







- Purchased Continental Farm in 1948
- Walden family moved to AZ from CA in 1949
- Experimented with cotton, alfalfa, lettuce, other crops
- Pecans trees planted in 1960's and 1970's
- Today: Orchards in Georgia and Arizona (Pima and Cochise Counties) -250 employees in greater Green Valley/Sahuarita area







Why Plan?



Growth / Urbanization Pressures

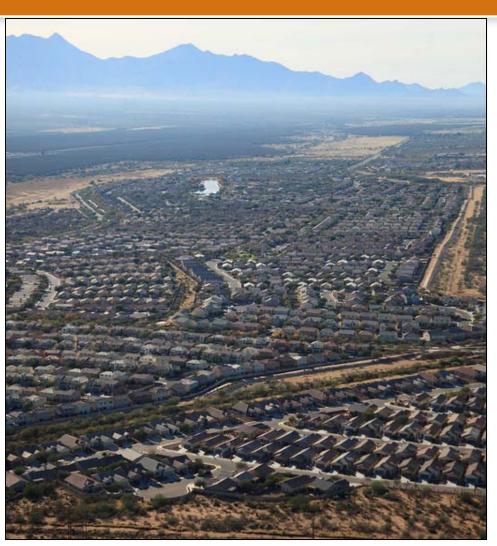
600% Population Growth in Town

2000 = 3,200 Residents

2010 = 25,000 Residents

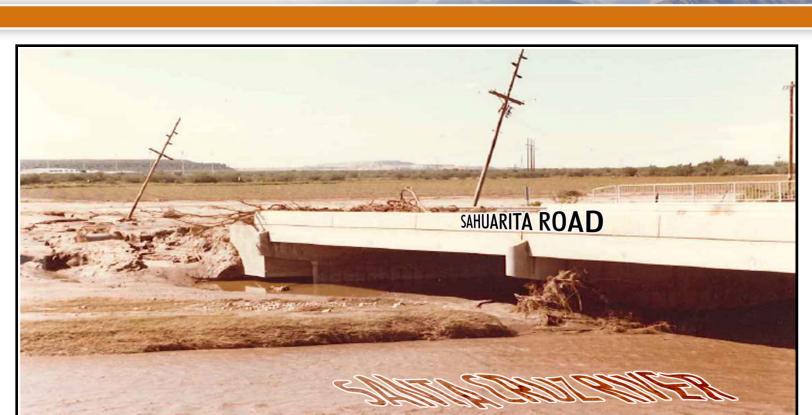


Madera Highlands



Rancho Sahuarita





Flooding – Public Safety & Property Damage

1983 Flood



Approaching Headcuts / Erosion

- Bank Erosion
- Habitat Damage

- Bridge Scour
- Tributary Erosion



Near Pima Mine Road



Pima Mine Road Bridge



Long Term Impacts of Headcutting





Downstream.....Upstream





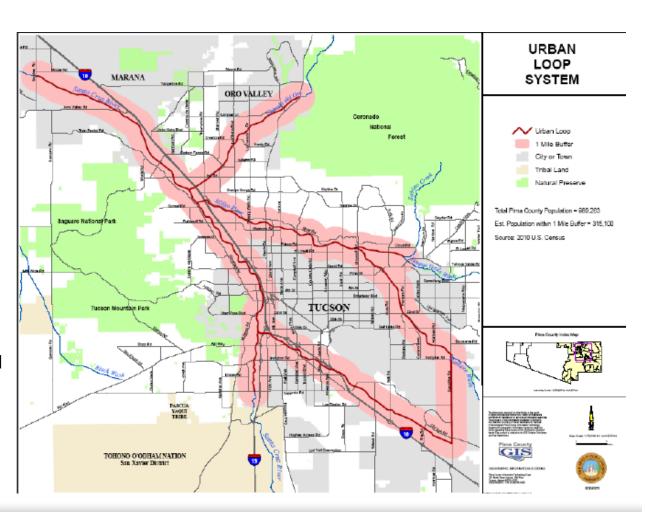
River Master Plans?





River Master Plans in Southern Arizona

- A Record of Success
- Community Values
- River Park Facts
 - 1/3 Population < ½ Mile
 - Began in 1970's
 - 55 Miles of River
 - 130 Miles of Paths
 - Planning and Funding Partnerships
 - Corps of Engineers
 - Pima Co Flood Control
 - Local Communities
 - Federal Grants
 - Private Sector





Rillito River at Alvernon Way





Habitat, Flood Control, Recreation, Trails







Sahuarita Farms Overview



Guiding Principles





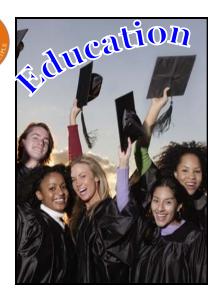


















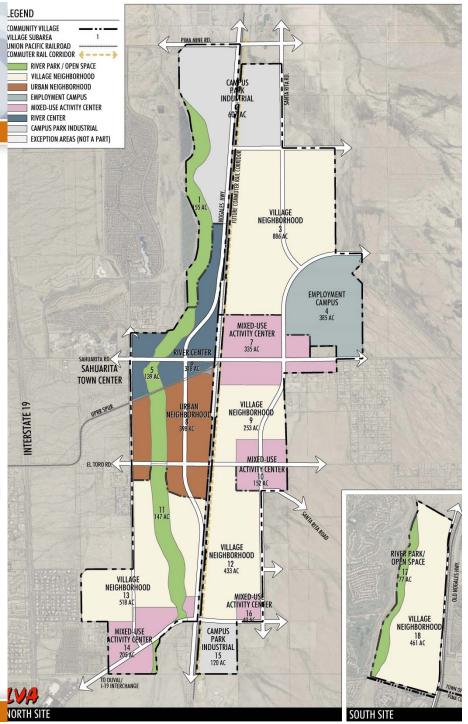
Sahuarita Farms Land Use Plan

- 5,900 Acres
- Implement Town General Plan
- Provide a Balance of Land Uses
- Up to 19,000 Residences
- Mixed Use Development

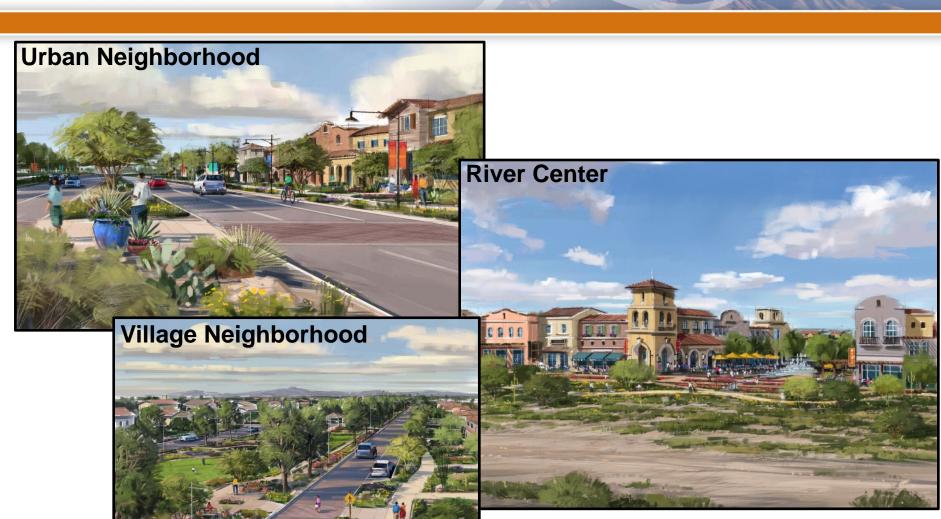




- Employment / Office
- Campus Park Industrial
- River Park / Open Space
- Schools, Community & Neighborhood Parks, Community Facilities

















Parks, Open Space and Trails

- 25% of Project is Open Space
- Linear River Park
- Community Parks
- Neighborhood Parks
- 50 Miles of Trails
- ¼ Mile Walking
 Distance
- Agricultural Preserves



LEGEND SITE BOUNDARY

SUBAREA BOUNDARY UNION PACIFIC RAILROAD

COMMUTER RAIL CORRIDOR CONCEPTUAL STREETS

ANZA TRAIL (APPROX ALIGNMENT)

NEIGHBORHOOD PARK POCKET PARK

SURROUNDING PROPOSED/EXISTING SCHOOL SQUECE, TOWN OF SARQUARTA PUBLIC SCHOOL & PRIVATE RECISATION FACILITIES MAP EXCEPTION AREA (NOT A PART)

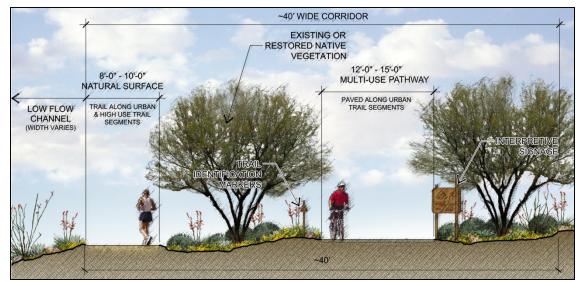




Open Space and Trails (Examples)



Community Gardens



Anza Trail Cross Section









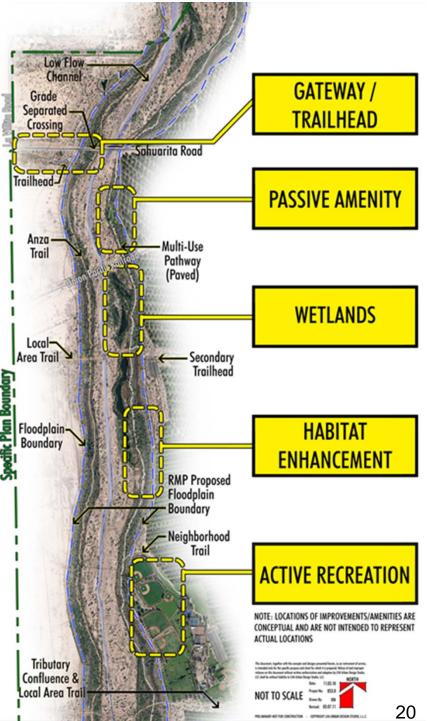


River Master Plan Concept

- Average Corridor Width: +/-1,000 Feet
- Public Open Space
- Multi-Use Opportunities
- Recharge Capability
- Management of Storm Water
- Wildlife Corridors







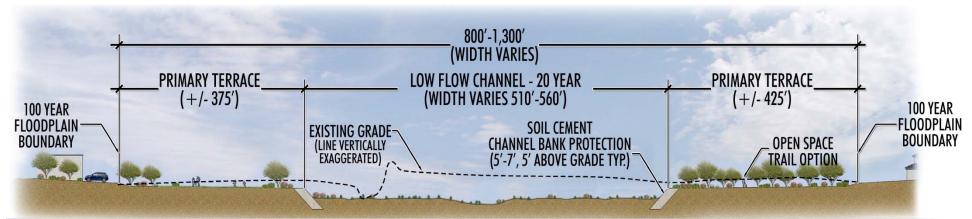


River Master Plan Cross Section Concept

- Buffer/Upper Terraces (~300-800 ft)
- Primary Flow Channel (~500 ft)
- River Corridor Width up to 1/4-Mile wide









Character Sketch of River Improvements



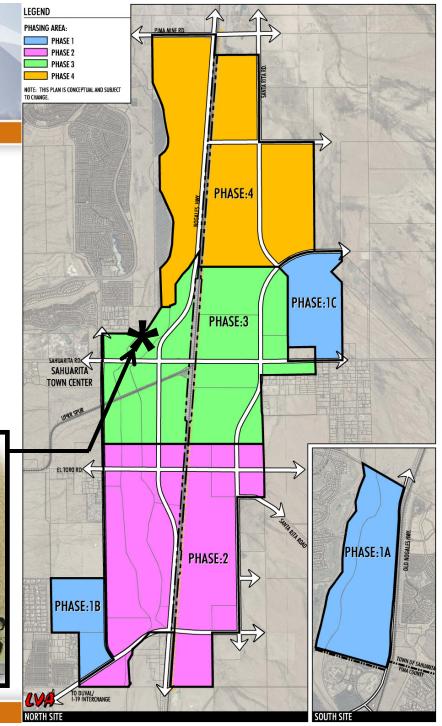


Development Phasing

- 40-50 Year Development Plan
- Market and Infrastructure Driven
- Generally South to North
- Possible Initial Primary Development Phase in 2018-20 Time Frame
- Early Development Activities Include Llano
 Grande Trailhead and Anza Trail in 2014-15









Concurrent Planning Processes

Town of Sahuarita & Pima County

- Continental Farms Specific Plan and River Master Plan: Approved by Pima County: March 2014
- Sahuarita Farms Specific Plan: Submitted for Public Hearing;
- Sahuarita Farms Public Review & Hearings Summer/Fall 2014



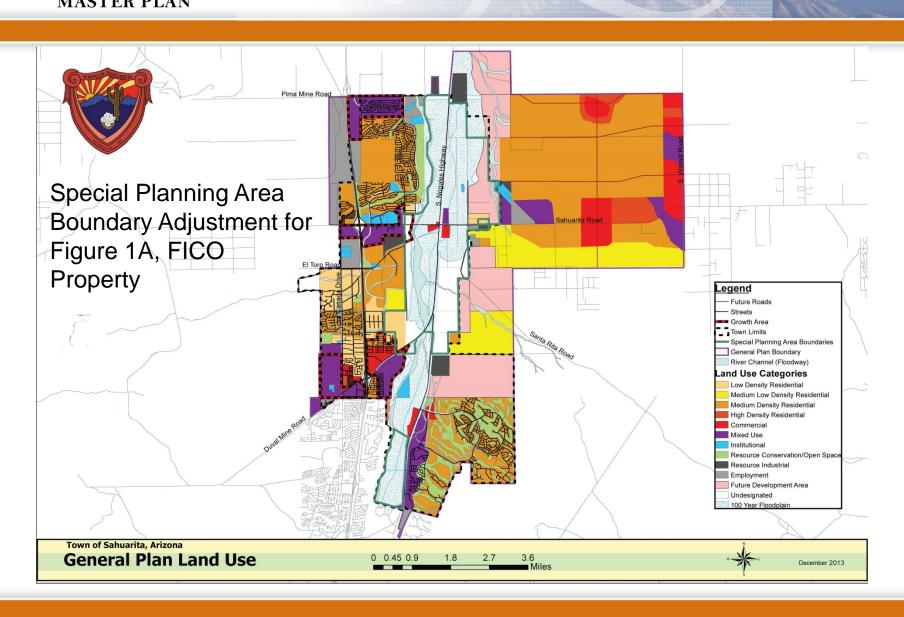




Minor General Plan Amendment Town of Sahuarita / FICO



Minor General Plan Amendment

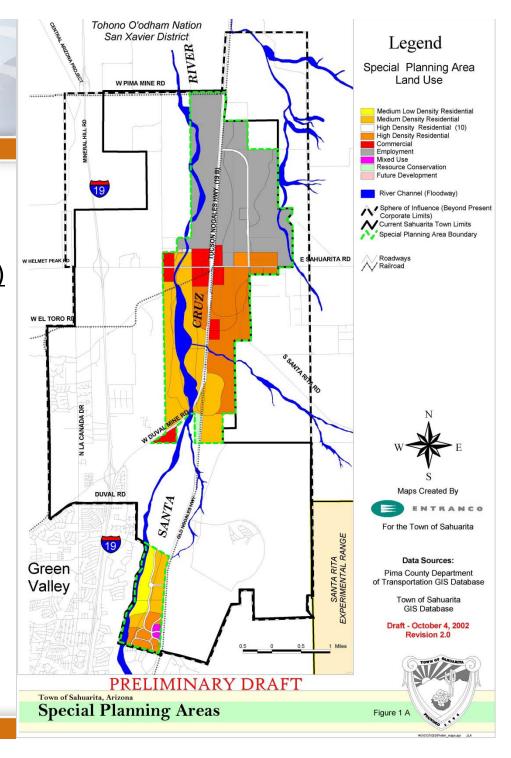




Minor General Plan Amendment

Special Planning Area (FICO Property)

- Existing Land Use Designations
- Developed in 2002, before Specific Plan Planning effort.
 - Employment
 - Commercial
 - Medium Low Density Res.
 - Medium Density Res.
 - High Density Res.
 - River Channel







Minor General Plan Amendment

Special Planning Area: FICO Property

- Modify land uses on FICO Property to be consistent with the Specific Plan Land Use Plan
 - Employment
 - Mixed Use (Residential, Commercial, Office, etc.)
 - Medium Density Residential
 - River Channel

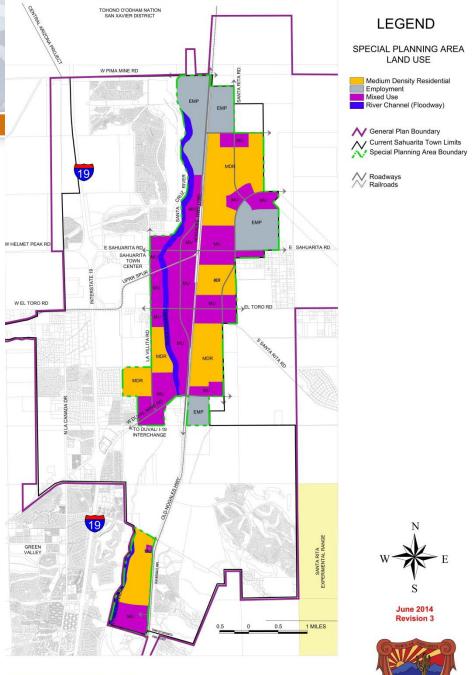


FIGURE 1A



Committed to Ongoing Public Outreach

Stay Informed:

Web Site: www.SahuaritaFarms.com

Call Us: (520) 305.9107

Email: info@sahuaritafarms.com







Thank You