

# Farmers Investment Co. (FICO)

Sahuarita Farms Specific Plan Planning & Zoning Commission Study Session July 7, 2014



# **Project Team**











Engineering and Environmental Consultants

FRANK THOMSON & ASSOCIATES

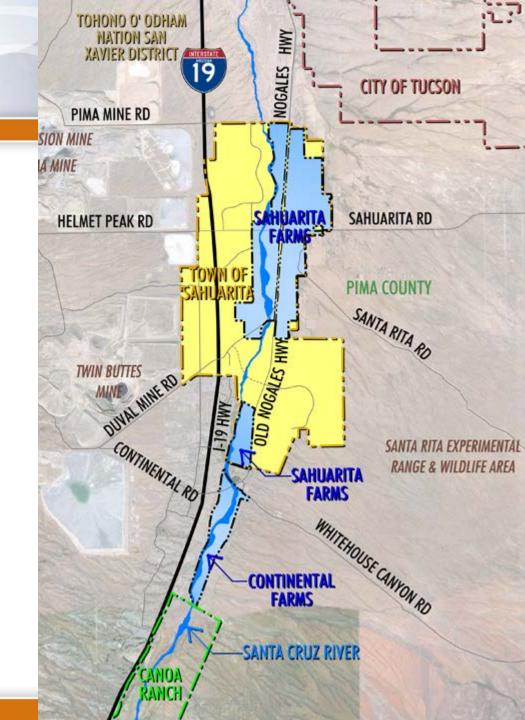






# **FICO Properties**

- 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)
- Preserve land now while in single ownership
- Opportunity to create regional amenity



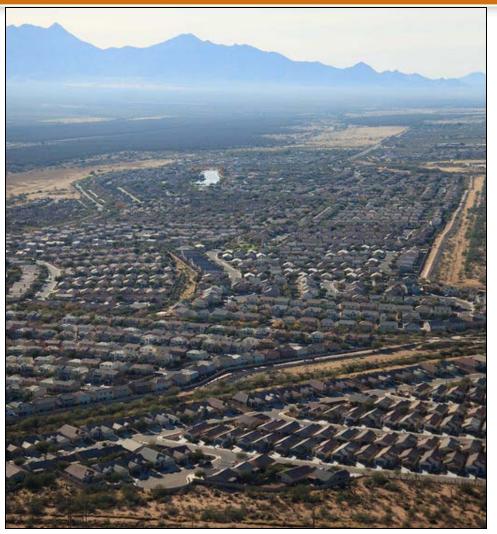


# Why Plan? Growth / Urbanization Pressures

- 600% Population Growth in Town
  - 2000: 3,200 Residents
  - 2010: 25,000 Residents

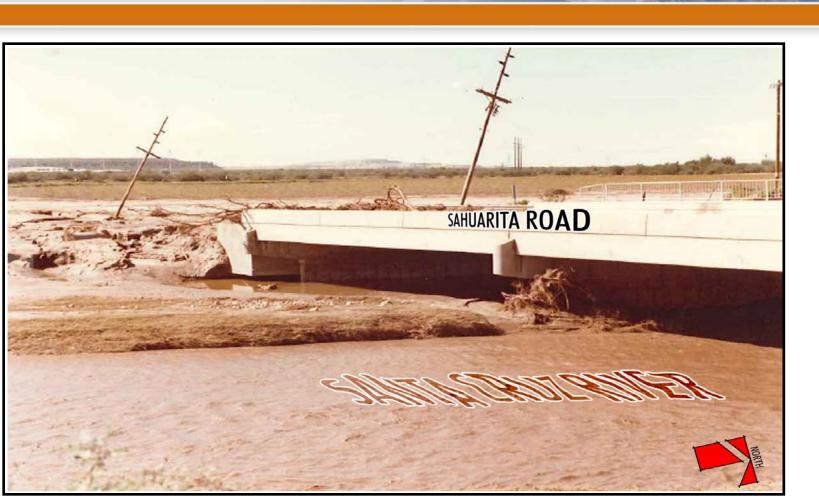


Madera Highlands



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



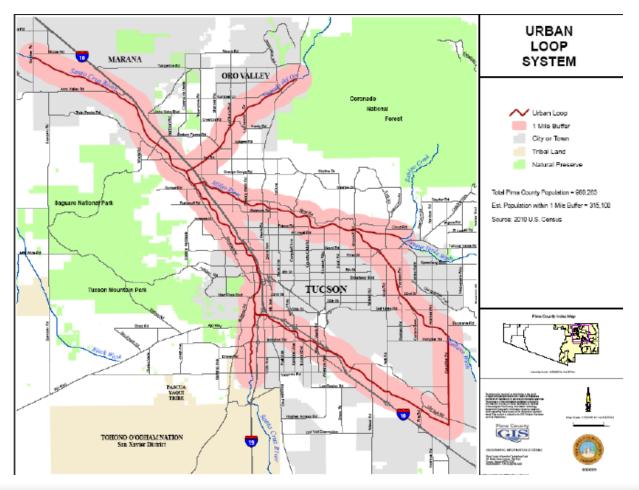
Downstream.....Upstream





#### **River Master Plans in Southern Arizona**

- A Record of Success
- Community Values
- River Park Facts
  - 1/3 Population <  $\frac{1}{2}$  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





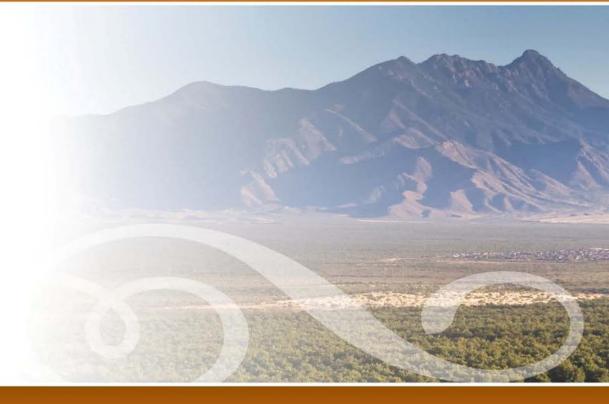
#### **Rillito River at Alvernon Way**





Habitat, Flood Control, Recreation, Trails





# Sahuarita Farms Land/River

# 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







### Village Neighborhood









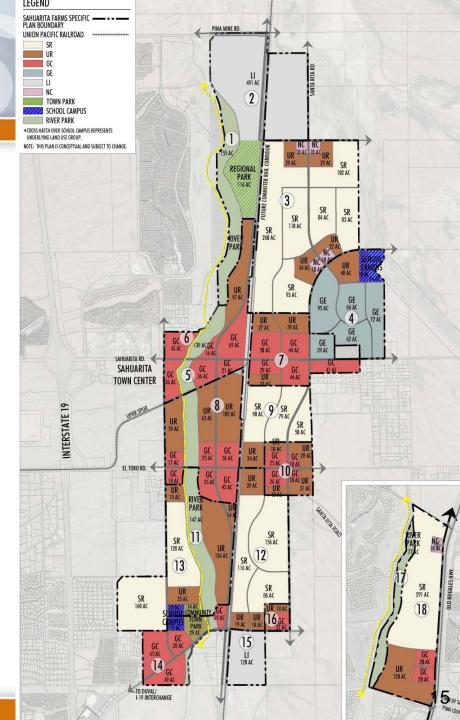
# Sahuarita Farms: Village Subarea Land Use Plan

# LEGEND

# SAHUARITA FARMS SPECIFIC ----

UNION PACIFIC RAILROAD

- SR Suburban Residential
- UR Urban Residential
- **GC** General Commercial
- **GE** General Employment
- Light Industrial
- NC Neighborhood Commercial TOWN PARK
- SCHOOL CAMPUS
- **RIVER PARK**



#### **Open Space and Trails**

- 25% of Project is Open Space
- 12-Mile Linear River Park
- **Community Parks**
- **Neighborhood Parks**
- 50 Miles of Trails
- 1/4 Mile Walking Distance
- Agricultural **Preserves**



LEGEND

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111

NORTH SITE

SITE BOUNDARY SUBAREA BOUNDARY





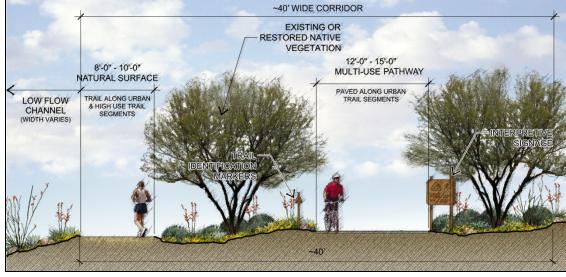




#### **Open Space and Trail (examples)**







#### Anza Trail Cross Section



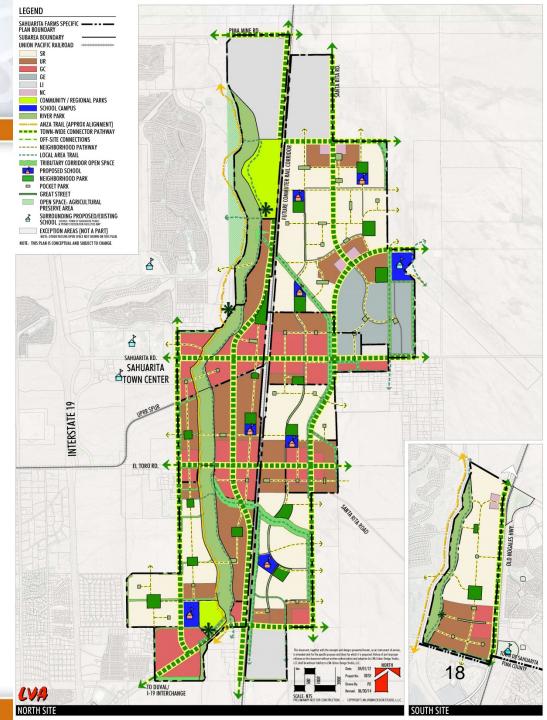






# Village Subarea / Open Space Hybrid Plan

- Combines Open Spaces and Trails Master Plan, Schools and Village Subarea Land Uses.
- Demonstrated relationship between specific land uses and open space system.
- Meets Town requirement for Recreational Open Space (ROS)

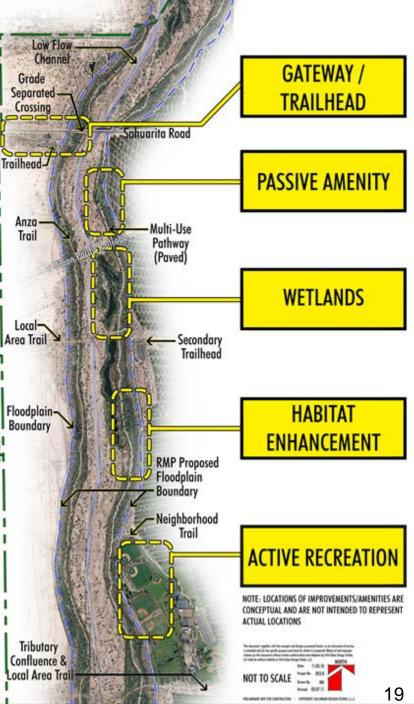


### **River Master Plan Concept**

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









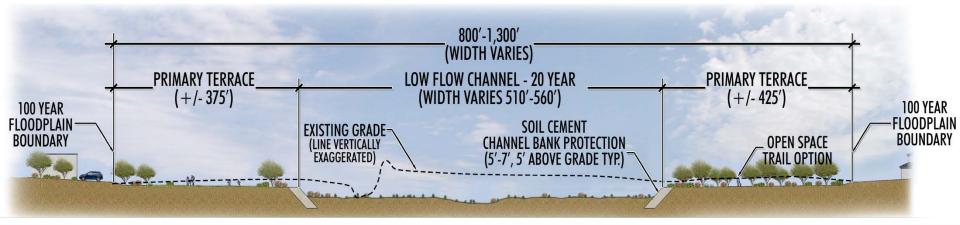


#### **River Master Plan Cross Section Concept**

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











#### **Character Sketch of River Improvements**





### **Circulation Master Plan**









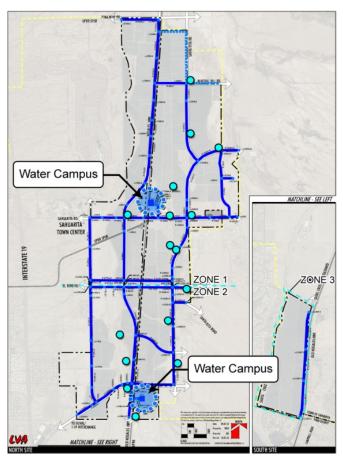


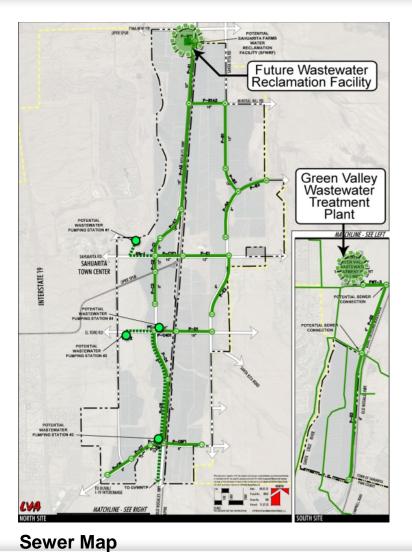




#### **Utility Master Plans**

- Water & Reclaimed Water
- Sewer

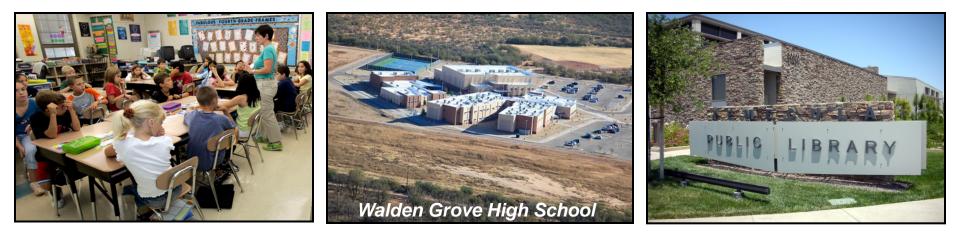




#### Water Map



#### **Public Facilities & Services**





# **Sustainability**

- Water Conservation
- Environment
- Energy
- Transportation
- Materials and Resources
- Livability/Social Health
- Economic
- Education









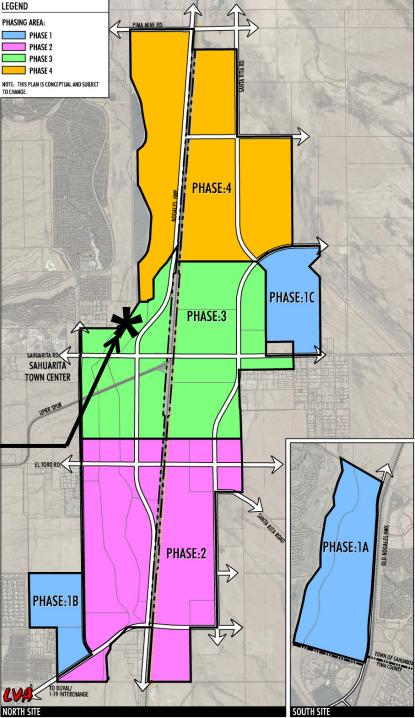


#### **Development Phasing**

- 40 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 2015-16





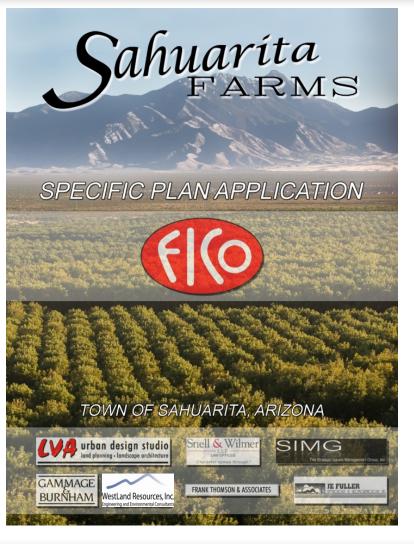


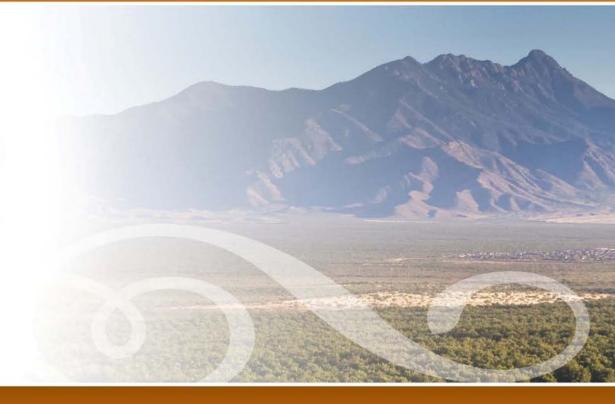


### **Concurrent Planning Processes**

### 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 Review
- Sahuarita Farms Public Review & Hearings Summer/Fall, 2014





# Thank You

Sahuarita Farms Land/River