

The logo for Sahuarita Farms Land/River Master Plan. It features the text "Sahuarita Farms" in a brown serif font, "Land/River" in a blue serif font, and "MASTER PLAN" in a black serif font. The text is flanked by decorative green and blue scrollwork. The background of the slide is a photograph of a desert landscape with mountains and a river, overlaid with a large, faint, stylized scroll graphic.

Sahuarita Farms
Land/River
MASTER PLAN

Farmers Investment Co. (FICO)

Overview Presentation

Sahuarita Farms/Continental Farms Specific Plans

Winter 2013



Sahuarita Farms
Land/River
MASTER PLAN

FICO / Property Overview

Sahuarita Farms Land/River MASTER PLAN

FICO Properties

7,000 Acres Total

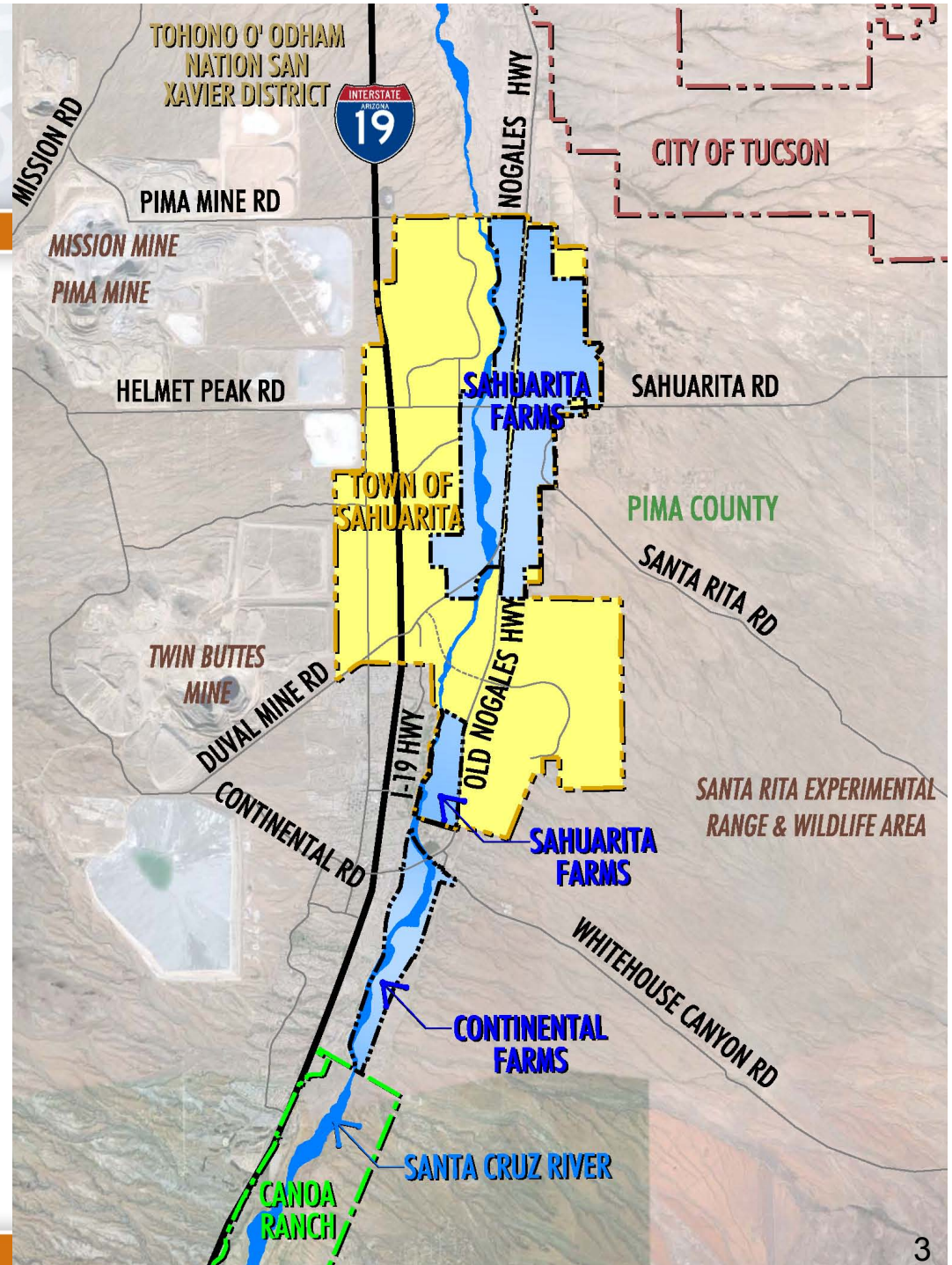
5,900 Acres in Town of Sahuarita

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





Sahuarita Farms
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Why Plan?

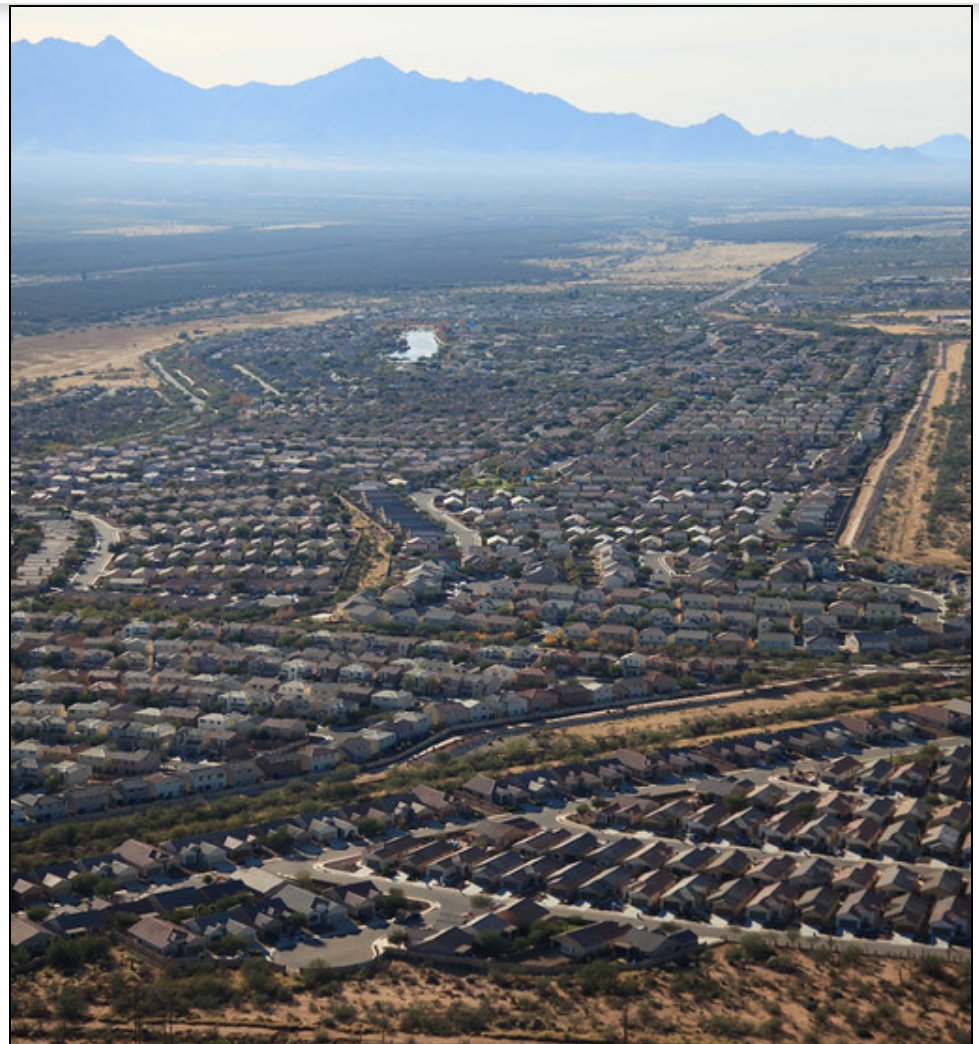


Growth / Urbanization Pressures

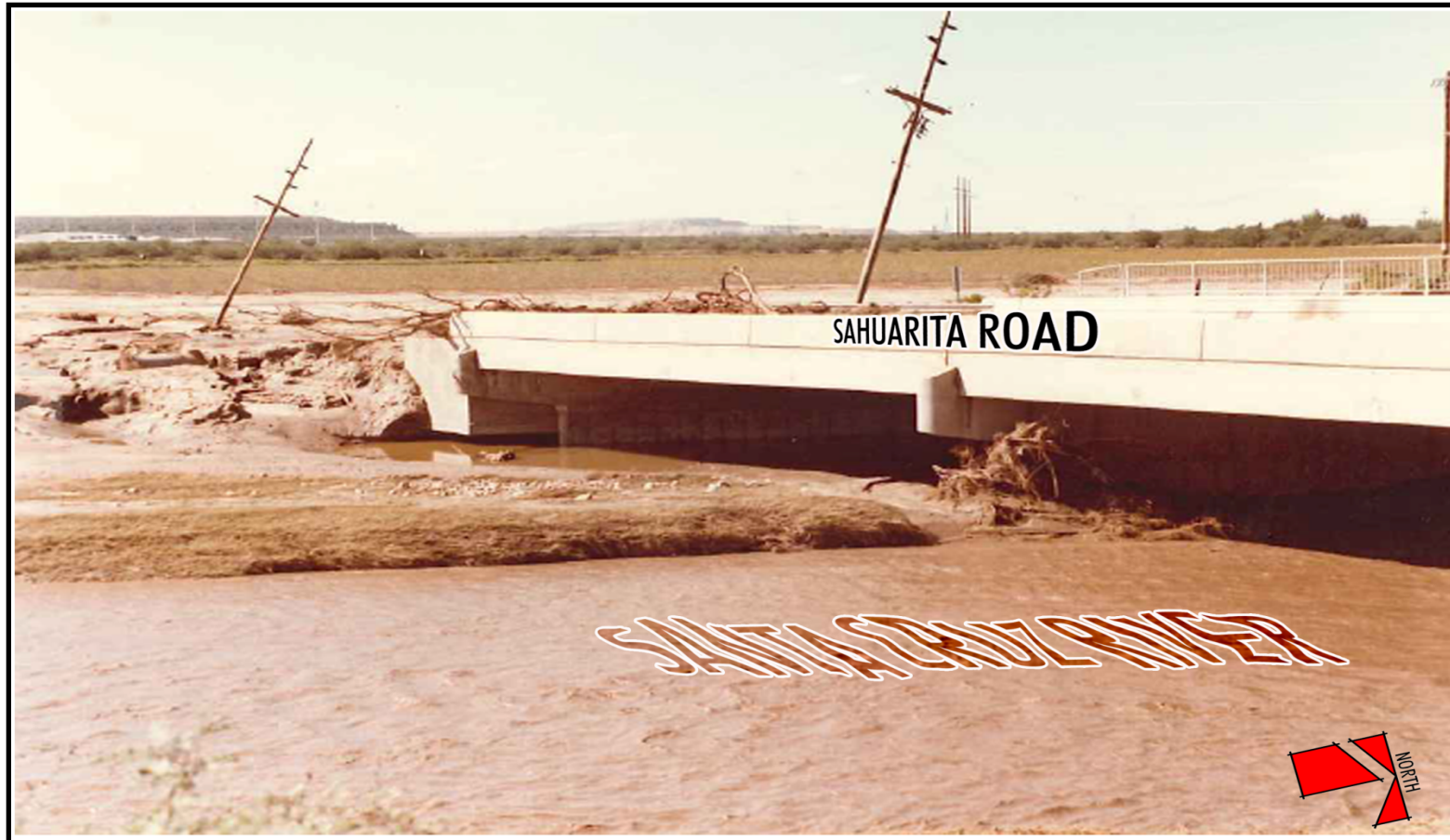
- Population Grew by Over 300%
 - 1990: Population 17,000
 - 2010: Population 47,000



Green Valley



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



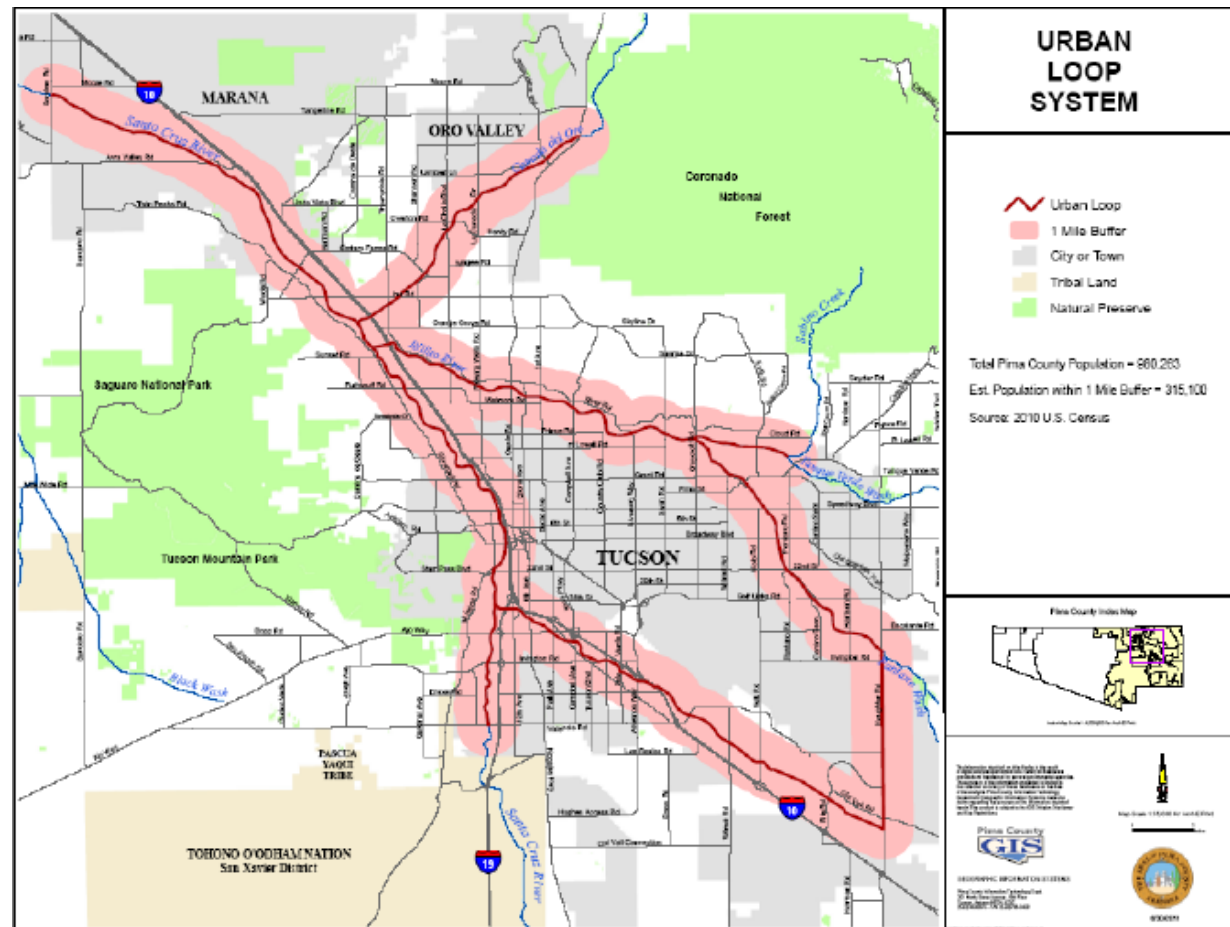
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River Master Plans?



River Master Plans in Southern Arizona

- A Record of Success
- Community Values
- River Park Facts
 - 1/3 Population < 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
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Sahuarita Farms Overview

Guiding Principles



Celebrate the River



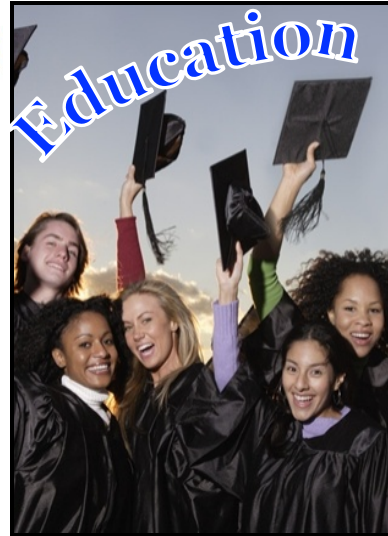
Sustainability



Active & Safe



Education



Heritage

Sahuarita Farms Land/River

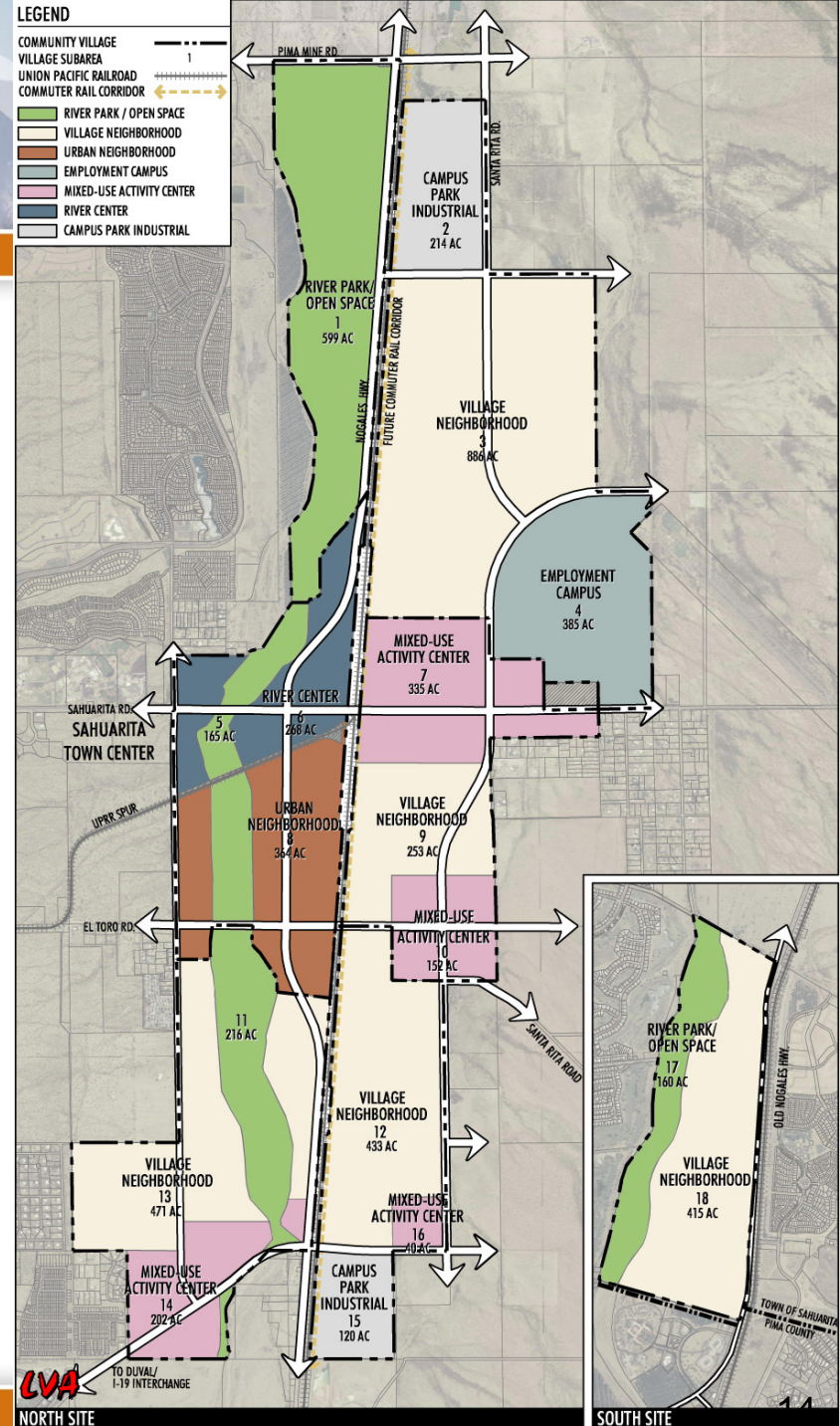
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Sahuarita Farms Land Use Plan

- 5,900 Acres
- Implement Town General Plan
- Provide a Balance of Land Uses
- Up to 19,000 Residences
- Mixed Use Development: 480 Acres



- Employment / Office: 550 Acres
- Campus Park Industrial: 335 Acres
- River Park / Open Space
- Schools, Community & Neighborhood Parks, Community Facilities

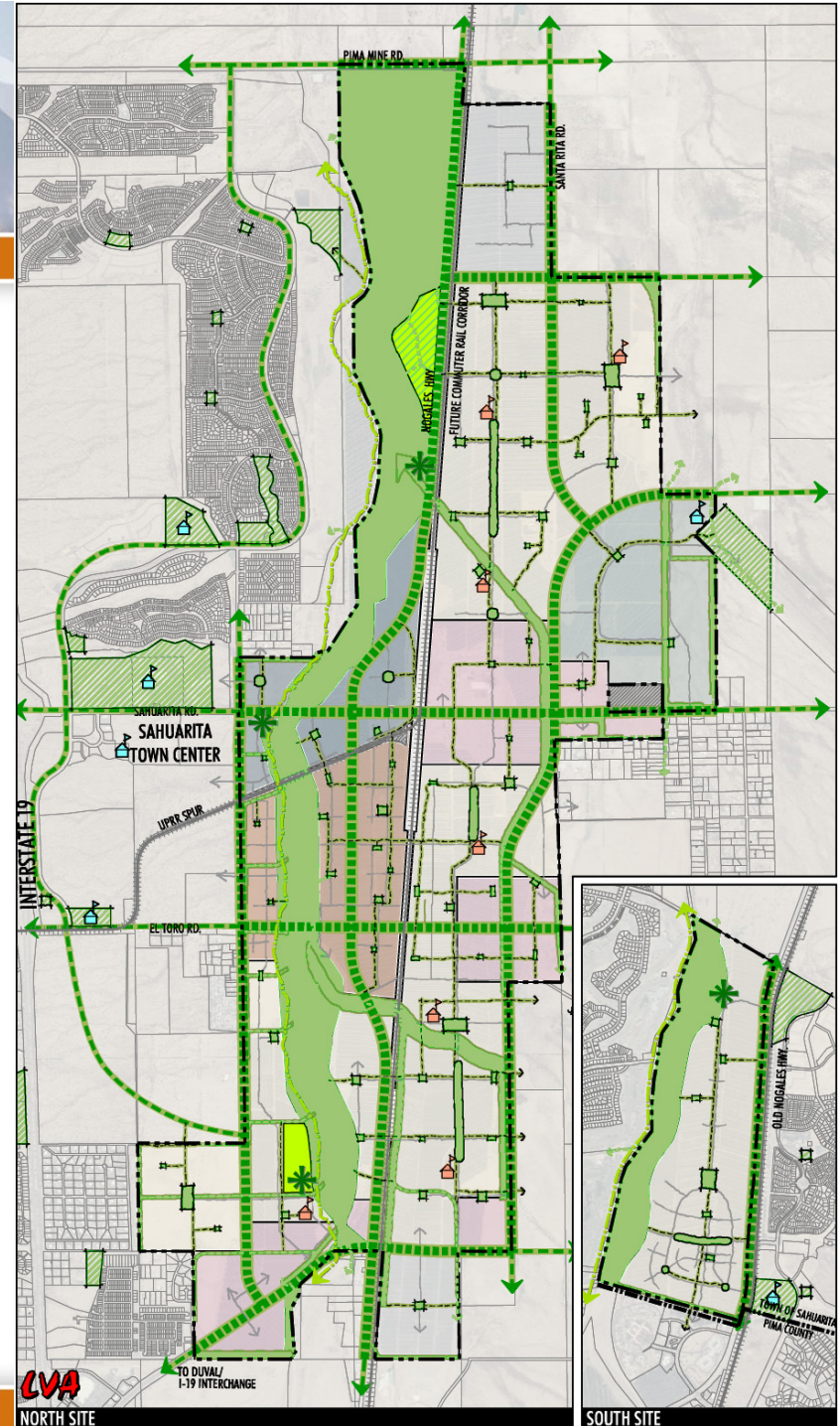


Sahuarita Farms Land/River

MASTER PLAN

Open Space and Trails

- 1/3 of Project is Open Space
- 12-Mile Linear River Park (1,500 Acres)
- Community Parks
- Neighborhood Parks
- 50 Miles of Trails
- ¼ Mile Walking Distance
- Agricultural Preserves



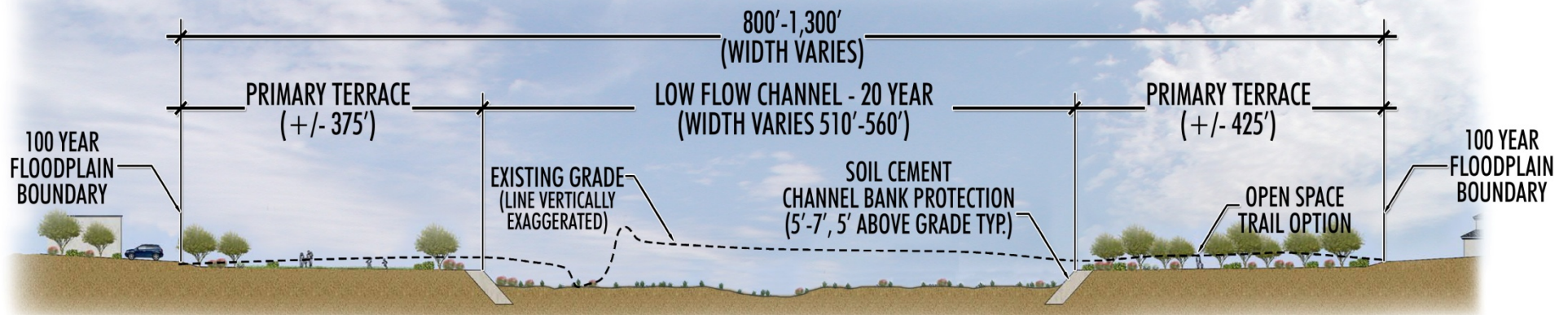
LVA
NORTH SITE

SOUTH SITE



Sahuarita Farms River Master Plan Cross Section Concept

- Broad Upper Terraces (~800 ft)
- Low Flow Flood Channel (~500 ft)
- Typical River Corridor Width of 1/4-Mile



Sahuarita Farms
Land/River

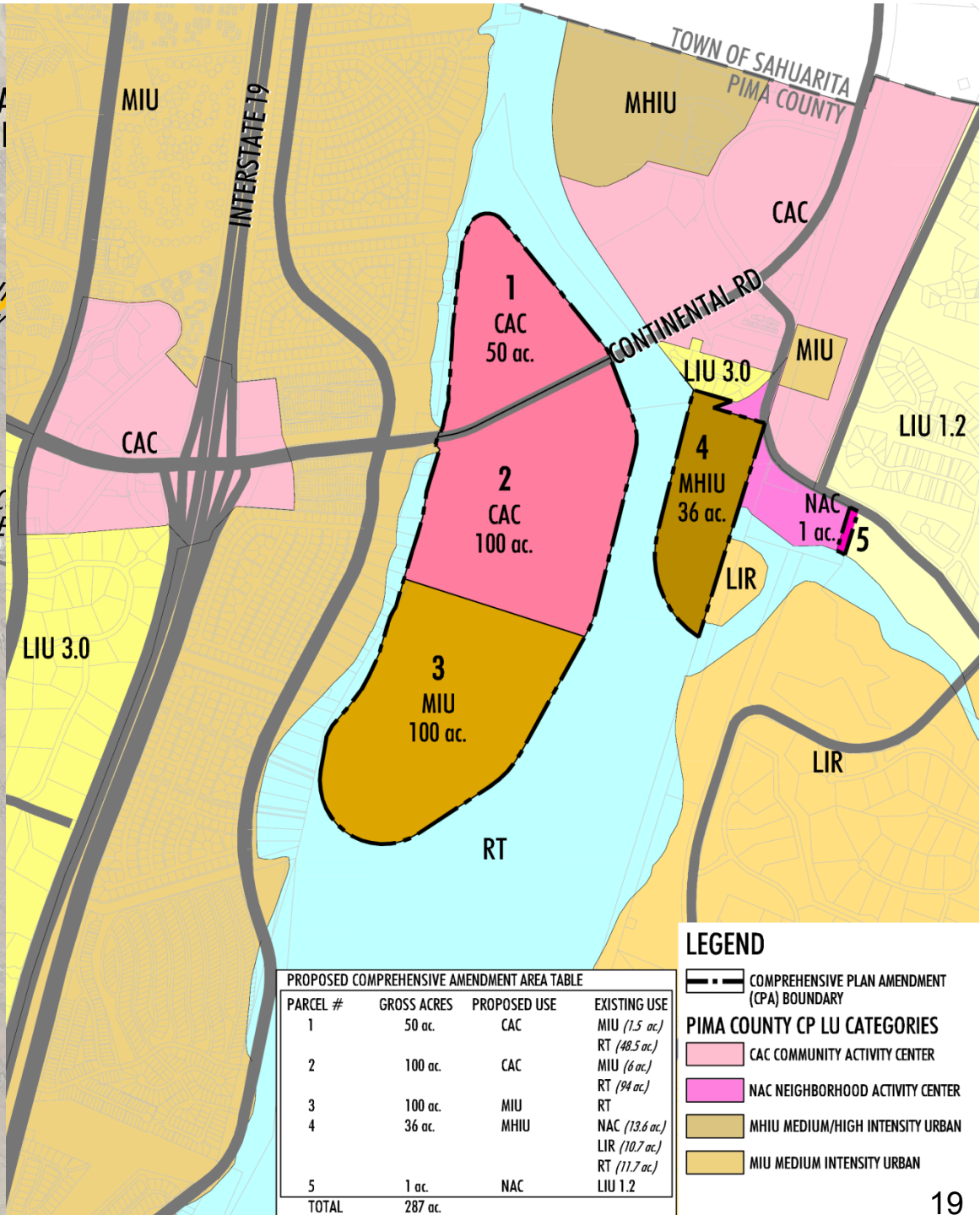
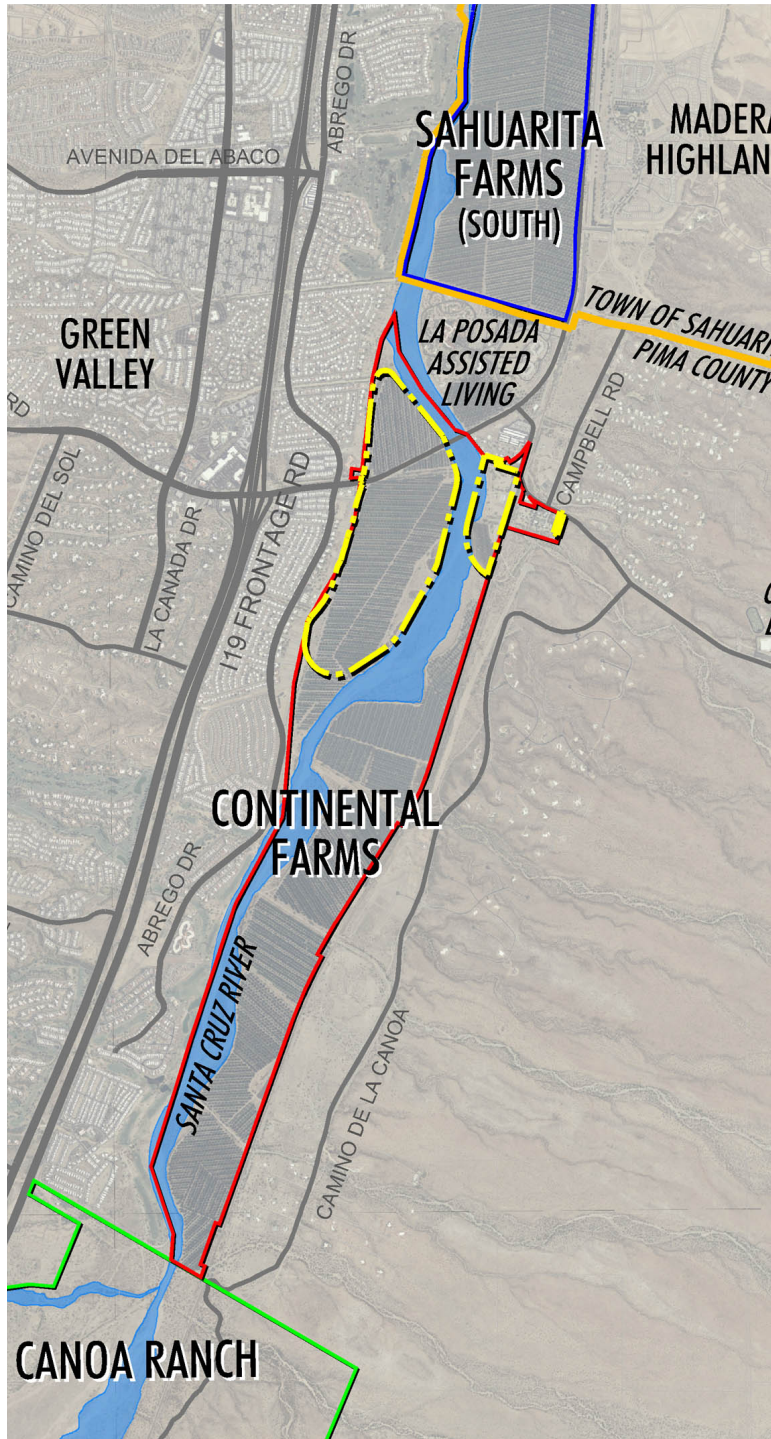
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Continental Farms

Continental Farms Land/River MASTER PLAN





LEGEND

COMPREHENSIVE PLAN AMENDMENT (CPA) BOUNDARY

PIMA COUNTY CP LU CATEGORIES

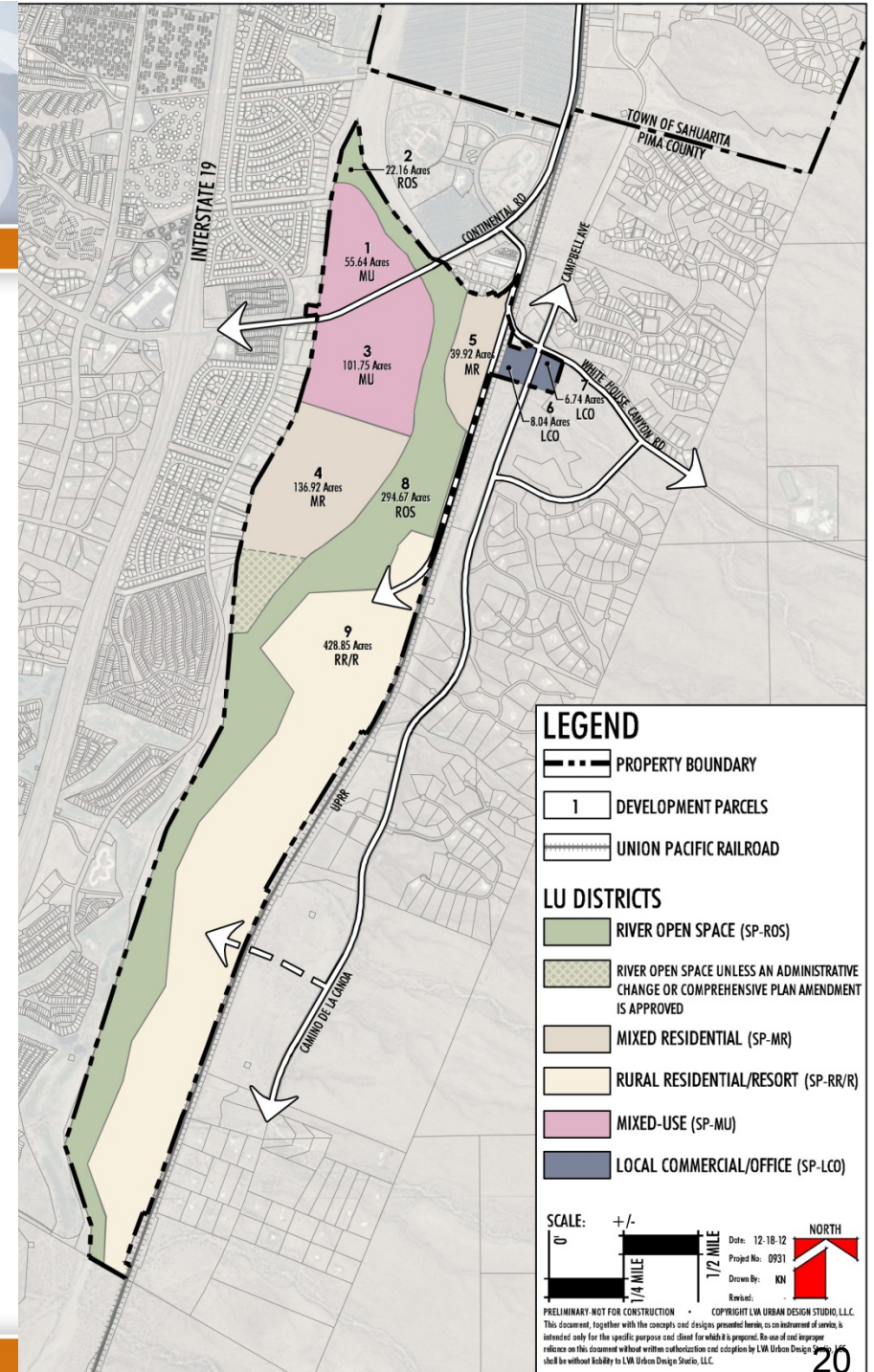
- CAC COMMUNITY ACTIVITY CENTER
- NAC NEIGHBORHOOD ACTIVITY CENTER
- MHIU MEDIUM/HIGH INTENSITY URBAN
- MIU MEDIUM INTENSITY URBAN

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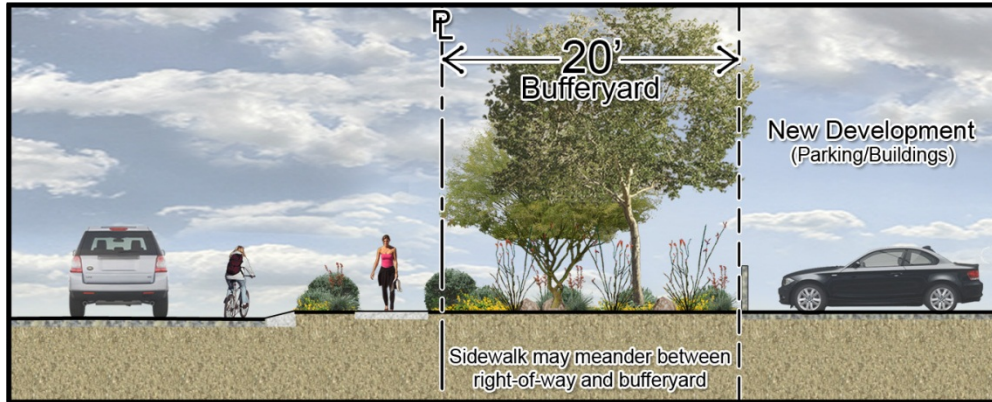
Continental Farms Land Use Plan

- 1,100 Acres
- Up to 1,500 Residences
- Mixed Use: 175 Acres
- Suburban Residential: 155 Acres
- Rural Residential/Resort: 430 Acres (80% open space)
- River Open Space: 320 Acres

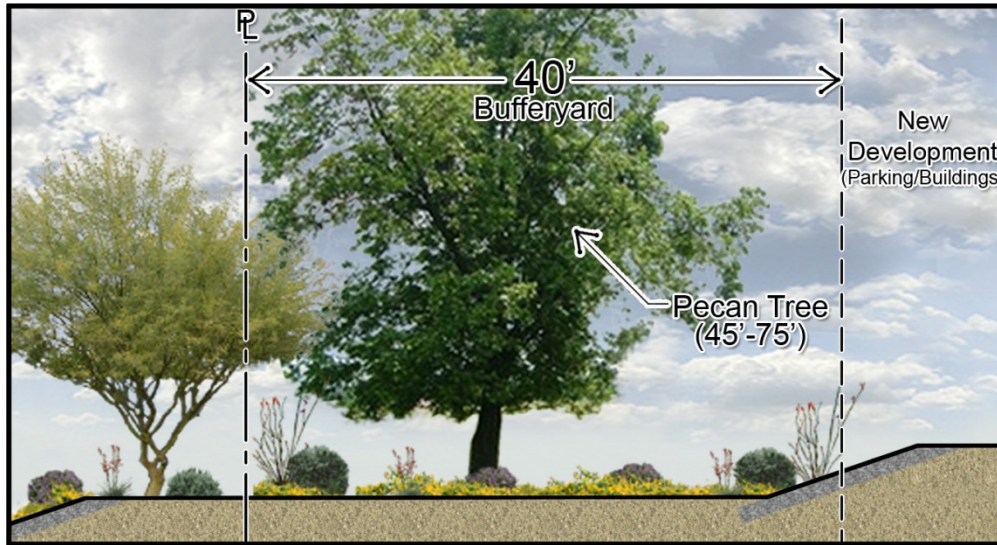




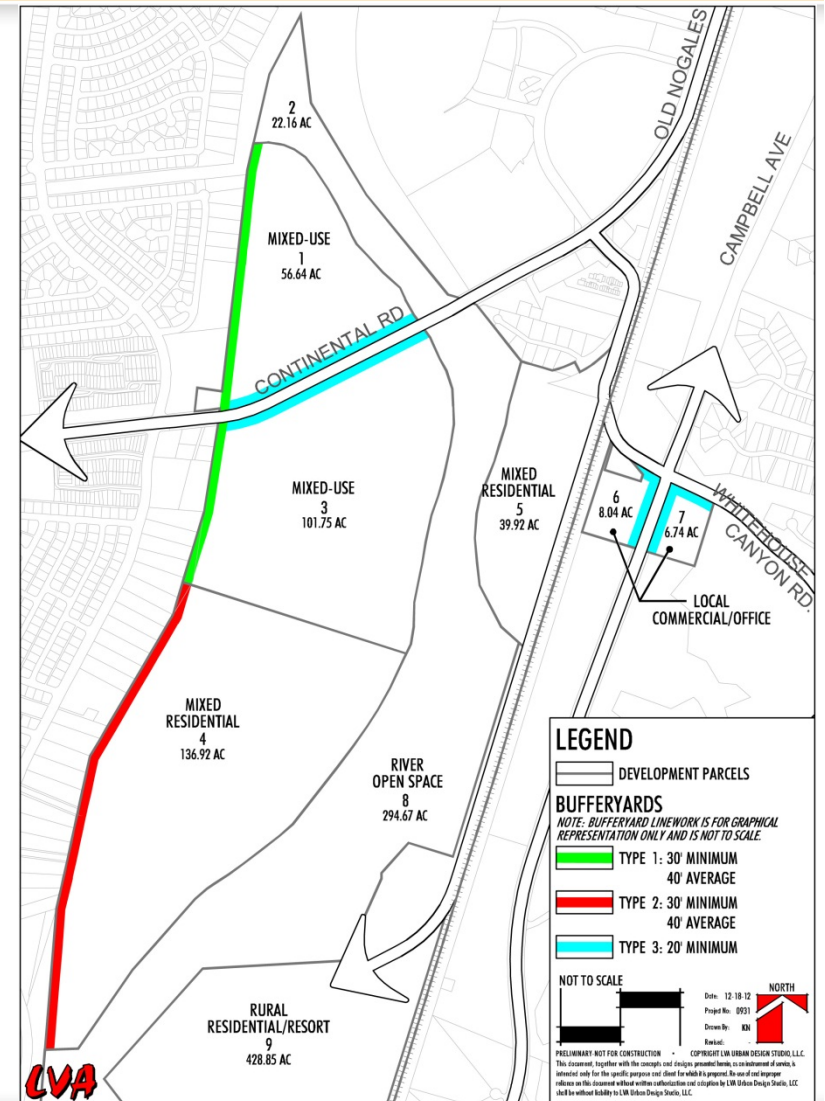
Buffer Plan

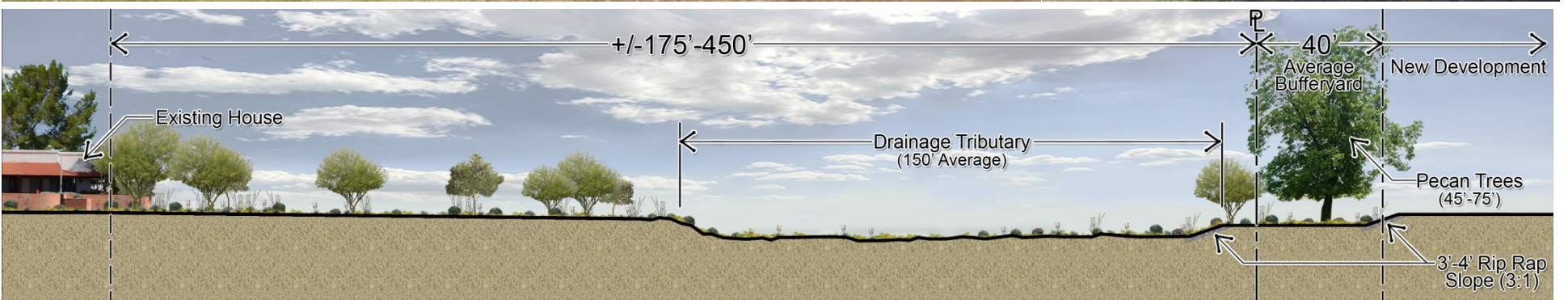


Blue lines



Green and Red lines



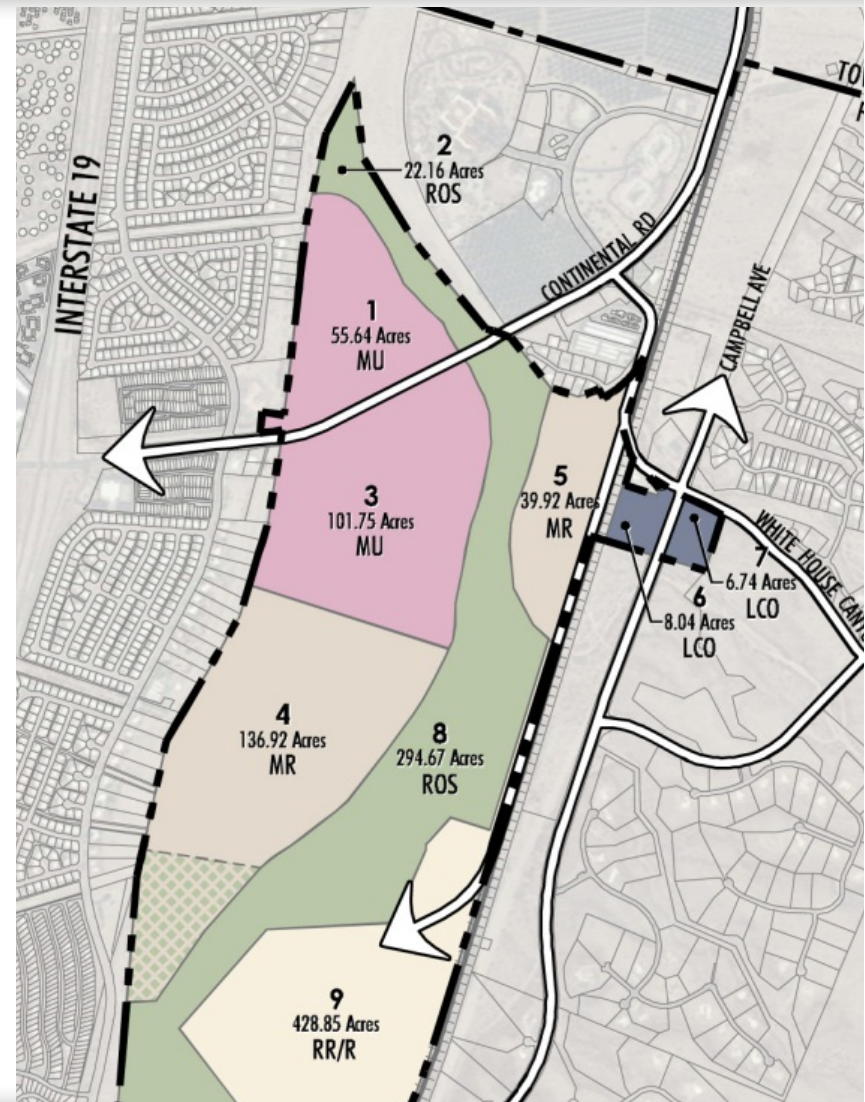


Buffer along Western Perimeter



Building Height

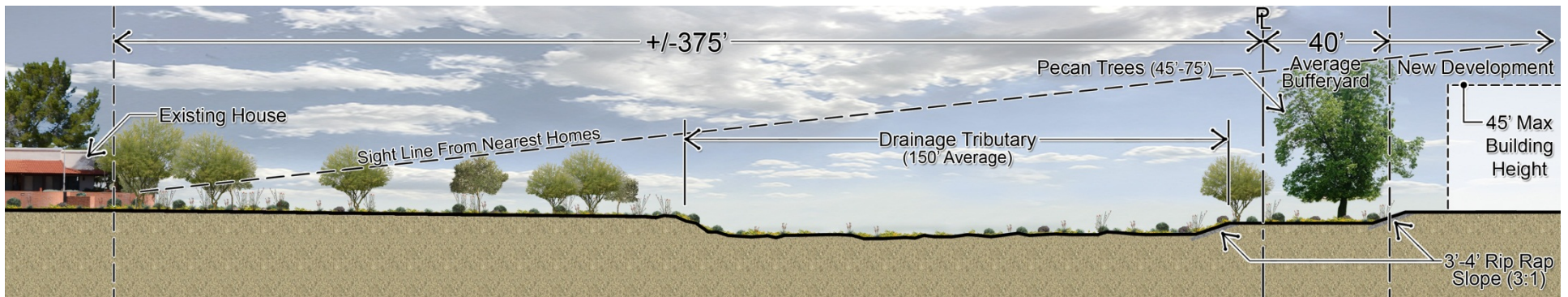
- Maximum Height: 24', except:
- Parcels 1 and 3: Commercial Areas Only: 45'
- Similar to La Posada
- Limited to only:
 - Assisted/Independent Living
 - Medical Facilities
- Buffer with Pecan Trees





Building Height

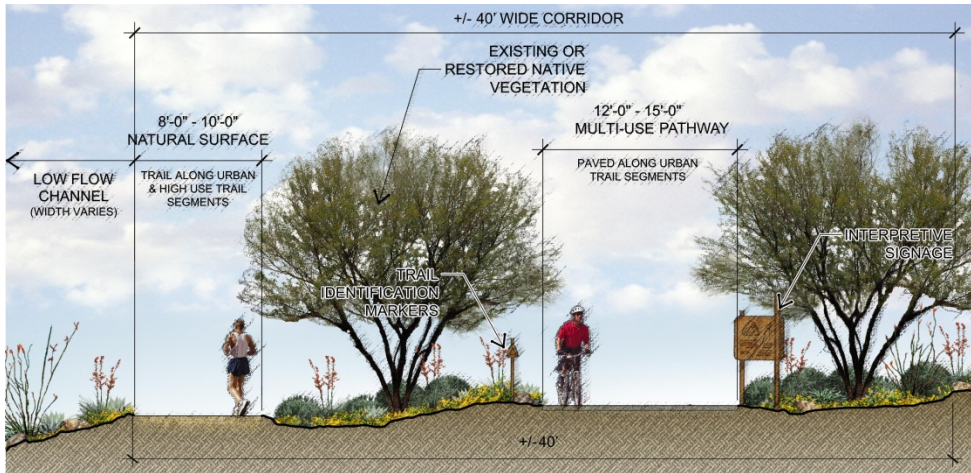
- Existing pecan trees average 45' to 75' tall (for agricultural crop)
- Maintain westernmost trees in place
- Distance ~ 400-feet to closest home
- Existing views will be maintained



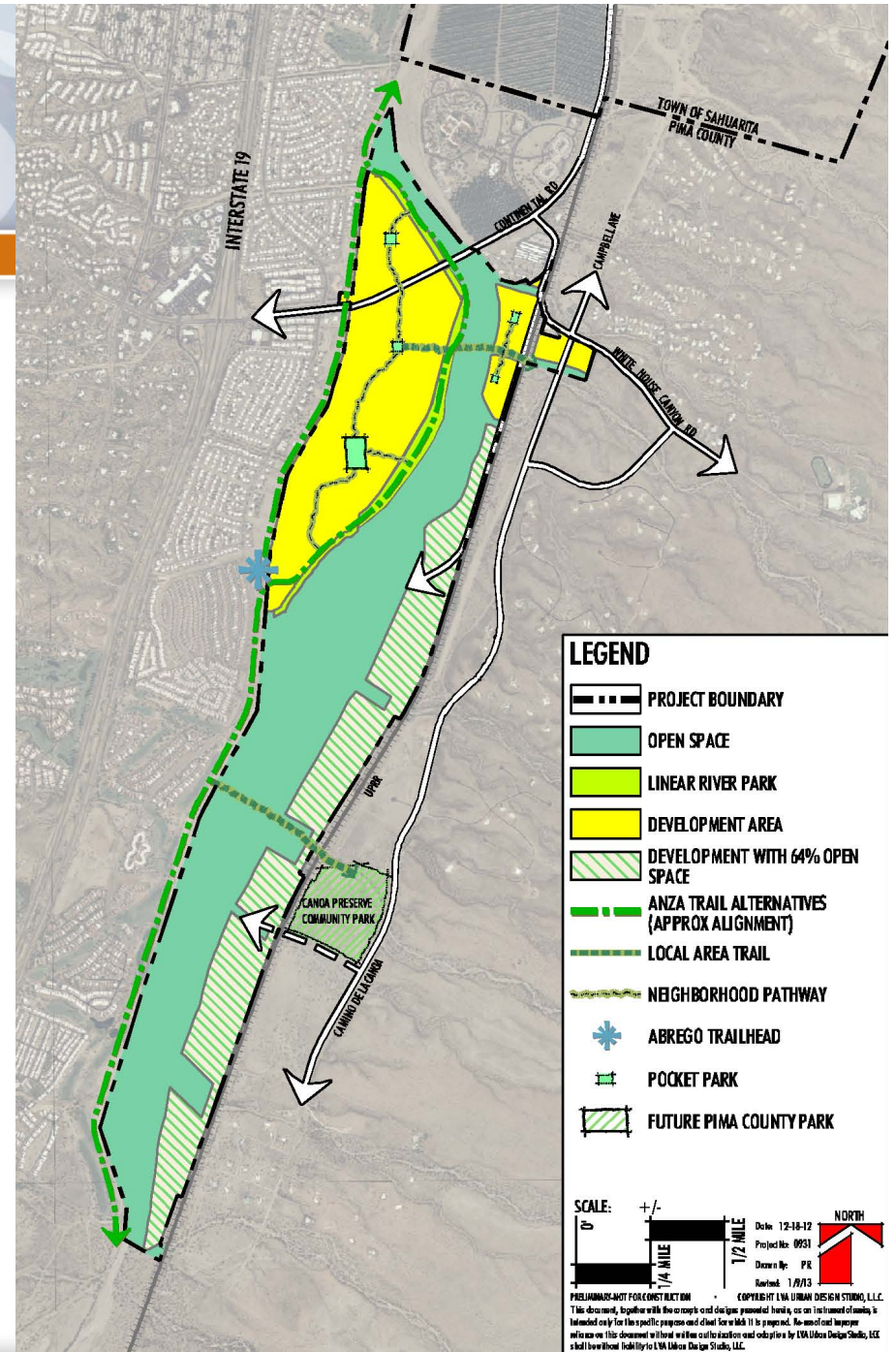
Bufferyard cross section with sight lines

Open Space and River Plan

- 700 Acres Open Space (64%)
- Linear Greenway Park
- Trails and Pathways (Anza Trail)
- Recreational Open Space
- Natural Open Space
- Agricultural Preserves
- Compliance with CLS

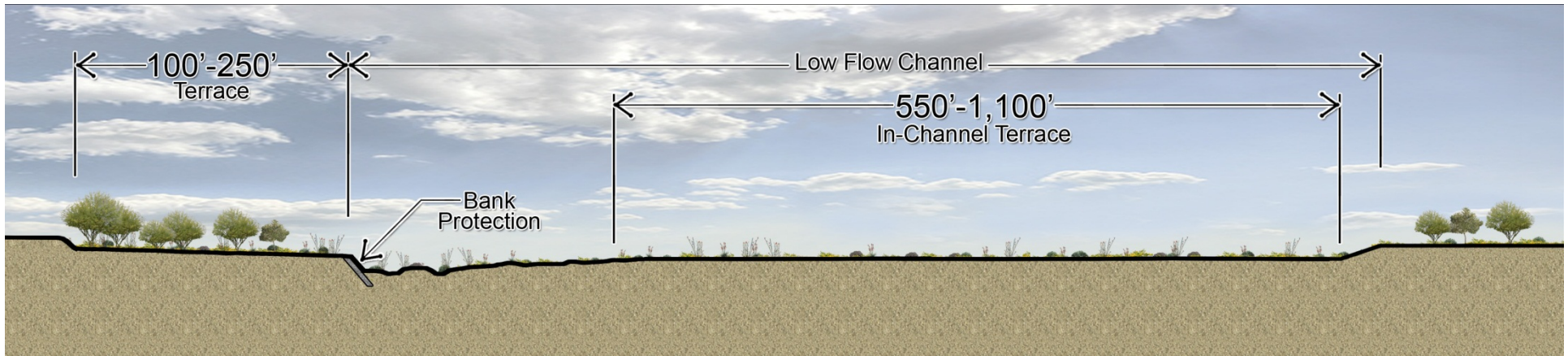


Anza Trail

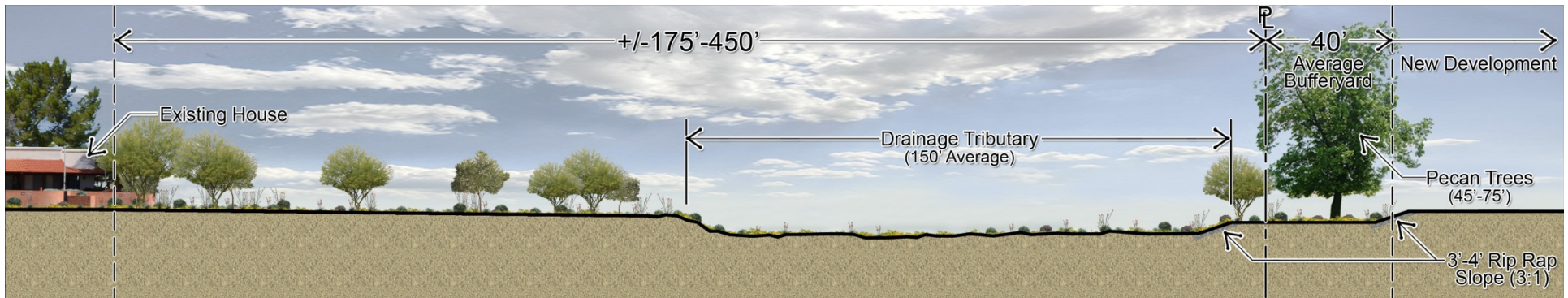




Continental Farms River Master Plan Cross Sections Concept



Typical River Cross Section



West Drainage Tributary Section (West edge of property)



Concurrent Planning Processes

Town of Sahuarita & Pima County

- Sahuarita Farms Specific Plan Under Review by Town of Sahuarita
- River Master Plan (RMP) under Review by Town of Sahuarita & Pima County
- Continental Farms Specific Plan to Pima County March 2013
- Public Review / Hearings Summer 2013





Committed to Ongoing Public Outreach

Stay Informed:

Web Site: www.SahuaritaFarms.com

Call Us: (520) 305.9107

Email: info@sahuaritafarms.com



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Thank You