



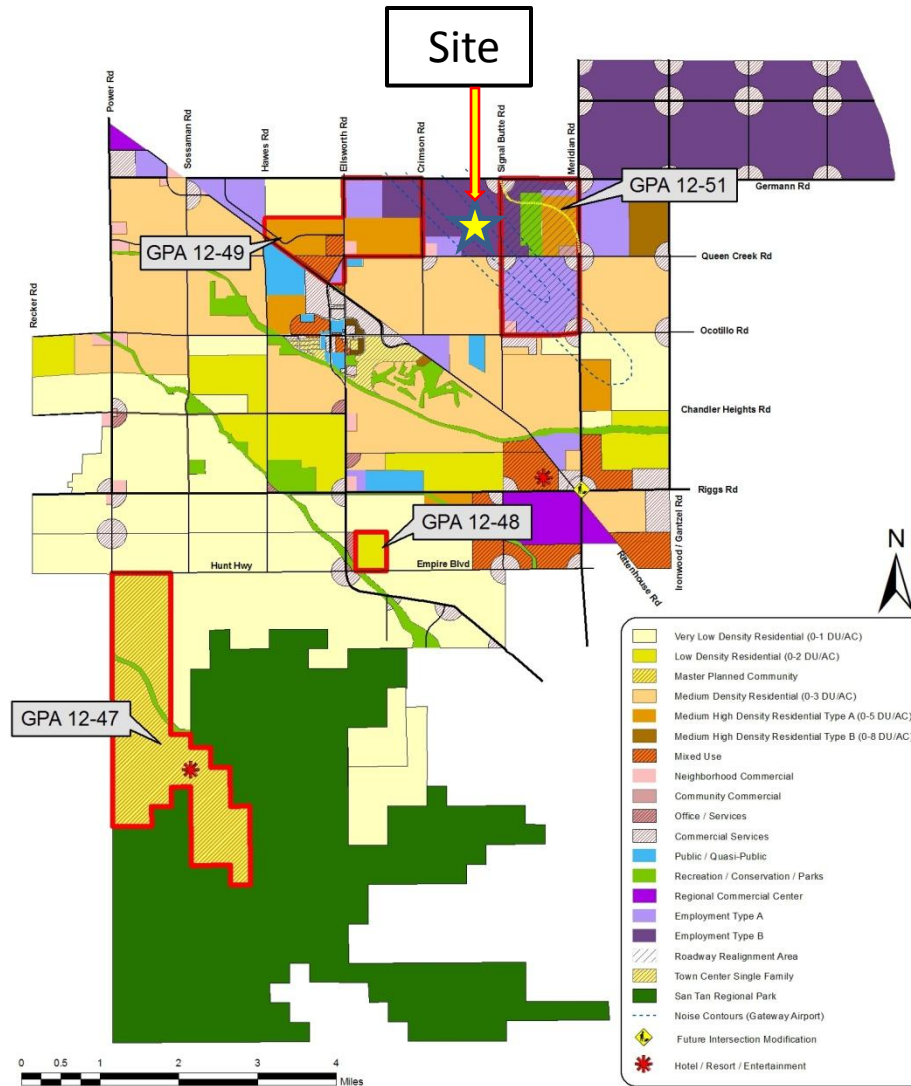
Barney Family Land Exchange

Town Council Meeting

October 17, 2012



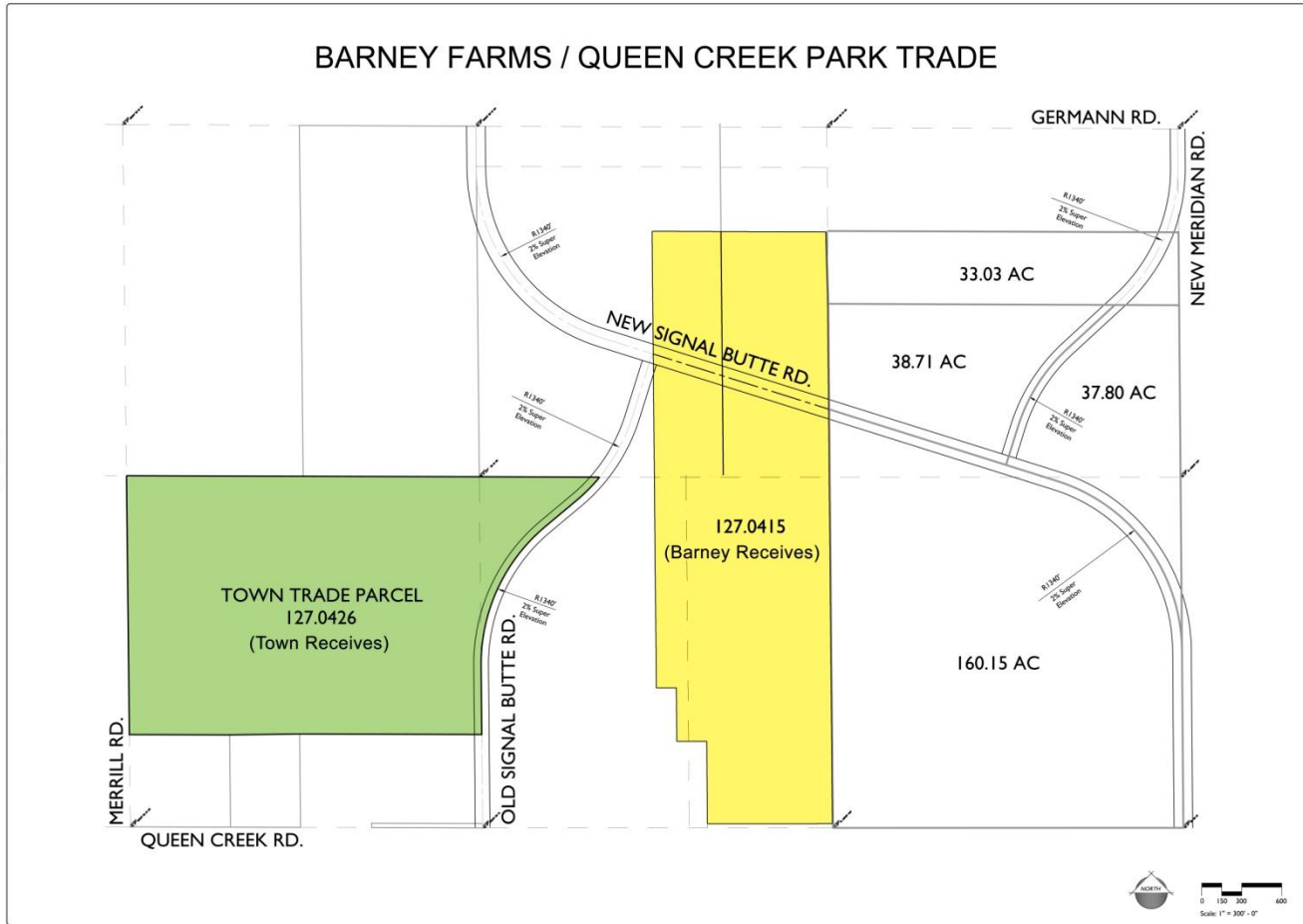
Property Locations



Barney Land Exchange



11-092



eps group, Inc.
Engineering, Planning & Surveying
 3900 N. Greenway Blvd. #101 - Phoenix, AZ 85028
 PHOENIX, ARIZONA

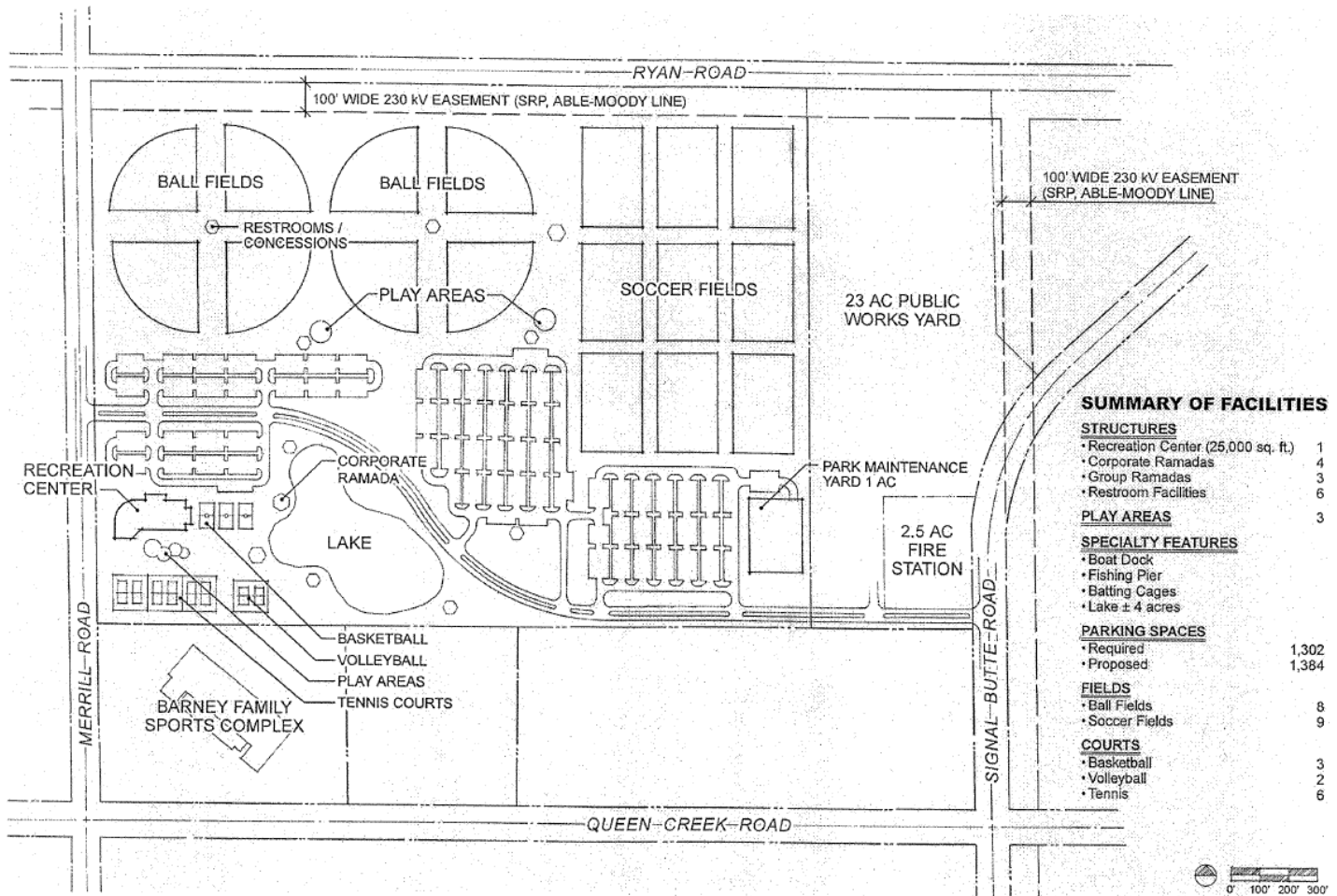
BARNEY FARMS / QUEEN CREEK PARK TRADE
QUEEN CREEK, AZ

EXHIBIT

Job No.
11-092

Sheet No.
1
of **1**

Preliminary Park Layout



SUMMARY OF FACILITIES

STRUCTURES	
• Recreation Center (25,000 sq. ft.)	1
• Corporate Ramadas	4
• Group Ramadas	3
• Restroom Facilities	6
PLAY AREAS	3
SPECIALTY FEATURES	
• Boat Dock	
• Fishing Pier	
• Batting Cages	
• Lake ± 4 acres	
PARKING SPACES	
• Required	1,302
• Proposed	1,384
FIELDS	
• Ball Fields	8
• Soccer Fields	9
COURTS	
• Basketball	3
• Volleyball	2
• Tennis	6



Queen Creek Sports Complex

Queen Creek, Arizona

epg 4141 North 32nd Street, Suite 102
 Phoenix, Arizona 85018
 P 602.958.4370
 F 602.958.4374
 www.epgqz.com



Proposal

- Exchange the current 127 acre East Park for 127 acres on the west side of Signal Butte Road
- Town to pay only due diligence and closing costs (\$20k)
- The municipal yard would remain for 3 to 7 years
- Barneys to contribute \$75 k for new park master plan, moving costs and screening of the Siete Solar facility



Current Site Issues

- Current site is narrow and deep which limits development options
- The site has access only from Queen Creek Road – with a narrow “front door”
- The park will be split by the realigned Signal Butte Road



Town Benefits

- New location has greater frontage on Signal Butte Road and Merrill
- More usable shape allows more design options for the park and the public works yard - and possible fire station
- Provides time to make the transition for both the Town and the owner
- Some funding provided to develop a new park plan and moving costs



Town Benefits

- Allows Signal Butte to be completed through to Queen Creek Road – and realigned to Meridian as planned
- Will give the Town better access to the SR24 freeway
- Provide greater employment and retail opportunities near the freeway
- Better position the Town to access growing Pinal County markets



Barney Benefits

- They own the surrounding property
- Larger parcel to develop
- Greater flexibility for future land uses adjacent to an arterial street
- Improved street and infrastructure planning through the property to create a more unified development



TOWN OF
QUEEN CREEK
ARIZONA

Thank You

Questions?

Comments?

