

TOWN OF  
**QUEEN CREEK**  
ARIZONA

# Arizona State University Capstone Project

Town Council Meeting  
February 2, 2011



# Capstone Projects

- Undertaken by final semester graduate students
  - PUP 598 – Capstone Project
- Project of significance to both the community and the students
  - Town of Gilbert Mixed Use Development and Design Guidelines
  - Town of Goodyear employment corridor study
  - City of Tempe employment area study
- Project directed by Joochul Kim, PhD.
  - Thirteen eager graduate students
  - Kim Moyers and Mike McCauley to provide staff support, if needed



# Town Interest

- Coordinate with our upcoming ULI Advisory Panel
- Support our upcoming zoning ordinance update
- Provide a definition and standards for a new “mixed use” zoning classification
- Provide additional design guidelines for our Town development design standards
- Further refinement of our Town Center Plan
- Possible inclusion in an update to the Town Redevelopment Area



# Scope of Work

- Review the Town Center Plan
  - Areas where further review and discussion might be helpful
- Review areas of recent change
  - Community location
  - Ellsworth Road improvements
- Evaluate current issues
  - Entry concept
  - Development of an architectural and design theme for future Town Center Projects
  - Coordination between existing older developments and newer ones



# Scope of Work

- Focus on areas where further emphasis might be useful
  - Expansion of the Ellsworth Road design into other areas
- Develop new mixed use concepts for consideration
  - Definition and illustration of a conceptual mixed use project
  - Conversion of vacant commercial properties to mixed use projects
  - Development of an “activity spine” between Ellsworth and Ellsworth Loop roads with would benefit both areas



# Project Goals

- Development of concepts that could provide greater definition for the Plan
- Demonstrate how land use planning, urban design, landscaping, architecture and urban amenities can help create a unique Town Center
- Prepare documentation to demonstrate how the recommended concepts could be implemented
- Presentation of the proposed recommendations to the Town Council and Town Center Committee



# Project Timeline

- Project kickoff
  - January 18, 2011
- Tour of project area
  - January, 2011
- Staff presentation at ASU
  - January 24, 2011 (Tom Condit/Wayne Balmer)
- Presentation to the Town Council
  - February 2, 1011
- Data Collection and Analysis
  - January to April, 2011



# Project Timeline

- Stakeholder meetings
  - February and March, 2011
- Preliminary finds presented
  - Late March/early April, 2011
- Final presentation to the Town Council
  - May 4, 2011
- Presentation to the Town Center Committee
  - May 11, 2011
- Delivery of final product
  - Mid-May, 2011





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Thank You

Questions?

