

# Town of Queen Creek

## Town Center Development Plan

May 4, 2011  
Presented by MUEP Capstone Studio

# Overview

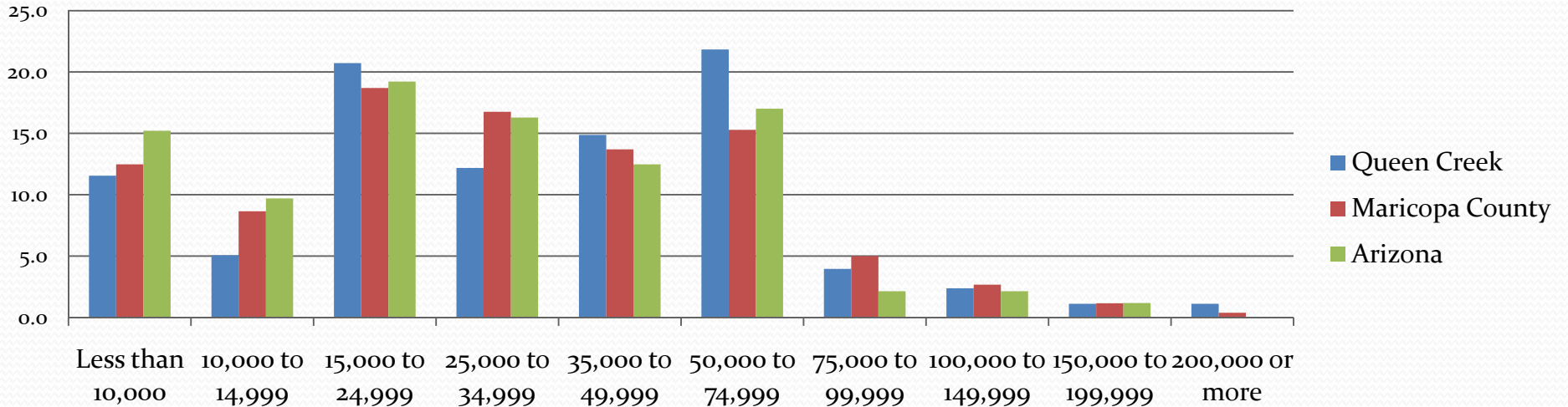
- Introduction
  - Need for Town Center Plan
  - Economic and Demographic Analysis
- Transit Center
  - TOD
- Entertainment District
  - Elements and Amenities
- Heritage District
  - Elements and Amenities
- Open Space
- Gateways and Circulation
  - Connectivity
- Conclusion

# Introduction

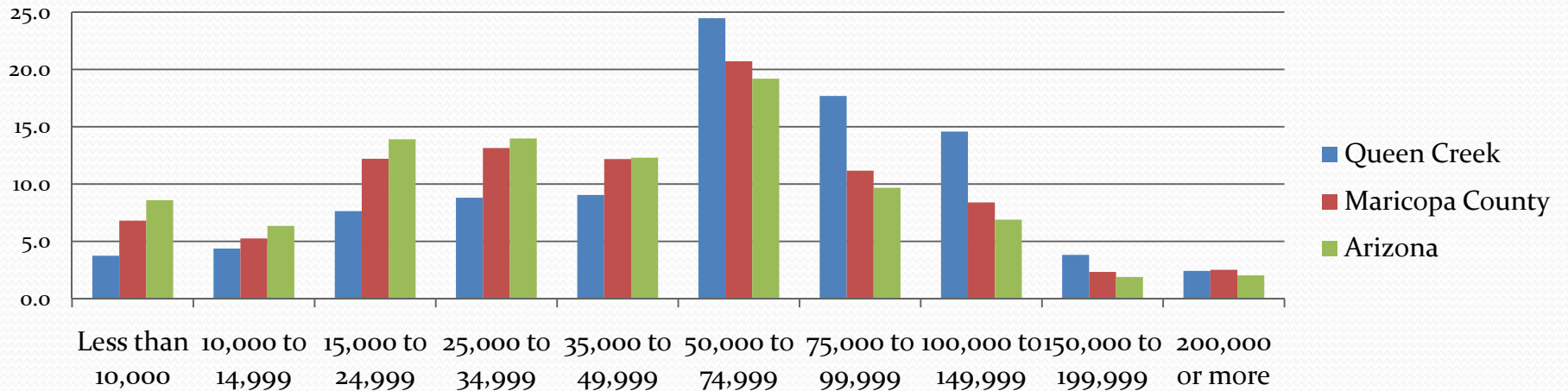
- Need for Town Center Plan
  - Enhance Town Center Plan
  - Promote identity
  - Create character and develop true “Town Center”
  - Establish nodes of connectivity
  - Provide draw for town center
  - Renovate existing structures
  - Connect town center to outlying residents
  - Provide design concepts for development

# Household Income

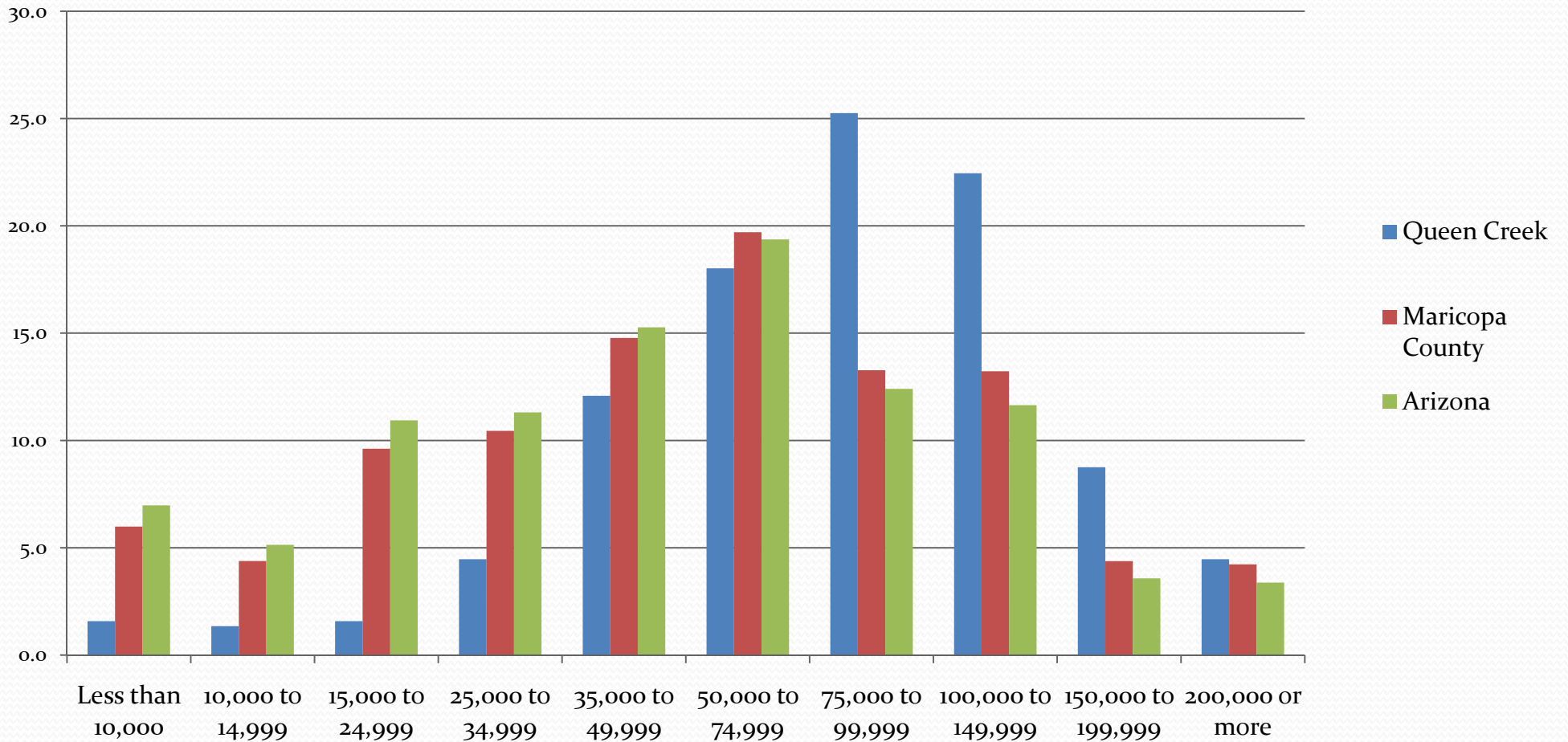
## \* Income Distribution - 1990



## \*\* Income Distribution - 2000

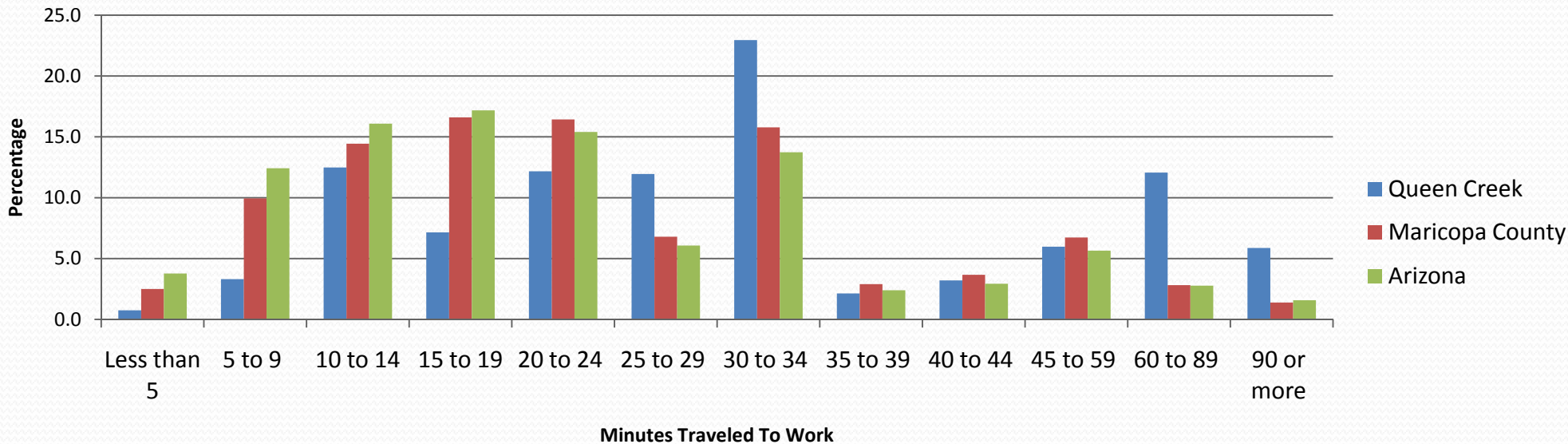


### Income Distribution - 2007-2009

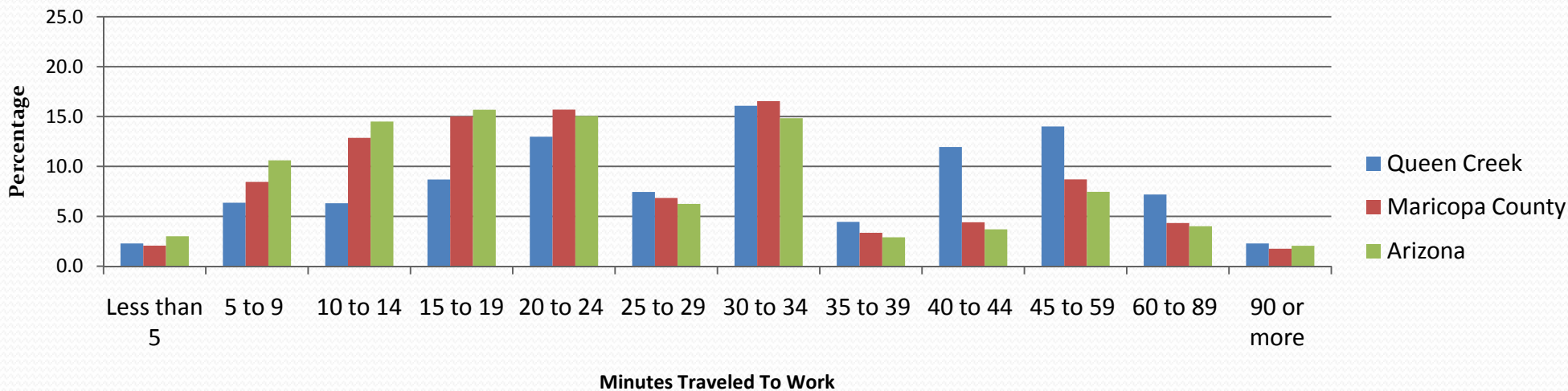


# Travel Time To Work

## Commuting Travel Time - 1990

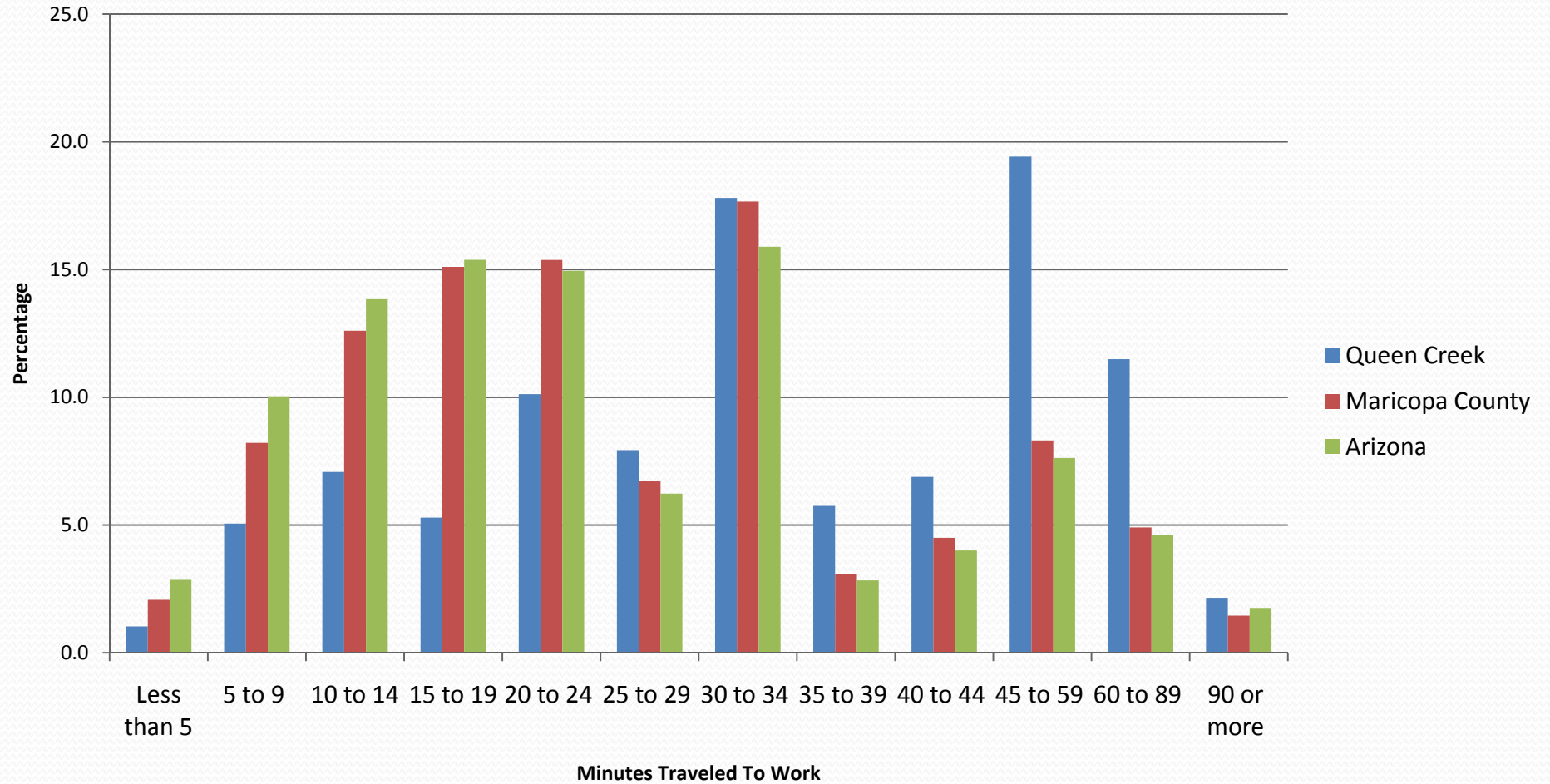


## Commuting Travel Time - 2000



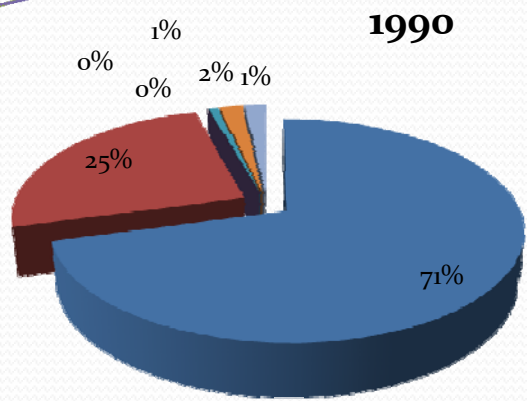
# Travel Time To Work

## Commuting Travel Time – 2007-2009

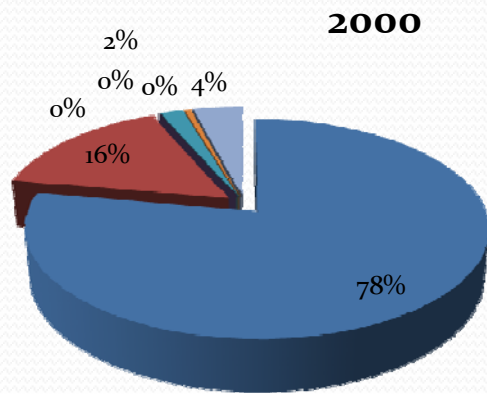


# Modes of Transportations To Work

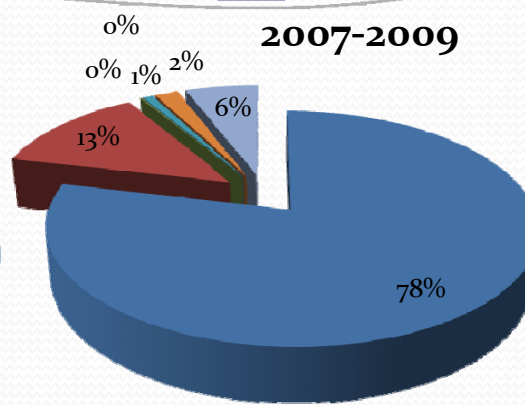
## Queen Creek



Workers 16 & Over: 953



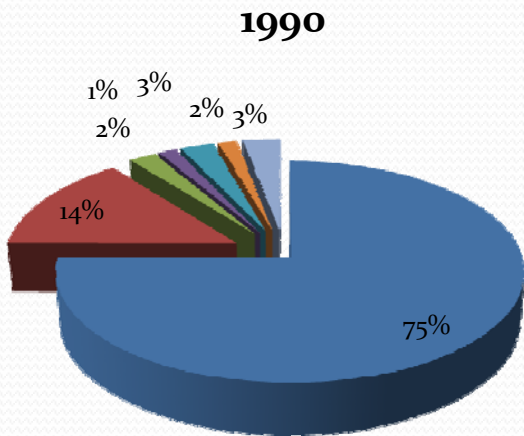
Workers 16 & Over: 2015



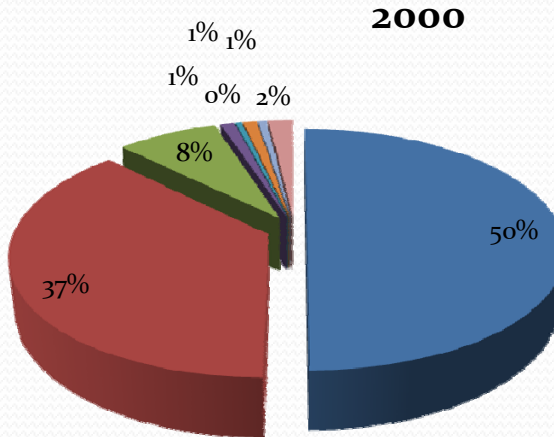
Workers 16 & Over: 9981

- Car; Truck; Van; Drove alone
- Car; truck; Van; Carpooled
- Public Transportation
- Bicycle
- Walked
- Other Means
- Worked At Home

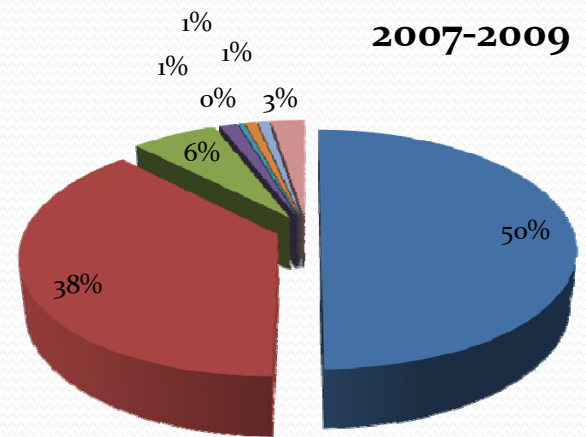
## Maricopa County



Workers 16 & Over: 1,017,679



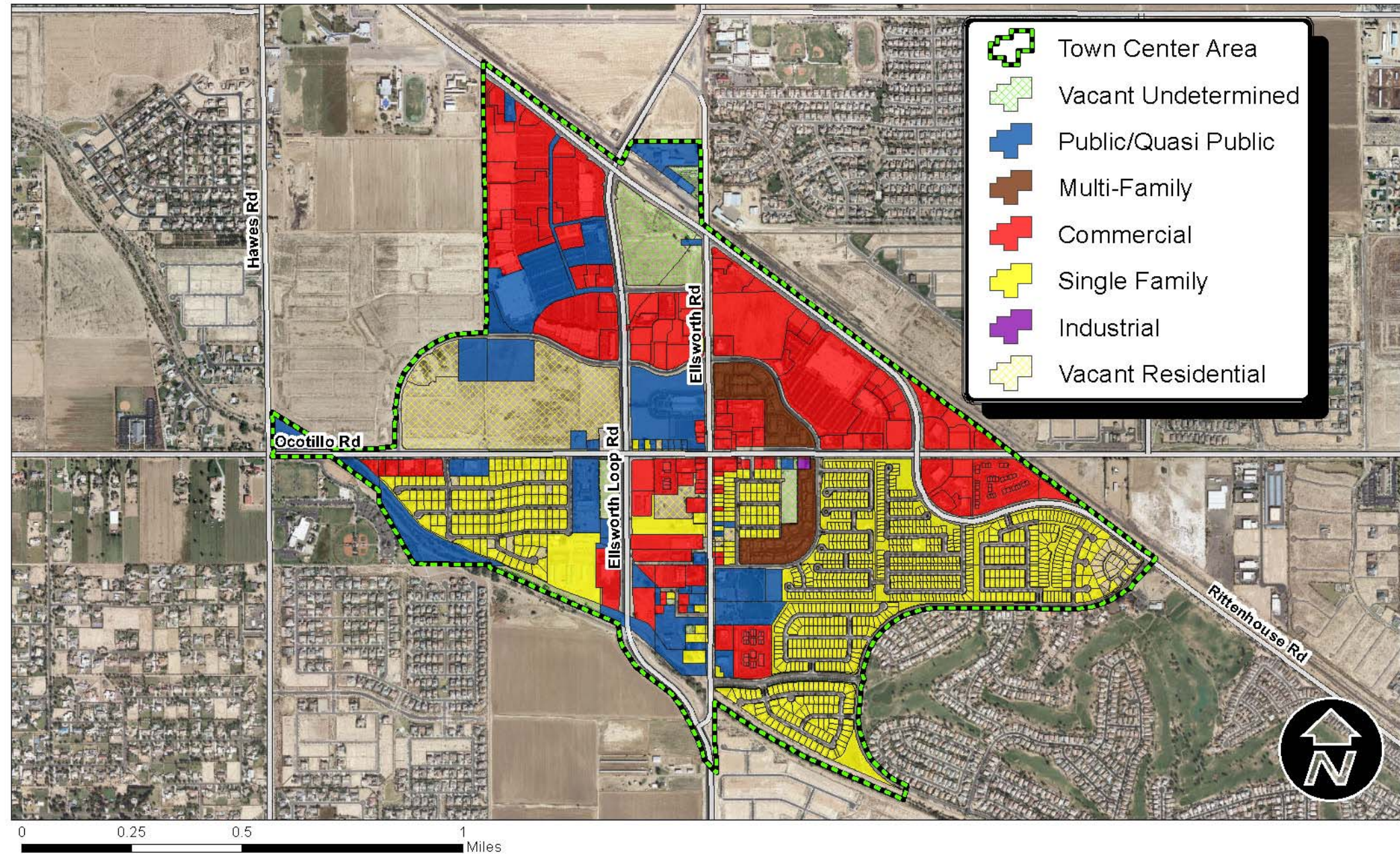
Workers 16 & Over: 1,406,442



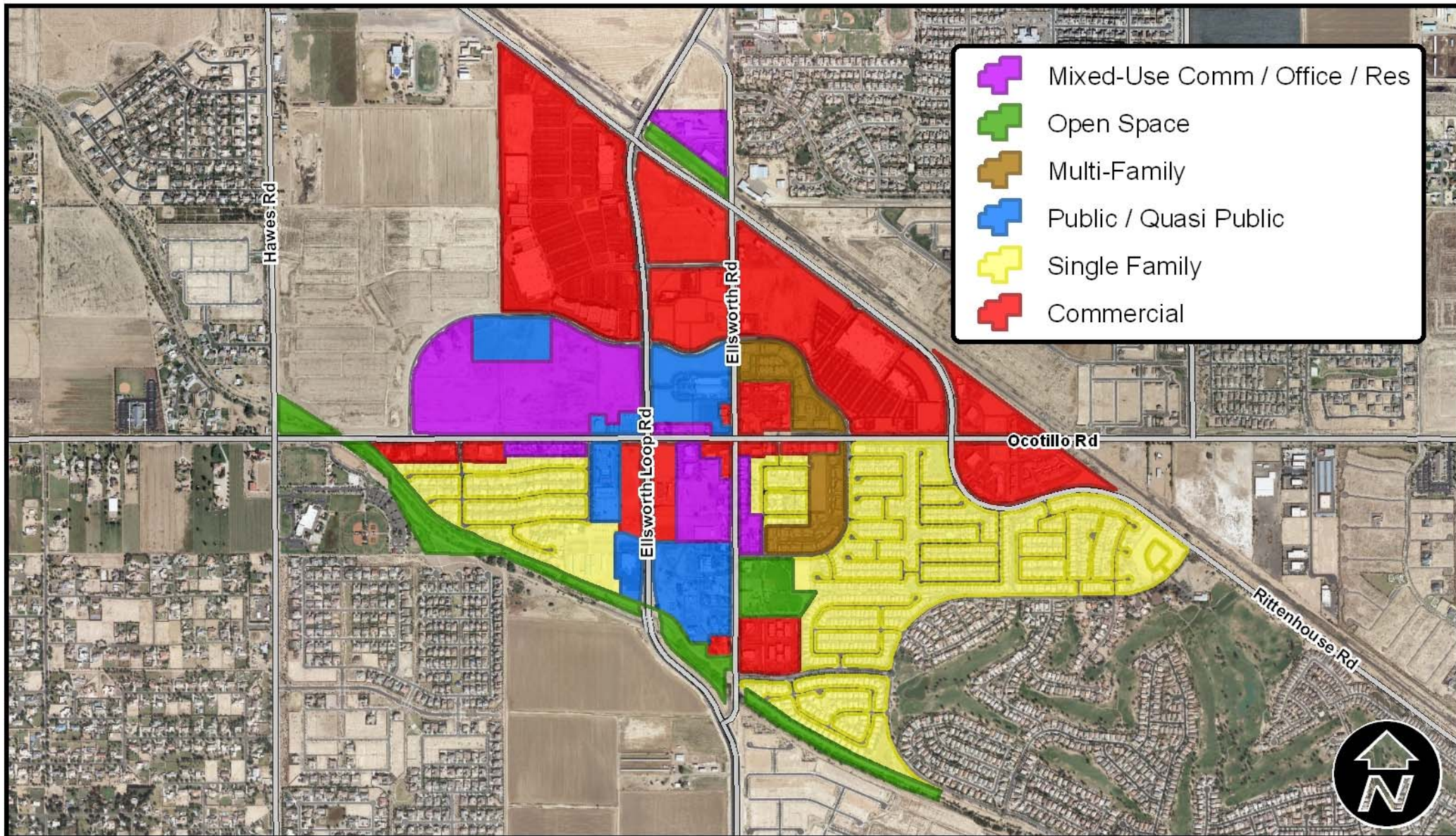
Workers 16 & Over: 1,806,620



# Current Land Use



# General Plan Town Center Land Uses

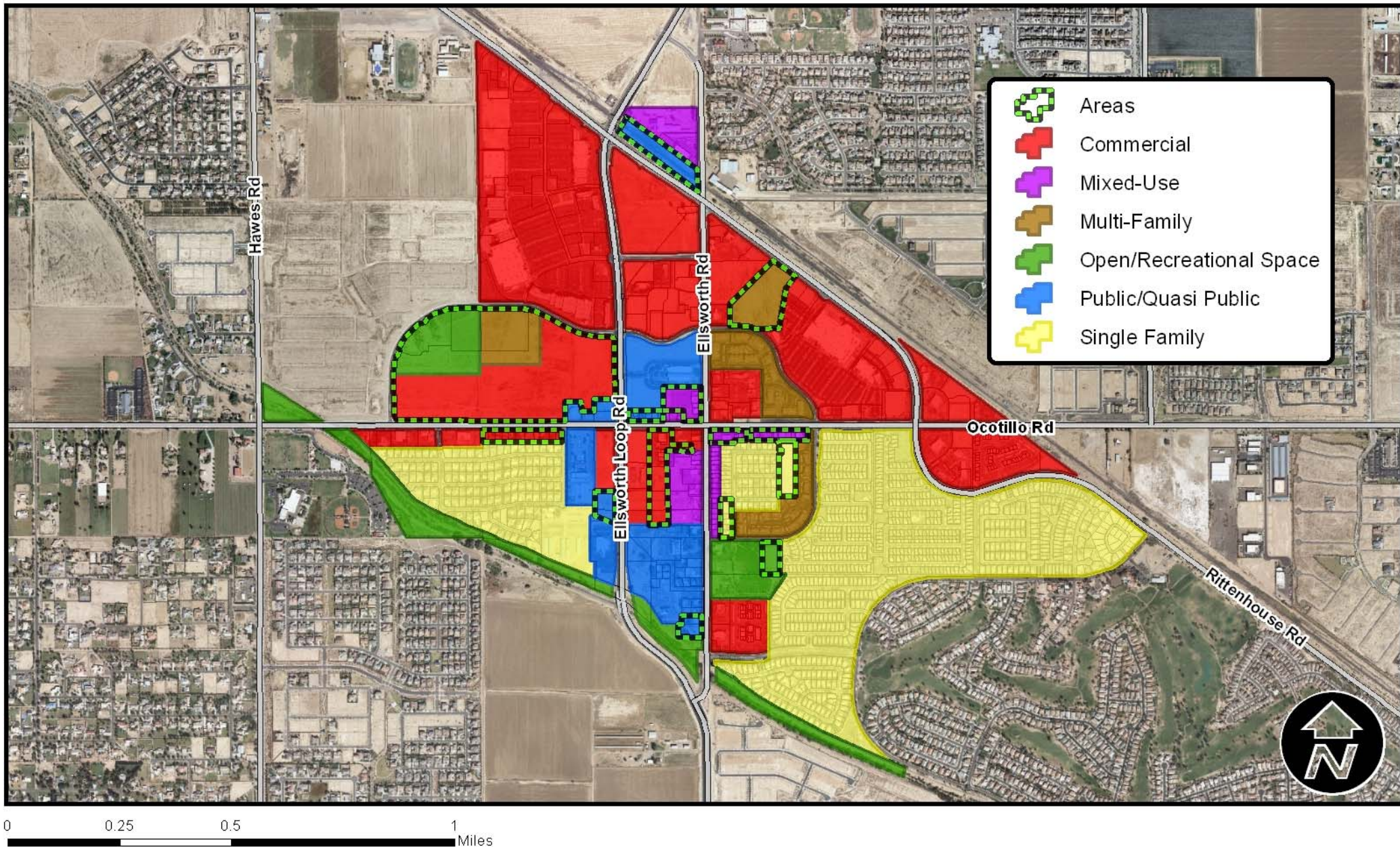


|   |                               |
|---|-------------------------------|
|  | Mixed-Use Comm / Office / Res |
|  | Open Space                    |
|  | Multi-Family                  |
|  | Public / Quasi Public         |
|  | Single Family                 |
|  | Commercial                    |

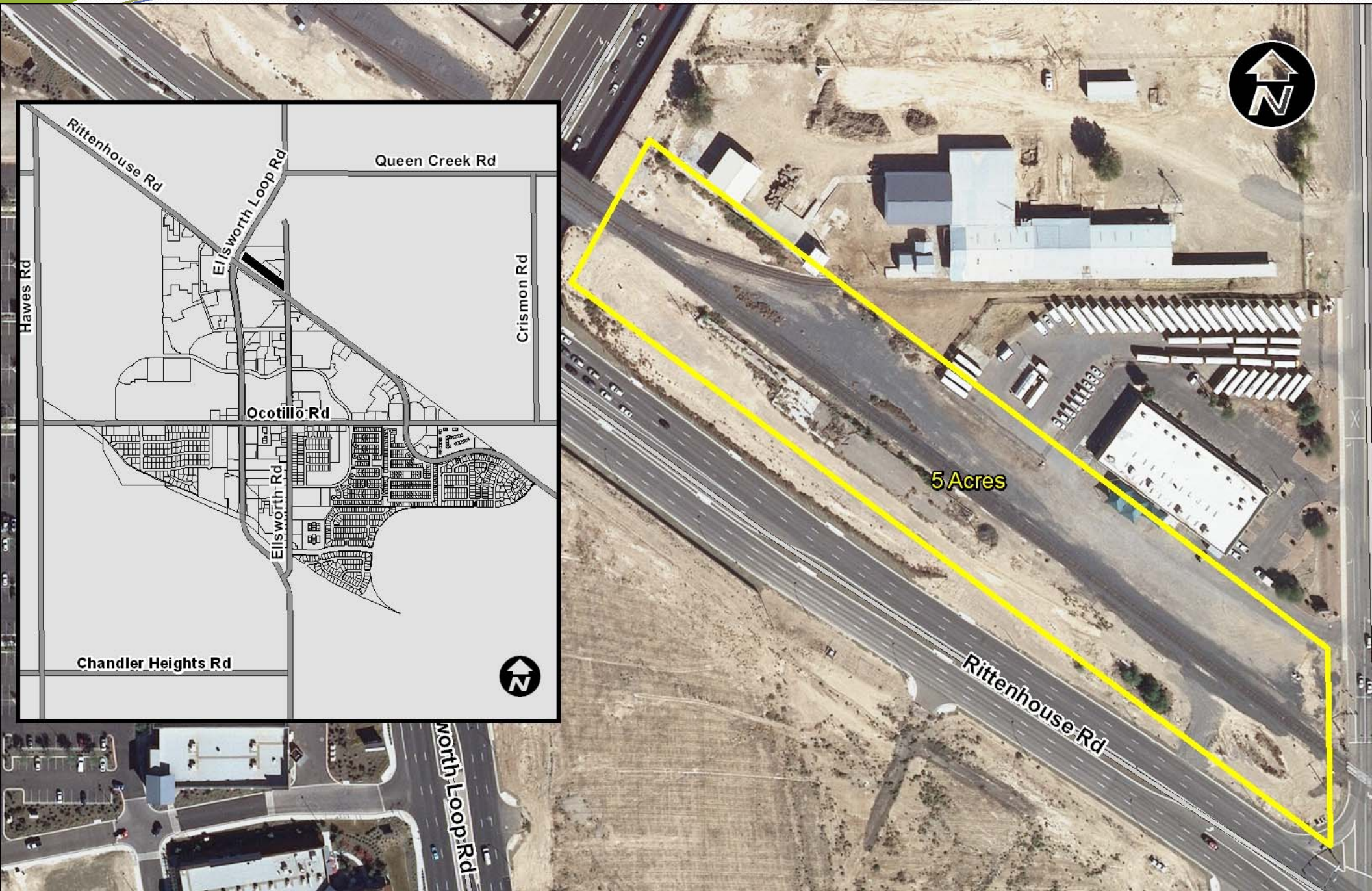
0 0.25 0.5 1 Miles



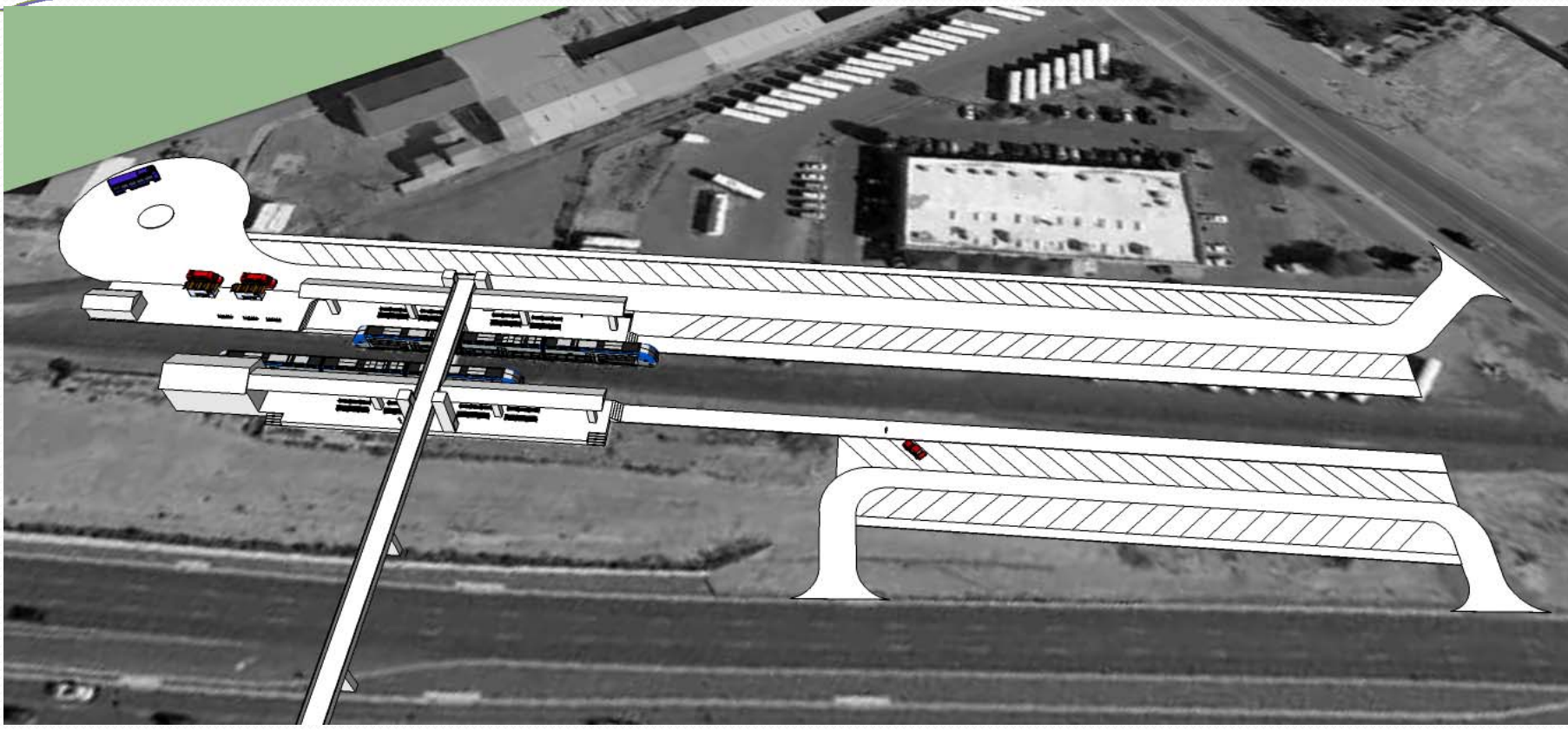
# Proposed Land Use Amendments



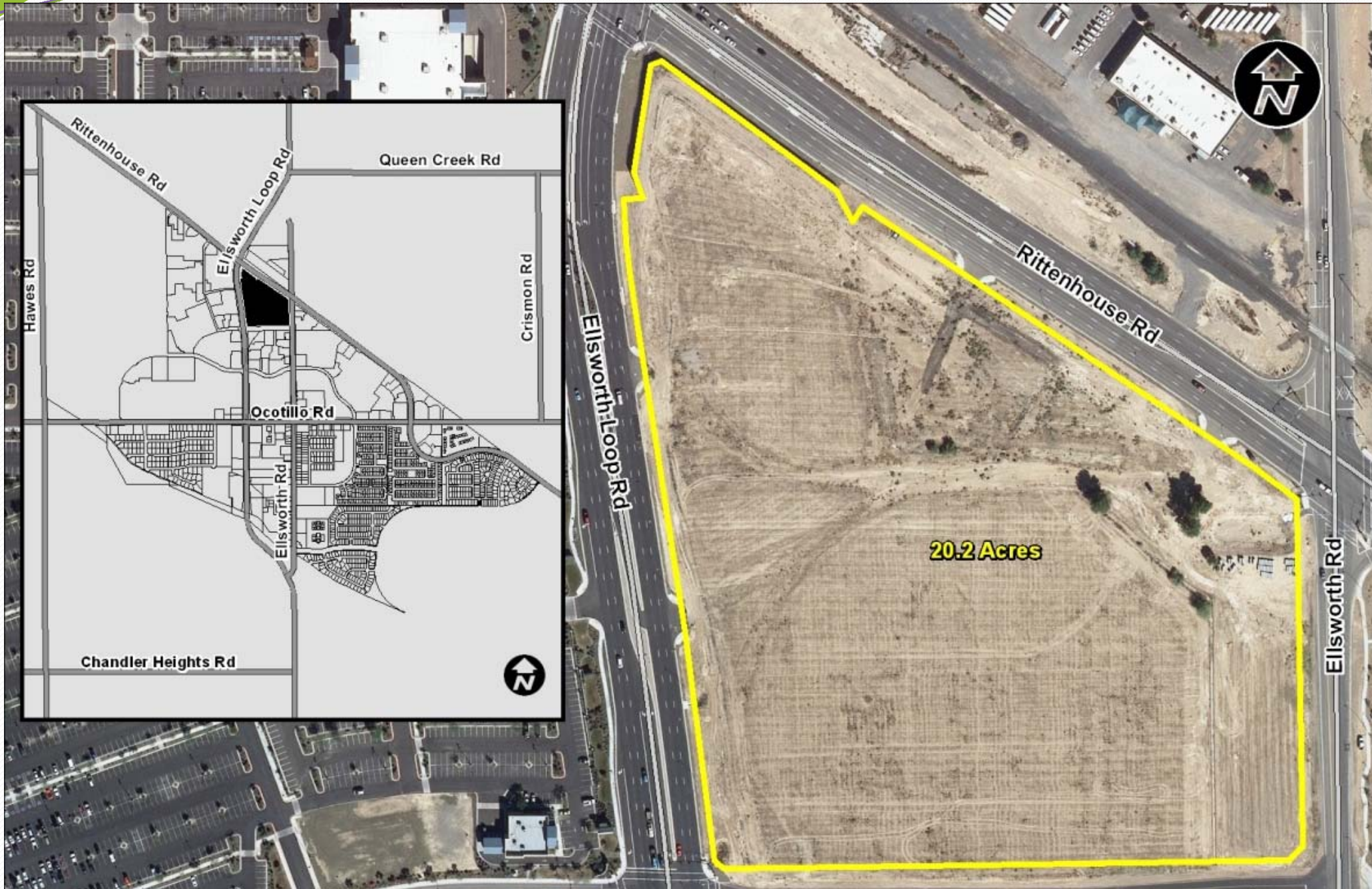
# Transit Center



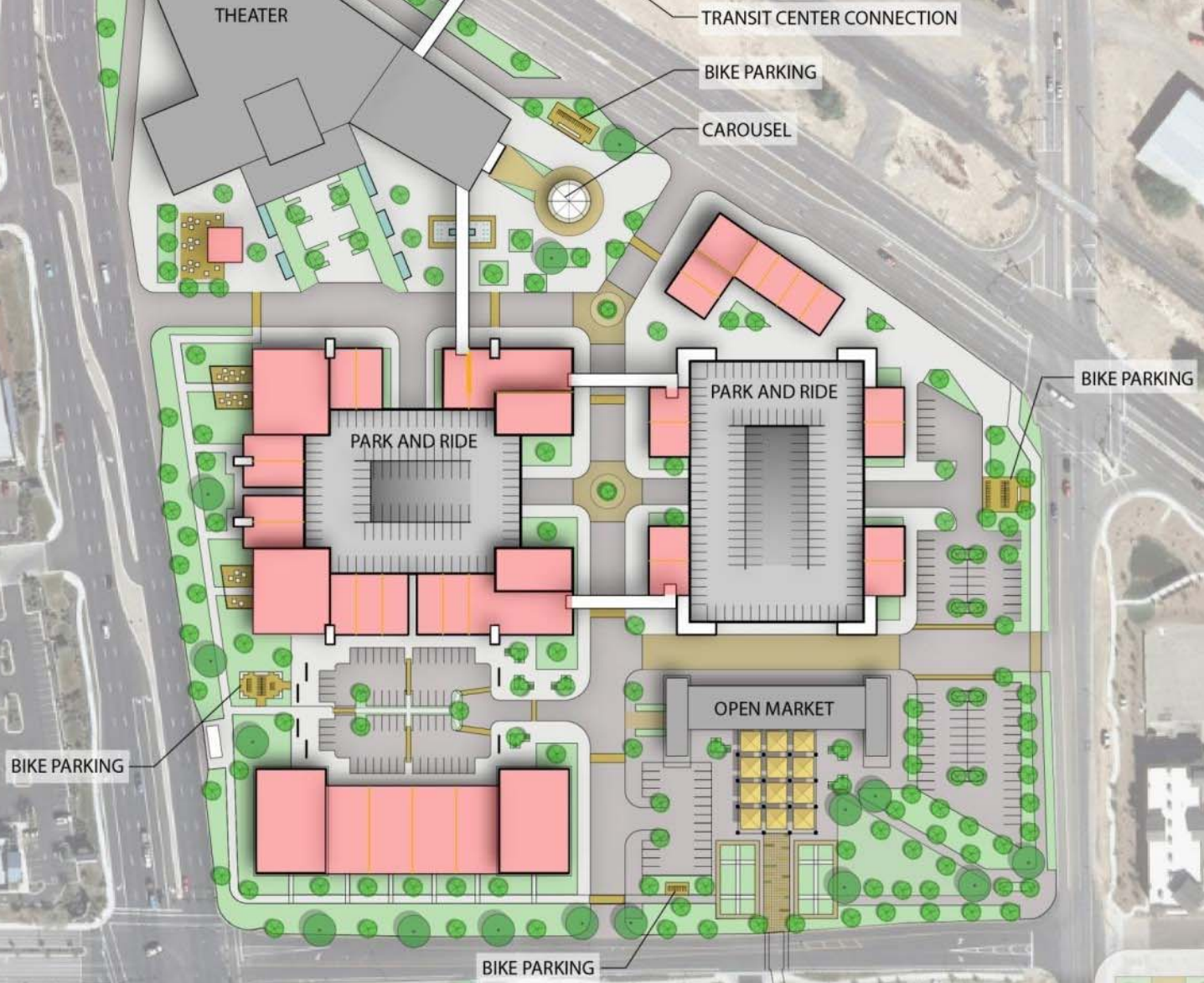
# Transit Center



# Entertainment District: Family Uses



# ENTERTAINMENT: FAMILY USES

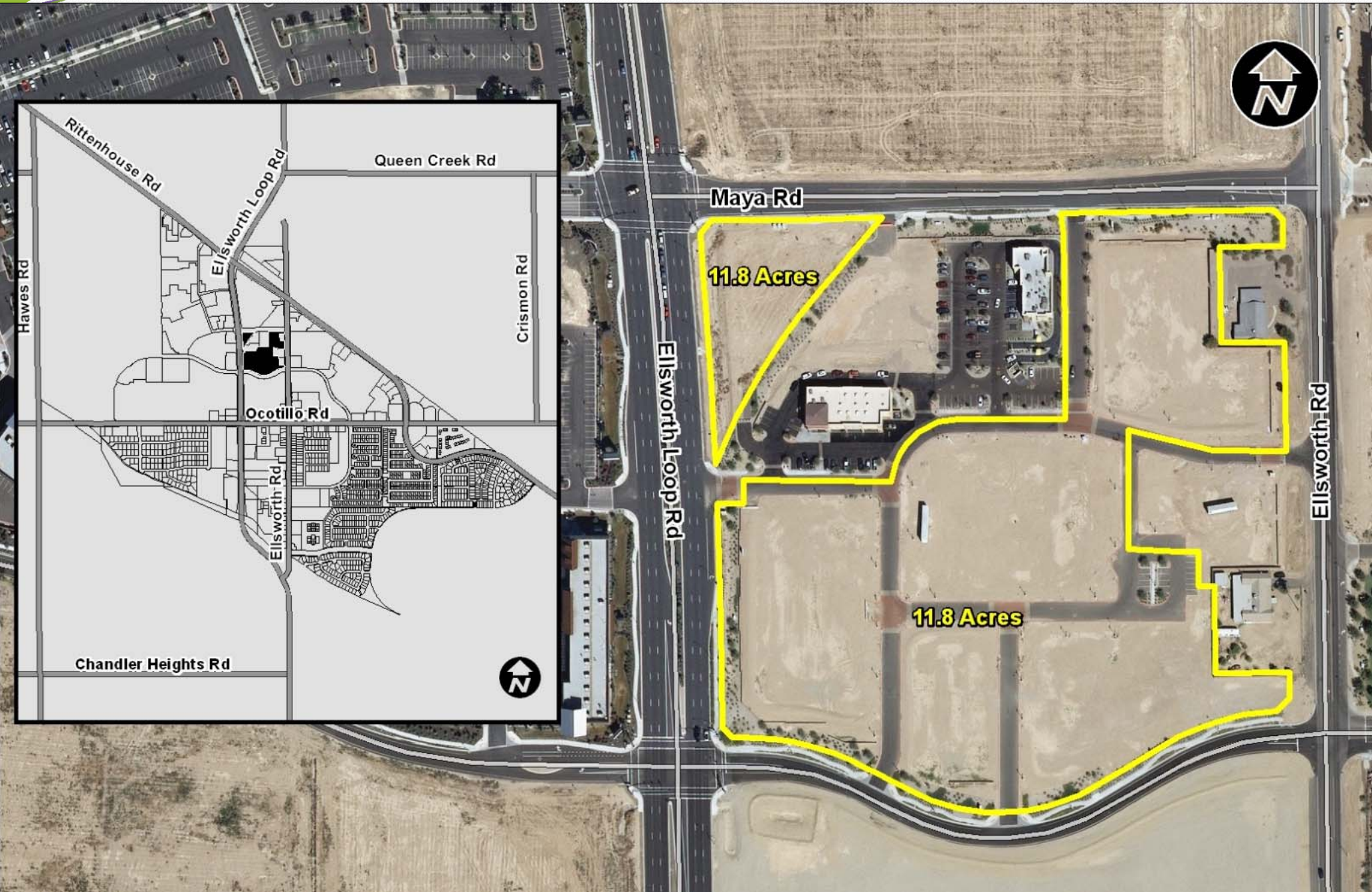


# Entertainment District:

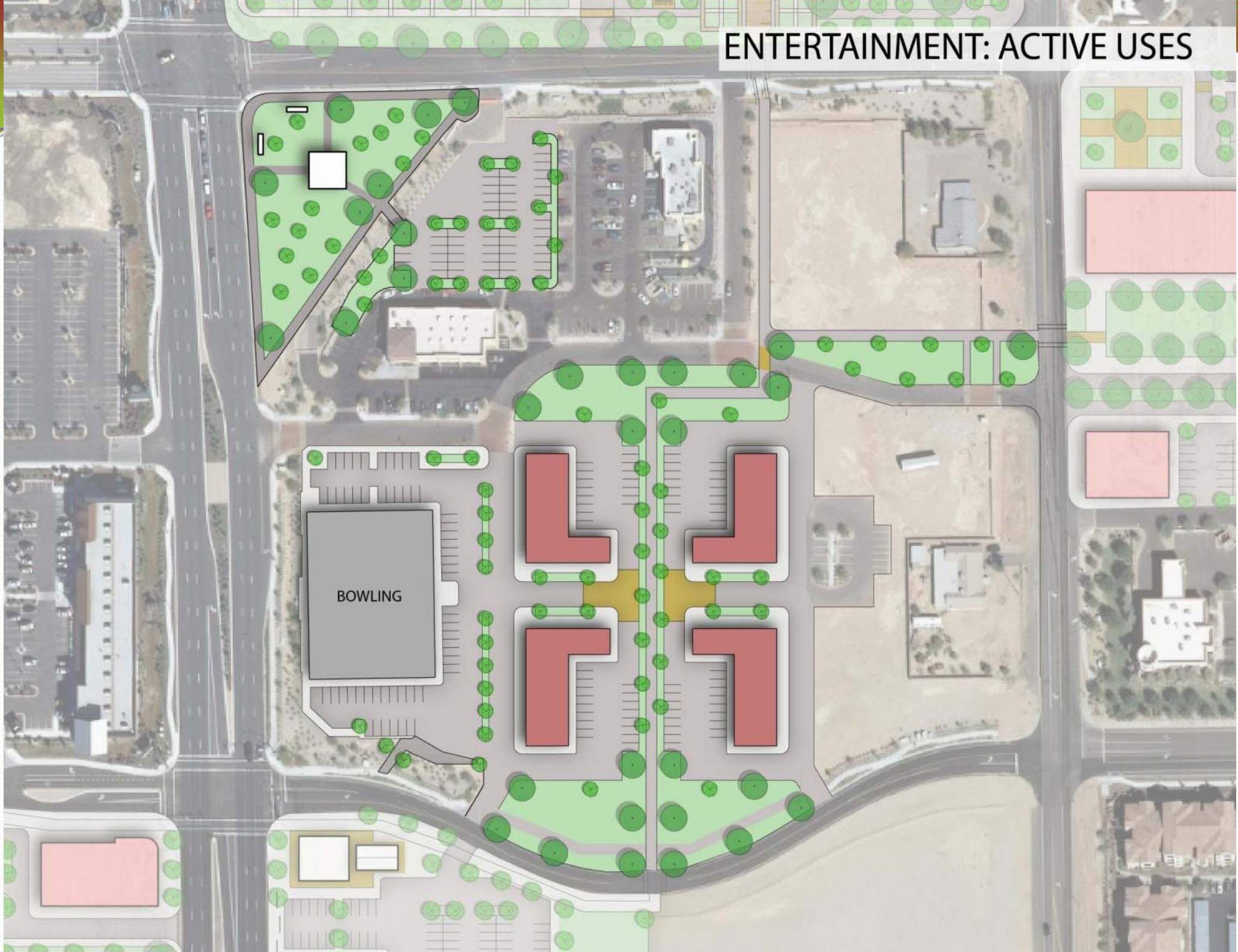




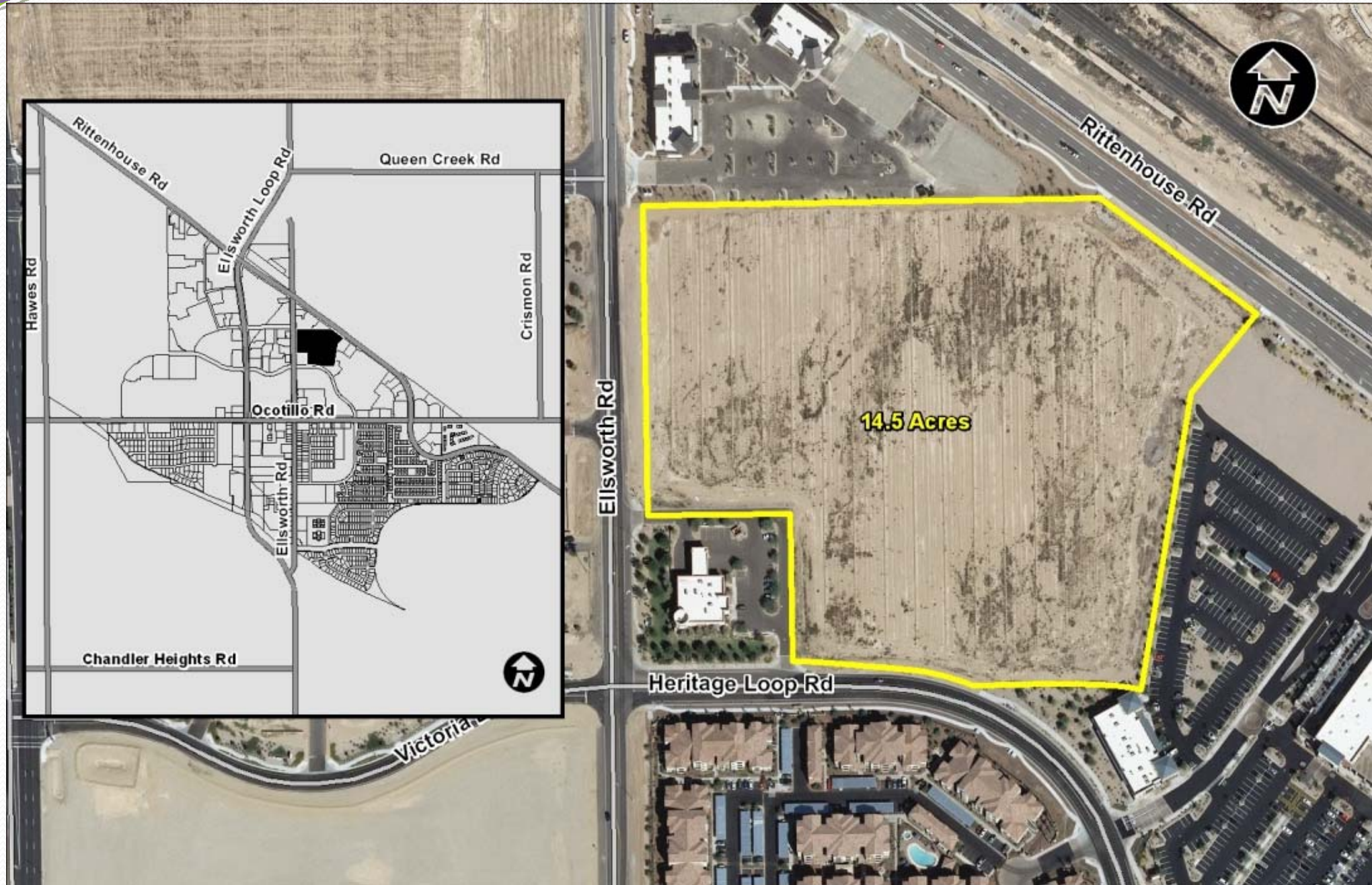
# Entertainment: Active Uses



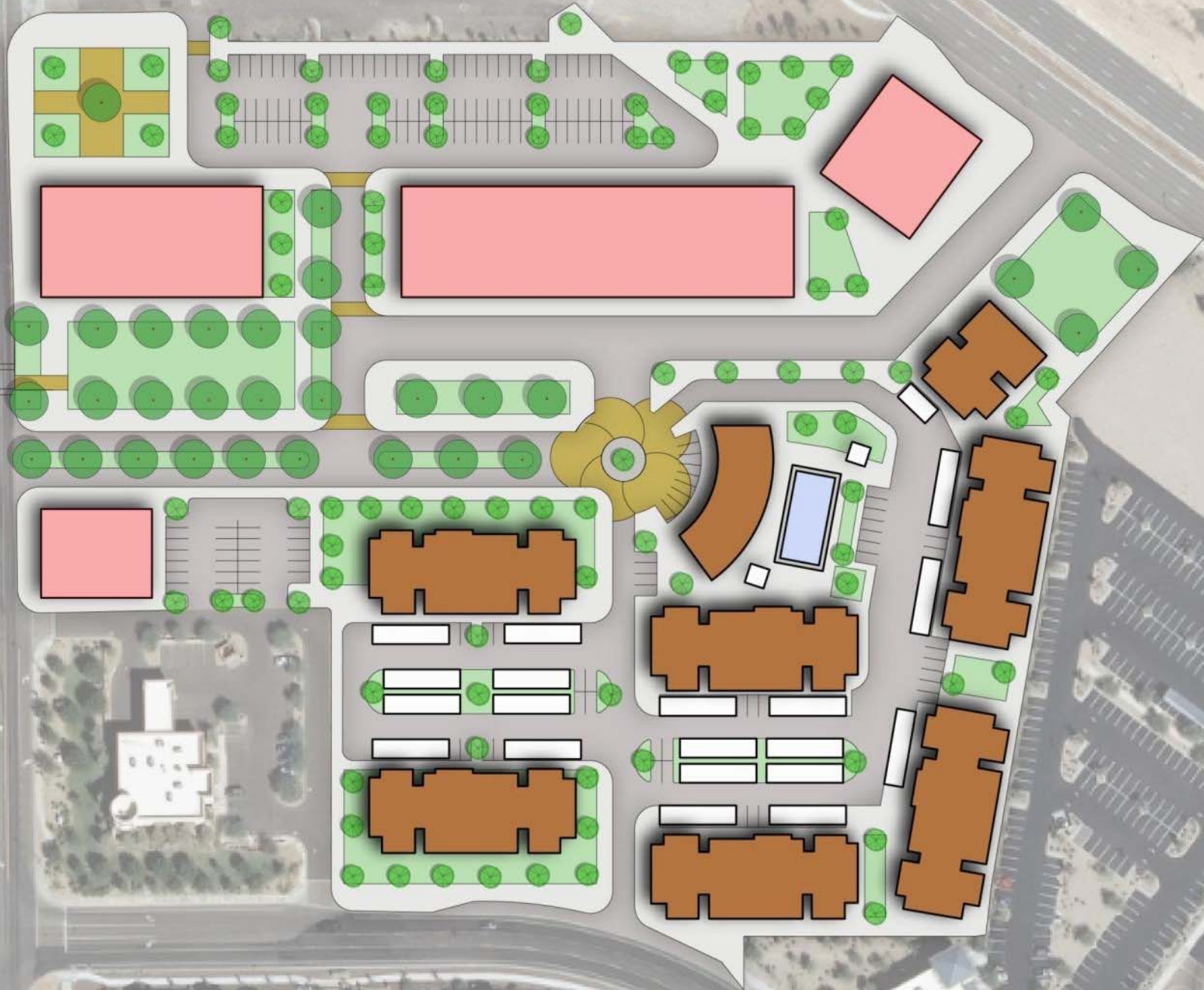
# ENTERTAINMENT: ACTIVE USES



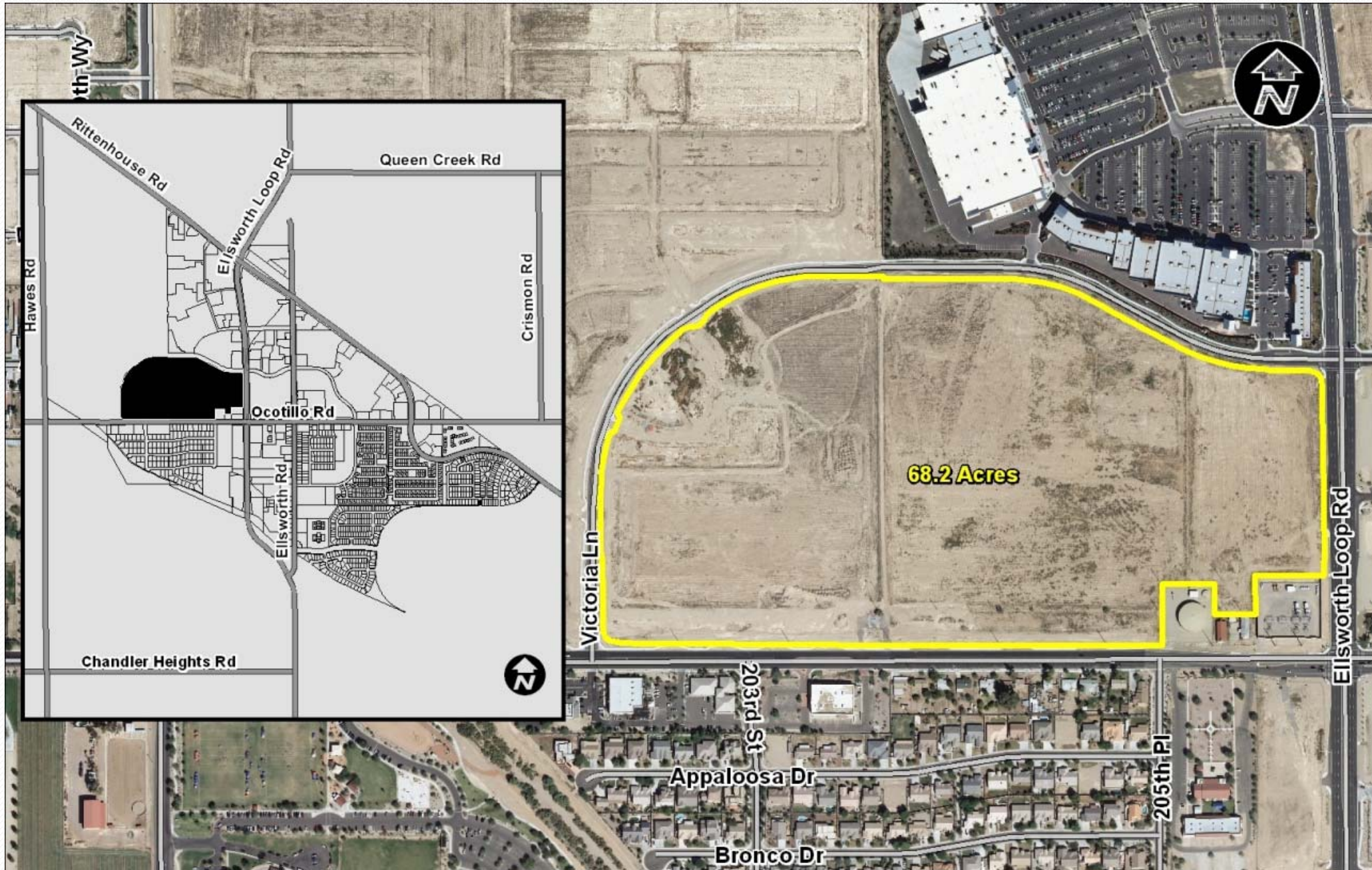
# Entertainment: Multi-use



# ENTERTAINMENT: MULTI - USE



# Entertainment: Hospitality/Multi-use



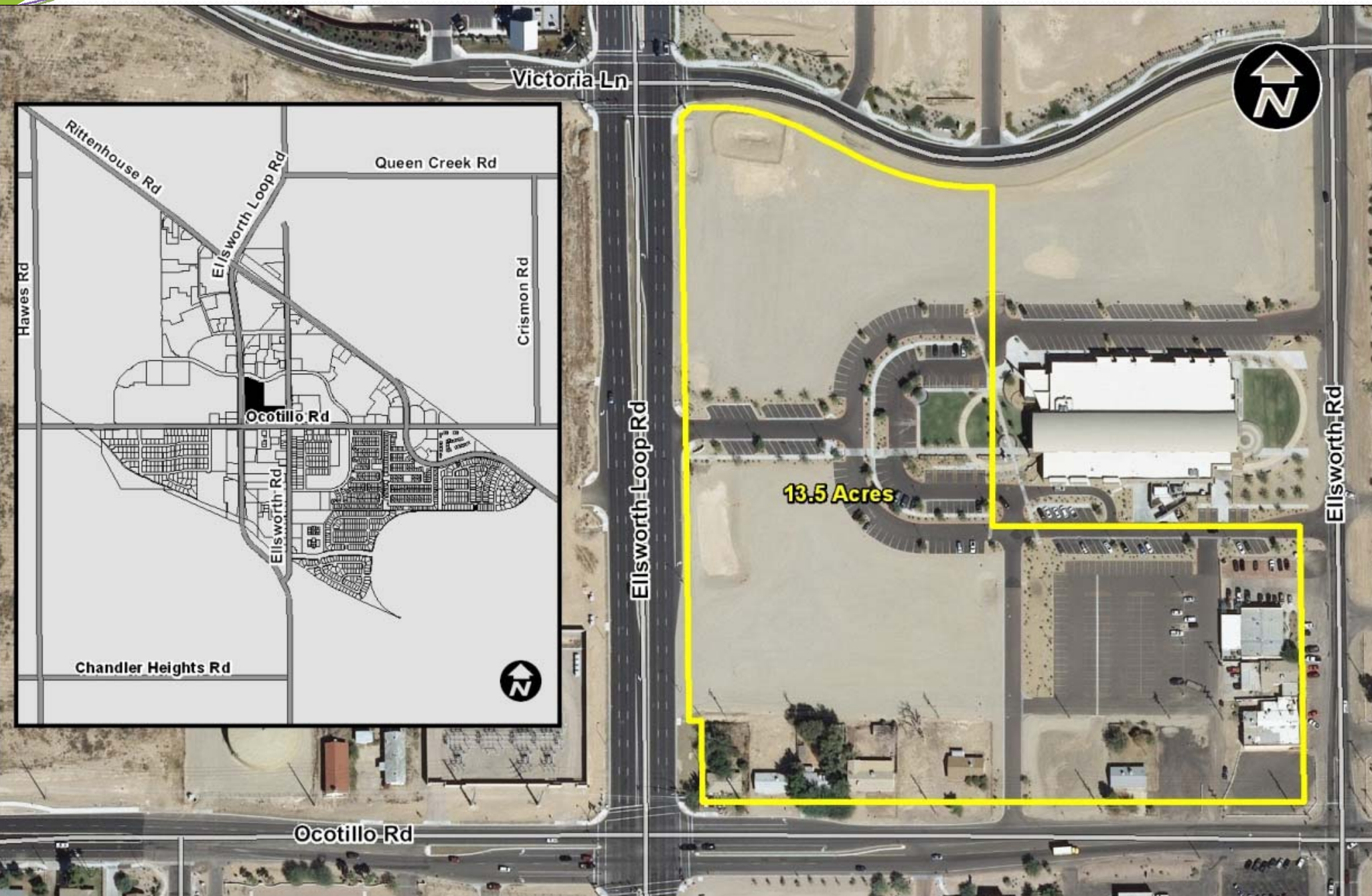
ENTERTAINMENT: HOSPITALITY / MULTI-USE

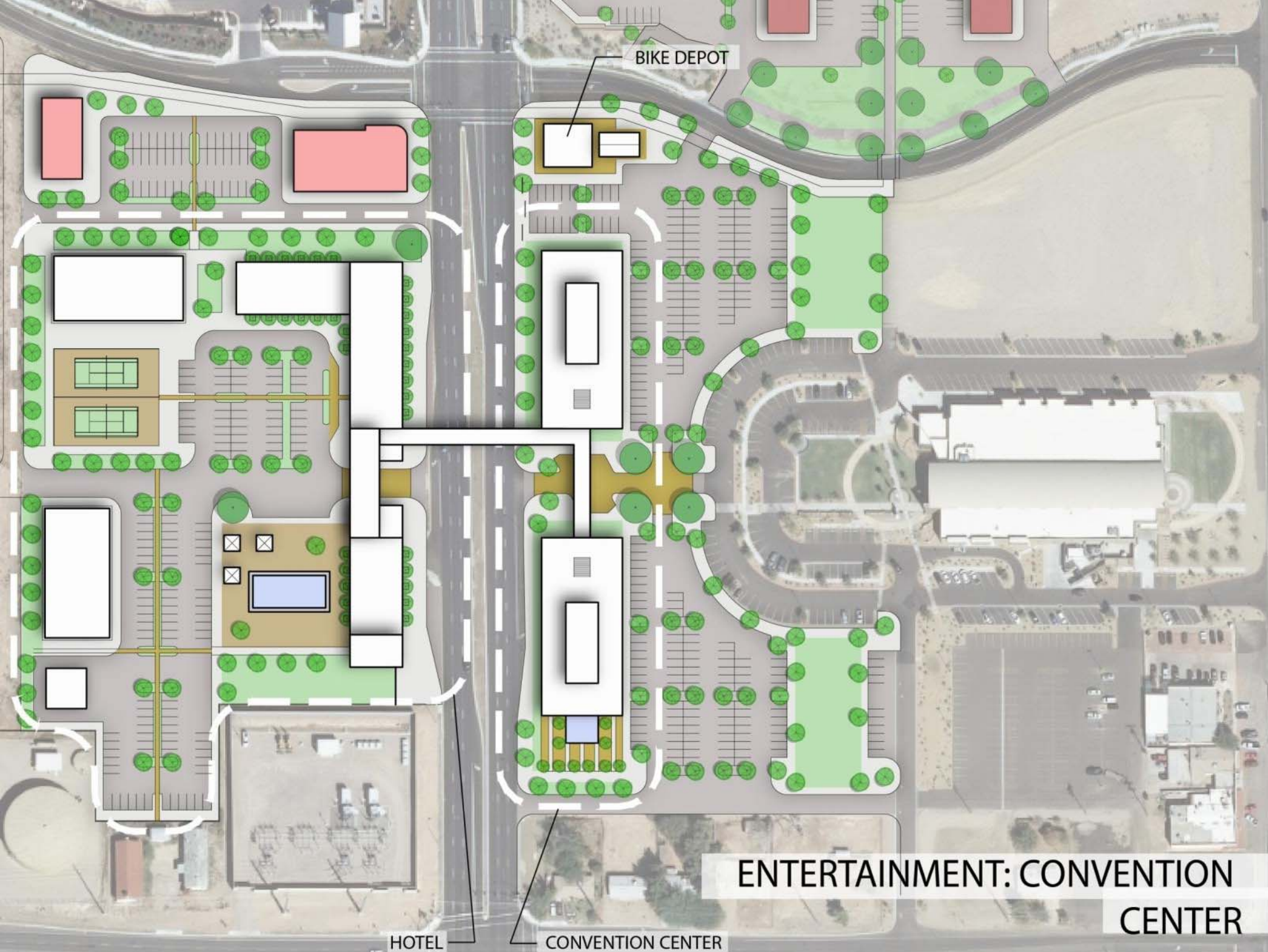
MULTI-FAMILY  
12 du per acre

COMMERCIAL



# Entertainment: Convention Center





BIKE DEPOT

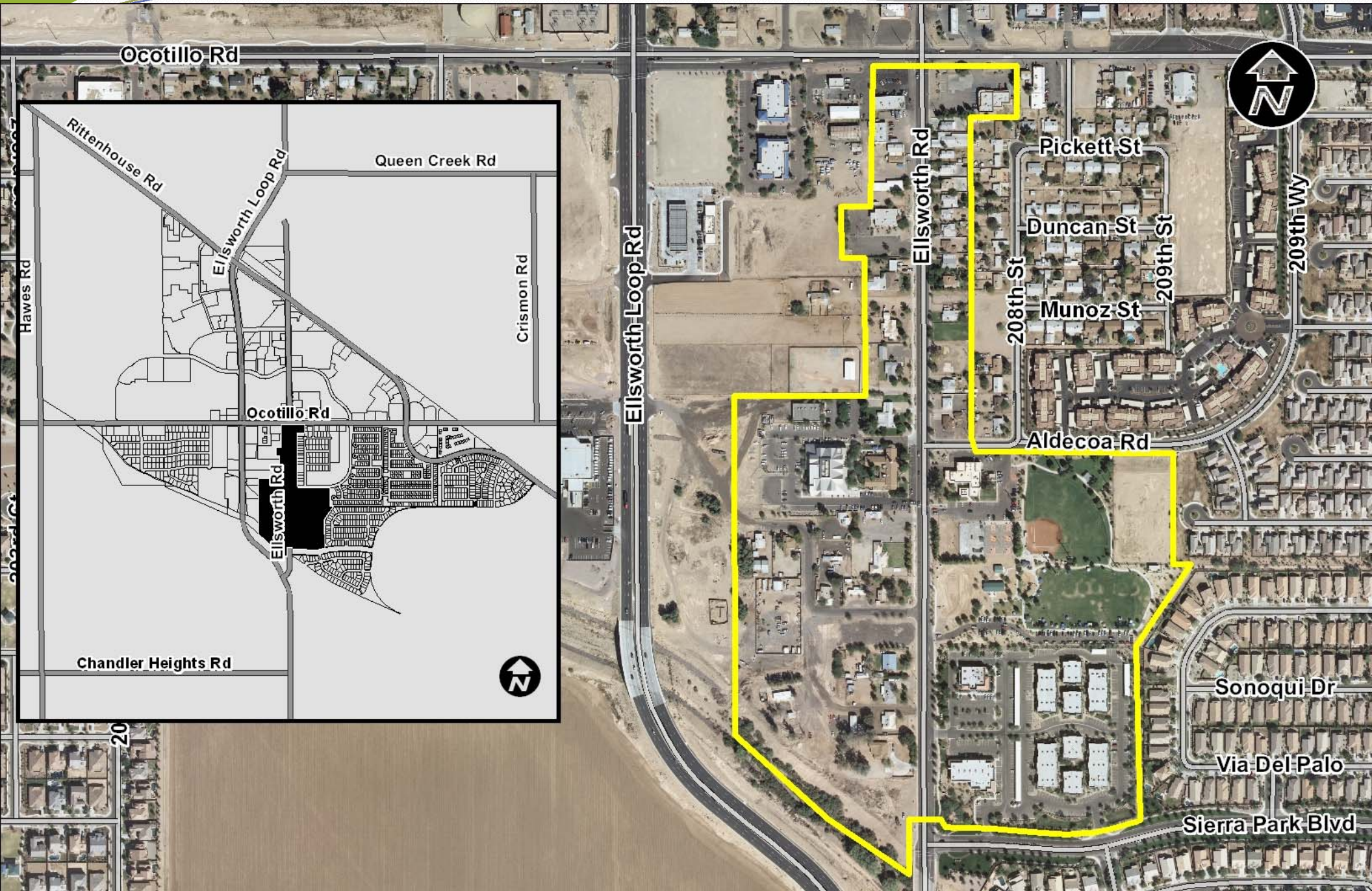
HOTEL

CONVENTION CENTER

ENTERTAINMENT: CONVENTION CENTER



# Heritage District

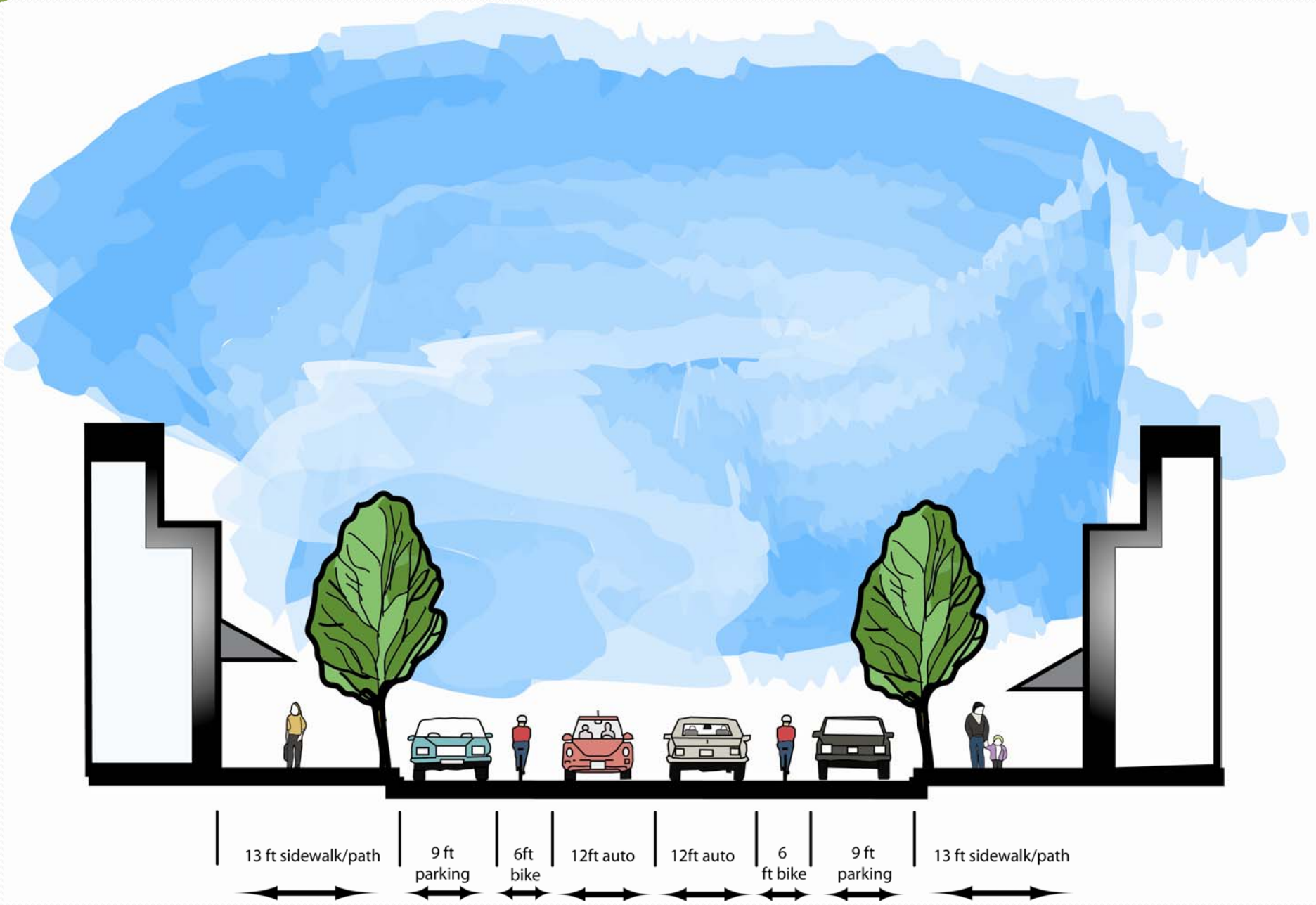


# Heritage District

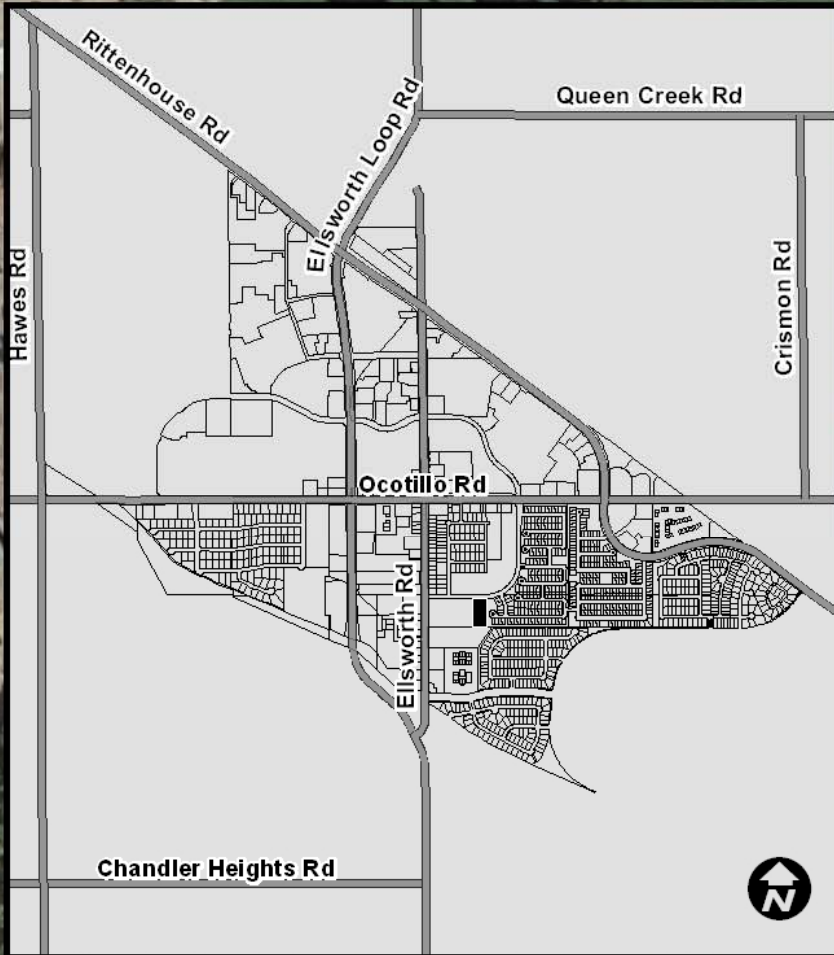
- Family Friendly Pedestrian Atmosphere
- Mixed Use Development
- Increased Intensity
- Town Hall Gathering Place



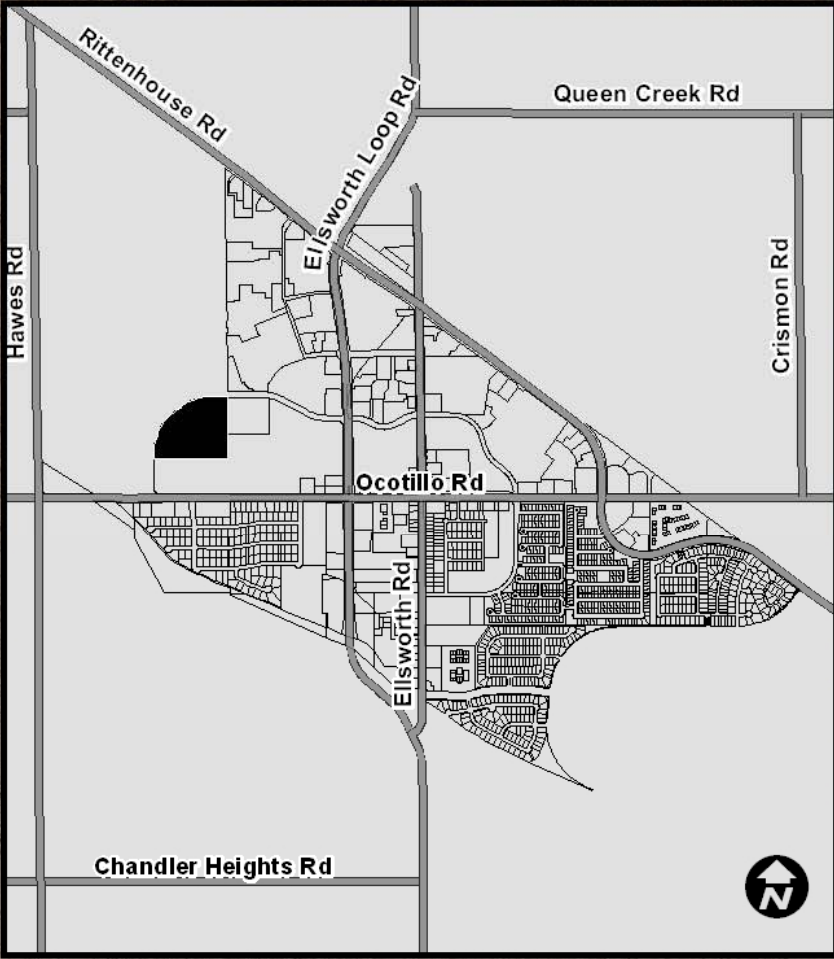
# Old Ellsworth



# Open Space



# Open Space



16.5 Acres

# Open Space

- Downtown Pocket Parks
- Community Garden
- Additional Outdoor Activity Resources
- Town Hall Gathering Place

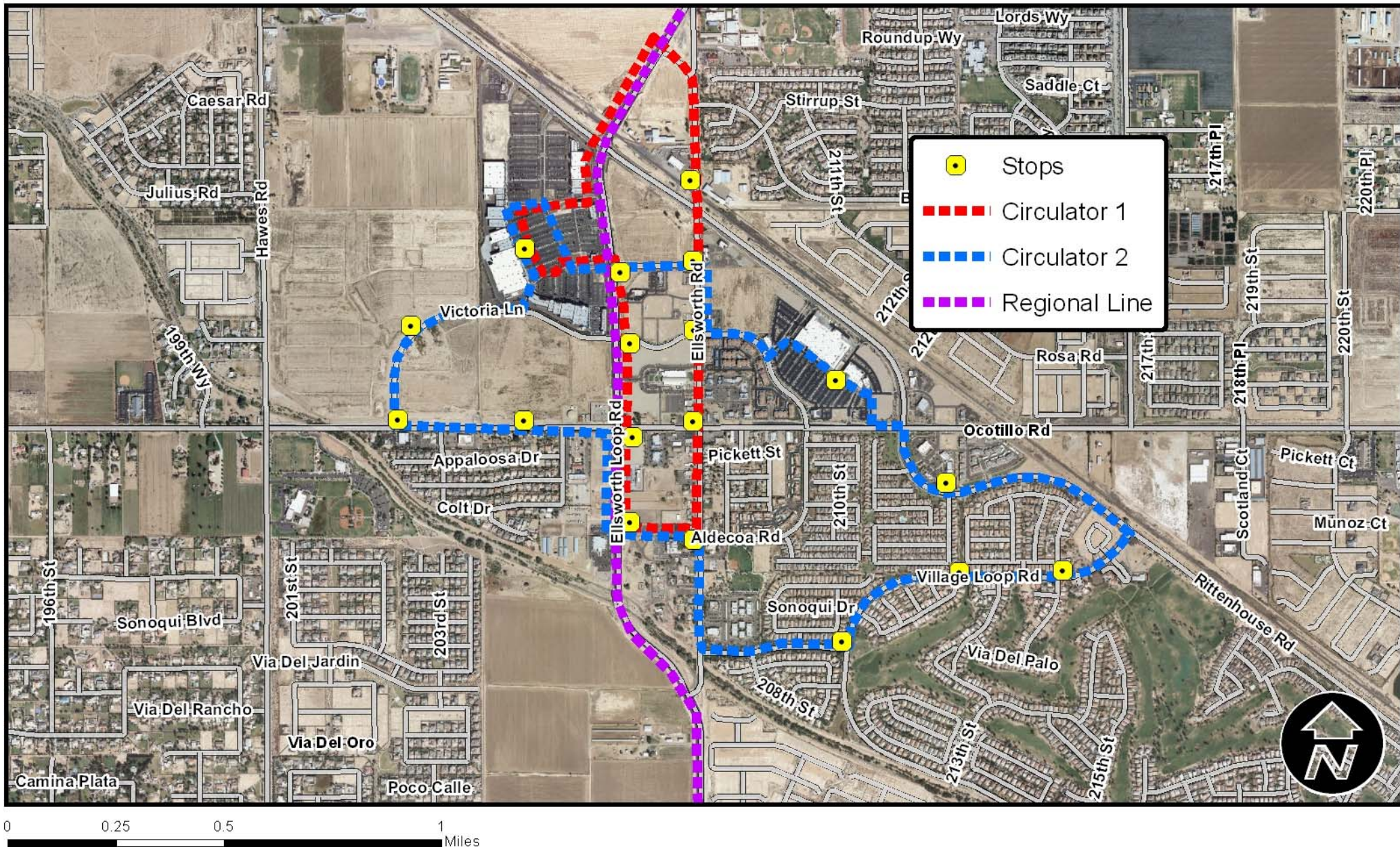


# Proposed Gateways



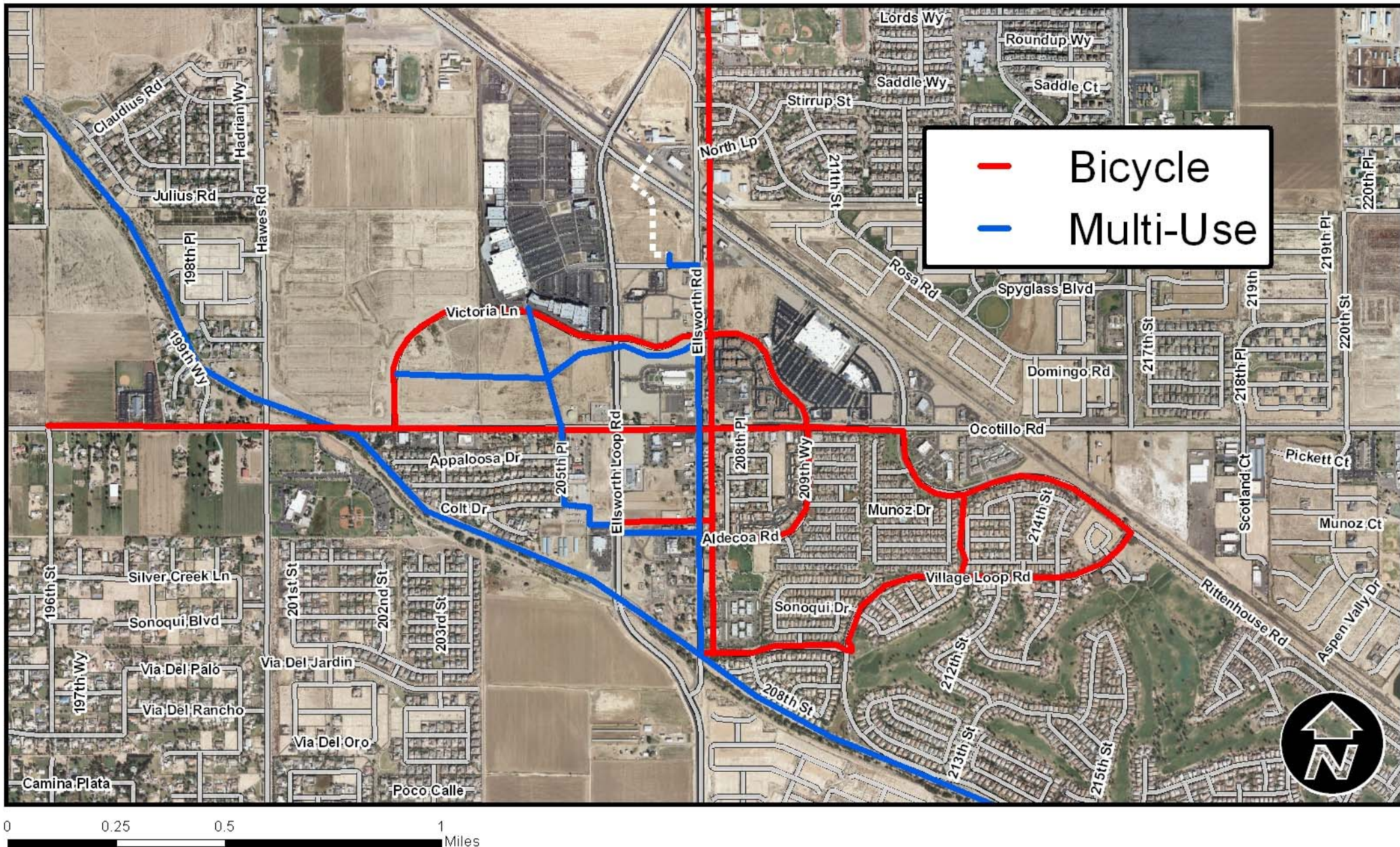
0 0.25 0.5 1 Miles

# Neighborhood Circulators & Stops

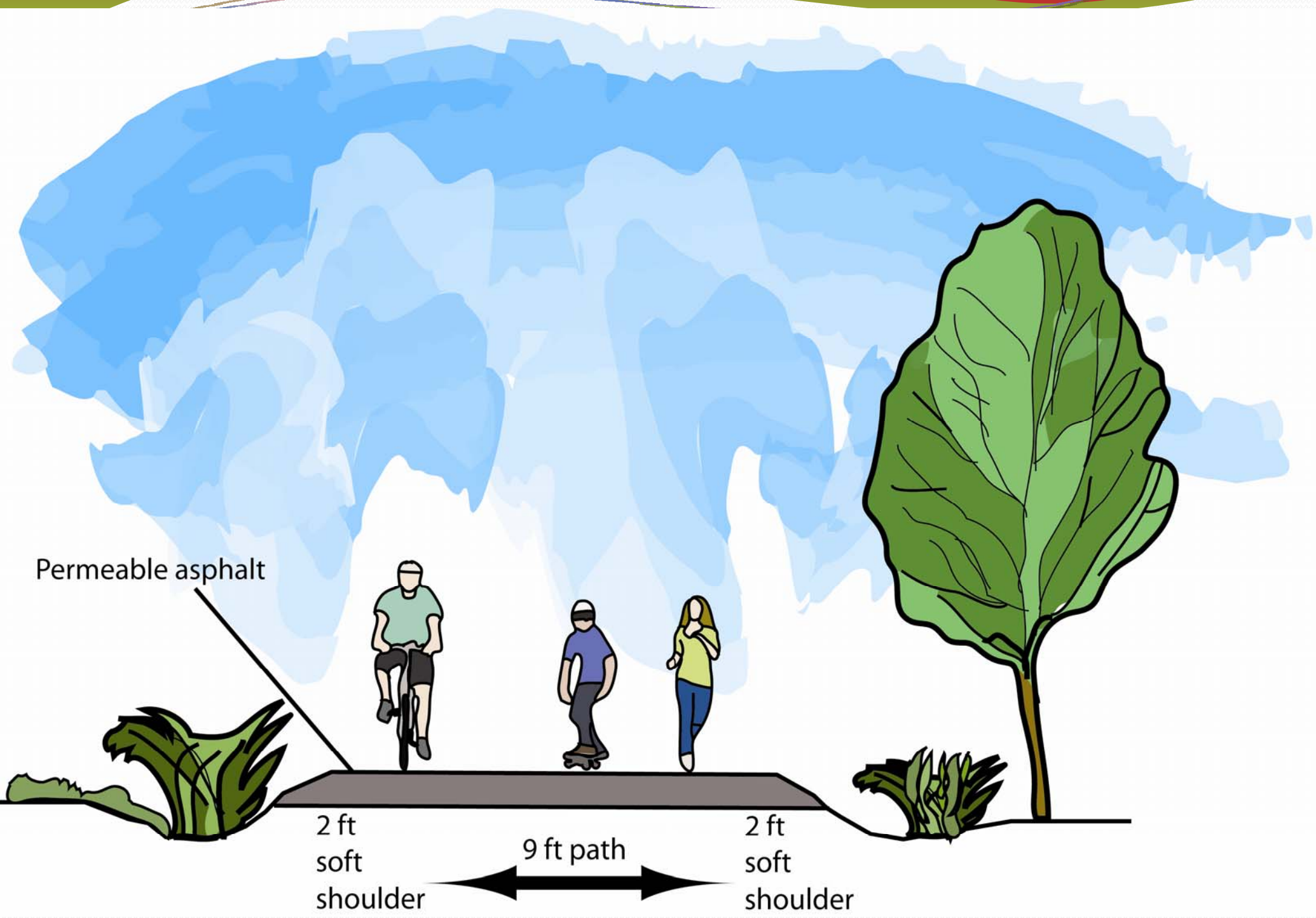




# Proposed Bicycle and Multi-Use Paths



# Multi-use Path



# Implementation Strategies

- Priority I

| Uses   | Economic Impact |
|--|-----------------|
| Entertainment: Family Uses (Movie Theater/Restaurants)   | Medium-High     |
| Entertainment: Activity Uses (Bowling Alley/Restaurants) | Medium-High     |
| Entertainment: Multi-use (Multi-family/Commercial)       | Medium          |
| Ellsworth Road Improvements                              | Medium          |

# Priority II

| Uses   | Economic Impact |
|--|-----------------|
| Entertainment: Hospitality and Convention Center | High            |
| Circulation (Neighborhood buses)                 | Low-Medium      |

# Priority III

| Uses                          | Economic Impact |
|-------------------------------|-----------------|
| Heritage District (Mixed-use) | Medium          |
| Multi-use Path                | Low-Medium      |
| Open Space/Gateways           | Low             |

# Conclusion

- Create a destination oriented sense of place
  - Entertainment Districts
    - Family and Active uses, Hospitality and Convention Center
- Enhancement of existing town character
  - Pedestrian friendly mixed-use development
  - Unique town image through gateways

# Conclusion Cont.

- Economic Development Opportunities
  - Hotel and Convention Center
  - Mixed-use development
  - Residential and commercial development
- Design Concepts and Guidelines for Future Development
  - Sustainable design, elements, and materials
  - Deemphasize auto dependency
  - Complementary adjacent uses

# Conclusion Cont.

- Increase Community Outdoor Recreation
  - Community garden, dog park, and walking path
- Future Commuter Rail Transit Center
  - Focal point for community and economic development
  - Potential draw to sustain proposed activities
- Efficient Multi-modal Connectivity within Town Center
  - Bus route, bike and multi-use path



# Questions

# Capstone Spring 2011

- Ben Andersen
- Scott Balck
- Richard Brockmyer
- Erin Crick
- Brooks Hansen
- Ana Harp
- Don Henning
- Lee Jimenez
- Todd Kennedy
- Joe Kulak
- Alex Lerma
- Justin Neff
- Harold Thomas
- Professor Joochul Kim