



SURPRISE 2040

General Plan

COMMUNITY ASSESSMENT

September 7, 2022

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INTRODUCTION

What once was a small, rural community on the outskirts of a metropolitan area, has now become the 10th most populated city in Arizona. With this dramatic shift comes the understanding that change is not only unstoppable, but if planned properly, can be considered progress. Surprise is most certainly a city of progress, and this community assessment is the first step in furthering that via the General Plan update process.

Intent

To assist in the general plan and land use planning process, this document seeks to provide a high-level review of the following:

1. What is physically existing in Surprise today,
2. Who are the residents,
3. What systems are in place to support them,
4. What is the City of Surprise doing now to plan for the future?

Process

This document reflects the many plans, studies, and surveys that the City has completed over the last ten years since the current General Plan was adopted, as well as the guiding regional documents that provide information throughout the planning area. To supplement this information and learn more about residents, statistical data from the US Census Bureau, Maricopa Association of Governments, and other State and local agencies was utilized. This summary will guide the drafting of the Surprise 2040 General Plan, inform potential land use plan updates, and shape policies and actions for the next ten years.

Regional Context

The City of Surprise is in the northwest valley of Maricopa County, approximately 20 miles northwest west of the City of Phoenix along US Highway 60. It is bounded by Sun City West, the City of Peoria, Sun City, the City of El Mirage, the City of Glendale, the City of Avondale, the Town of Buckeye, Town of Wickenburg, and Yavapai County (**Figure 1**). Natural boundaries include the Hassayampa River to the west, the Agua Fria River to the east, the Bradshaw Mountains to the north, and the White Tank Mountain Regional Park along the southwestern edge of the City.

Municipal Planning Area

The City of Surprise Municipal Planning Area measures approximately 328.39 square miles, and the total incorporated Municipal Limits measure approximately 110.19 square miles (**Figure 2**). The northwestern portion of the planning area contains the unincorporated communities of Wittman and Morristown, and the southern portion of the planning area contains portions of the White Tank Mountain Regional Park.

Figure 1: Regional Context Map

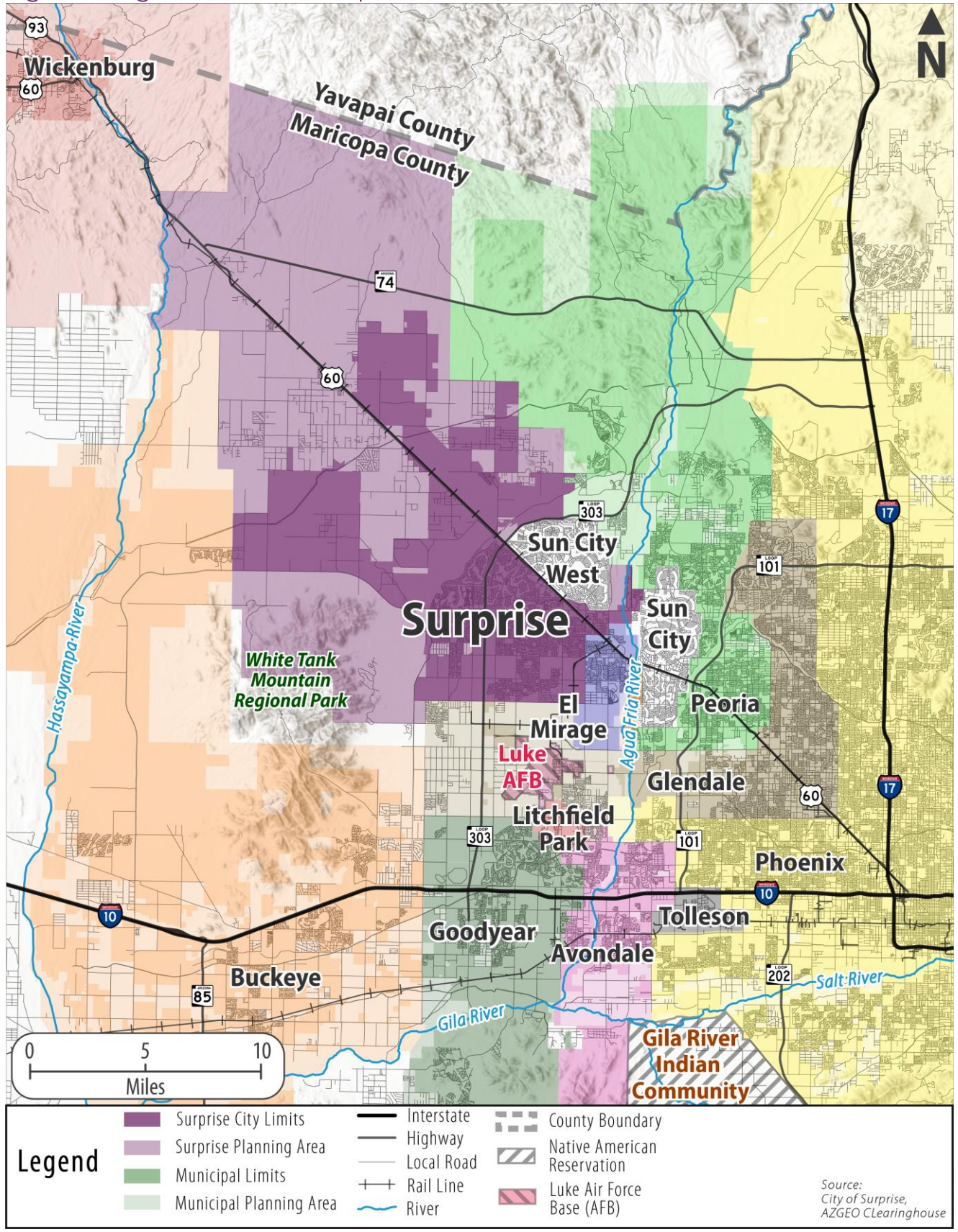
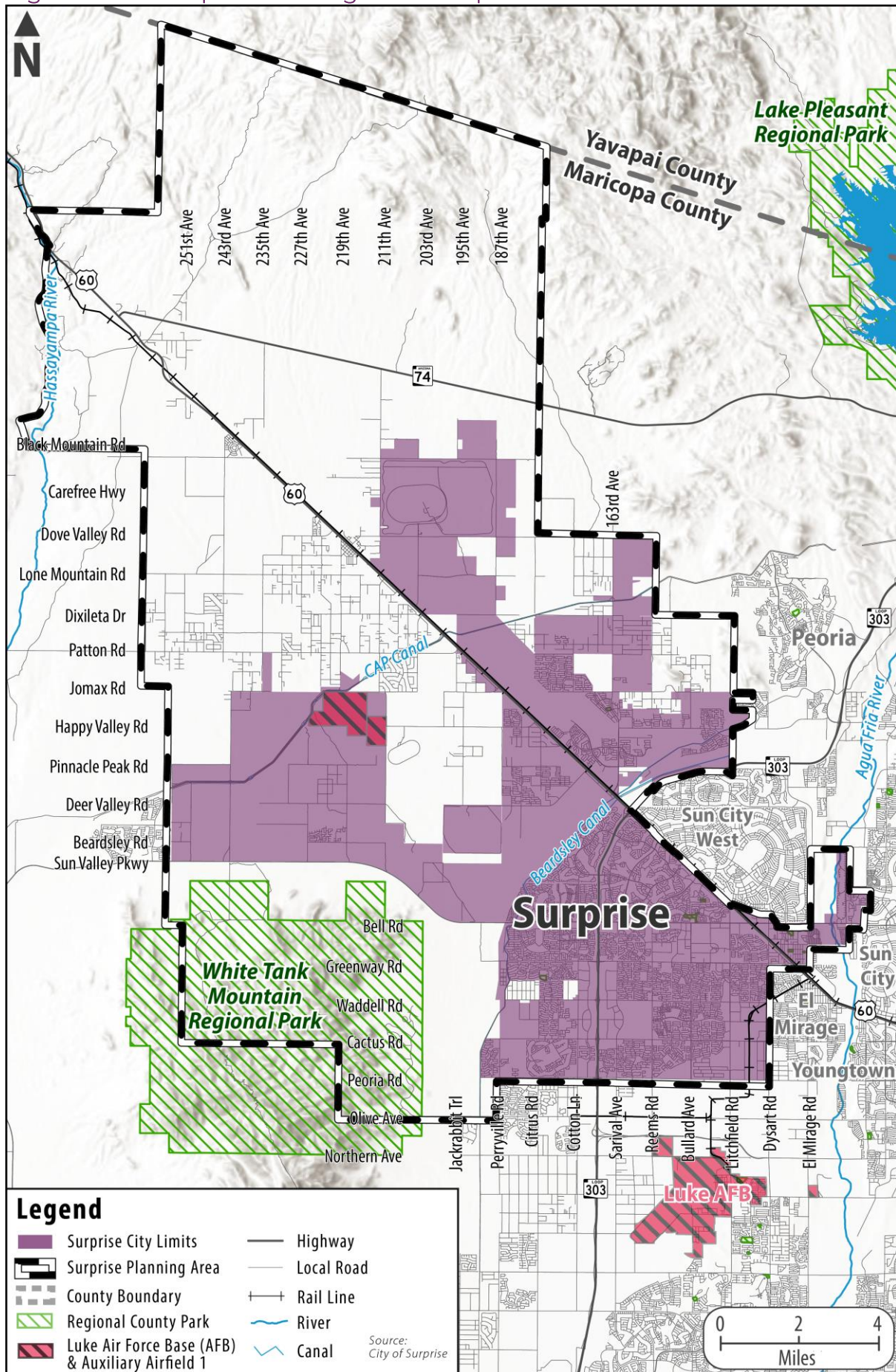


Figure 2: Municipal Planning Area Map



DEMOGRAPHICS

EXISTING CONDITIONS

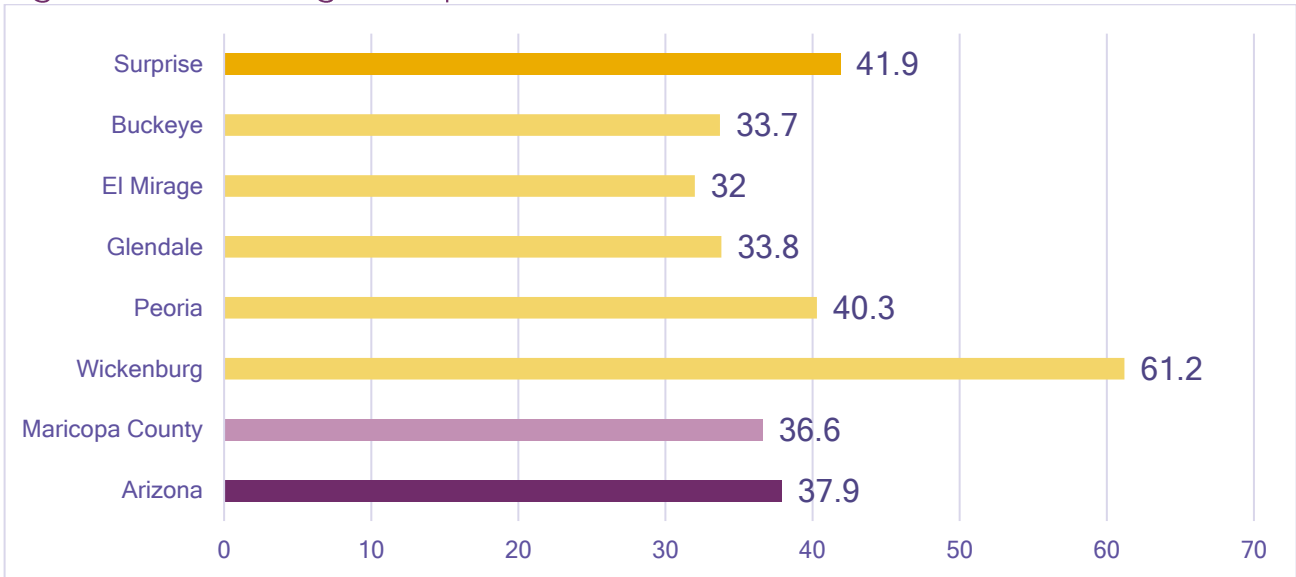
Current Population

In 1960, the small one-square mile townsite composed of inexpensive housing for agricultural workers officially incorporated as the City of Surprise. For its first twenty years, Surprise grew slowly as it relied on neighboring communities for municipal services. Waves of development and annexation in the 1980s, 1990s, and 2000s led to dramatic population growth for the City reaching a population of 30,848 by the start of the twenty-first century. People continued to move to Surprise in high numbers as the city’s population surpassed 100,000 residents by 2010. Over the next ten years, the population grew 22% based on the 2020 census which recorded Surprise’s population at 143,148. Today, the incorporated area encompasses 110 square miles and ranks as Arizona’s 10th most populated municipality.

Age

The median age in the City of Surprise is 41.4, which is older than the median ages of most of the County, State, and Benchmark Communities. Housing developments catering to retired populations have caused an older median age of the city compared to the surrounding municipalities. Additionally, Surprise’s median age increased from 35.9 when reported in 2010. **Figure 3** displays the median age in Surprise, the Benchmark Communities, Maricopa County, and Arizona for comparison.

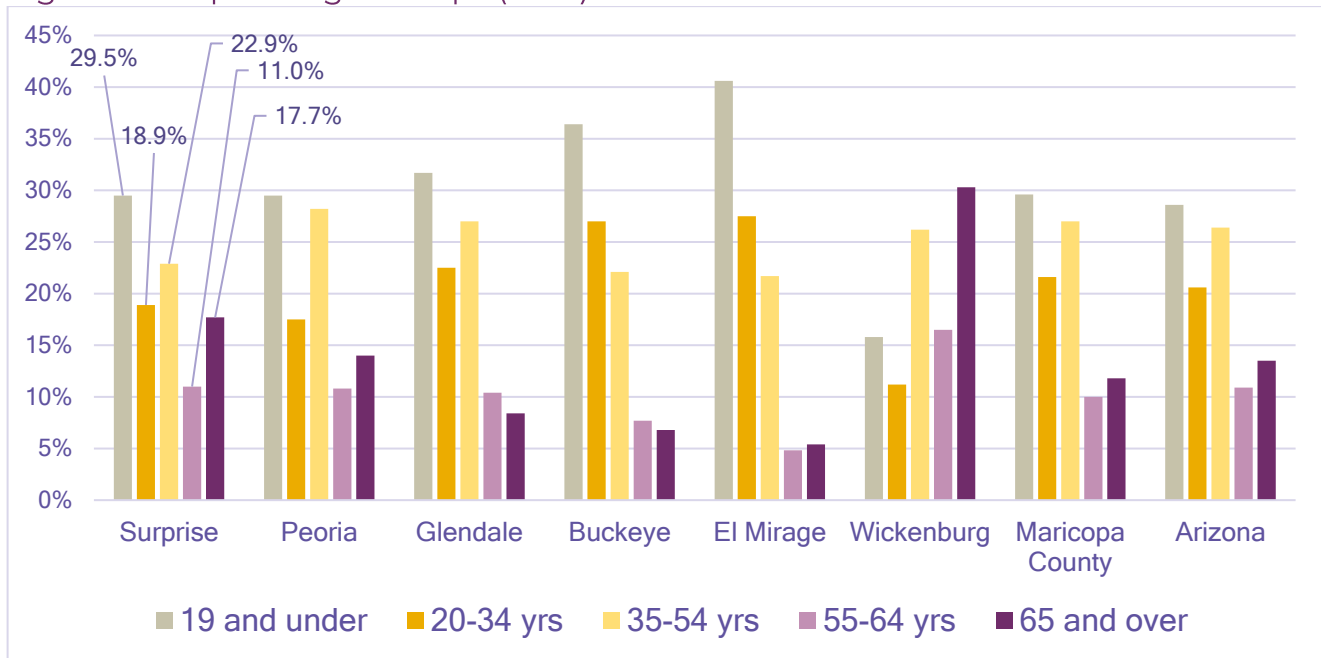
Figure 3: Median Age Comparison



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

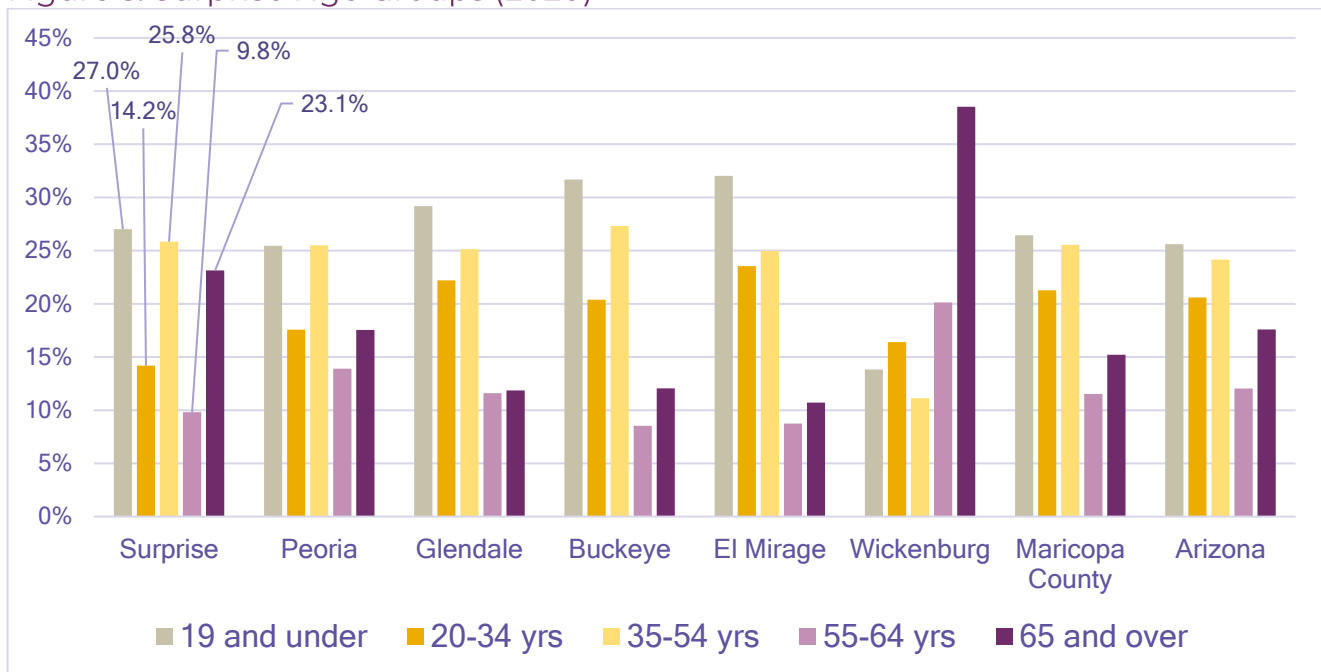
As shown in **Figure 4** and **Figure 5**, the increase in median age from 2010 to 2020 was likely due in part to the large growth in the 35-54 age groups and the over 65 years age groups and a decrease in the share of the population between 20-34 years old. In this 10-year period, the 35-54 years age group grew from 22.9% of the population in Surprise to 25.8%. The other age group in Surprise that experienced an increased share of the total population in the City was the 65 and over age group. In 2010, those 65 years of age and older comprised 17.7% of Surprise’s population. By 2020, this age group rose to 23.1% of the total City population. The only age groups that experienced a drop in population percentage from 2010 to 2020 were the 25-34 and under 5 years age groups. The growth and reduction of the percentages from these specific population age groups result in an increased median age for Surprise in 2020.

Figure 4: Surprise Age Groups (2010)



Source: U.S. Census Bureau 2010 American Community Survey 5-Year Estimates

Figure 5: Surprise Age Groups (2020)



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Race & Ethnicity

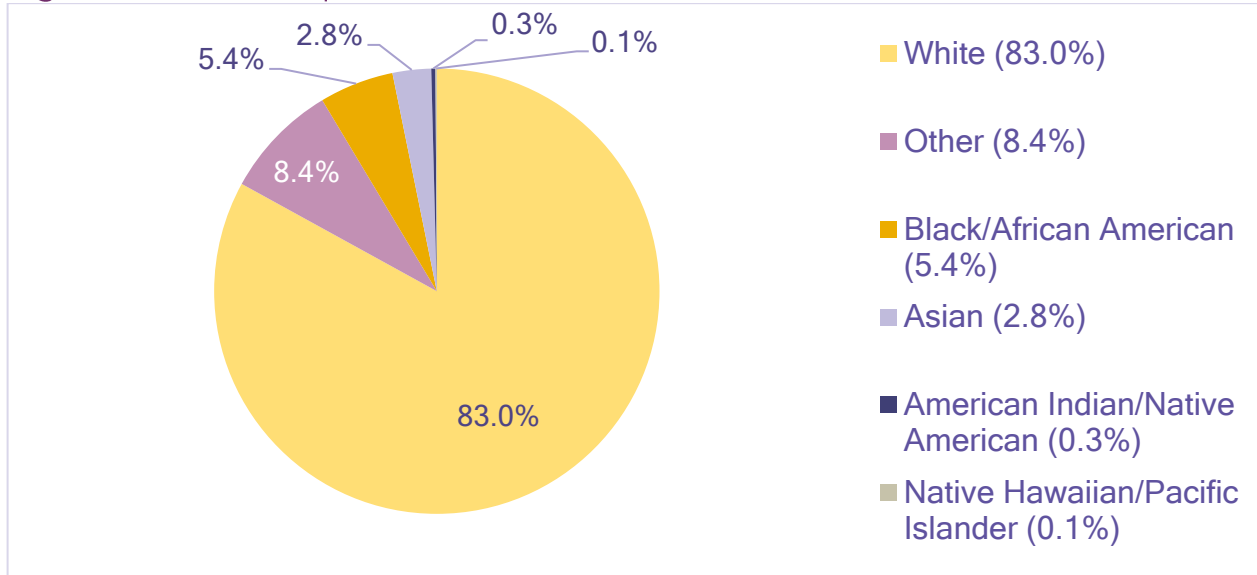
Race and ethnicity are important in the preparation of general plans for a variety of reasons. They should be reviewed to create an equitable and accessible engagement and decision-making process. In addition, cultural differences often originate in racial and ethnic backgrounds. Such differences influence the various way people use public spaces as well as cultural expressions that may be incorporated through architecture, design, and public art.

According to the 2020 Census, 83% of Surprise’s population is White. The second highest race category percentage is those who identify their race as Other at 8.4% of the total population. The share of the population who are Black/African American is 5.4% of the population, and the share of the population who are Asian is 2.8%. The

American Indian/Native American and Native Hawaiian/Pacific Islander populations comprise 0.3% and 0.1%, respectively, of Surprise’s total residents.

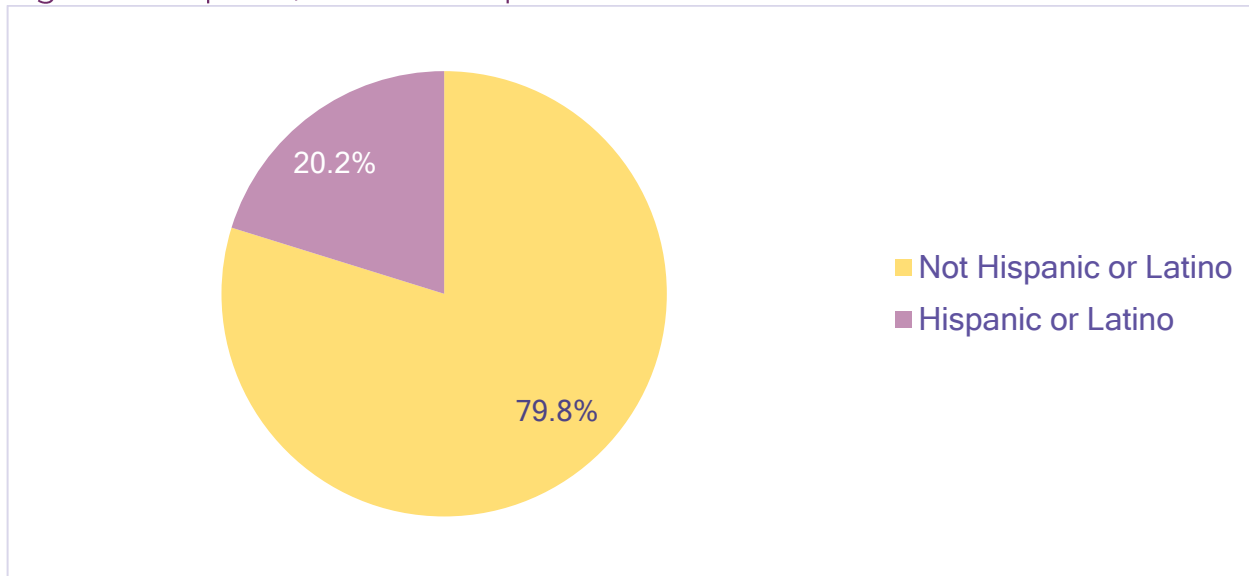
Ethnicity and race are distinct attributes, which has been recognized by the U.S. Census Bureau. In Surprise, over 20% of the population is Hispanic or Latino, meaning they are of Spanish descent with roots in Cuban, Mexican, Puerto Rican, South or Central American, or other countries with Spanish cultural influences. Surprise’s overall composition of race and ethnicity appear in **Figure 6** and **Figure 7**.

Figure 6: Race Composition



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Figure 7: Hispanic/ Latino Composition

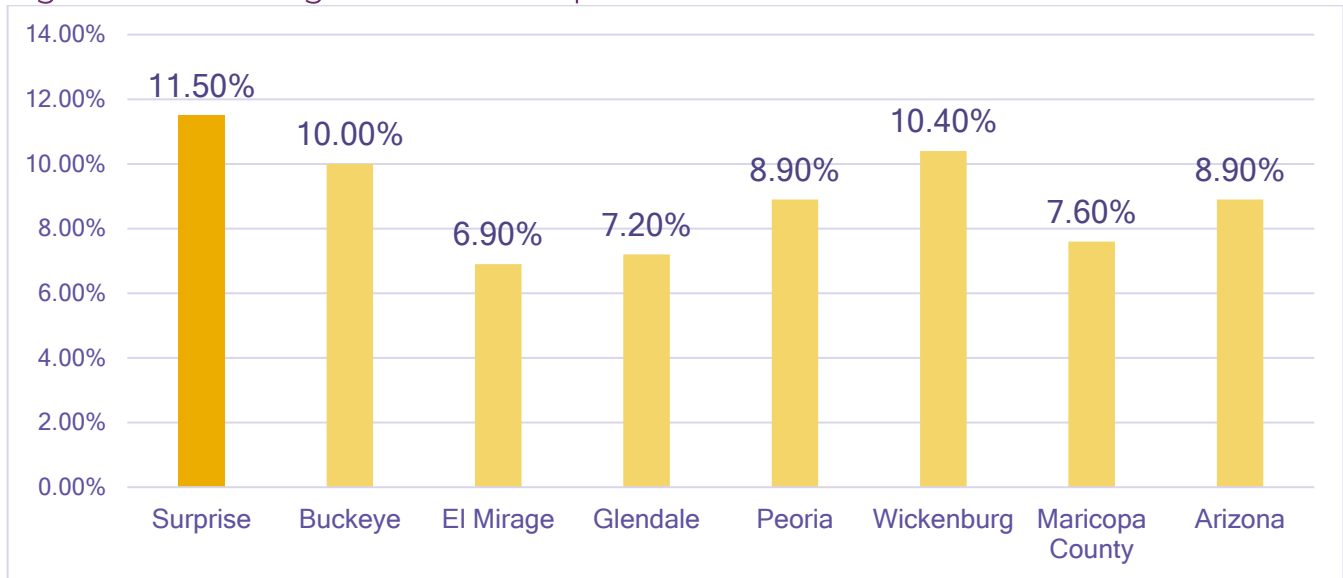


Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Veteran and Disability Status

The veteran population represents 11.5% of Surprise residents as **Figure 8** displays. This rate surpasses all the Benchmark Communities.

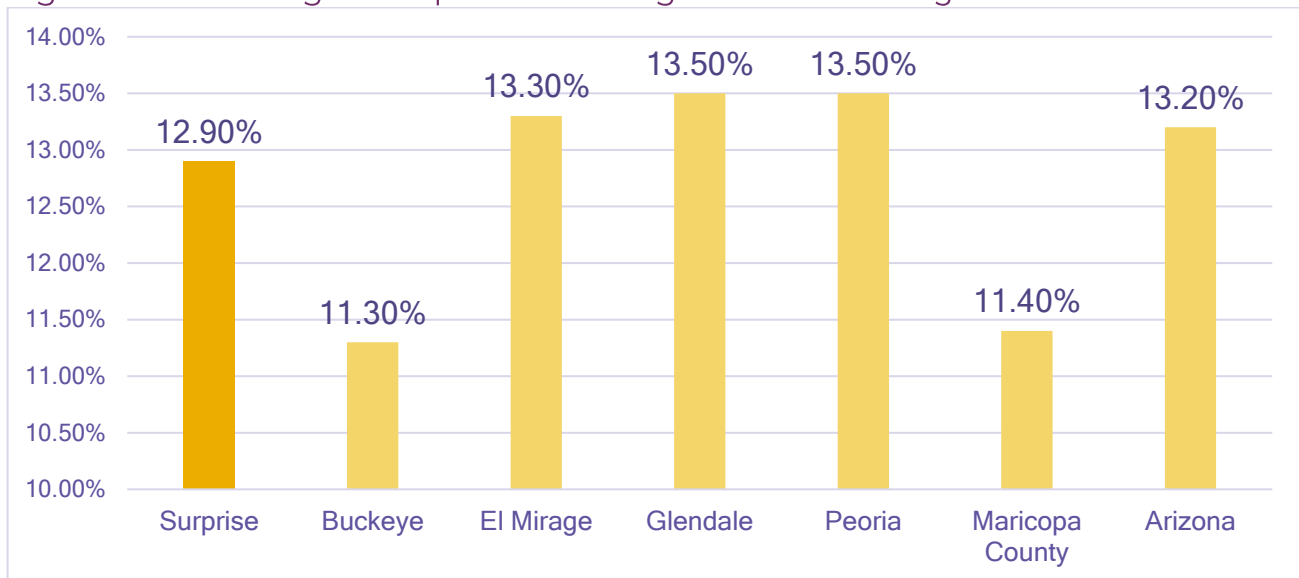
Figure 8: Percentage of Veteran Population



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

As shown in **Figure 9** below, approximately 12.9% of Surprise residents are living with a disability. This is a higher percentage compared to Buckeye and Maricopa County. But the other Benchmark Communities have slightly higher percentages of their populations living with a disability.

Figure 9: Percentage of Population Living with a Disability



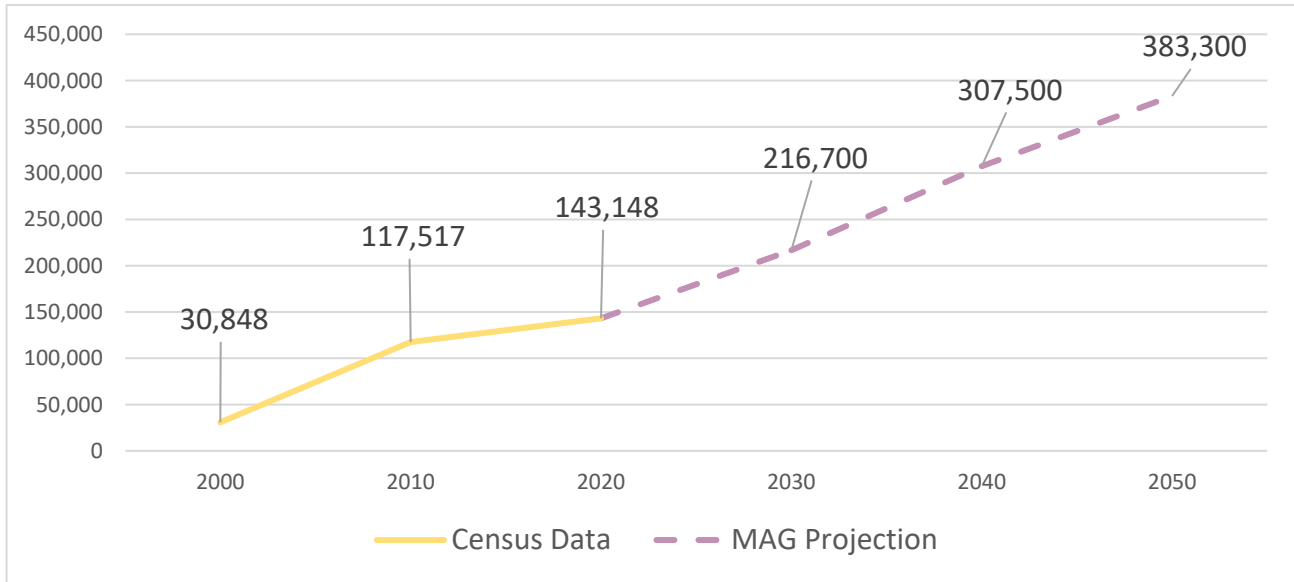
Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

FUTURE CONDITIONS

Population Projections

Outpacing the rate of growth in the Phoenix Metropolitan Area and the State of Arizona overall, Surprise is expected to continue the rapid growth of population that has driven its own recent history. As shown in **Figure 10** the Maricopa Association of Governments (MAG) projects Surprise to pass the 200,000-resident threshold before 2030 and have a population growth rate of just over 50% for the 2020-2029 decade. MAG estimates that Surprise will reach a population of 216,700 by 2030, and it will continue to grow to 307,500 in 2040 and 383,300 in 2050.

Figure 10: Surprise Population Projection



Source: U.S. Census Bureau, 2010 Decennial Census, 2020 American Community Survey 5-Year Estimates; Maricopa Association of Governments, 2019 Socioeconomic Projections

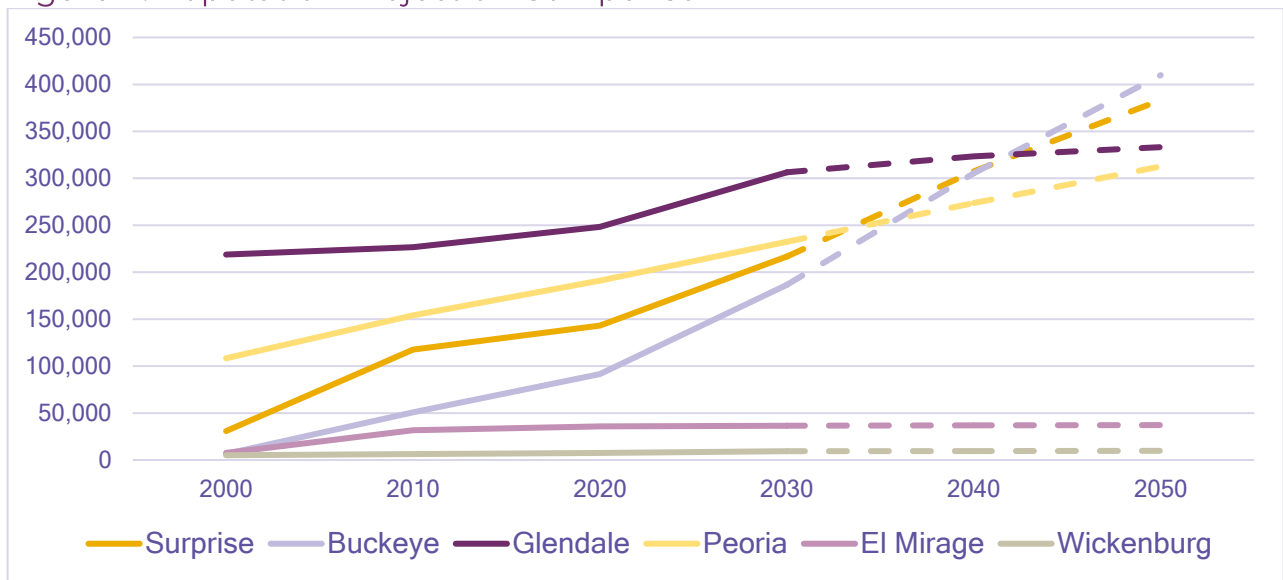
Figure 11 compares the population growth Surprise experienced from 2000 to 2020 as well as MAG’s population projections through 2050 in 10-year increments to the Benchmark Communities of Buckeye, El Mirage, Glendale, Peoria, and Wickenburg.

In comparing the communities, all of the municipalities, except for Wickenburg, experienced a parallel spike in population growth between 2000 and 2010, with the City of Surprise undergoing the steepest rate of growth during this decade.

Looking ahead to 2050, Surprise, along with Buckeye, is poised to experience similar dramatic rates of population growth due to the large amount of adjacent land within the planning area that could be annexed, while the populations of Peoria and Glendale are expected to grow at more moderate rates. El Mirage and Wickenburg are the only benchmark communities that are projected to have almost flat population increases through 2050.

In the 2021 National Community Survey, 96% of respondents rated the city as a good or excellent *place to live*, and 91% rated the *quality of life* as good or excellent. It will be a key focus for the city to continue to achieve these ratings as the population grows.

Figure 11: Population Projection Comparison



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

LAND USE

EXISTING CONDITIONS

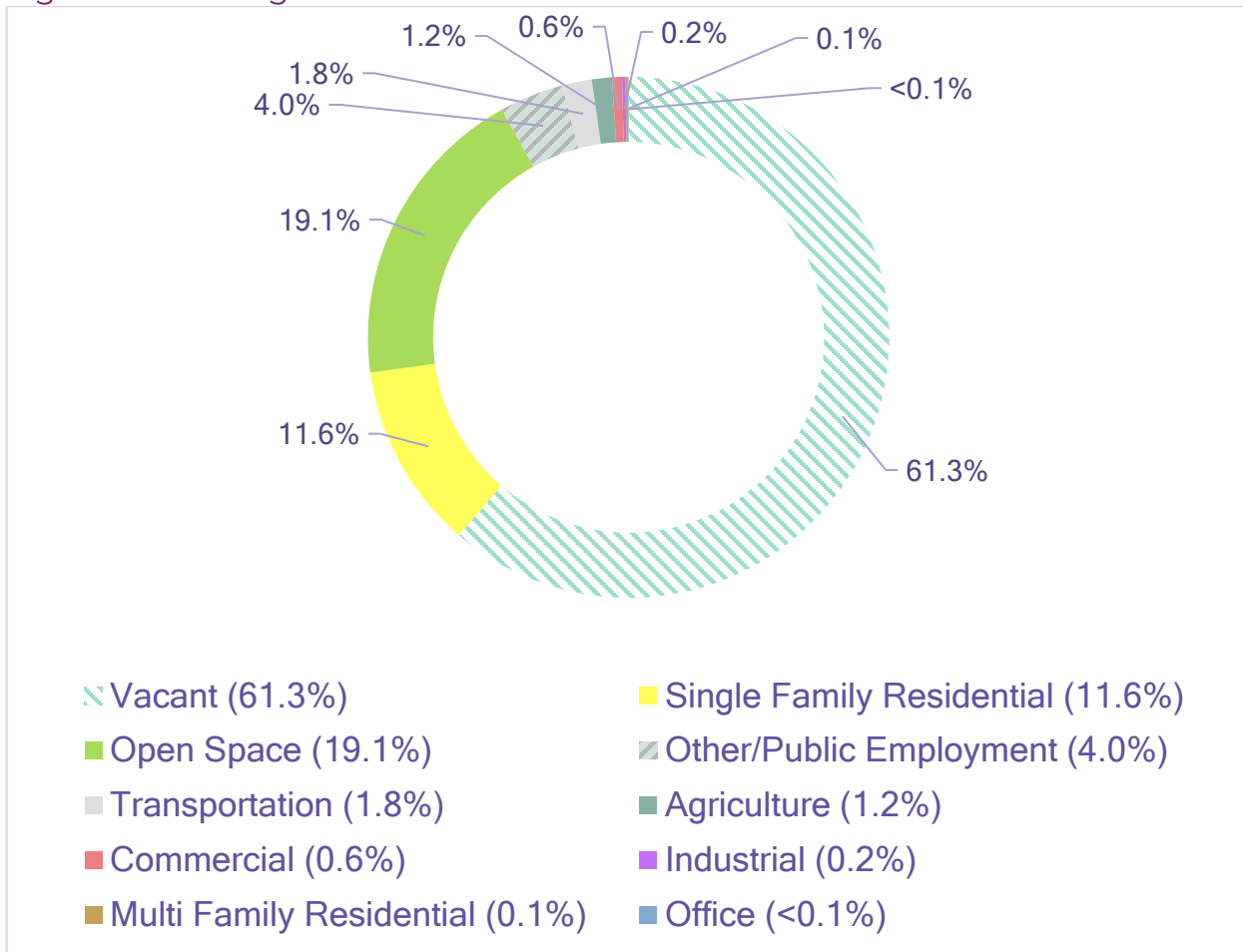
Land Uses

The most prevalent existing land uses in Surprise and its planning area generally include vacant, residential, open space, public, transportation, and agricultural. **Figure 12** shows how existing land uses are distributed within Surprise, and **Figure 13** illustrates where these land uses are currently distributed across Surprise. **Table 1: Existing Land Uses** provides a more detailed breakdown of the total acreages of each existing land use category in Surprise.

The predominant existing land use in the Surprise Planning Area is vacant, accounting for 61.3% (128,791.93 acres) of the land under Surprise's influence. Most of the vacant land is northwest of the Loop 303 highway outside the current city limits. This vacant land is where future development and annexation is most likely to occur. Within the municipal boundary, there is vacant land adjacent to Surprise City Hall and City Center and another concentration of vacant land in the southern portion of the incorporated limits. The next two most common land uses are open space and single family residential each comprising 19.1% (40,101.45 acres) and 11.6% (24,293.52 acres), respectively. Most of the single family residential land is within the Surprise city limits southeast of the Loop 303 Highway. The open space land is spread across the community in various parks, golf courses, canal paths, and other recreation options. There is a concentration of existing agricultural land surrounding the Loop 303 corridor bounded by Greenway Road in the north and Peoria Avenue in the south. Bell Road and Grand Avenue are the two main corridors with commercial and some smaller scale industrial.

While there are development and economic benefits of being in close proximity to Luke Air Force Base, there are drawbacks related to noise impacts. The high-noise contours associated with Luke Air Force Base are generally understood to impact the southeast corner of the City where there is a mixture of agriculture, industrial, and vacant land uses. Additionally, the Luke Air Force Base Auxiliary Airfield 1 northwest of Beardsley Canal brings further noise impacts the Surprise MPA. The Auxiliary Airfield is not an active military airfield nor is it suitable for landing. However, the military does use the abandoned airfield for training purposes in practicing approaches without landing. This results in low flying aircrafts that cause noise levels to reach 65-80 decibels.

Figure 12: Existing Land Use Distribution



Source: Maricopa Association of Governments

Table 1: Existing Land Uses

Existing Land Use Category	Percent of Total Land	Acreage
Single Family Residential	11.6%	24,293.52
Multi-Family Residential	0.1%	286.86
Commercial	0.6%	1,295.02
Office	<0.1%	103.35
Industrial	0.2%	451.83
Other/Public Employment	4.0%	8,345.18
Transportation	1.8%	3,886.00
Agriculture	1.2%	2,618.76
Open Space	19.1%	40,101.45
Vacant	61.3%	128,791.93
Total	100.0%	210,173.89

Source: Maricopa Association of Governments

Land Ownership

Land ownership (**Table 2** Table 2) across the Surprise Planning Area is primarily Private owned accounting for 48.1%. The Arizona State Land Department manages State Trust Land, encompassing 36.6% of the planning area, followed by City or County Parks at 7.8%. The Bureau of Land Management (BLM) administers 7.2% of the Planning Area to round out the top four landowners. Almost all the land southeast of Beardsley Canal is Privately owned with State Trust and BLM land mostly located in the northernmost portions of the Planning Area as shown in **Figure 14**.

Table 2: Land Ownership

Land Ownership	Percent of Total Land	Acreage
Bureau of Land Management (BLM)	7.2%	15,152.93
Bureau of Reclamation (BOR)	0.3%	552.78
City or County Parks	7.8%	16,318.72
Military	0.1%	239.74
Private	48.1%	101,047.86
State Trust	36.6%	76,861.91
Total	100.0%	193,889.03

Source: Bureau of Land Management

Zoning

Zoning is the means by which cities implement their General Plan Land Use Plan. Surprise's zoning code translates the long-term goals and policies of the Land Use Plan into the regulations and guidelines used for decision-making on future developments. While the Land Use Plan and zoning designations are consistent, the zoning code identifies specific uses allowed within each zoning district and provides specific development requirements, such as density, setbacks, height, size, and development character and appearance. Under the current Land Development Ordinance (LDO), Surprise currently has twenty-three zoning classifications within the existing zoning code which is summarized in **Table 3**. Prior to the adoption of this ordinance, the City utilized a Planned Area Development (PAD) zoning district. Under the LDO, the PAD zoning district was eliminated and now serves only to preserve the governing entitlement documents adopted by the City Council for each PAD at the time of the adoption of the LDO.

As shown in **Figure 15**, the PAD zoning designation covers most of the land within the incorporated limits of Surprise encompassing 64% of the City (49,236.65 acres). The next largest zoning designation by land is Rural Residential, covering 27% (20,983.59 acres). The rest of the zoning categories make up just under one-tenth, approximately 9% of the land in Surprise.

Table 3: Zoning Designation Descriptions

Zoning Designation	Description
Rural residential (RR)	Very low density residential areas where single-family homes sit on large lots in a rural setting
Residential low density (R-1)	Low density single-family homes of varying lot sizes and a mix of densities are allowed together with schools, parks, and other public services necessary for suburban residential neighborhoods.
Residential medium density (R-2)	A variety of housing opportunities, including detached and attached buildings that single-family dwellings, two-family dwellings, and three-family dwellings, are permitted together with schools, parks, and public services necessary for an urban and suburban

Zoning Designation	Description
	residential environment. While the district primarily accommodates residential uses, nonresidential uses that help to support, and are compatible with, residential neighborhoods may also be allowed when compatible with adjoining neighborhoods.
Residential high density (R-3)	High-density residential uses in areas of the city where adequate semipublic features and services exist with capacity to serve the area with the purpose to create a high-quality environment, incorporating design and amenities of recreational and aesthetic value.
Surprise heritage district-Residential overlay (SHD-RO)	Designs should be indicative of historic residential neighborhoods and the small scale cottage industry uses that are pedestrian-oriented and support the residents and allow for them to live, work, and play within their neighborhood. Limited commercial uses and multi-family uses shall be designed to match the scale, massing, and appearance of the single-family neighborhood may be appropriate on adequately sized infill parcels.
Surprise heritage district-Commercial overlay (SHD-CO)	Designs should promote the local arts and culture as well as business opportunities that are compatible with and supportive of the residential overlay. A mix of neighborhood-scale commercial, retail, entertainment establishments, live-work buildings, and mixed use development shall be the primary land uses.
Traditional neighborhood development- Residential (TND-R)	A ready-made zone for master planned communities which includes consistent and predictable development standards, a specific list of permitted land uses, and outlined basic design standards for parcels predominately designated for residential and other neighborhood oriented land uses.
Traditional Neighborhood Development- Commercial (TND-C)	A ready-made zone for master planned communities which includes consistent and predictable development standards, a specific list of permitted land uses, and outlined basic design standards for parcels predominately designated for commercial land uses.
Traditional Neighborhood Development- Mixed use (TND-MU)	A ready-made zone for master planned communities which includes consistent and predictable development standards, a specific list of permitted land uses, and outlined basic design standards for parcels predominately designated for mixed-use by vertically or horizontally integrating residential with commercial land uses.
Traditional Neighborhood Development- Open space (TND-OS)	A ready-made zone for master planned communities which includes consistent and predictable development standards, a specific list of permitted land uses, and outlined basic design standards for parcels predominately designated for open space and to be retained in perpetuity as such.
Mixed Use Medium Density (MU-1)	A vibrant suburban neighborhood setting where diverse housing opportunities is integrated with a limited range of commercial uses as an amenity, service, or business employment option for the residents within the neighborhood.
Mixed Use High Density (MU-2)	A vibrant urban residential setting where a range of high density and multi-family housing options are mixed with employment and entertainment establishments.
Mixed Use Resort (MU-3)	Resort areas into the natural environment and setting combined with ancillary recreational amenities as well as residential cluster development.
Office Commercial (C-O)	Offices and services with smaller, supportive shops and dining that are limited to a residential scale and can be integrated into the residential neighborhood.
Neighborhood Commercial (C-1)	Smaller shops, dining, recreation, entertainment, offices, and services in convenient locations that meet the daily needs of the immediate residential neighborhoods.
Community Commercial (C-2)	Retail, office, and service activities to satisfy the needs of the community with emphasis on shopping commerce centers, clustered office commerce centers, and medium sized commercial developments.
Regional Commercial (C-3)	Large-scale planned commercial and office complexes that provide goods, recreation, entertainment, food, and services to regional trade areas.
Business Park (BP)	Integrated campus-style employment uses that serve technology, research and development, office, and product distribution along with limited retail and service uses primarily to serve the business park uses.

Zoning Designation	Description
Light Industrial (I-1)	A mix of industrial activities which have generally negative impacts on the community, and which may be incompatible with other uses.
General Industrial (I-2)	A mix of industrial activities requiring large land areas unencumbered by nearby residential or commercial development.
Heavy Industrial (I-3)	Land uses that require major earth moving activities suitable only in certain locations and may require land reclamation upon completion of the operation.
Open Space Conservation (OS-1)	Designated open space that has been assured that conservation will remain undeveloped while allowing limited passive recreational uses such as hiking, horseback riding, and bicycling in a natural setting
Open Space Recreation (OS-2)	Lands to be conserved and protected that are agreed to be developed for recreational uses through the plan approval process.
Public Facilities (PF)	Accommodates development on federal, state, county, and city owned land for those land uses necessary to serve the needs of the community and/or protect the public health and safety.

Source: City of Surprise

Figure 13: Existing Land Use Map

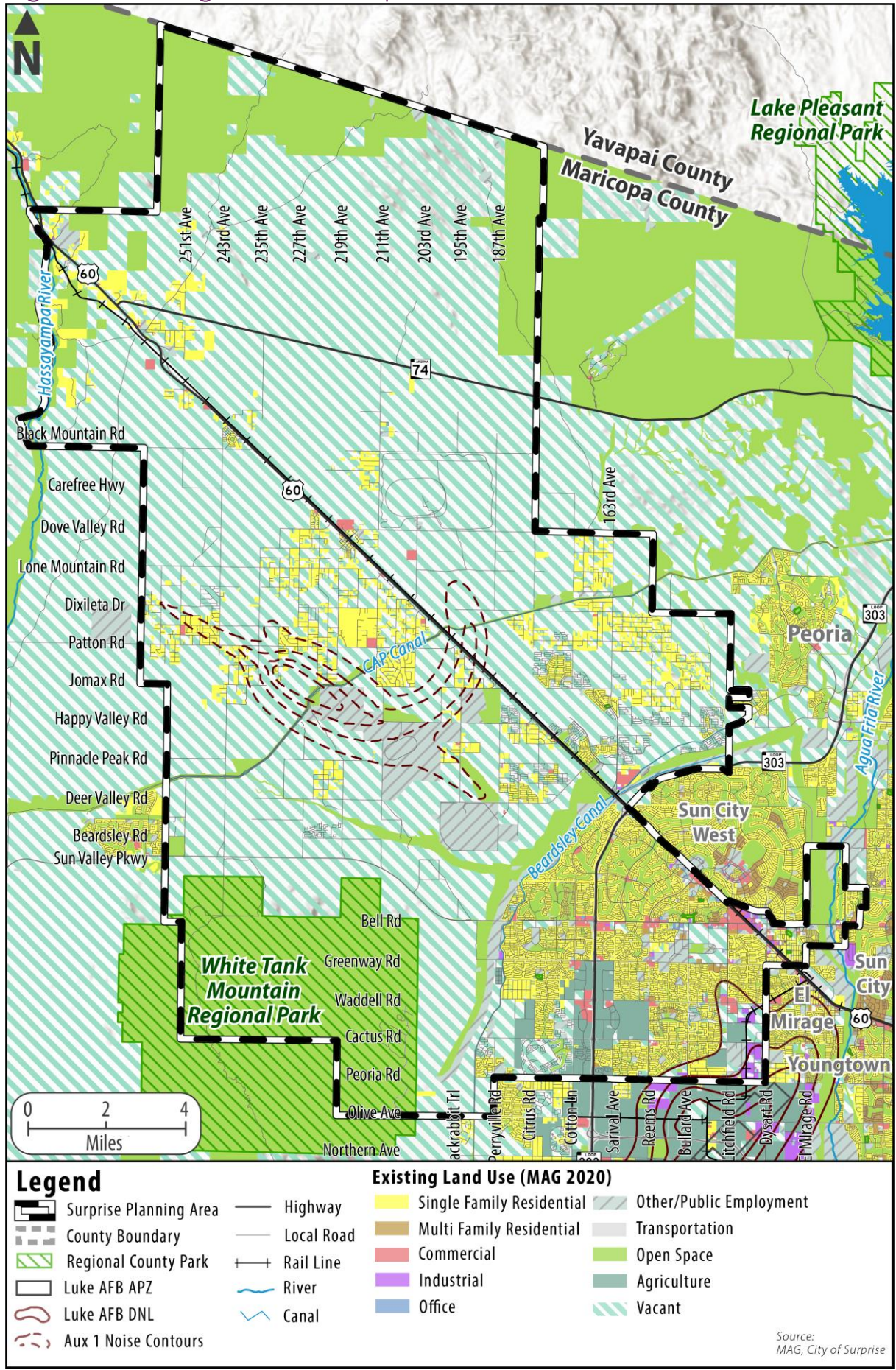


Figure 14: Land Ownership Map

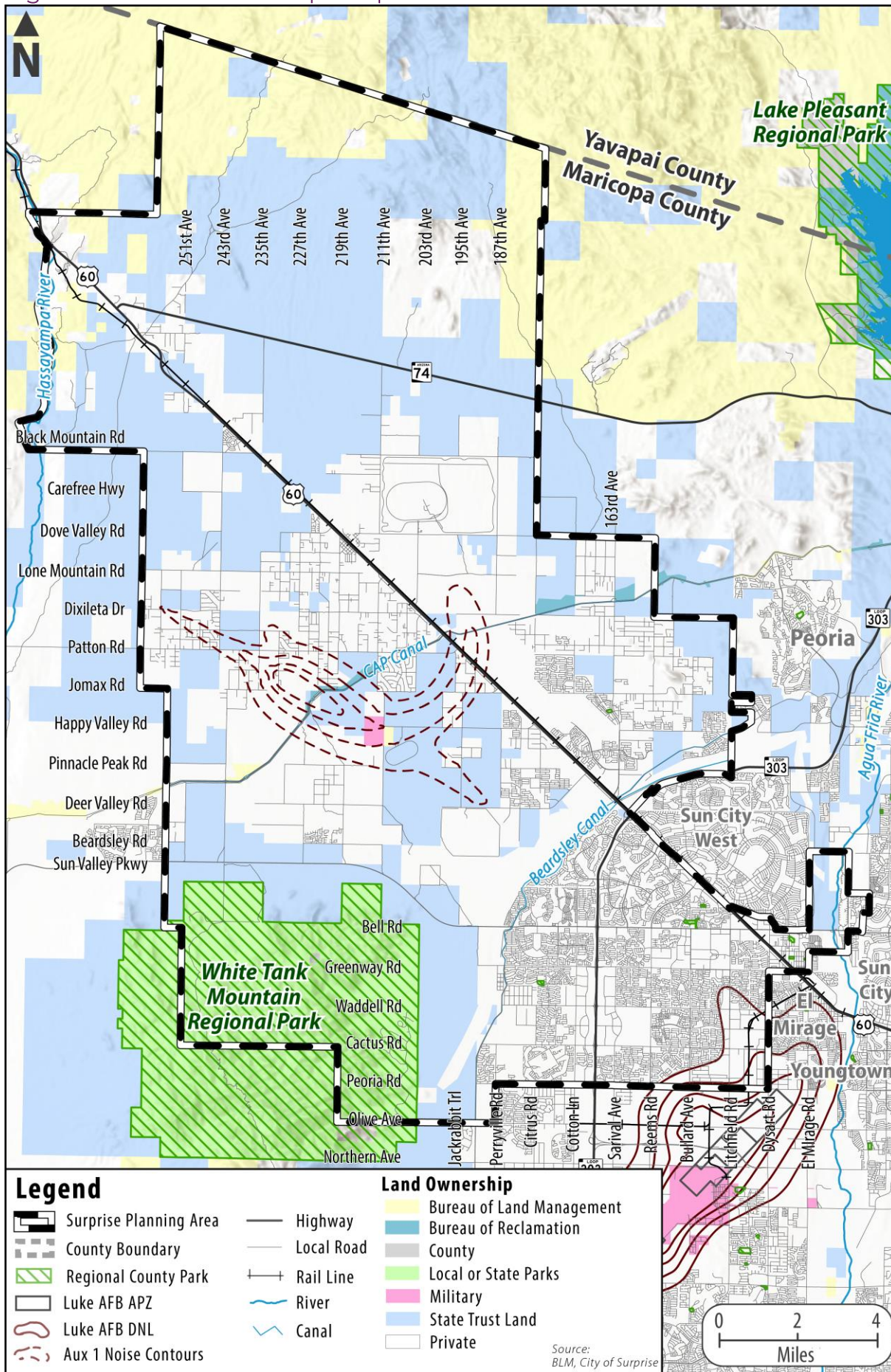
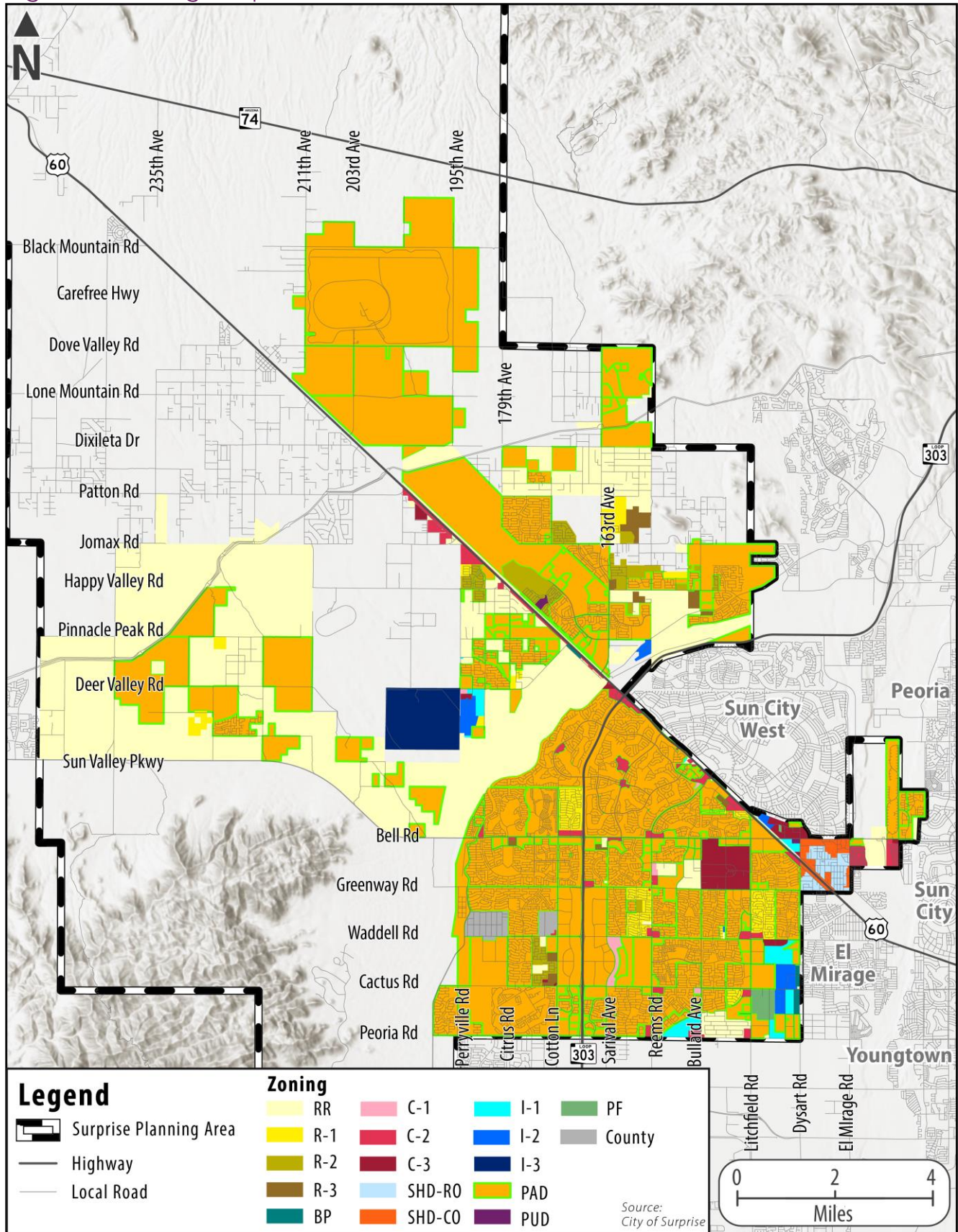


Figure 15: Zoning Map



FUTURE CONDITIONS

Land Uses

Planned land uses in Surprise, defined by the 2015 General Plan, are based on a more holistic “Character Area” approach compared to the traditional individual land use types. This approach places a greater emphasis on delineating areas of common identity or desired characteristics rather than focusing on rigid placement of individual land uses. The 2015 General Plan identifies the four character areas (Neighborhood, Commerce & Office, Employment, and Open Space) as well as six sub-areas (Heritage District, Luke Compatibility District, Scenic Lands Development, Surprise Center District, Transit-Oriented Development District, and Aggregate Resource District).

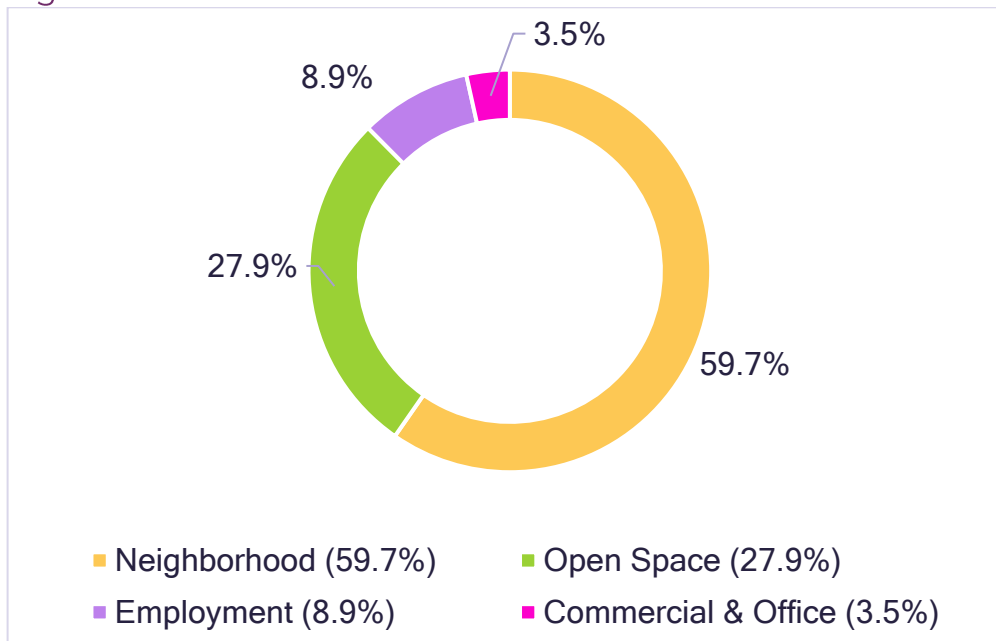
Figure 16 indicates how the Planning Areas are distributed within Surprise and **Figure 17** illustrates where the Planning Areas are located across the City’s planning boundary.

Table 4 provides a more detailed breakdown of the total acreage dedicated to each Planning Area in Surprise.

Within the municipal planning boundary, the primary land use (character area) according to Surprise’s General Plan 2035 is the Neighborhood Character Area at 59.7% of the total planning area, which includes rural, suburban, and urban residential development types. The Open Space Character Area is the land use with the second most amount of land in the municipal planning area with 27.9%. In third, the Employment Character Area land use makes up 8.9% of the planning boundary with its Business Parks and Industrial development types. Commercial & Office is the final land use. It encompasses 3.5% of the land within the planning boundary, and is composed of mixed use-residential, mixed use-commercial, commercial office, and regional commercial development types.

Commercial & Office Character Areas also tend to concentrate around regional highway corridors. Development of Commercial & Office Character Area land uses align with the existing vacant land in the southern portion of Surprise’s planning boundary. Northwest of the Loop 303 Corridor, the Planning Area is predominantly Neighborhood with large areas of Open Space at the northernmost extent. There is a concentration of the Employment Character Area that is influenced by the noise contours and proximity of Luke Air Force Base Auxiliary Field No. 1.

Figure 16: Future Land Uses Distribution



Source: City of Surprise

Table 4: Future Land Uses

Future Land Use Category	Percent of Total Land	Acreage
Neighborhood	59.7%	125,422.49
Open Space	27.9%	58,619.93
Employment	8.9%	18,809.70
Commercial & Office	3.5%	7,321.76

Source: City of Surprise

Growth Areas

Three Residential Growth Areas are identified in the existing General Plan for the vacant land along the major transportation corridors in the southern portion of the city surrounding Loop 303, in the northwest portion of the city around US 60, and in the west portion of the city near Sun Valley Parkway (**Figure 18**) Four Employment Growth Areas are planned for Surprise along Bell Road and the vacant land in the south near Loop 303 and US 60 at the current edge of city development. Both the southern and northwest portions of the city expect to experience the greatest amount of new development in the future. There are two additional Special District Growth Areas focused on the Surprise Center District and the Surprise Heritage District.

Two areas of planned development and growth within Surprise’s planning boundary that have recently moved forward in 2022 are the Village at Prasada and a recently sold 3,508-acre site of former State Trust Land that was purchased by the BNSF Railway Company (BNSF). The Village at Prasada development is located at the Loop 303 and Waddell Rd. It is currently planned as an outdoor mall to include over 700,000 square feet of shops, restaurants, and an entertainment district. As of May 2022, the Village at Prasada is already near to being 100% leased, well before the scheduled opening in the Fall of 2022.

In April 2022, BNSF purchased at auction 3,508 acres of undeveloped State Trust Land centered around the US 60 and Black Mountain Rd, which is also adjacent to the existing BNSF rail line running between Surprise and Wickenburg. BNSF still has to work with private and public stakeholders to determine the best use of the land, but public records indicate that the railway company is proposing a logistics park in the northern portion, a logistics center through the middle section, and an intermodal facility in the southeast portion. The land is also adjacent to a 500-acre site BNSF bought in 2004 and is now zoned for rural residential. An annexation into Surprise or a Maricopa County rezoning to industrial with a major general plan amendment would be required for this potential development to occur. Looking ahead, the earliest construction of such a development from BNSF could begin in 2025 with an opening in 2028.

Surprise Heritage District

The Surprise Heritage District is comprised of the City’s original one square mile townsite between Bell Road and Greenway Road and El Mirage Road and Dysart Road. City Council approved the district in 2016 to target revitalization and preserve the unique, historic character of the area. As part of the Original Townsite Revitalization Plan, the Surprise Heritage District ordinance was created, establishing a zoning district with two separate overlays for residential and commercial development as seen in **Table 3**. The ordinance also outlines design standards as well as development incentives for infill and re-development within the district.

Figure 17: Current Planned Land Use Map

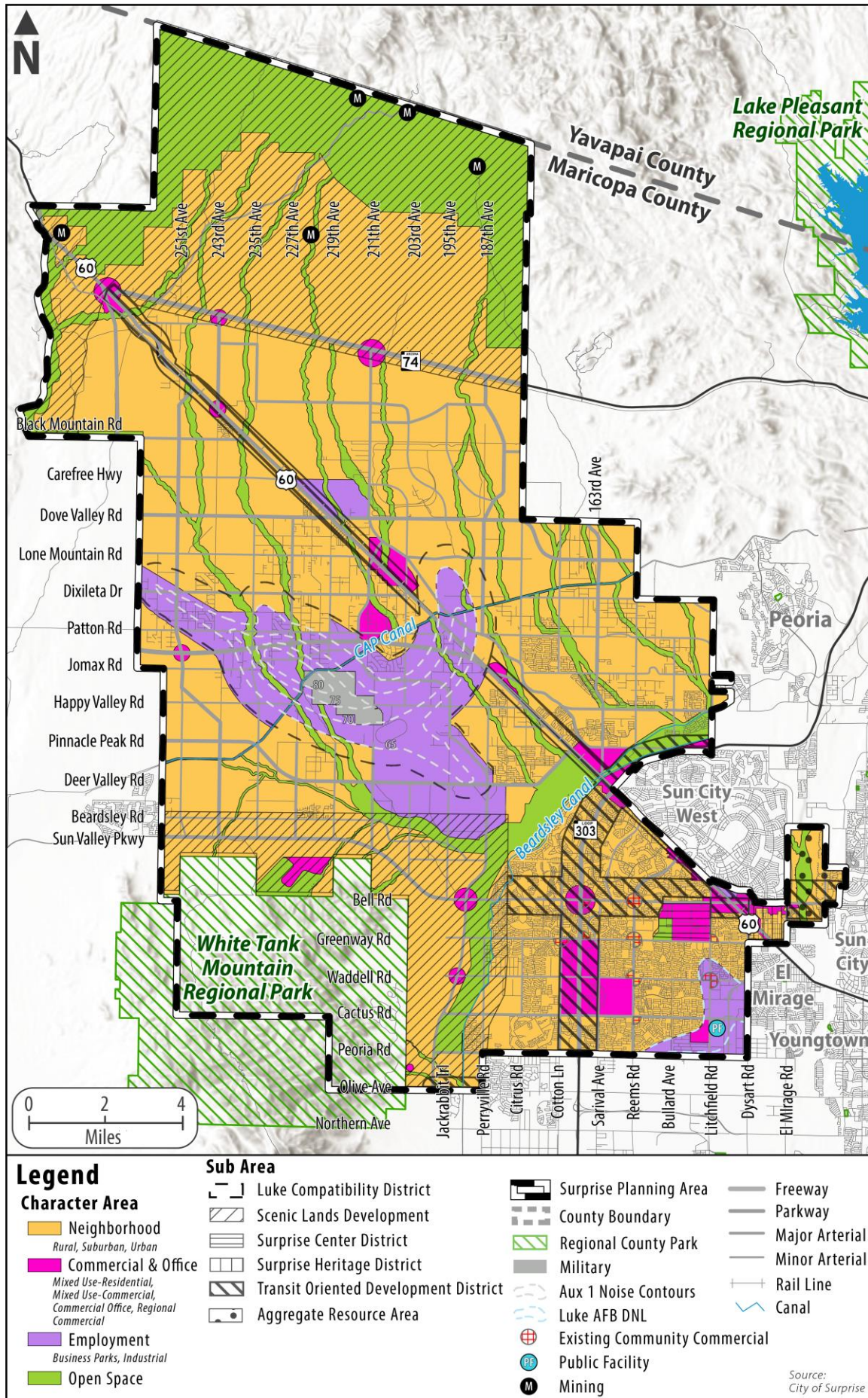
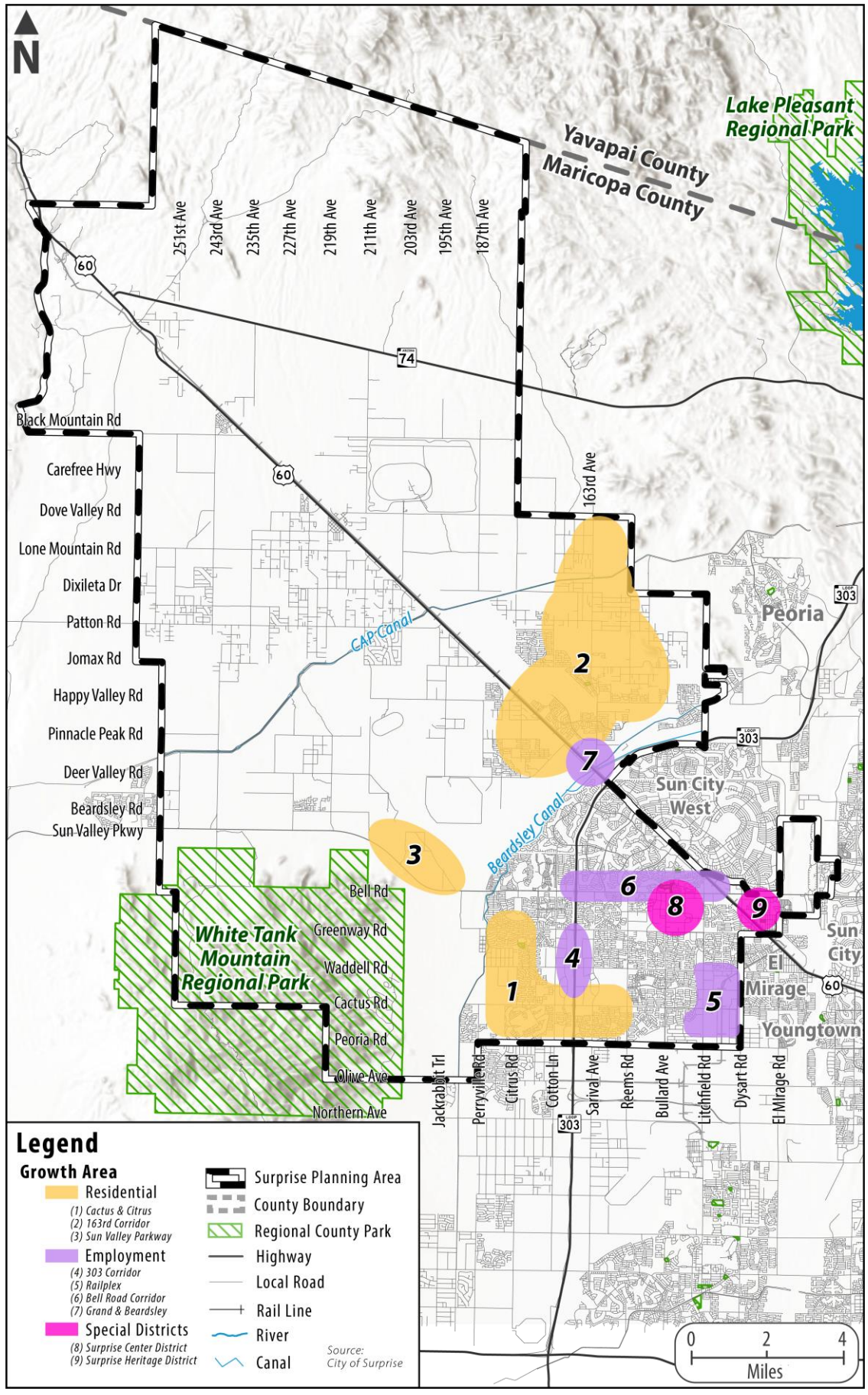


Figure 18: Growth Areas Map



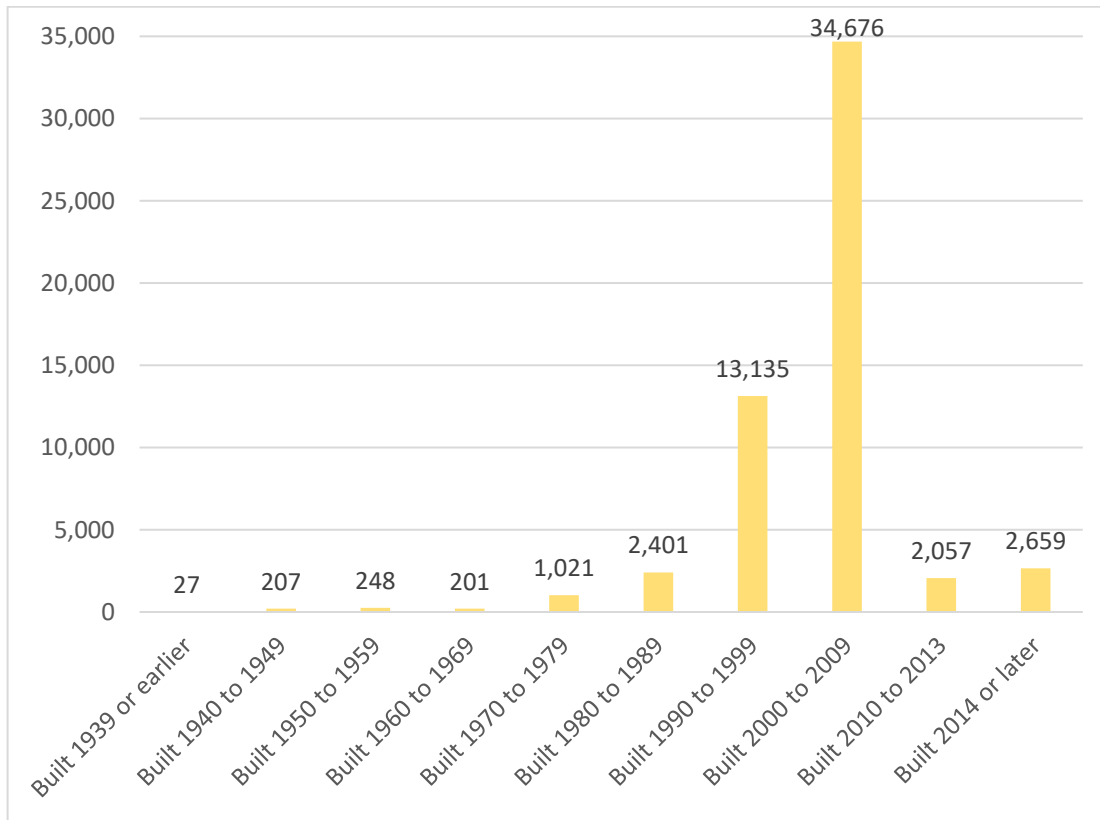
HOUSING

EXISTING CONDITIONS

Housing Age

Much of the housing stock within the City of Surprise is relatively new (**Figure 19**) with the vast majority of housing units being 30 years old or newer. Of the 56,632 total housing units within Surprise, 23% was built over the 1990's and 60% was built in between 2000 and 2009, representative of the housing boom and population growth in the Greater Phoenix Region in the late 90's early 2000's.

Figure 19: Housing Age

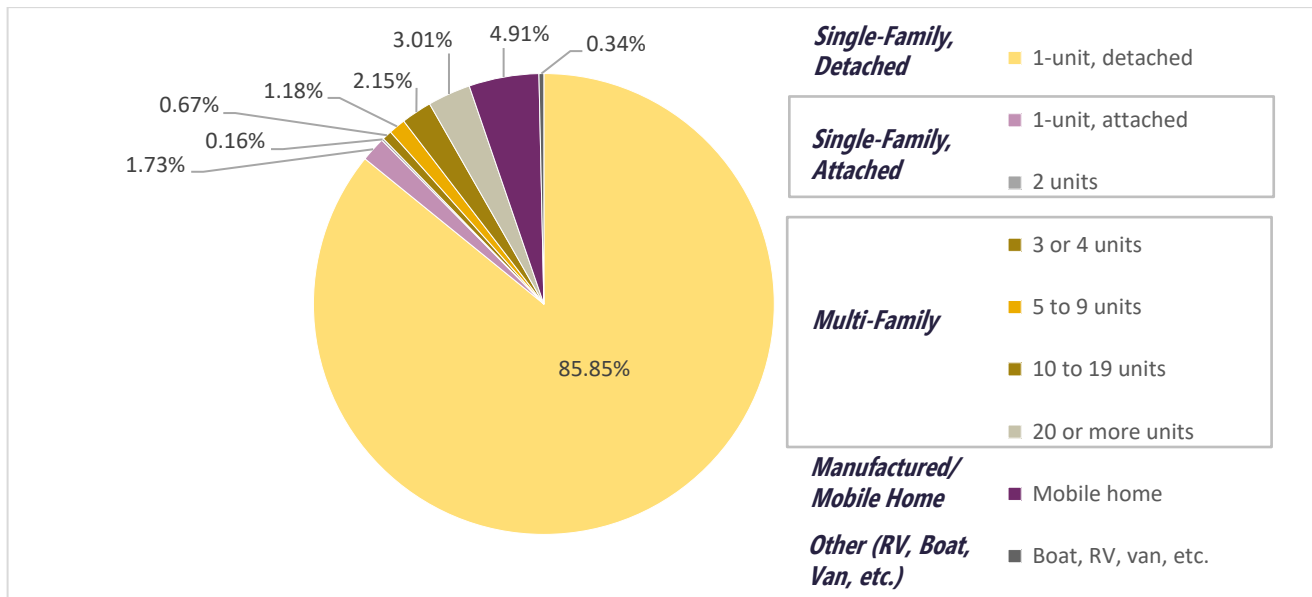


Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Housing Type

The housing stock within the city is fairly homogeneous (**Figure 20**) and consistent with the development pattern of other Phoenix Suburbs. Single Family 1-unit detached housing accounts for over 85% of the City's housing portfolio. The next greatest singular category of housing type is Mobile Home accounting for nearly 5% and multifamily only accounting for 5% collectively between 10 to 19 units and 20 or more units categories.

Figure 20: Housing Type

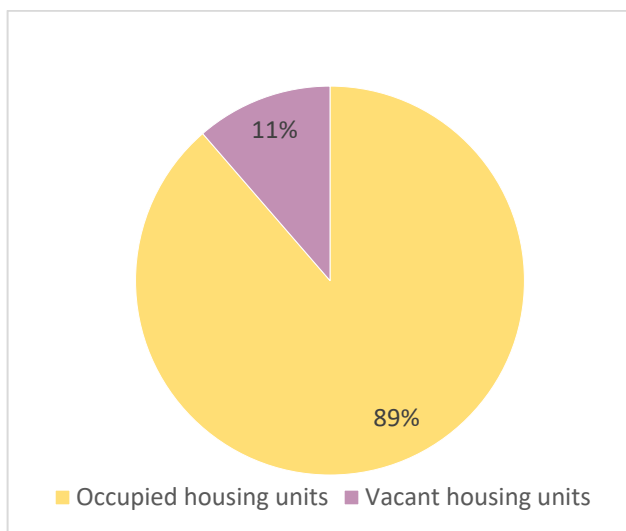


Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Housing Occupancy

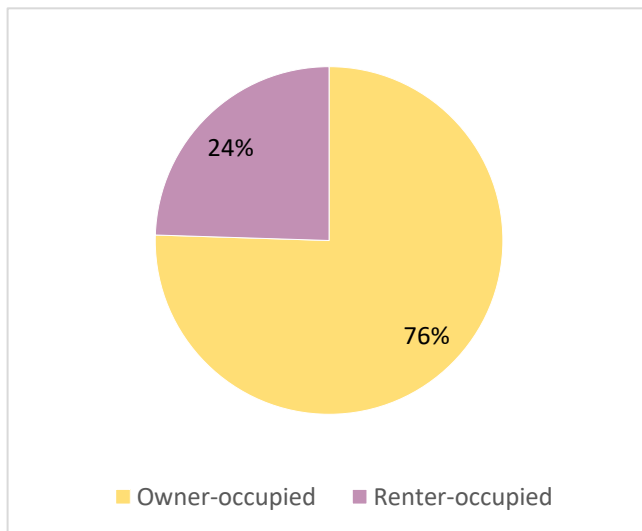
Assessing the housing occupancy rate is one indicator of the health of Surprises housing market. A low or high vacancy rate signals a housing shortage or surplus, indicating a possible imbalance between supply and demand. Currently, the national average for housing vacancy is slightly over 12% (Figure 21). The City's housing occupancy rate is on par with the Phoenix MSA with vacant units accounting for 11% (compared to just over 12% in the Phoenix MSA). Of the 89% of occupied housing units, just over three quarters are owner occupied while the last quarter of the housing stock is renter occupied (Figure 22).

Figure 21: Housing Occupancy Rates



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Figure 22: Housing Occupancy Type

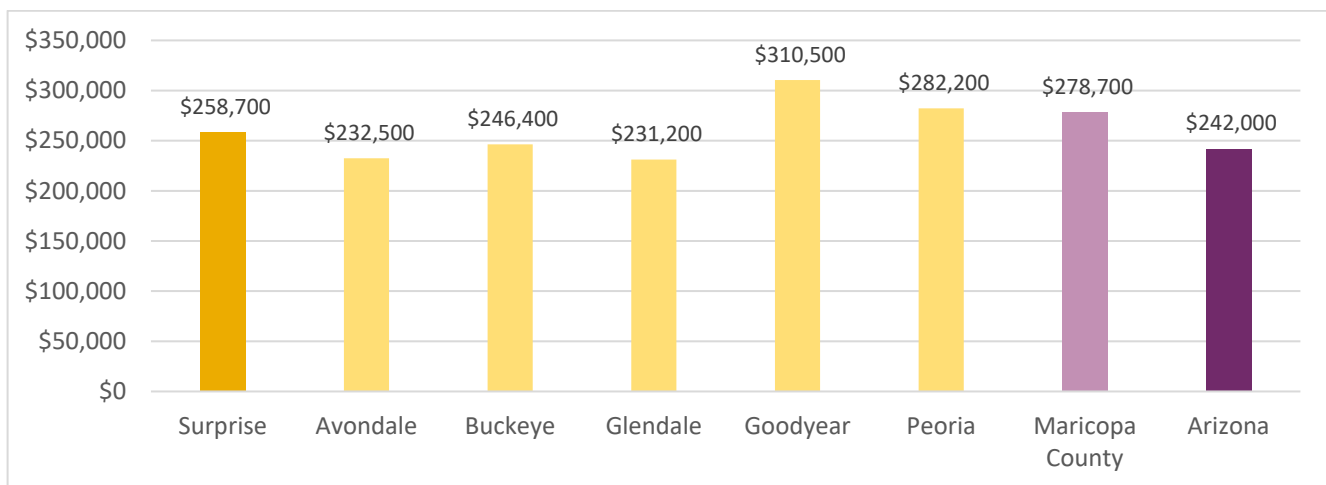


Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Median Rent and Home Value

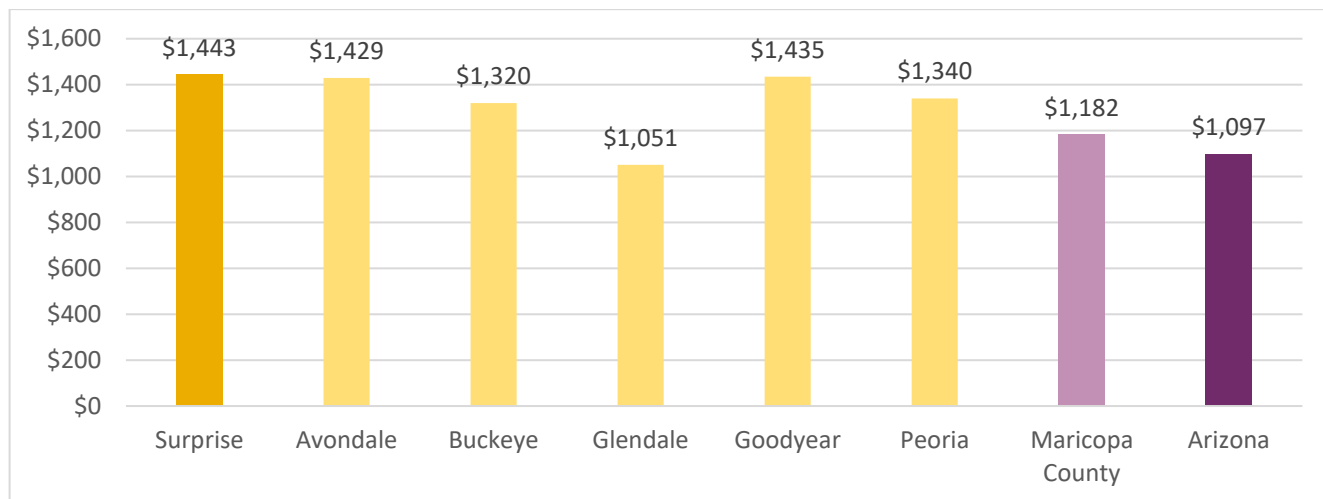
The median home value in Surprise is \$258,700, higher than the State median at \$242,000 but less than the median for Maricopa County at \$278,700 (Figure 23). When compared to other West Valley communities, Surprise is in the mid-range between the communities of Peoria and Goodyear as compared to Avondale, Buckeye, and Glendale. In terms of median rent, Surprise falls higher than both the County and State at \$1,443, making it also the second highest after Goodyear when compared to other West Valley Communities (Figure 24).

Figure 23: Median Home Value



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Figure 24: Median Rent



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

FUTURE CONDITIONS

Housing Initiatives and City Resources

The City of Surprise has multiple programs and initiatives working towards addressing housing conditions and affordability within the community.

Housing Rehabilitation

The City of Surprise offers Home Repair Grants up to \$3,500 for housing rehabilitation. Eligibility for the program is based on home ownership prior to the application, family income at or below 80% of the area median gross income as well as being current on insurance, tax and mortgage payments. More intensive Housing Rehabilitation Deferred Loans are also available up to \$20,000. Zero percent interest is secured by a lien on the primary residential property. Eligible projects for both programs include utility repairs, select roofing repairs, windows, accessibility upgrades, and health and safety issues.

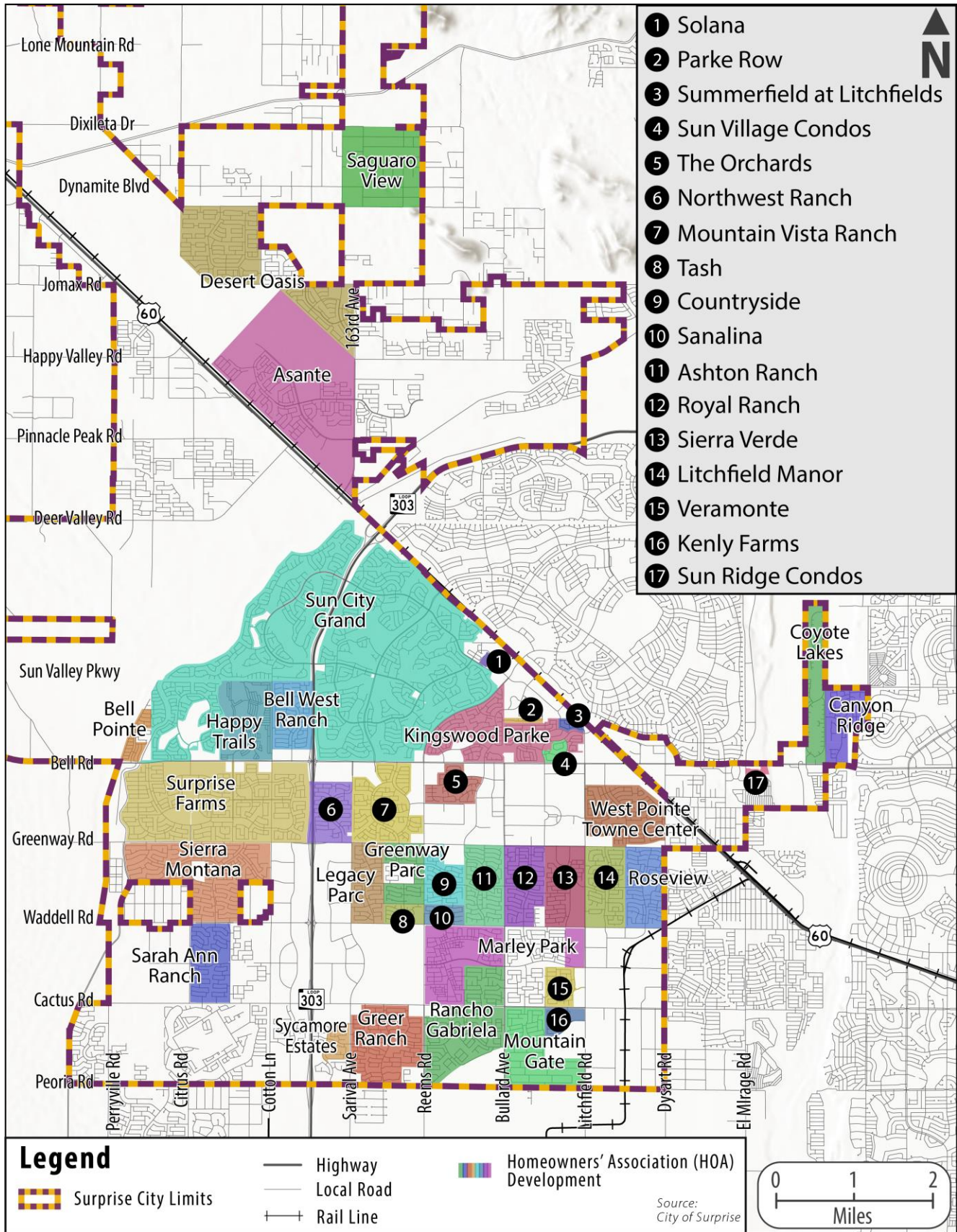
Affordable Housing

Developed in partnership with the Housing Authority of Maricopa County and other community partners, Heritage at Surprise is a 6-building complex for permanent supportive rental housing. Located in the Original Town Site of the city, the project is poised to bring new development, jobs, and revitalization to the area. The 100-unit development opened in 2020.

Tenant-Based Rental Assistance

In partnership with the non-profit, A New Leaf, Surprise administers a Tenant Based Rental Assistance (TBRA) Program. Funding has been allocated through Maricopa County HOME Consortium through the City. Eligible residents of Surprise may receive up to 24 months of rental assistance. The program also offers housing case management, assistance finding a qualified unit and Housing Quality Standards (HQS) inspections. The current waitlist for the program remains full at this time.

Figure 25: Existing Homeowners' Associations Map



MOBILITY

EXISTING CONDITIONS

Existing Roadway Network

The City of Surprise has a developing network of roadways within the city limits. Southeast of Beardsley Canal, Surprise has a well-developed roadway network that includes the State Route (SR) 303L (Loop 303) freeway, the Grand Avenue/US 60 Highway, and local arterials and neighborhood roads. Northwest of Beardsley Canal, the roadway network is less developed, as is the land. Access between these two areas of Surprise is provided only by two roads: Grand Avenue/US 60 and Bell Road. **Figure 26** shows both existing and planned roadway network for Surprise. The roadways in Surprise are typically categorized based on their operational, access management, and physical characteristics known as functional classification. **Table 5** lists the following categories that are included in the Functional Classification System for the Surprise Roadway Systems Plan:

Table 5: Roadway Functional Classifications

Roadway Type	Number of Lanes	Target Operating Speed
Freeway/Highway	4 or more	45 – 65 mph
Parkway	6	45 mph
Major Arterial	6	45 mph
Minor Arterial	4	35 – 45 mph
Commercial Collector	2 – 4	25 – 35 mph
Residential Collector	2	25 – 35 mph
Local Street	2	25 mph

Source: Surprise General Plan 2035

The City of Surprise General Plan 2035 notes how the lack of east-west arterials creates congestion challenges on Bell Road. The number of vehicle trips on Bell Road vastly outnumbers the other east-west corridors in the City due in part to nearby Surprise Civic Center and the majority of the major commercial and retail centers located adjacent along Bell Road between Grand Avenue/US 60 and Loop 303. Overall, traffic conditions in Surprise are not severe now, but it is important to recognize that conditions will deteriorate in the future if improvements are not made with growth in the City and region continuing at the recent historical pace. This trend is particularly noticeable with the newer developments northwest of Loop 303, starting at 163rd Avenue. Residents living in this area of the City can only access Surprise's southern amenities via Grand Avenue/US 60, having to share the road with vehicles travelling at highway speeds, a major freight truck corridor, and a regional freight rail line on the north side.

Active Transportation

There are currently over 98 miles of dedicated bicycle lanes in Surprise. The existing bicycle lanes are concentrated in the developed portion of Surprise within the incorporated area of the City, southwest of Beardsley Canal. Recently completed roadway improvement projects on Greenway Road, Waddell Road, and Litchfield Road have included dedicated bicycle lanes as Surprise seeks to enhance its multimodal transportation facilities and capabilities. The active transportation in Surprise is shown in **Figure 27**.

The City undertook a pilot program to evaluate the use and deployment of shared active transportation vehicles (SATV) from November 2019-April 2020 using electric scooters (e-scooters). The deployment of SATV for this pilot program was limited to the area surrounding the commercial corridor on Bell Road, between Grand Avenue/US 60 and Greenway Road, the Surprise Civic Center, Surprise Stadium, and Ottawa University. The pilot program saw good usage with almost complete positive feedback from the community users of the e-scooters.

Surprise also participates in the Safe Routes to School Program to make it safer for students to walk and bike to school and encourage more walking and biking where safety is not a barrier. A collaborative effort of professionals in transportation, public health, planning, schools, law enforcement, community groups, and families all have roles to play using education, encouragement, engineering (changes to the physical environment), and enforcement to meet the active transportation needs of Surprise.

Existing Transit Network

Within the City of Surprise, there is an absence of transit connectivity and services operating among its centers of commercial and employment activity. Existing transit services in the City of Surprise include a Valley Metro express bus route and two paratransit transportation options for eligible individuals. Route 571 (Surprise Express) is a weekday express bus route that runs inbound in the mornings from the Surprise Park-and-Ride at Grand Avenue/US 60 and Bell Road and heads south on Dysart Road toward El Mirage and eventually reaching Downtown Phoenix via Grand Avenue. This bus route heads outbound in the evenings back to the Surprise Park-and-Ride via westbound Interstate 10, north on SR 101L, and northwest on Grand Avenue/US 60. The existing transit route servicing Surprise is shown in **Figure 27**.

The two paratransit options serve eligible residents in Surprise, including senior citizens aged 65 and over, certified American with Disabilities Act (ADA) riders, military veterans, and specified income-qualified individuals living in the City. The two services are operated by RideChoice Taxi Service and Valley Metro Paratransit. RideChoice Taxi offers transit booking appointments 24 hours per day, 365 days per year generally for trips under 7 miles. Valley Metro Paratransit is for riders needing trips longer than 7 miles generally outside of Surprise for medical appointments or work.

Transportation Technology Network

The City of Surprise has deployed a comprehensive network of intelligent transportation systems (ITS) that facilitates real-time management of traffic in the City and creates connectivity between the City and the rest of the region. According to the 2018 City of Surprise ITS Strategic Plan, the City's Traffic Management Center (TMC) operates 49 signalized intersections that are equipped with emergency vehicle priority (EVP) technology, which allows emergency vehicles to trigger a green light at a traffic signal during emergencies to reduce delay in their response times. The City's traffic signal system is interconnected through more than 24 miles of fiber (as of 2018). Additionally, there are 47 active closed-circuit television (CCTV) cameras that provide real-time feeds of intersection activity and 8 permanent dynamic message signs (DMS) along Bell Road. Surprise does share its live feeds from its CCTV cameras with other regional agencies through the high-speed fiber connections of MAG Regional Community Network (RCN).

Figure 26: Roadway Functional Classification Map

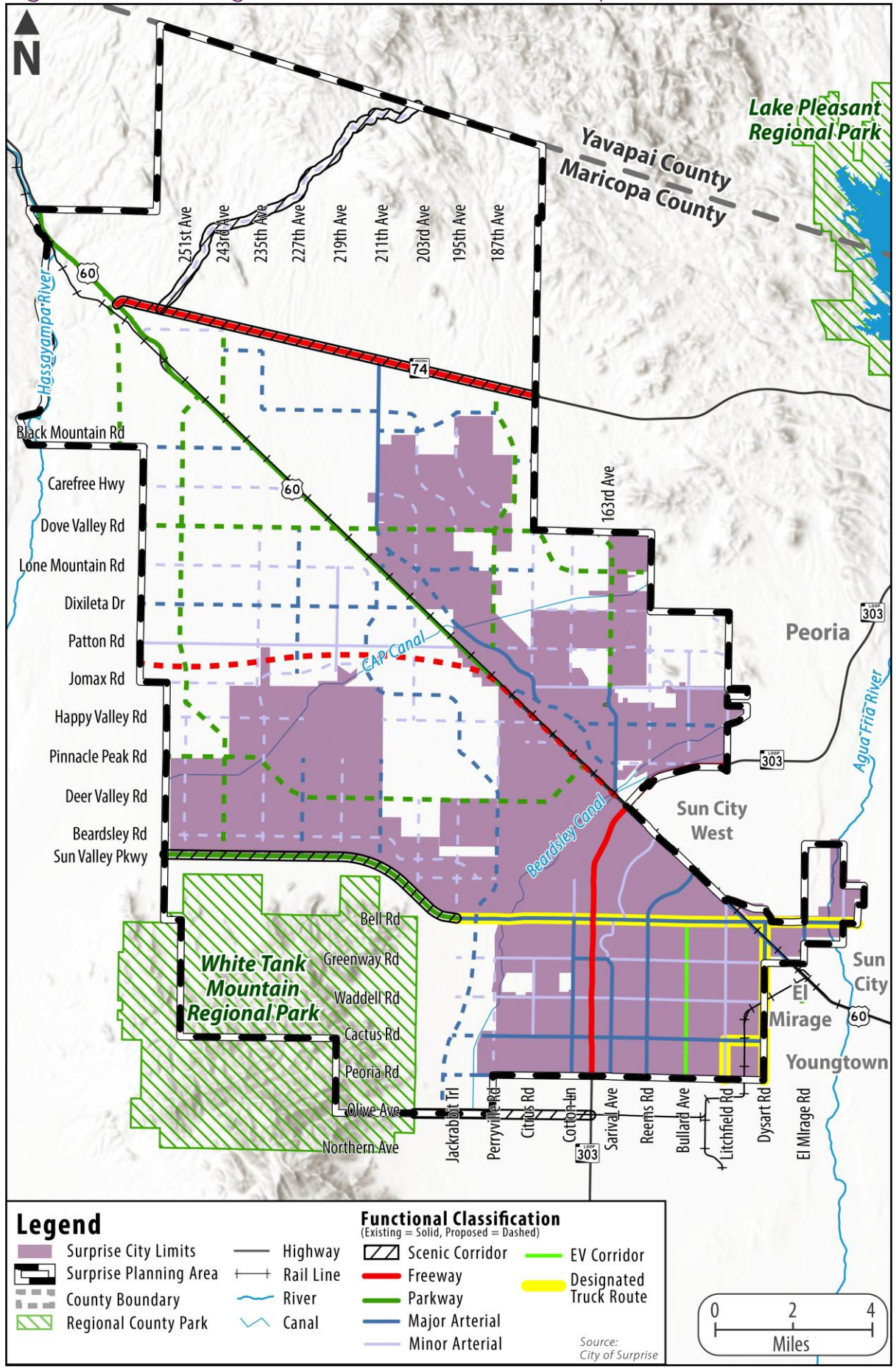
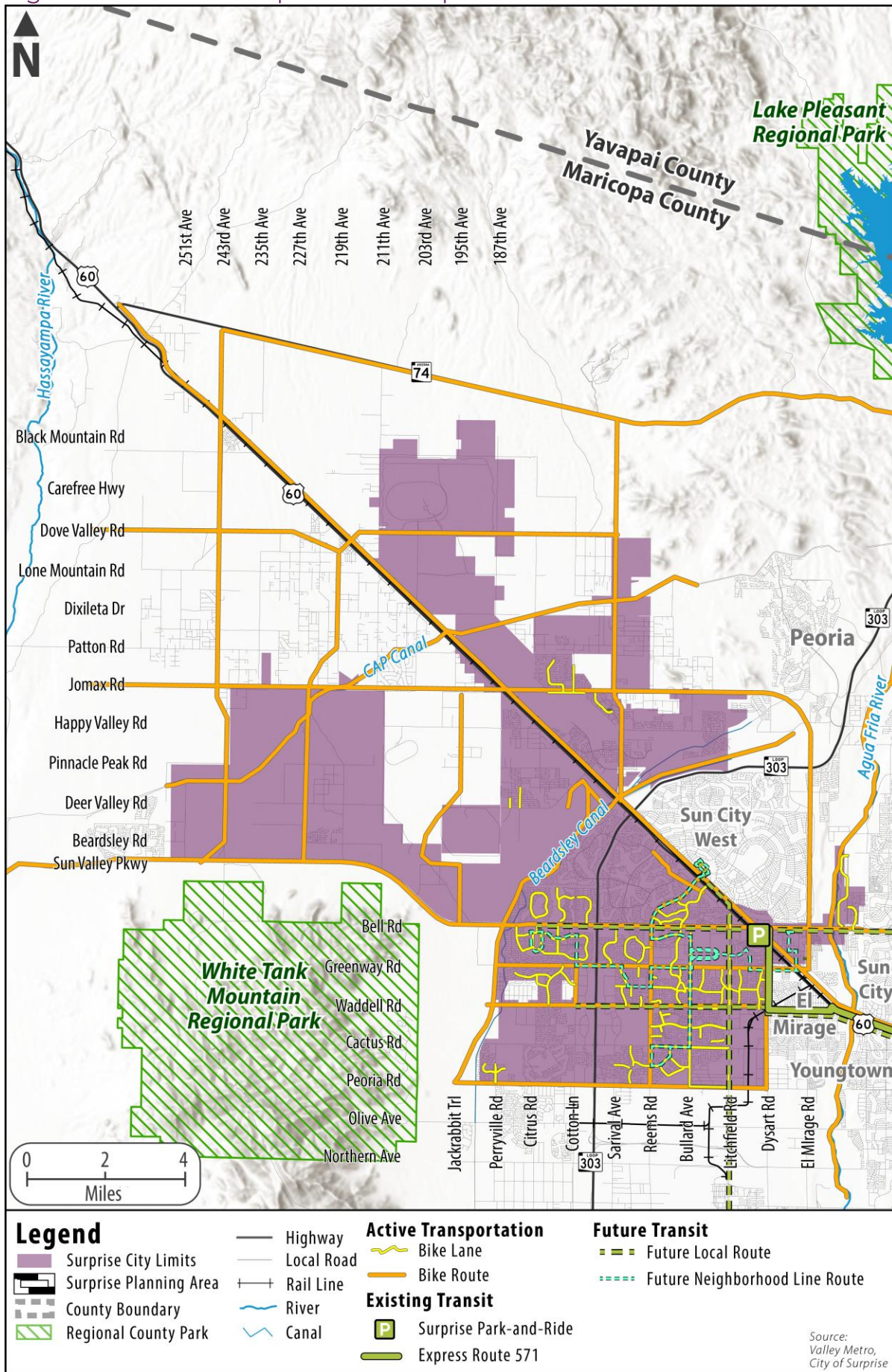


Figure 27: Active Transportation Map



FUTURE CONDITIONS

In the 2021 National Community Survey, 41% of respondents rated the *transportation system* as good or excellent which highlights room for improvement. Additionally, 78% of respondents rated *completed streets* as third most important resident priority, and 54% rated *internal circulator* as fifth most important resident priority.

Proposed Future Roadway Network

The City of Surprise General Plan 2035 lays out the planned future roadway network within the planning area along with the existing roadways (**Figure 26**). The majority of these future roads are north of Bell Road and in the areas outside the incorporated limits of Surprise to the northwest where future development is anticipated. Another area planned for future roadways is south of Bell Road between the existing City limits and the White Tank Mountain Regional Park as the City looks to expand development toward the park boundaries.

The planned roadway with the highest-volume functional classification is the White Tanks Freeway. It is a planned long-term freeway yet to commit or identify a permanent funding source. It will provide east to west regional connectivity from Loop 303 in Surprise to the Interstate 11 Corridor, west of Buckeye. Its conceptual alignment would run concurrently with US 60 from the Loop 303/US 60 interchange and then would head westward, south of Patton Road, to the Interstate 11 Corridor.

Other high-volumed future roadways are the parkways planned for the northwest portion of Surprise's planning area. Parkway are, by design, enhanced arterial roadways that prohibit turning movements at major cross-street intersections by utilizing distinct indirect left-turn lanes after the intersections. The improved functionality increases capacity while maintaining local access. The planned east-west parkways are Deer Valley Road and Dove Valley Road, and the planned north-south parkways are 163rd, 185th, and 251st Avenues. Planned major and minor arterials are laid out in a grid pattern in the developable portions of the northwest planning area in Surprise. It is important to note that Jackrabbit Trail is planned as a major arterial that will run north to south, serving as an important connection for the future development to the northwest of Beardsley Canal and the existing developed land in Surprise.

Proposed Future Transit Feasibility

The City of Surprise Transit Feasibility Study (2018) investigated the City's current and future transit needs. The study provided short-range and long-range transit recommendations. As shown in **Figure 27**, these recommendations include extensions of two current Valley Metro bus routes into Surprise on Bell Road and Waddell Road, respectively, and the implementation of a local transit route on Litchfield Road and two new neighborhood circulator routes primarily on Greenway Road and Bullard Avenue.

ECONOMIC PROFILE

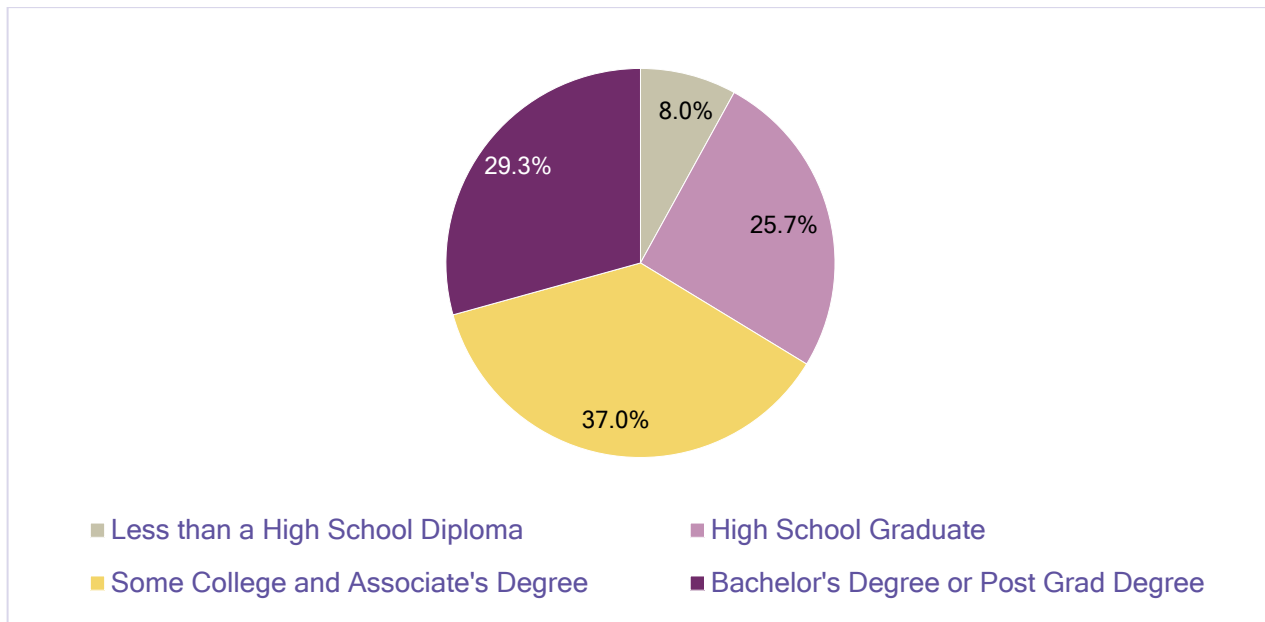
CURRENT CONDITIONS

In the 2021 National Community Survey, 88% of respondents rated *economic health of the city* as good or excellent.

Educational Attainment

Over 66% of the population has attended college, while nearly 30% completed a Bachelor's or Post Grad Degree Program (**Figure 28**).

Figure 28: Educational Attainment

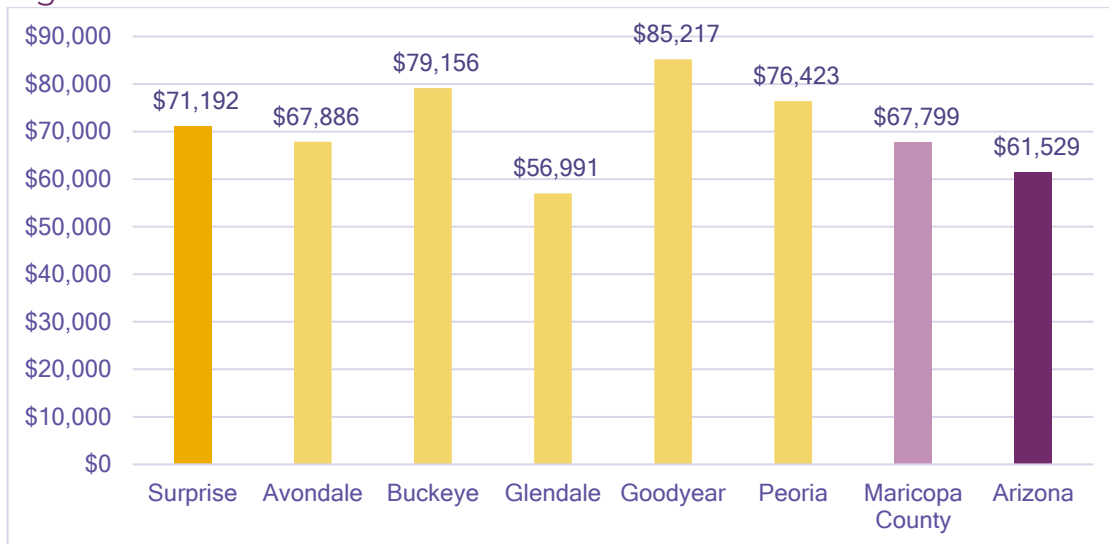


Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Median Household Income

The median household income for the City of Surprise is \$71,192, higher than both medians for the State and County (Figure 29). When compared to West Valley communities, the City falls in the mid-range behind Buckeye and Peoria but higher than Glendale and Avondale. From 2010, the median household income increased by 14.57%.

Figure 29: Median Household Income

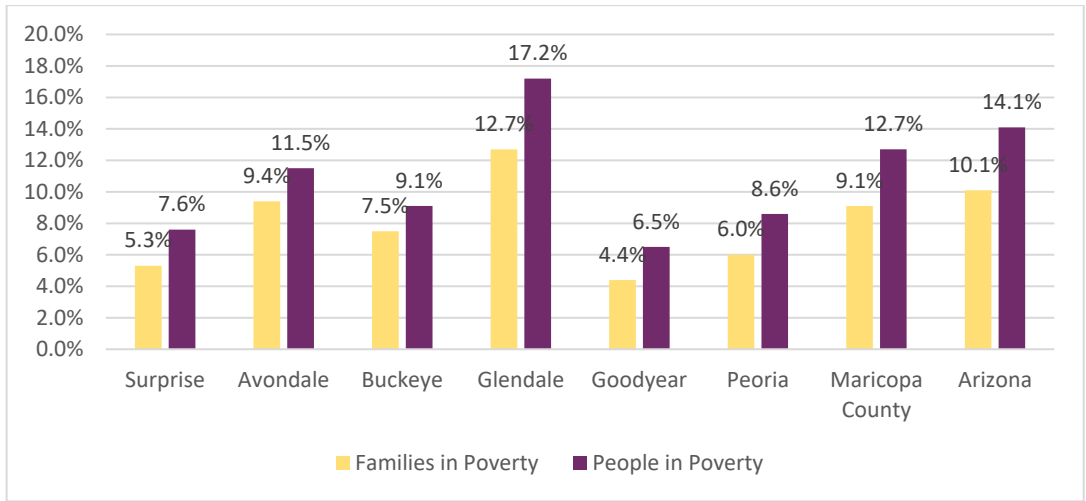


Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Poverty Rate

Figure 30 illustrates the overall poverty rate in Surprise (7.6%) is much lower than the State (14.1%) and County (12.7%) and second lowest when compared to other West Valley Communities. This trend is also true when looking at Families in Poverty where Surprise falls at nearly half of the State's and County's percentages.

Figure 30: Poverty Rate

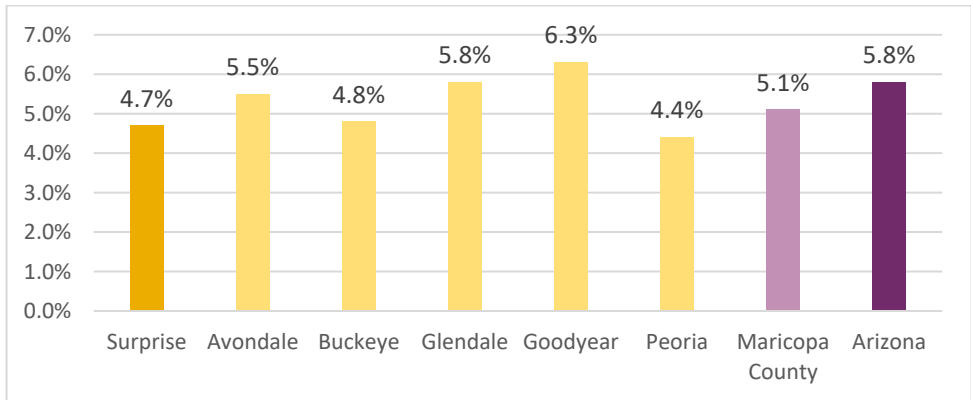


Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Unemployment Rate

Surprise’s unemployment rate (4.7%) is lower than both the County (5.1%) and the State unemployment rate (5.8%). Overall, the City has the second lowest unemployment rate between benchmark West Valley communities (Figure 31).

Figure 31: Unemployment Rate



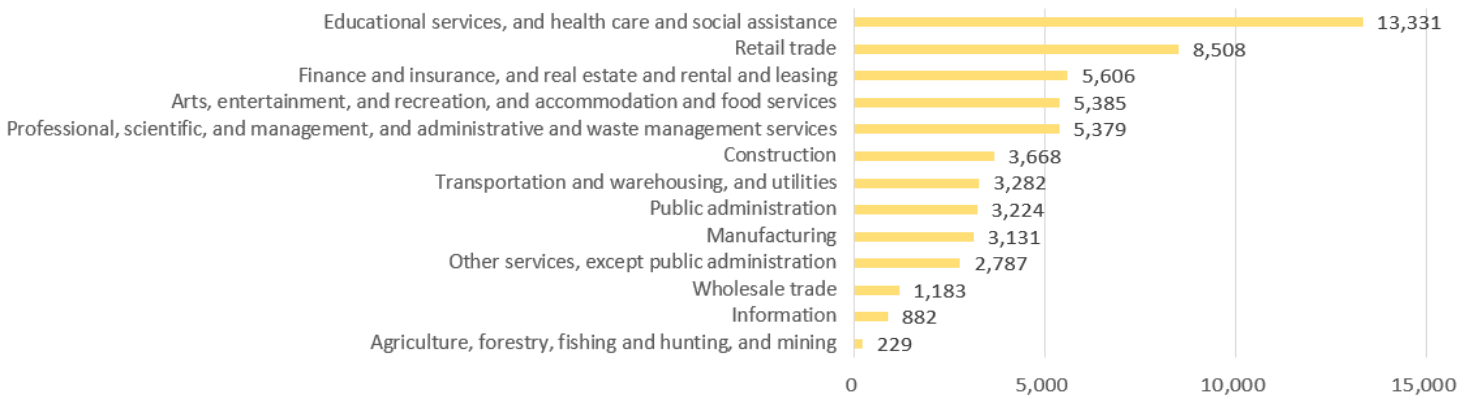
Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Industries & Employers

Workforce Distribution by Industries

Nearly one fourth (24%) of the City’s workforce is employed in the Educational Services, Health Care and Social Assistance industry followed by 15% in Retail Trade. Finance, Insurance, and Real Estate; Arts, Entertainment, Recreation and Accommodation; and Professional, Scientific, Management, and Administrative Industries round off the next three largest industries accounting for another 28% collectively of workforce industries (Figure 32).

Figure 32: Workforce Distribution by Industry

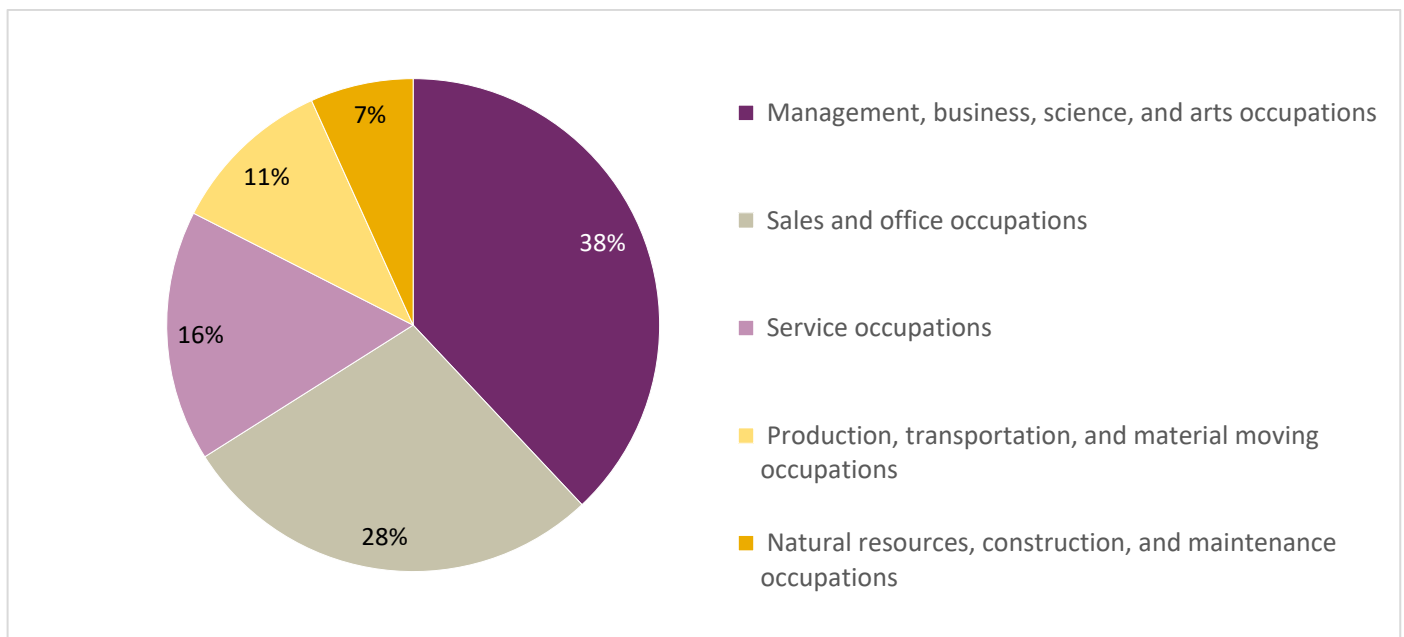


Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Workforce Occupations

Nearly 40% of the City’s workforce lies within Management, Business, Science, and Arts occupations. Followed by Sales and Office Occupations at 28% and Service occupations at 16%.

Figure 33: Workforce Occupations



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Employers

The City of Surprise contains 20,440 jobs spread across 819 employers. The Top five industry clusters include Consumer Services, Retail, Healthcare, Government/Social/Advocacy Services and Education as seen in **Table 6**. Dysart Unified School District is the City’s largest Employer with 1,620 jobs. Walmart, the City of Surprise, Fry’s, and Sun Health Foundation are the next largest employers respectively as seen in **Table 7**.

Table 6: Key Industry Clusters

Industry Clusters	Number of Employees	Number of Businesses
Consumer Services	4,410	214
Retail	4,360	109
Healthcare	2,230	156
Government, Social & Advocacy Services	2,140	54
Education	1,760	25

Source: City of Surprise

Table 7: Top 10 Employers

Rank	Employer	# of Jobs
1	Dysart Unified School District 89	1,620
2	Walmart	1,030
3	City of Surprise	1,010
4	Frys Food Stores	560
5	Sun Health Foundation Inc	460
6	Rousseau Farming Company	340
7	Home Depot	280
8	McDonalds	260
9	Costco Wholesale	220
	Maricopa County	220
10	Sands Motor Company	200

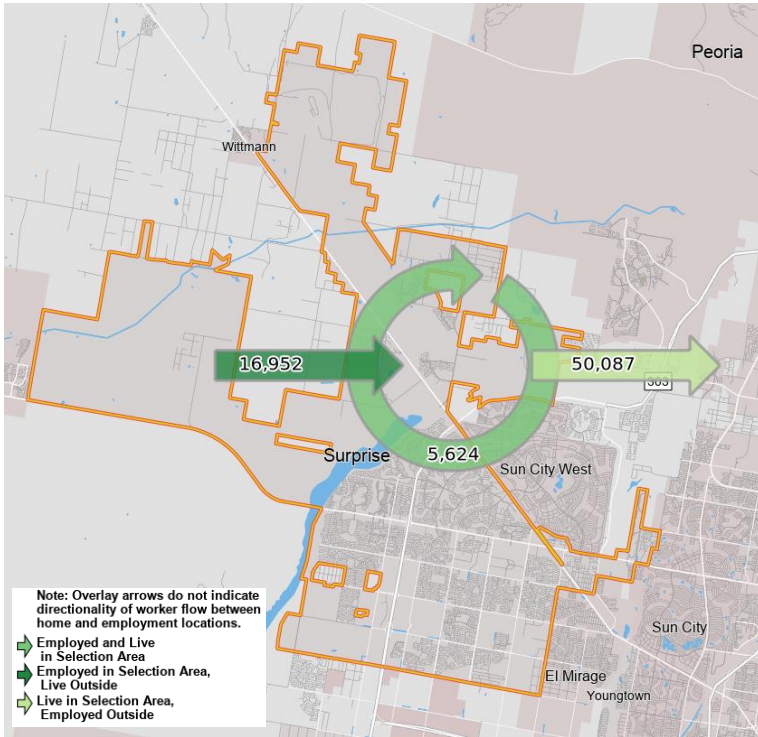
Source: MAG 2017 - 2020 Arizona COG/MPO Employer Database, employers with 5 or more employees.

Work Commute Flows

West Valley Commute times tend to be longer because of the major employment centers in Central Phoenix and the East Valley that draw commuters east in the metro region. 90% of the people living in Surprise commute outside the City for work (**Figure 34**). While higher than both the State and County Average, the average commute time in Surprise is consistent with other West Valley communities at 30.7 Minutes as seen in **Figure 35**.

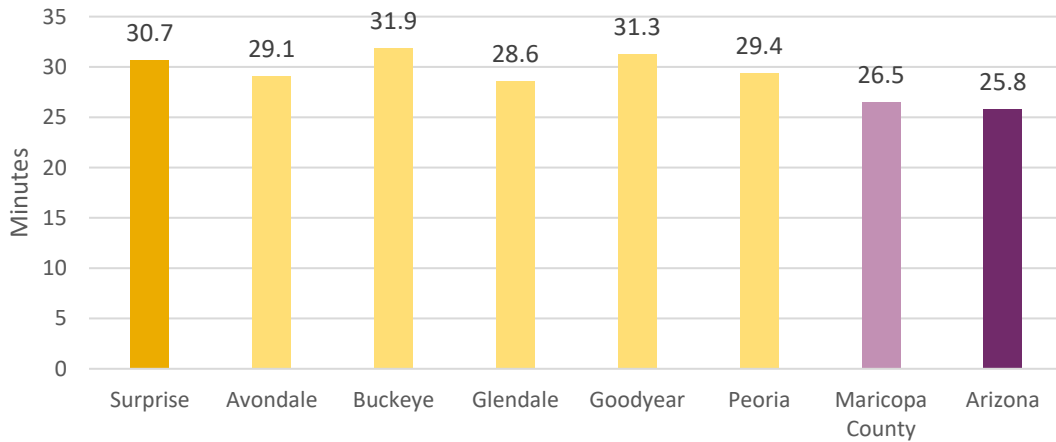
Shifts in work commute patterns occurred during 2020 due to the impacts of the COVID-19 Pandemic and work from home capabilities. As shown from MAG's 2020 Travel Reduction Survey Database, this shift represents the greater concentrations of Surprise's workforce working within the City. Additional clusters of job locations are focused mainly at Luke Air Force Base, Downtown Phoenix, and around Interstate 17 at the junction of the AZ Loop 101 in the larger region (**Figure 36**).

Figure 34: Inflow/Outflow Analysis



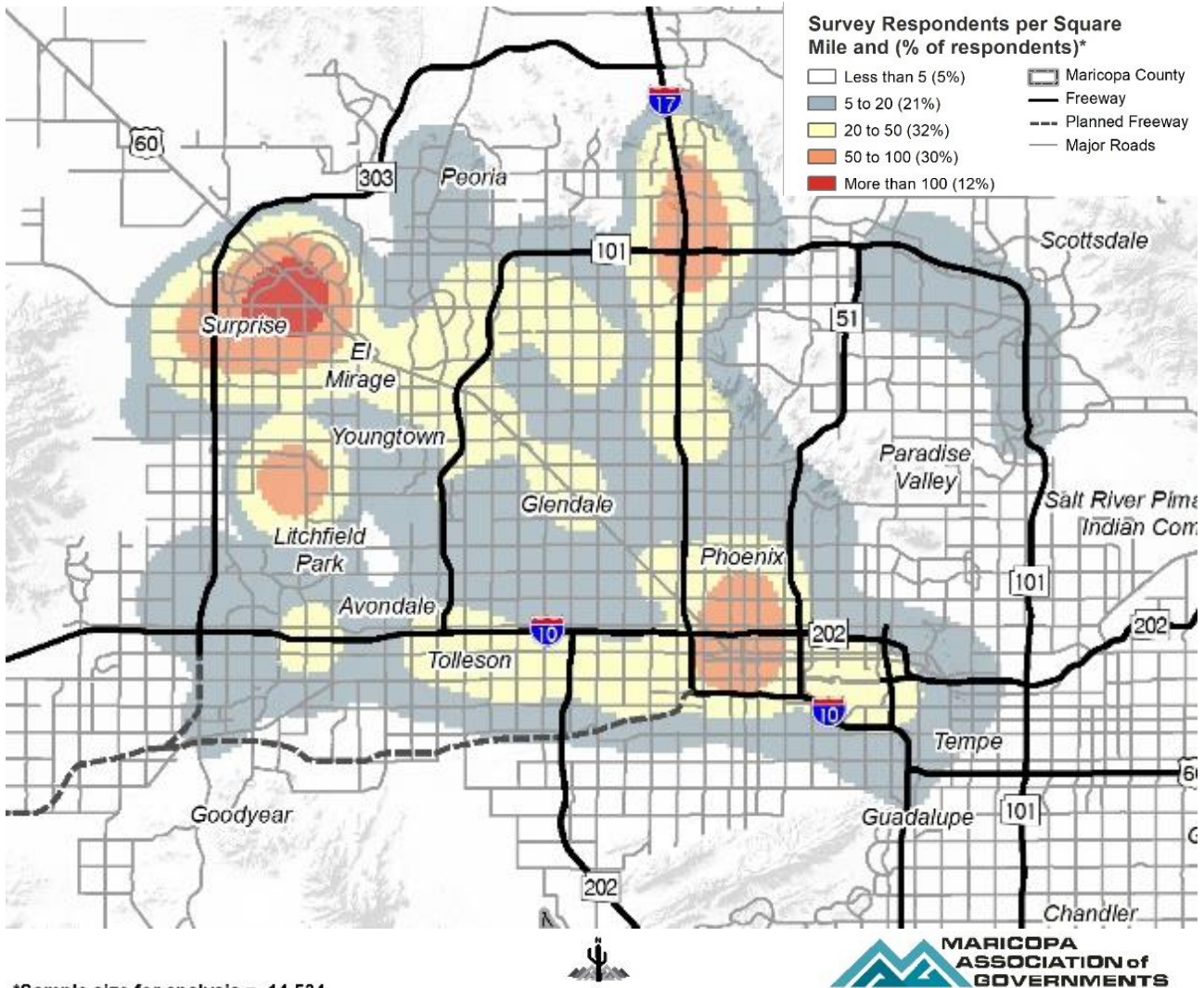
Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics 2019, Inflow Outflow Analysis.

Figure 35: Average Commute Time



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Figure 36: Where People Living in Surprise Work



*Sample size for analysis = 14,534

TRP survey respondents = 468,401

Data only shows workers that are employed by businesses in Maricopa County.

The Travel Reduction Program (TRP) is a program that promotes reduced air pollution. The data from this program comes from an annual commute survey given to all employers in Maricopa County that have 50 or more employees.

While every effort has been made to ensure the accuracy of this information, the Maricopa Association of Governments makes no warranty, expressed or implied, as to its accuracy and expressly disclaims liability for the accuracy thereof.

Source: Travel Reduction Database, 2020

Source: Maricopa Association of Governments Travel Reduction Database 2020

FUTURE CONDITIONS

City Plans and Initiatives

AZ TechCelerator

Following the construction of the new City Hall in 2009, Surprise converted the original city hall into a co-working and small business incubator space. AZ TechCelerator features a state-of-the-art recording studio, CoLab 110 shared lab space, a variety of office space, as well as various lunch and learns and special events to connect small business startups with resources and services.

Surprise City Center

The singular square mile that makes up Surprise City Center was previously an auxiliary airfield for Luke Air Force Base. Following the relocation of the auxiliary facilities further away from the built-out areas of the city, Surprise

acquired the land for the development of a Downtown Area and a new city hall. Today the site features the municipal complex and government offices for the City of Surprise, Surprise Community Park, Ottawa University, and various commercial development along the existing exterior street network. The City Center Master Plan was completed in 2019 in partnership with the City and the Surprise Center Development Company to plan out the development of the remaining areas of the City Center. The master plan outlines a series of design guidelines, streetscape plans, sustainability principles, and character elements for the development of a pedestrian oriented, mixed-use downtown area.

Development Areas and Special Economic Zones

The City of Surprise has identified four targeted areas for strategic advancement of key industries within the community.

- A. **City Center**
The one square mile of the Downtown is identified as a development area for the City. Following the creation of the City Center Masterplan, the area has been identified for commercial, office, medical, resort, government and higher education with mixed-use residential in a walkable/bikeable campus design. Targeted industries include healthcare, tourism, and entertainment.
- B. **Loop 303 Development**
Encompassing three square miles of area and two miles of Loop 303 frontage between Greenway Road and Cactus Road, this Development Area is slated for a regional shopping center, entertainment, residential, hospitality, and an auto mall.
- C. **Railplex**
Two square miles bounded by Waddell Road, Peoria Avenue, Litchfield Road and Dysart Road make up the Surprise Railplex. The Railplex is a shovel ready industrial park bisected by the Ennis BNSF Rail Spur, providing prime accessibility to the regional rail network and is also designated as a Foreign Trade Zone making it a prime location for international industry and business.
- D. **Surprise Spectrum**
Northwest of the Loop 303 along US Route 60 is the Surprise Spectrum. The site is currently slated for regional retail providing much needed services to northern surprise.
- E. **Opportunity Zone**
As part of the Tax Cuts and Jobs Act of 2017, the Opportunity Zone Program was developed to incentivize investment in select low-income Census tracts. Every state was able to nominate 25% of the state's total qualifying low-income Census tracts to be able to take advantage of capital gains tax reduction for the investor in the program. The Opportunity Zone for the City is on the original one square mile Townsite and is inclusive of the AZ TechCelerator.

Tourism

- A. **Surprise Tourism Fund**
Funded with bed tax revenue within the City, the Surprise Tourism Fund aims to increase economic activity from tourists. Key initiatives from the program are derived to foster tourism, promote the City as a year-round travel destination, and provide entertainment and cultural enrichment to visitors and residents. The funds can be utilized for event marketing, entertainment or operational costs and the ultimate decision on the recipient is voted on by City Council.
- B. **Tourism Strategic Plan**
The Tourism Strategic Plan was created in 2018 to focus the City's efforts on maturing and strengthening the local tourism industry sector following the creation of the City's Sports and Tourism Department.

Recognizing the importance of tourism to the State of Arizona's overall economy and the strong positioning of the city, the strategic plan identifies four key areas of focus: Events & Entertainment, Marketing, Partnership & Facility Development, and Funding. By leveraging current community assets, developing signature programming, standardizing city procedures for event logistics, and bolstering community partnerships, Surprise continues to work towards becoming a top tourism destination within Arizona.

- C. **Spring Training Facilities**
Surprise Stadium was built in 2002 and hosts the annual Spring Training for the Texas Rangers and Kansas City Royals Baseball Teams. The award-winning facility was granted the Best Spring Training Stadium Award back in 2018 by USA Today. As a key economic driver in the City's tourism industry, Surprise Stadium continues to be a catalyst for new business and development.

PARKS, TRAILS, OPEN SPACE, & RECREATION

CURRENT CONDITIONS

The current Parks and Recreation Master Plan was updated in 2015 and set a date of 2030 to achieve 1,200 acres of new public parks and open space. The four goals of the plan are outlined below:

1. Improve residents' Quality of Life by reinvesting in our existing parks
2. Promote active recreation, sports and tourism
3. Provide a connected park experience through the development of an overall park system framework
4. Pursue opportunities to create new parks and open space

Parks

City Park System

Surprise owns and manages 13 parks (shown below) and has a joint-use agreement with Dysart Unified School District which provides residents access to 13 elementary school sports fields throughout the community. These parks contain amenities such as sports fields, barbeque and picnic areas, playgrounds, dog parks, and a skate park.

A. City Parks

Defined as over 200 acres in size, there is one existing City Park; Surprise Community Park (*includes 5-acre urban fishing lake, dog park, and walking paths, also includes Dream Catcher Park - adaptive and accessible recreation sports fields*).

B. Community Parks

Defined as 25-50 acres in size, there are four existing Community Parks; Surprise Farms Community Park (*includes Dick McComb City Park - includes open green spaces, skate park, and dog park*), Asante Park (*includes World War II Memorial, walking paths, and exercise stations*), Marley Park/ Heritage Park (*includes splash pad*), and Bicentennial Park/ Lizard Run Park

C. Neighborhood Parks

Typically defined as between one and 25 acres in size, there are seven existing Community Parks; Sierra Montana Park, Veramonte Park (*includes splash pad*), Hollyhock Park, Mark Coronado Park (*8 acres of fenced grass fields*), Johnson Townhome Park, Three Star Park., and Gaines/ Floyd Gaines Park.

D. Pocket Park

Typically defined as less than one acre in size, there are three existing Community Parks; Section 10 Park, Stonebrook Park, Bicentennial Park.

Regional Park System

The City of Surprise benefits from proximity to the White Tank Mountain Regional Park within the southwest corner of the planning area, as well as the Lake Pleasant Regional Park nearly 10 miles east beyond the northeast corner of the planning area. Existing access to the White Tank Mountain Regional Park is provided via Olive Avenue.

Trails

Maricopa Trail

The Maricopa trail is a 315-mile trail located within Maricopa County providing a loop trail connecting the user to nine Maricopa County Regional Parks including Estrella Mountain Regional Park. The White Tank-Trilby segment of the Maricopa Trail bisects the southwest portion of the City of Surprise through the Flood Control District along the Beardsley Canal, McMicken Dam, and Trilby Wash.

Open Space

As shown in **Figure 37**, the majority of existing open space is located in the northern section of the planning area, as well as along the Beardsley Canal, McMicken Dam, and the Hassayampa and Agua Fria Rivers.

Recreation

The City of Surprise offers several different types of facilities, including recreation centers, libraries, and aquatic centers to meet the varying needs of the residents. Parks & Recreation Department also publishes a seasonal (quarterly) REctimes magazine advertising a catalog of what Surprise has to offer residents which includes numerous activities and seasonal events for youth, adults, and seniors.

Facilities

A. Recreation Centers

- Countryside Recreation center
- Villanueva Recreation Center
- Sierra Montana Recreation Center
- Surprise Senior Center

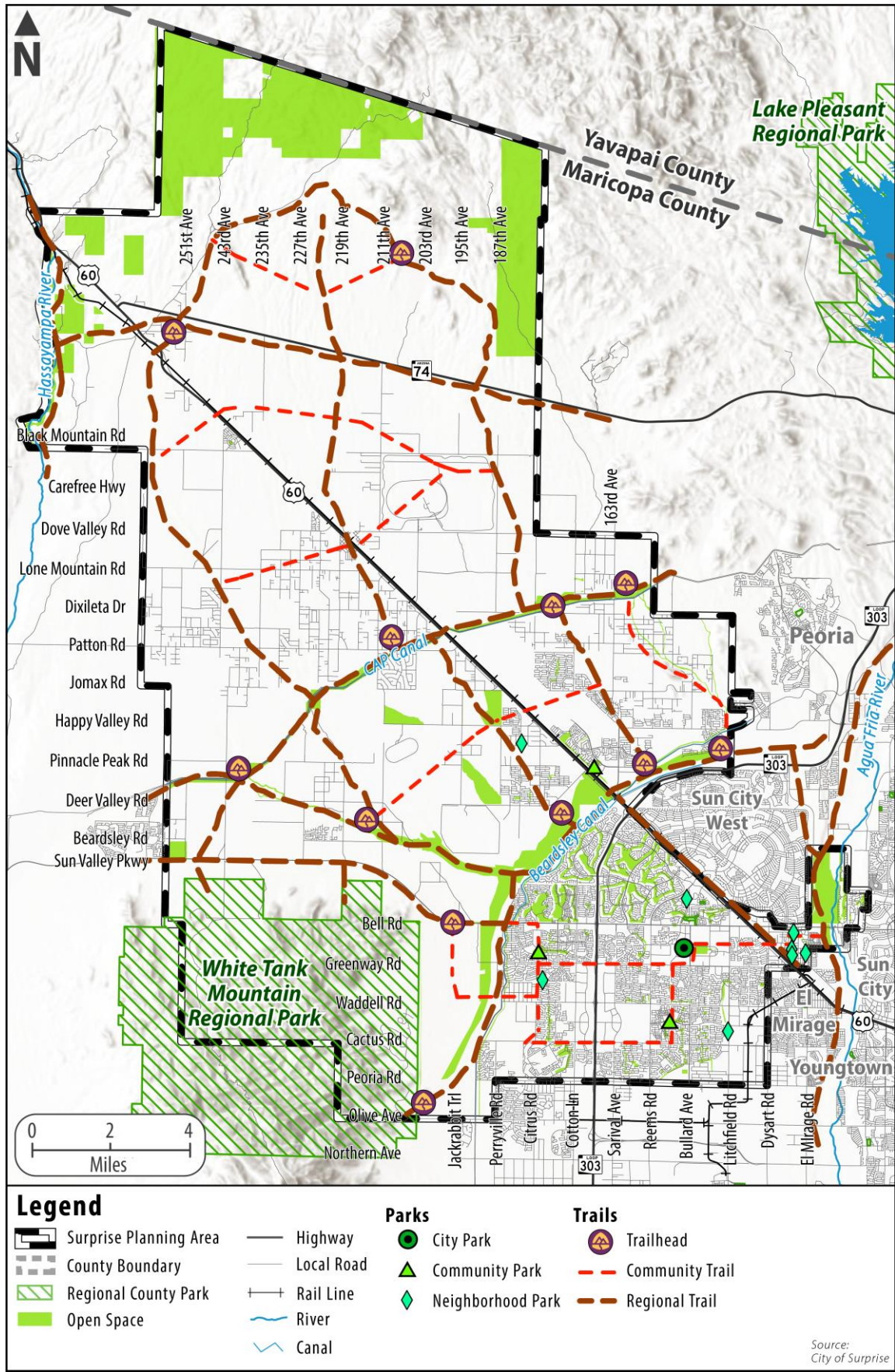
B. Libraries

There are three library branches located in Surprise that are operated by the Maricopa County Library District. They are the Northwest Surprise Regional Library, the Hollyhock Library, and the Asante Library. The Northwest Regional Library is located in the Surprise Recreation Complex near the Surprise Civic Center Complex. The Hollyhock Library is nestled in the original square mile of the City. Finally, the Asante Library is at the Asante Community Park and serves the area of Surprise that is the northwest of the Loop 303. It recently opened in February 2020.

C. Aquatics

- Surprise Aquatic Center
- Hollyhock Pool

Figure 37: Parks, Trails, Open Space, & Recreation Map



FUTURE CONDITIONS

In the 2021 National Community Survey, when asked ‘what is the single most important rec amenity you think is missing from Surprise?’ 25% of respondents replied *parks and trails*, 31% replied *sports facilities and rec centers*, and 7% of replied *family and youth activities*. Additionally, 82% of respondents rated *protecting White Tank Mountains* as the second most important resident priority, 78% rated *preserve open space in growth areas* as fourth most important resident priority, 51% rated *build more parks/ fields* as sixth most important resident priority, 44% rated *connected trail system* as seventh most important resident priority, and 32% rated *community pool* as eighth most important resident priority.

Parks

City Park System

The Surprise Community Park is undergoing upgrades to Surprise Lake, the parking lot, and dog park facilities. These enhancements are expected to be complete in the new year (2023). Construction is also beginning on a new park at the southwest corner of Greenway Road and Parkview Place. Countryside Park will be focused on youth and adult sports. There is also potential for the creation of an adopt-a-park program to secure the future of public parks and access. New planned parks include:

- Rancho Mercado
- City Park (200 Acres)
- Prasada or Sycamore Farms Community Parks
- Future Community Park Land Along Greenways
 - Trilby Wash Community Park
 - 2 West Community Park
 - Picacho Wash Park

Regional Park System

Bradshaw Mountain Regional Park is a newly proposed park on the northern edge of Surprise’s planning area west of Lake Pleasant on the southern boundary of the Bradshaw Mountains. This park is envisioned to provide similar amenities as those in the Surprise Community Park, including a new library, recreation center, competition aquatic facility and major sport field complex.

Trails

The Surprise Parks and Recreation Master Plan identified 13 miles of natural surface trails and 19 miles of improved surface paths. The framework plan established in the Master Plan consists of an interconnected series of greenways (such as Trilby Greenway, Surprise Greenway, and Picacho Greenway), wash corridors (such as Two West wash, Trilby Wash, Picacho Wash, Five East Wash, Padelford Wash) and created corridors linking neighborhood and community parks. The CAP Canal and Hassayampa River are also slated for trails.

Trailheads

The Surprise Parks and Recreation Master Plan identified 10 new trailheads needed, four of which are major trailheads outlined below:

- A. McMicken Dam Trailhead
- B. Hassayampa River Trailhead
- C. White Tank Mountain Regional Park Trailhead
Planned on the north side of the White Tank Mountain Regional Park. Current access is limited to the West side of the park. The plan includes an environmental educational center and day use parking area.

D. Bradshaw Mountain Regional Park Trailhead

Open Space

The Surprise Parks and Recreation Master Plan identifies five opportunities for open space conservation and access; McMicken Dam Conservation Area, Wildlife Corridors, Hassayampa Nature Preserve, Central Arizona Project (CAP) Recreation Area, and Bradshaw Mountains Regional Park.

Recreation

Facilities

A. Parks and Recreation Master Plan

Recreation needs identified include:

- 3 new aquatic centers
- 3 new multigenerational recreation centers
- New fieldhouse
- 2 new libraries
- 4 new skate/ BMX parks

B. Library Feasibility Study

The 2017 City of Surprise Library Feasibility Study suggested that a new library could be constructed north of Arizona State Route 74, located at or near future planned parks at the base of the Bradshaw Mountains in the northern portion of the City.

ENVIRONMENT & HAZARDS

CURRENT CONDITIONS

Environmental Quality

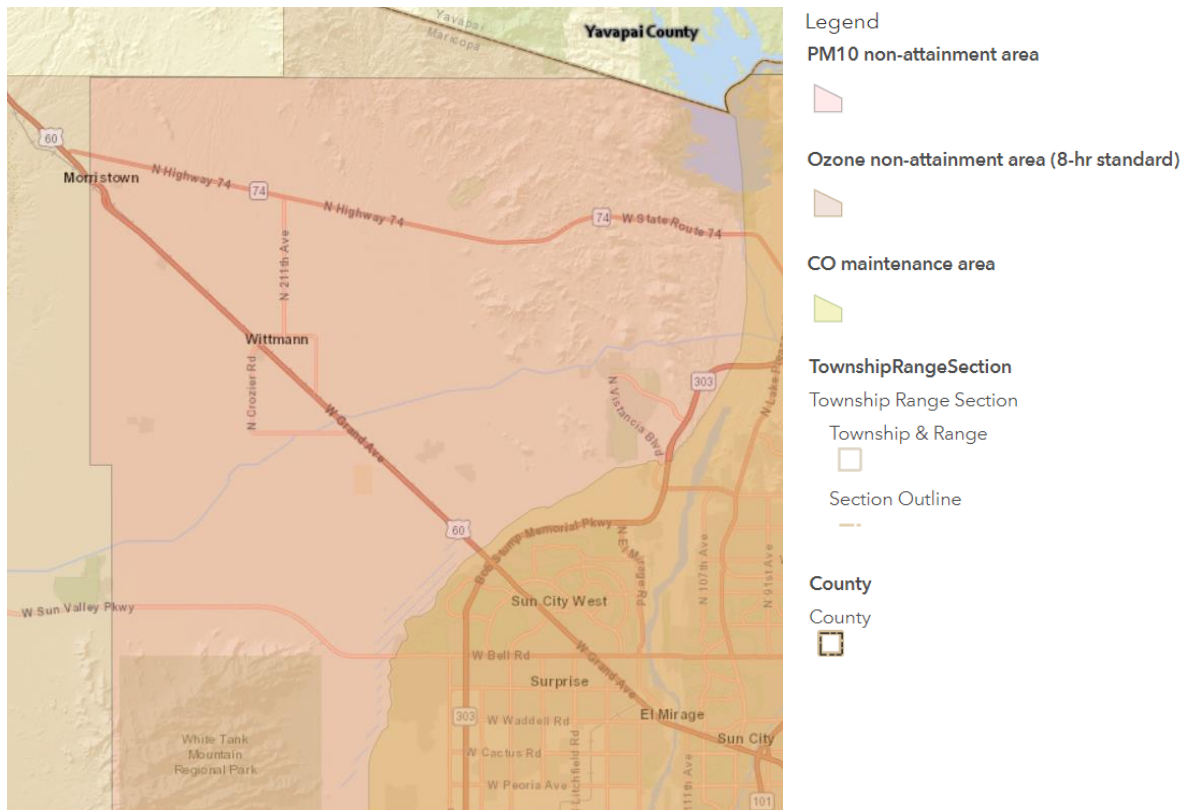
Water Quality

The majority of the City of Surprise water system is divided into two systems, Mountain Vista, which extends from Bell Road to Peoria Avenue and Reems Road to Dysart Road and Desert Oasis, which is generally located north of Loop 303 and east of US 60. A review of 2021 Water Quality Reports for Mountain Vista and Desert Oasis provided by the City revealed there were no contaminant violations. The 2021 EPCOR water quality report also found no violations.

Air Quality

Nearly the entirety of the planning area is a nonattainment area for PM 10, ozone, and a carbon monoxide maintenance area. These three nonattainment areas are displayed in **Figure 38**.

Figure 38 : Air Quality Planning, Maintenance and Non-Attainment Areas



Source: Maricopa County Planning Area Non-Attainment Map

Environmental Hazards

Flooding

The Flood Control District of Maricopa County is responsible for floodplain management in the City of Surprise and the undeveloped areas in its municipal planning area. As shown in **Figure 39** there are few developed areas in Surprise to the west of the Beardsley Canal that are in floodways or subject to inundation by the 1-percent-annual-chance flood event, also known as the 100-year flood. There are three major regulatory floodways in the community, the Agua Fria River, Hassayampa River, and the Trilby Wash, as well as a number of other large washes.

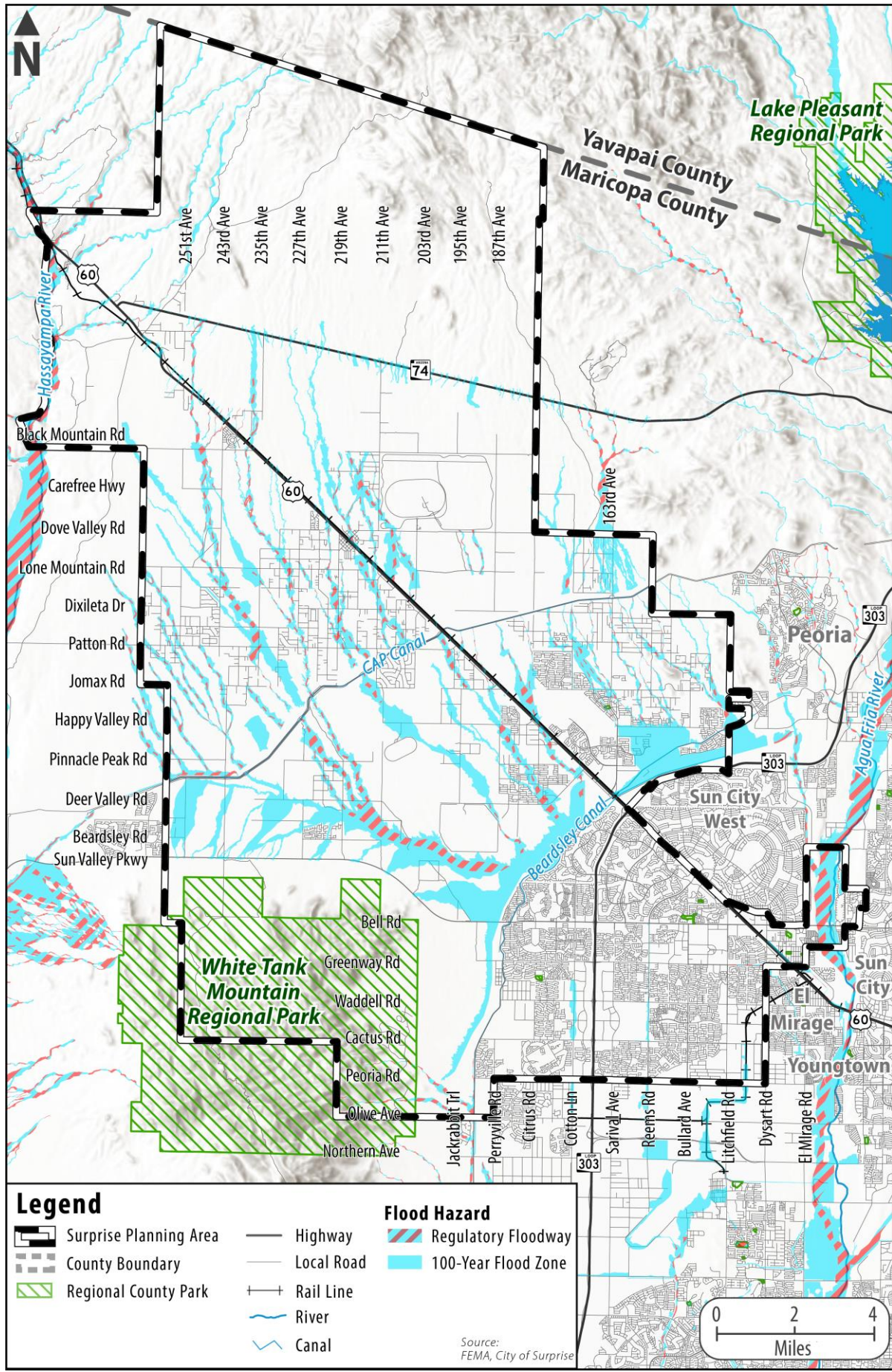
FUTURE CONDITIONS

Surprise is geographically positioned to optimize air quality through managing growth and preserving open space. Maintaining open space and natural buffers, as well as managing transportation will be key factors to stabilizing air quality in the future.

The future of water is a discussion that is happening daily, not only in Surprise, but regionally and statewide. As policies shift, Surprise will continue to work to ensure the needs of their residents while balancing the needs of the greater region.

Capitalizing on outdoor recreation as a means of flood control will not only be paramount for safety and property protection, but will provide a valuable amenity that will provide multi-faceted benefits to the community for generations.

Figure 39: Flood Hazards Map



INFRASTRUCTURE, PUBLIC FACILITIES & SERVICES

CURRENT CONDITIONS

In the 2021 National Community Survey, 82% of respondents rated *quality of city services* as good or excellent, while 66% rated *confidence in government* as good or excellent highlighting room for improvement. Additionally, 97% of respondents also rated *investing in water resources* as the top resident priority.

Water Supply & Demand

Surprise relies solely on ground water sources from the local West Salt Valley Sub-Basin Aquifer for drinking water. The 2021 Integrated Water Master Plan – Water Resources Update (IWMP-WRU) divides the City's MPA into six special planning areas (SPA). The SPA boundaries correlate to sewer drainage basins used for existing and planned water reclamation facilities. SPA 1 is the most populated planning area, followed by SPA 2. The other SPAs are sparsely populated, however are likely to grow to some extent over the next 15 years. Among the six SPAs, there are 13 providers of drinking water within the Surprise Municipal Planning Area listed in **Table 8** and shown in Error! Reference source not found..

Table 8: Surprise Drinking Water Providers

City of Surprise Drinking Water Providers	
City of Surprise	City of El Mirage
Beardsley Water Company	Brooks Water Utilities
Chaparral Water Company	Circle City Water Company
County Island	EPCOR Water
Morristown Water Company	Puesta del Sol Water Company
Saguaro Acres	Saguaro View
West End Water Company	

Source: City of Surprise

Arizona ground water regulations require groundwater replenishment and/or sustainable pumping to warrant a Designation of Assured Water Supply for a given jurisdiction. This Designation considers all water currently pumped from City wells to come from available groundwater sources. Surprise’s projected and committed demands are 16,718 acre-feet annually. Five water supply facilities (WSFs) in SPA 1 and SPA 2 treat, store, and distribute groundwater to their respective production wells in each area of Surprise for drinking purposes. The production wells are set to operate based on the water levels at the storage facilities at each WSF. Each WSF is equipped with storage tanks that store water following treatment at the WSF.

The only surface water allocation that the City currently has available as a supply is Central Arizona Project (CAP) water. The City’s entitlement is not currently being directly used for potable supply due to lack of a surface water treatment plant. This could change in the future if the City were to construct a water treatment facility or enter an agreement with EPCOR to treat its CAP water at the White Tanks Water Treatment Plant and deliver the treated water to the City’s service area. Currently, the City is storing 100 percent of its CAP and effluent supplies at existing underground storage facilities and plans to continue to do so in future years.

Surprise’s reclaimed water management program beneficially uses the reclaimed water from the City through either reuse or underground storage and recover. Direct reclaimed water use is designated for non-potable water uses such as landscape irrigation and other aesthetic uses. Most of the City’s reclaimed water is delivered to underground storage within the aquifer accruing long term storage credits. Groundwater pumping can then be characterized as recovery of reclaimed water to comply with the legal requirements and restrictions that impact groundwater uses.

Sewer & Wastewater

Sewer Service is provided by Surprise and EPCOR utilities. Three water reclamation facilities (WRFs) treat the wastewater within the Municipal Planning Area. The far northern reaches of the Municipal Planning Area outside of the City’s municipal limits are more rural in nature and serviced by private wells and septic tank systems. The City has been producing and using reclaimed water since 2002.

The City is a member of the Central Arizona Groundwater Replenishment District (CAGR). In order to remain under the Designation of Assured Water Supply, the City currently recharges reclaimed water at the three WRFs and also utilizes its CAP Canal water allotment to recharge the aquifer at the Tonopah, Hieroglyphic Mountains, and Agua Fria recharge facilities.

Solid Waste

The City of Surprise offers same-day residential curbside garbage pickup once a week and drop-off recycling services. Residents can schedule bulk trash pickup through the City.

Public Works Operations Facility

In 2020, the City of Surprise finished construction on a new 44,000 square foot Public Works Operations Facility to consolidate in one facility street maintenance, trash/recycling, traffic signal and citywide vehicle fleet operations for supporting more efficient public safety fleet maintenance and storage needs. The facility includes climate-controlled indoor space to maintain public safety and other city vehicles; a vehicle wash facility and fueling station; and space for parking and circulation. It also includes a training room, break room, and locker rooms for staff. This new facility allows for the Solid Waste and Street Maintenance divisions to expand according to the future growth of Surprise.

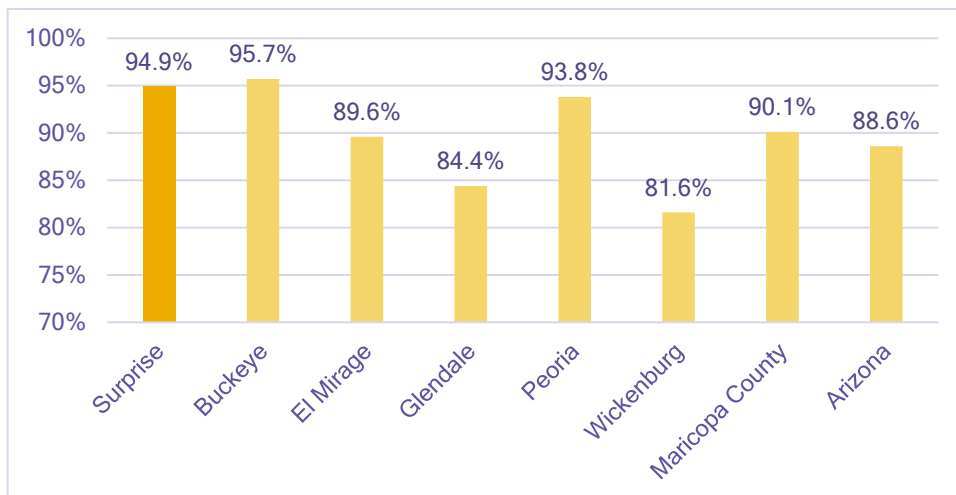
Electricity & Gas

In the city of Surprise, electricity is provided by Arizona Public Service (APS) and gas is provided by Southwest Gas Corporation.

Broadband & 5G

The City of Surprise excels regarding internet connectivity with 94.9% of the population having broadband internet connections. This only surpassed by the City of Buckeye amongst the Benchmark Communities (**Figure 40**). Cox Communications and CenturyLink are the two primary providers of broadband internet in the City. For telecommunications, the 5G cellular technology infrastructure continues to progress into Surprise through the major cell phone carrier companies.

Figure 40: Internet Coverage



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

My Surprise Mobile APP

The City of Surprise has launched the My Surprise Mobile App that allows users to make service requests for a variety of reasons using data collection and mobile mapping through the app. Notifications can also be set up for users to receive important community reminders, such as pickup days for solid waste. This app is available to both Apple and Android mobile users.

Public Educational Facilities

Educational services in Surprise are provided by three School Districts and serve grades K-12. There are also two higher education facilities that offer robust education a degree program options.

Dysart Unified School District

A. Elementary

- Mountain View Elementary
- Sunset Hills Elementary
- Rancho Gabriela Elementary
- Kingswood Elementary
- Countryside Elementary
- Marley Park Elementary
- West Point Elementary
- Surprise Elementary
- El Mirage Elementary
- Luke Elementary

B. Middle

- Cimarron Springs Middle School
- Sonoran Heights Middle School
- Ashton Ranch Middle School
- Dysart Middle School

C. High School

- Dysart High School
- Shadow Ridge High School
- Sundow Mountain High School
- Valley Vista High School
- Willow Canyon High School

Nadaburg Unified School District

- Desert Oasis Elementary School
- Nadaburg Elementary School
- Mountainside High School

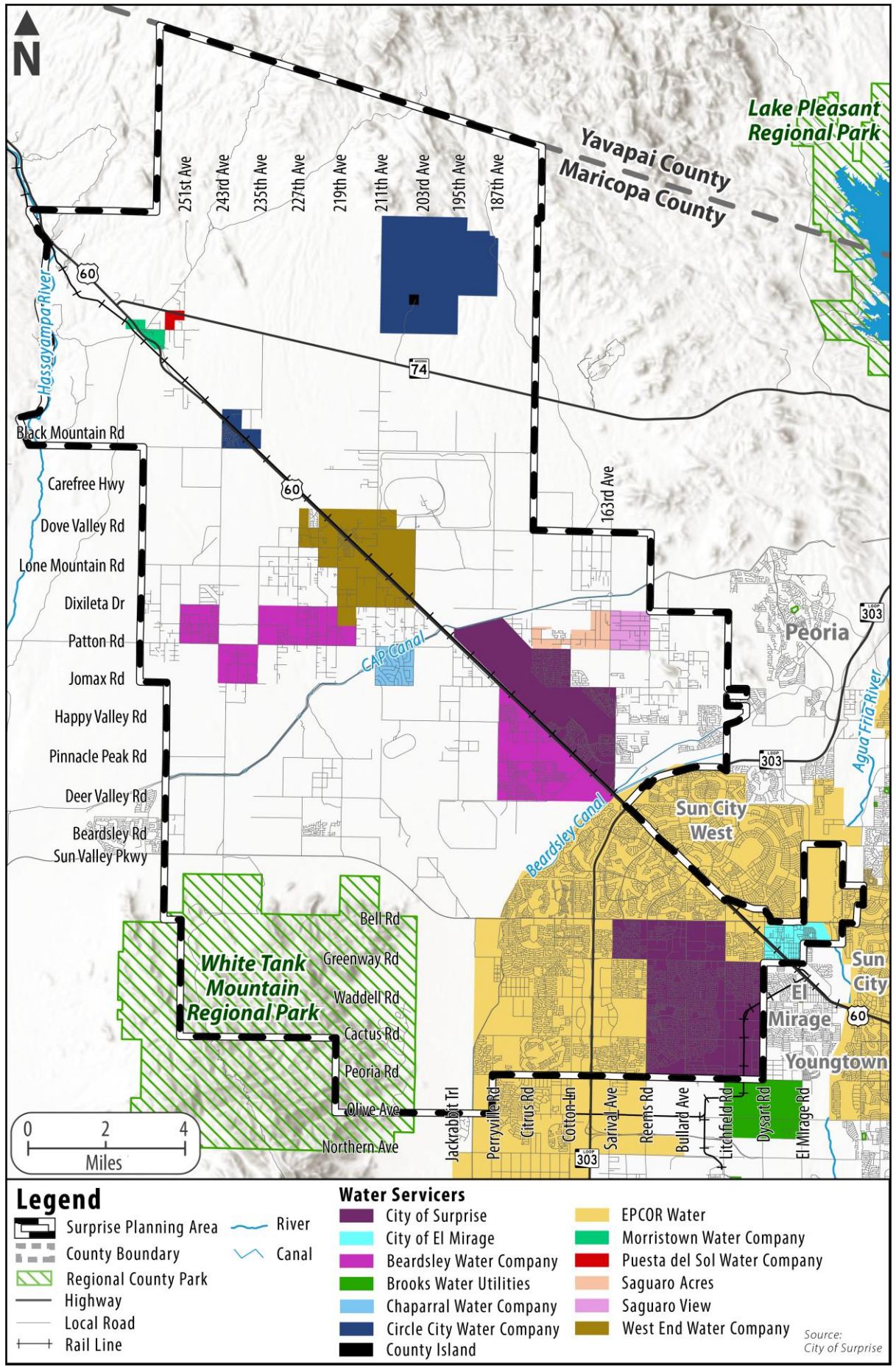
Morristown Elementary School District

- Morristown Elementary School

There are two higher education facilities within Surprise:

- Rio Salado College Surprise – offers adult education, English proficiency courses and programs to obtain a high school equivalency diploma.
- Ottawa University Surprise -offers 19 bachelor's degree programs and 7 master's degree programs, one certificate program and one Education Specialist in School Psychology Program.

Figure 41: Water Service Areas Map



FUTURE CONDITIONS

According to the Integrated Water Master Plan of 2015, reclaimed water will become an increasingly important component of the City's water portfolio. The city will need to be proactively working with developers to secure the rights for the reclaimed water from their developments as the City continues to grow.

Long term drought poses a potential threat to long term water supplies, as seen with the Bureau of Reclamation's Declaration of a Tier 1 water shortage for the Colorado River Basin following Lake Mead's water dropping below the shortage threshold. While this Tier impacts Arizona's water allotment from the Colorado River, agriculture will face the brunt of water cuts. Water security will become an ever-important component of Surprise's future. As the City develops, further diversification of Surprise's water portfolio may be warranted.

Surprise has investigated many approaches to augment its water portfolio and infrastructure including working with the Central Arizona Groundwater Replenishment District (CAGR) future groundwater replenishment infrastructure within the city limits of Surprise, pursuing additional CAP water allocations, increased penetration of reclaimed water distribution, and, ultimately, ocean water desalination.

HEALTH & SAFETY

CURRENT CONDITIONS

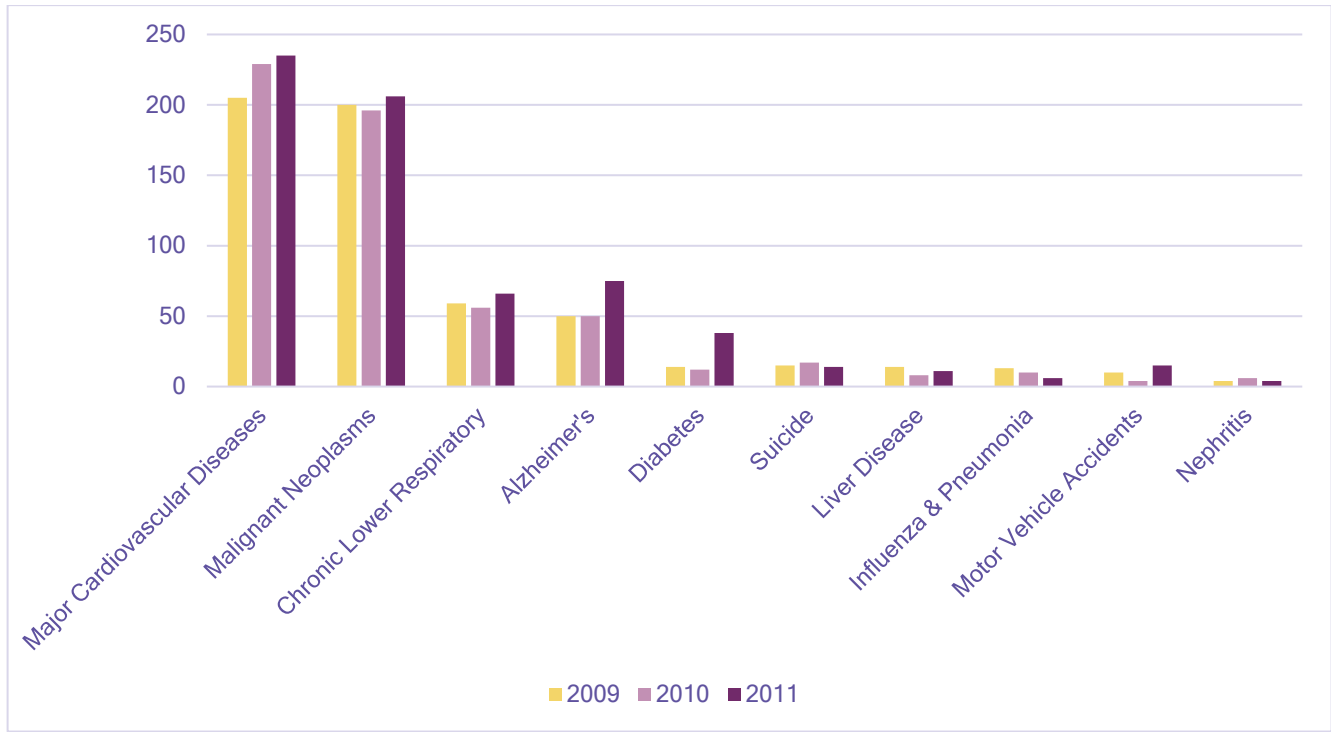
Health & Social Determinants

Epidemiologists and other Public Health Professionals increasingly recognize the significance of social determinants of health outcomes. The social determinants of health are the non-medical factors that influence health outcomes within a community. Consequently, social determinants include much more than health care systems. They also include determinants influenced by long-range planning and policies established by local governments such as Surprise's General Plan. Those determinants include cultural and community context; neighborhood and built environment; education; and economic stability. While a comprehensive assessment of the social determinants of health are beyond the scope of this effort, available data can be used to identify where examination is needed.

Causes of Death

The Maricopa County Department of Public Health compiled a resource called the "Health Status Report for Cities and Towns in Maricopa County 2009-2011." The report includes a summary of causes of death and their associated rates per 100,000 deaths. **Figure 42** illustrates the top ten causes of death in Surprise. Among them are preventable diseases (like cardiovascular disease) and causes impacted by the physical and social environment (like motor vehicle crashes or suicide). The highest rates in Surprise were for major cardiovascular diseases at a rate of 196.7 per 100,000 in 2011 and malignant neoplasms (cancer) at a rate of 172.4 per 100,000 in 2011.

Figure 42: Causes of Death in Surprise

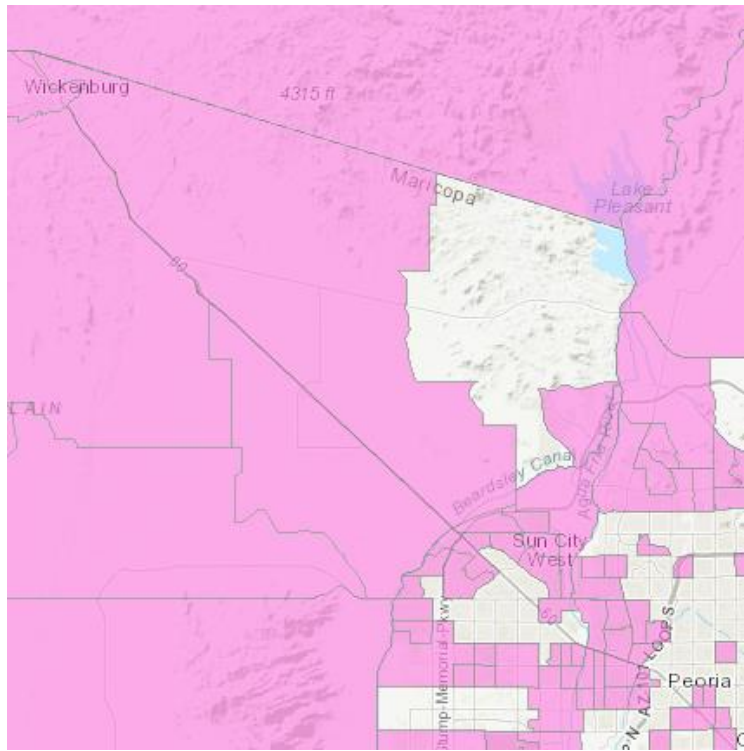


Source: Maricopa County Department of Public Health, 2013

Access to Healthy Foods

Low access to healthy food is defined in an urban area as living a mile or more away from a healthy food retailer, and in a rural setting the distance threshold is ten miles. **Figure 43** below reflects the census tracts in which at least 500 people or 33% of the population lives farther than 1 mile (urban) or 10 miles (rural) from the nearest supermarket (pink areas).

Figure 43: Low Access at 1 urban and 10 rural miles



Source: Economic Research Service, U.S. Department of Agriculture Food Access Research Atlas

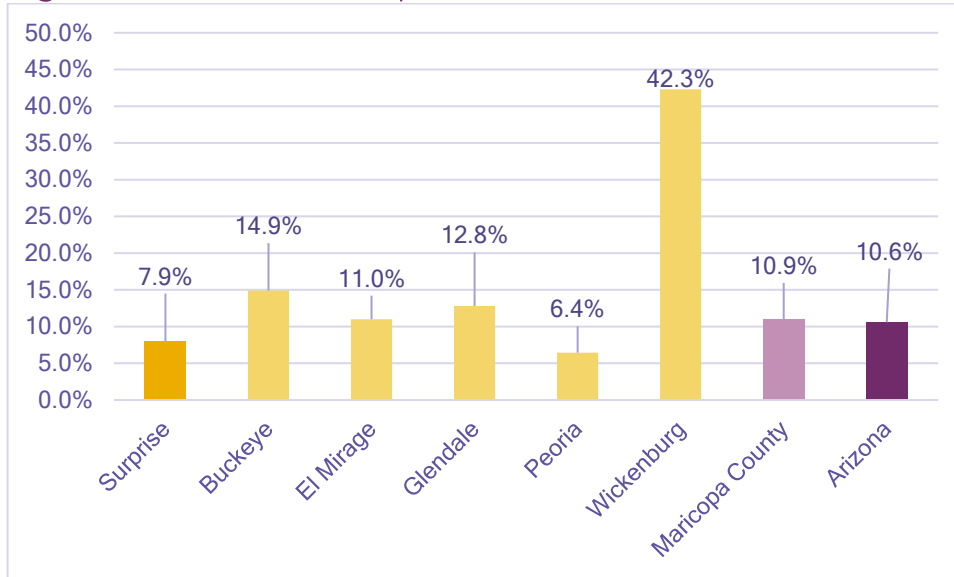
Access to Health Care and Mental Health

There is ample healthcare coverage in the developed central portion of Surprise, however there is only one clinic option west of the Loop 303 Highway within the city limits. This is the Abrazo Surprise Hospital. While located outside of city limits in Sun City West, the Banner Del E Webb Medical Center serves as a regional Level I trauma center for Surprise and the neighboring communities.

Uninsured Population

Surprise’s uninsured population percentage rate is lower than the Benchmark Communities except Peoria, and the City also has a lower population percentage without insurance compared to Maricopa County and the State of Arizona overall (**Figure 44**).

Figure 44: Uninsured Population

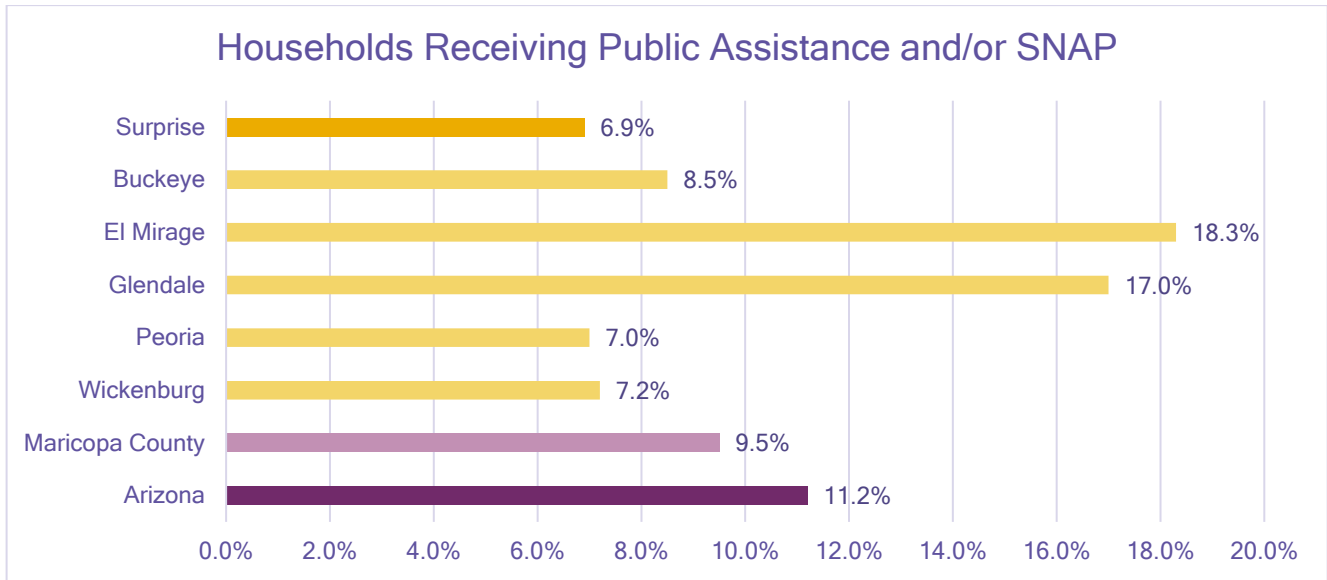


Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Participation in Public Assistance Income or Food Stamps/SNAP

Approximately 6.9% of households in the City of Surprise receive public assistance income or food stamps from the Supplemental Nutrition Assistance Program (SNAP). SNAP is a government program that provides food cost assistance. This program is accessible to residents based on multiple factors including income, disability, and dependent circumstances. **Figure 45** shows that Surprise has the lowest percentage of households using public assistance or SNAP benefits than those in its Benchmark Communities.

Figure 45: Participation in Public Assistance and/or SNAP



Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates

Safety

In the 2021 National Community Survey, 97% of respondents rated *safety in their neighborhood* as good or excellent.

Police

The City of Surprise is protected by the Surprise Police Department. Consisting of four divisions led by the Chief of Police. The Chief is supported by one assistant chief, four commanders, seven lieutenants and a civilian manager, to ensure the consistent operation of the four divisions. Compared to its Benchmark Communities, the City of Surprise has the lowest Violent Crime Rate and Property Crime Rate as shown in **Table 9**.

Table 9: Crime Statistics

Jurisdiction	Population	Violent Crime	Violent Crime Rate	Property Crime	Property Crime Rate
Surprise	140,962	138	0.10%	2,083	1.48%
Buckeye	77,904	107	0.14%	3,095	1.62%
El Mirage	36,185	84	0.23%	982	2.71%
Glendale	253,951	863	0.34%	8,083	3.18%
Peoria	174,571	407	0.23%	3,273	1.87%
Wickenburg	7,054	17	0.24%	148	2.10%
Arizona	7,278,717	33,141	0.45%	177,638	2.44%

Source: Uniform Crime Reporting: Arizona, Offenses Known to Law Enforcement by City, 2019

In continuing toward the Strategic Plan Public Safety Goal of providing public safety workers with the tools and training necessary to meet community public safety needs, the City recently completed a joint Public Safety Evidence and Readiness Center along with a Police Training Facility at the same site. This new facility consolidates tactical gear storage of both the Surprise Police Department and the Surprise Fire Medical Department in a single facility according to requirements for the storage of the various logistical equipment. The Public Safety Evidence portion of the facility expands and enhances the City’s prior capacity for police evidence and property storage. Based on the experienced population growth and corresponding increase of public safety staff in the City, the expanded,

consolidated facility enables the Surprise Police Department and the Surprise Fire Medical Department to provide efficient and effective safety operations.

Fire

The Surprise Fire-Medical Department's stated mission is to protect and preserve life and property with the highest level of safety, customer service, pride, and professionalism. The personnel of the department currently operate out of the Fire Administration Building at Surprise Civic Center Plaza and eight strategically located fire stations throughout the city. Two of these fire stations were opened in 2021. One of the stations serves the rapidly developing portion of Surprise northwest of the Loop 303, and the other new station is located in the Railplex Employment District, which is primed for development. **Figure 46** exhibits the current distribution of police and fire stations operated by the City and hospital facilities in and near Surprise.

FUTURE CONDITIONS

The current Public Safety Master Plan for the City of Surprise has identified the need for an additional fire station and police substation in the southwestern region of the City to meet future needs from growth and development. The overall goal is to secure 16 acres of land for a future fire station, police substation, and community park. The purchase of 16 acres of land is an economic and public safety initiative to ensure there is capacity to provide the highest level of service within the fastest-growing region of the City. This proactive approach strategically places this multi-use space at the core of the residential and commercial area west of Loop 303 south of Bell Road, while land remains available. Moving ahead with this land purchase allows the City to strategically plan growth around this facility in a fiscally responsible manner.

Figure 46: Public Safety Map

