

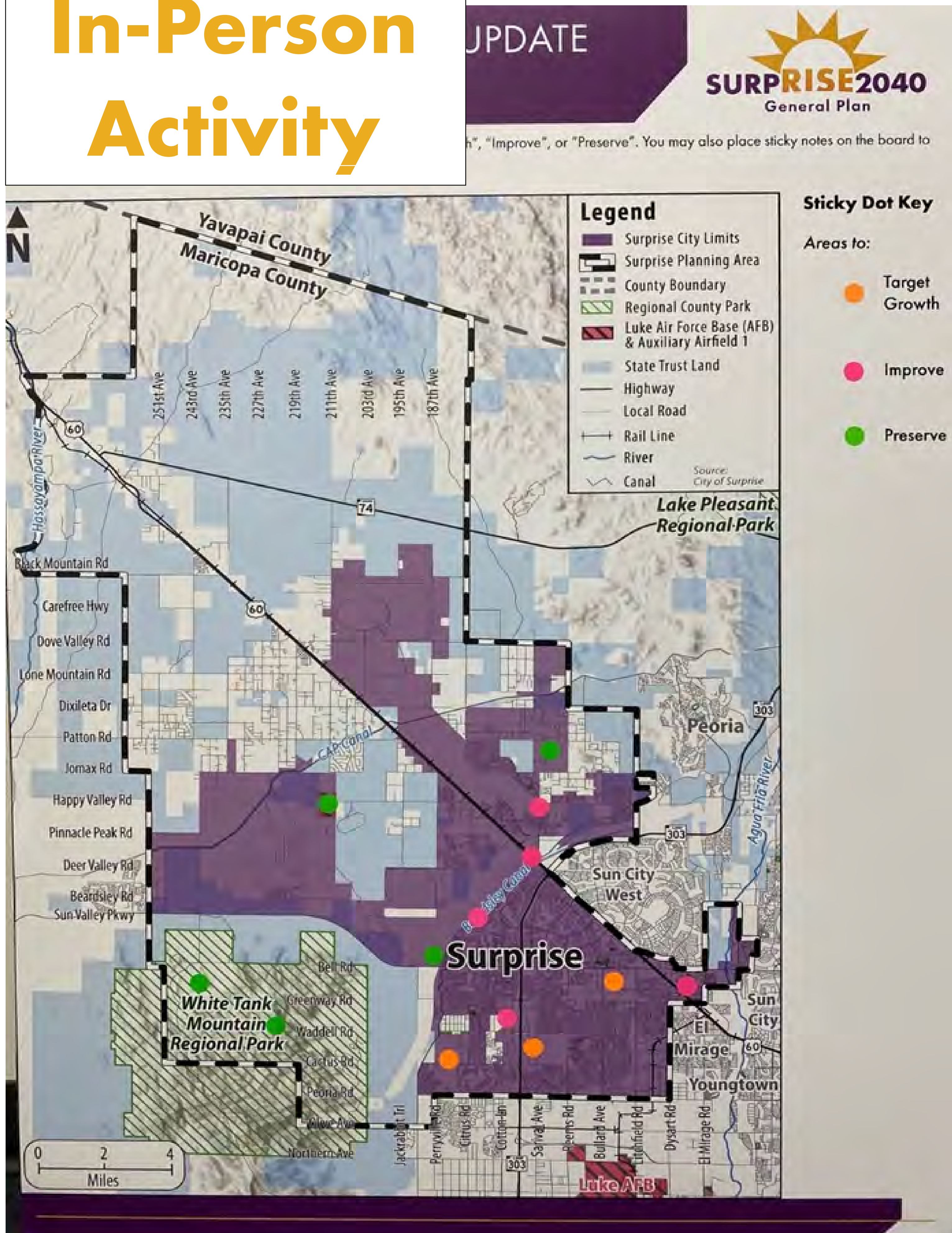
SURPRISE GENERAL PLAN UPDATE

What We've Heard



As part of the first round of Community Outreach for this General Plan Update, residents were asked, within both in-person and virtual events, to utilize maps of the Surprise planning area and identify areas to "Improve", "Target Growth", and "Preserve". Please review the following feedback to help inform your comments as you visit the various stations for tonight's meeting.

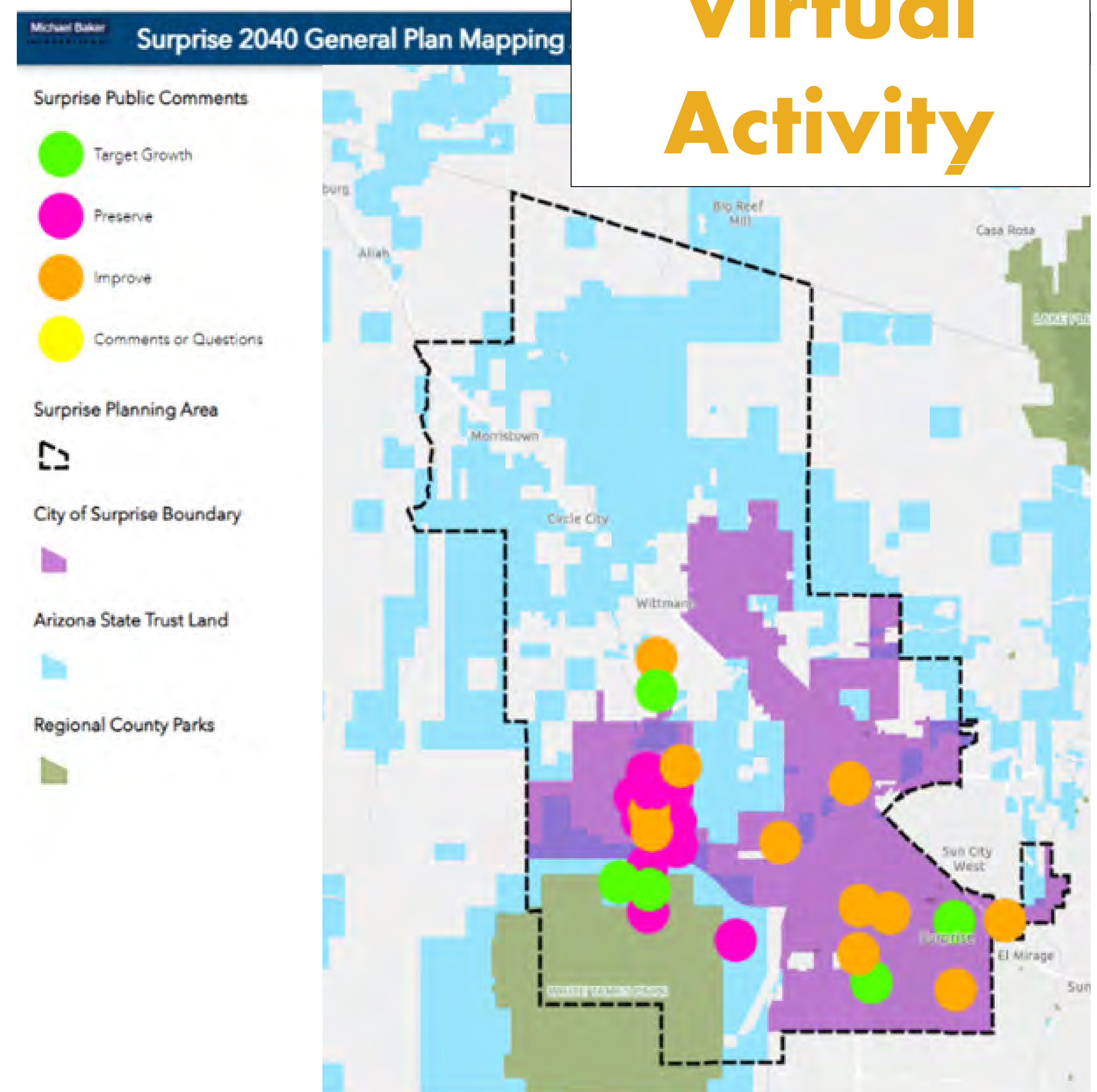
In-Person Activity



Areas Identified as Improve

- Prasada West
- Beardsley Canal
- Trilby Trailhead
- Happy Valley Rd & 163rd Ave- TRAFFIC & ACCESS
- Crozier Rd. & Dixileta Dr.- ROAD WASHES OUT
- Deer Valley Rd & 219th Ave- ROAD WASHES OUT
- Deer Valley Rd- POTHOLES, CONNECTION BETWEEN DEER VALLEY RD & BELL RD NEEDED
- North Copper Canyon- NEEDS ENHANCED ACCESS
- Trilby Wash- DETER ILLEGAL DUMPING & CLEAN UP
- Bullard Ave & Sweetwater Ave- REMOVE BIKE PATHS
- Deer Valley Rd & US 60/ Grand Ave- TRAFFIC CONTROL NEEDED HERE
- Old Town Site- ADD INFRASTRUCTURE TO MAKE IT MORE INVITING
- Cotton Ln & Loop 303- NEED A LOCAL CIRCULATOR
- Bell Rd & Reems Rd- NEED ENHANCED BIKE CONNECTIONS

Virtual Activity



Areas Identified as Target Growth

- Southern planning area
- Prasada- MAKE IT MULTI USE & WALKABLE
- South of Surprise Community Park
- Crozier Rd & Patton Rd
- City Center- NEEDS TRANSIT
- North of White Tank Mountains -QUALITY RESORT, MINIMAL IMPACTS, OPEN SPACE PRESERVATION

Areas Identified as Preserve

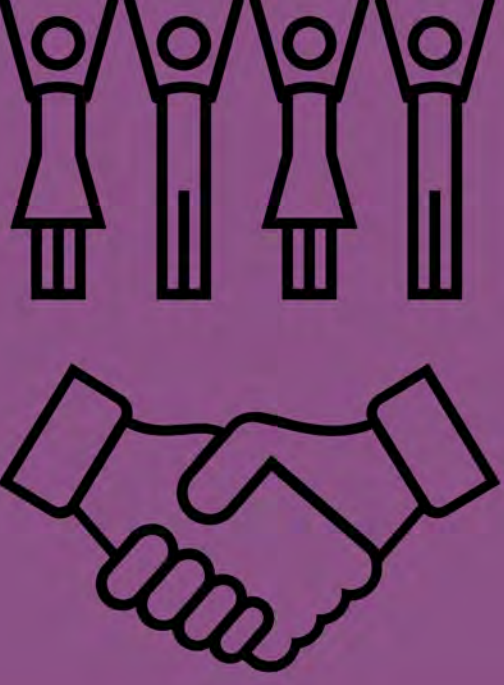
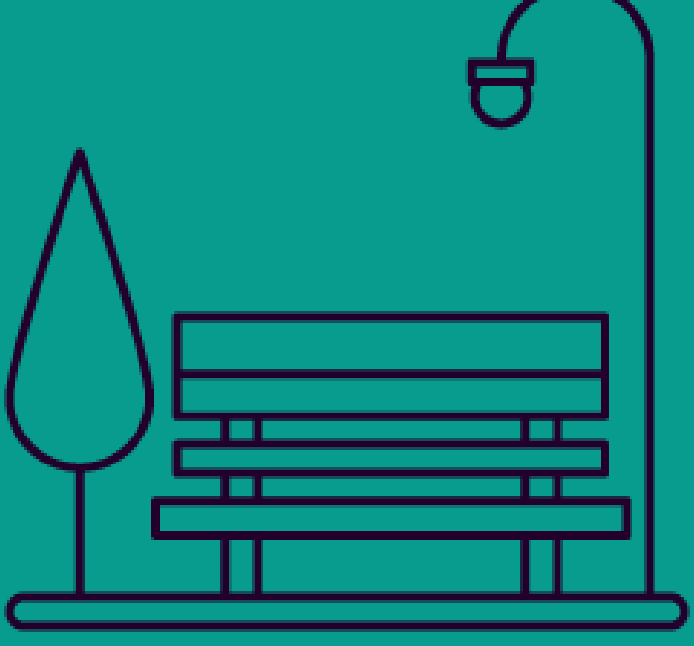


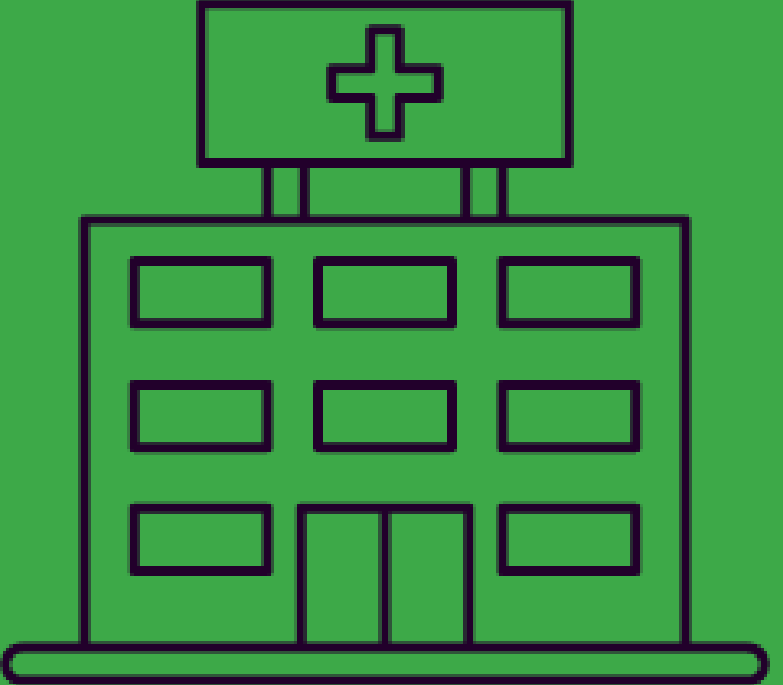

- West of McMicken Dam (Sun Valley Road and Beardsley Canal)
- Luke Airforce Base Auxiliary Airfield 1 (Northwest of Ford Proving Grounds)
- Northeast corner of Jomax Road and 163rd Avenue
- Areas surrounding the White Tank Mountain Regional Park- WILDLIFE HABITATS ARE CRUCIAL, ENLARGE PARK
- 221st Ave & Williams Rd- KEEP RURAL & LIMIT DEVELOPMENT, MAINTAIN PUBLIC ACCESS

SURPRISE GENERAL PLAN UPDATE

2040 Vision & Values



A General Plan’s Vision and Value statements help to establish a clear foundation and organizational structure that guides the drafting of the overall plan. The proposed draft of the 2040 General Plan Vision & Values shown below refines the existing 2035 General Plan Vision & Values based on feedback collected through our community outreach efforts and in coordination with input from the General Plan Advisory Group. Please review the proposed 2040 Vision & Values below and use a sticky note to share what you like or dislike about each, as well as identify anything that may be missing.

Vision		Like	Dislike	Missing
<p>Against the picturesque backdrop of the White Tank mountains, Surprise is a distinct community that provides a high-quality life for residents of all ages. A range of rural to urban neighborhoods are safe and aesthetically pleasing. Community-wide mobility and accessibility is balanced with resource conservation to provide abundant greenways and open spaces for people to enjoy. Through responsible growth, the City’s historic origins are embraced, while future thriving destinations provide cultural, employment, and shopping opportunities. This is complemented with well-planned infrastructure that creates a lasting foundation for the continued benefit of Surprise residents and visitors.</p>				
Values		Like	Dislike	Missing
	<p>A Welcoming Place (We value) A strong inclusive culture and commitment to action through embracing continued public engagement and collaboration among residents, government entities, institutions, and the business community.</p>			
	<p>A Livable Community (We value) Responsible growth that promotes vibrant neighborhoods with distinct identities, offering a wide variety of attractive housing options for a diverse population.</p>			
	<p>A Connected City (We value) Safe and accessible mobility choices for all ages and abilities, including well-maintained road networks, public transit, sidewalks, bike lanes, and trails with an emphasis on embracing new infrastructure technologies and future transportation modes.</p>			
	<p>A Competing Economy (We value) Reliable employment supported by small to large businesses spanning multiple sectors, education and vocational training that is responsive to economic fluctuations and market shifts, coupled with enticing destinations attracting visitors, new employers and innovative workforce talent.</p>			
	<p>A Healthy Lifestyle (We value) A safe community with modern amenities, including a wide range of outstanding parks and recreational facilities, access to public and health services, and well-supported arts and cultural events and venues.</p>			
	<p>A Sustaining Environment (We value) Thoughtful development, resource conservation, and appropriate infrastructure provisions that take financial, social, and environmental impacts into account to secure a resilient and adaptive future for all.</p>			

SURPRISE GENERAL PLAN UPDATE

2035 Character Areas



The 2035 General Plan Land Use Plan contains four character areas described below. These categories inform zoning which then guides development in the City. Review the existing Land Use Character Areas and use a sticky note to indicate what conditions to “Promote” or “Discourage”.

Character Areas	Conditions to Promote	Conditions to Discourage
<p>Neighborhood Character Area: The Neighborhood Character Area encompasses a mix of residential, commercial, and public facilities and can vary in level of development and urbanization. Each neighborhood may have unique characteristics such as architectural style, streetscape design, and recreational amenities. The Neighborhood Character Area can generally be classified into three Development Types:</p> <ul style="list-style-type: none"> • Rural Neighborhoods with a density of 0-2 units per acre • Suburban Neighborhoods with a density of 2-8 units per acre • Urban Neighborhoods with a density of 8 + units per acre 		
<p>Commerce & Office Character Area: The Commerce & Office Character Area is intended to provide a mixture of commercial, retail, office, higher-density housing, hospitality, government, civic, educational, medical, and entertainment options, creating a live-work-play environment that allows for greater flexibility in future development due to the proximity to transportation corridors. Unlike smaller urban mixed-use developments, this area supports a combination of uses on a larger and more vertical scale. The development pattern in this area is designed to be walkable and accommodate multi-modal transportation to create an urban living environment. The Commerce & Office Character Area can generally be classified into four Development Types:</p> <ul style="list-style-type: none"> • Mixed Use – Residential • Mixed Use – Commercial • Regional Commercial • Commercial Office 		
<p>Employment Character Area: The Employment Character Area is focused around Luke AFB Auxiliary 1 field. The site is intended to support the mission of Luke AFB and to attract businesses that create jobs by clustering them together and providing access to transportation and infrastructure. Examples of appropriate uses in this area include research and development parks, corporate campuses, manufacturing facilities, distribution centers, medical campuses, and office and industrial spaces. The development in this area allows for a mix of commercial and residential uses with at least 75% of the site dedicated to commercial services. The Employment Character Area can generally be classified into two Development Types:</p> <ul style="list-style-type: none"> • Business Parks • Industrial 		
<p>Open Space Character Area: The Open Space designation includes lands meant to be preserved for natural areas, conservation, trails and recreational facilities. These lands are primarily located in mountainous areas, along designated floodways, riverine areas and drainage corridors. They should be kept in their natural state and can only be developed with one dwelling unit per acre or with an alternate, economically viable land use according to Arizona State Statutes. The City’s 2035 Land Use Plan sets aside a large portion of the northern region as Open Space, primarily managed by the Bureau of Land Management and the Arizona State Land Department. The City plans to establish a large conservation and recreation area, as well as a series of north-south linear open spaces that follow existing desert wash and drainage facilities. Pedestrian trails will be required along these wash corridors to enhance non-motorized mobility and connectivity.</p>		

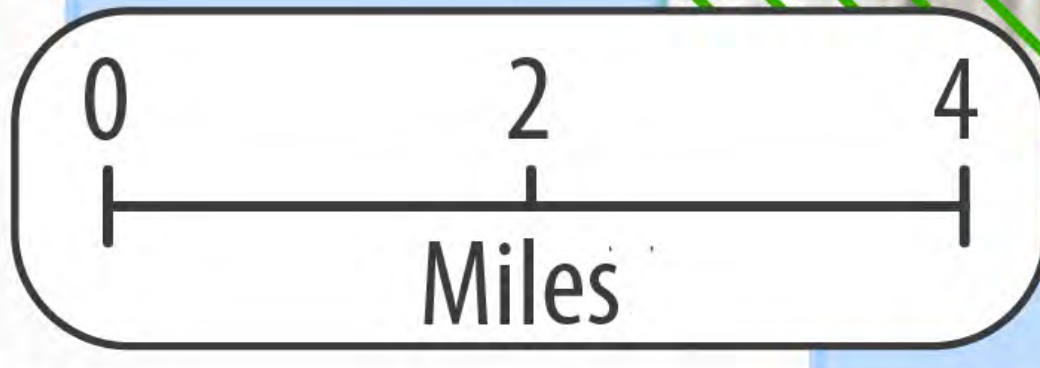
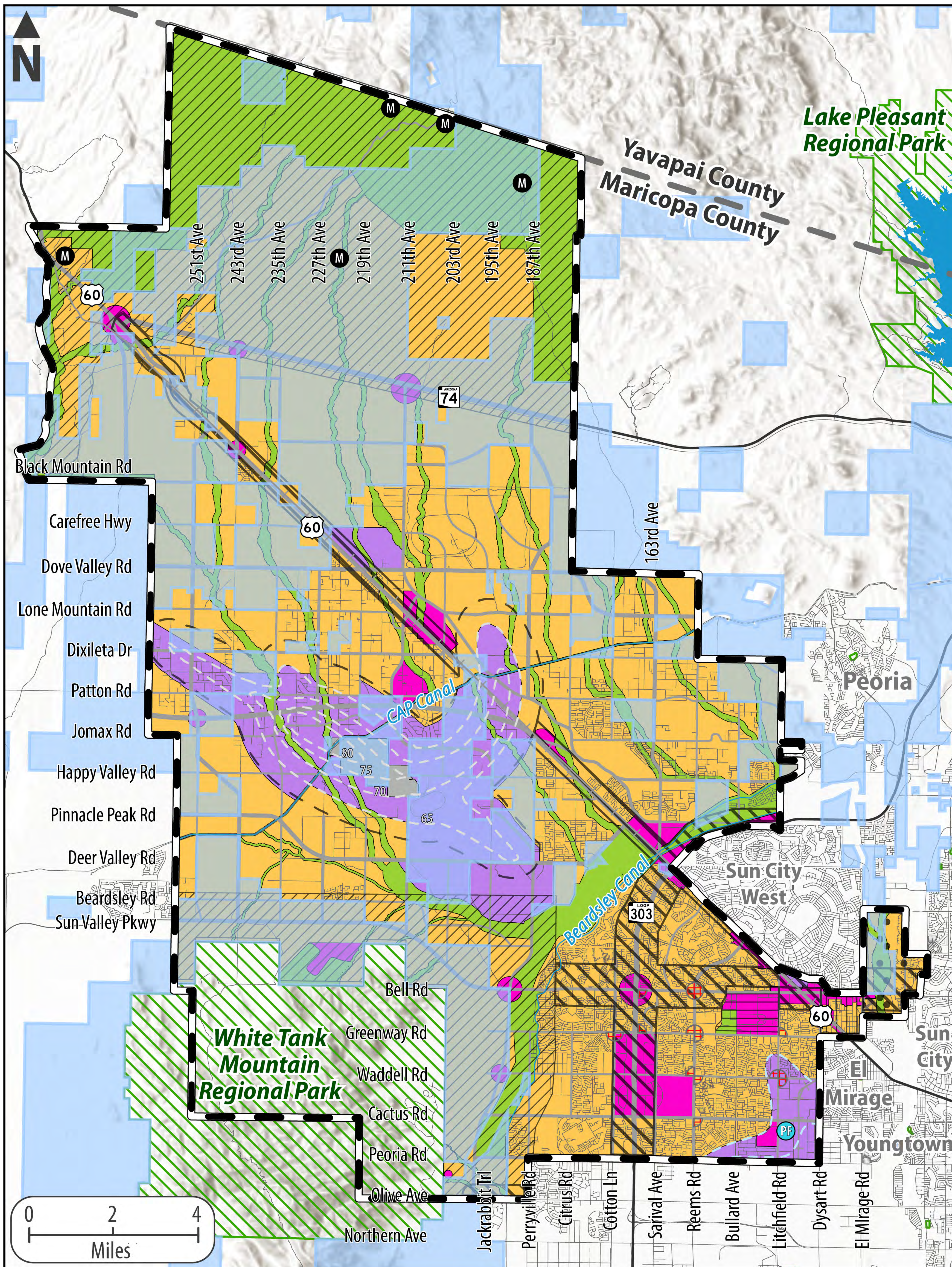
SURPRISE GENERAL PLAN UPDATE

2035 Land Use Plan



Based on the community feedback shared on the “What We’ve Heard Board”, please review the existing 2035 Land Use Plan and follow the directions below to identify any changes you would like to see.

Use a sticky note to leave a comment on areas you would like to see changed or better addressed.



Legend

Character Area

- Neighborhood
Rural, Suburban, Urban
- Commercial & Office
Mixed Use-Residential, Mixed Use-Commercial, Commercial Office, Regional Commercial
- Employment
Business Parks, Industrial
- Open Space

Sub Area

- Surprise Planning Area
- Luke Compatibility District
- Scenic Lands Development
- Surprise Center District
- Surprise Heritage District
- Transit Oriented Development District
- Aggregate Resource Area

- State Trust Land
- County Boundary
- Regional County Park
- Military
- Aux 1 Noise Contours
- Luke AFB DNL
- Existing Community Commercial
- Public Facility
- Mining
- Freeway
- Parkway
- Major Arterial
- Minor Arterial
- Rail Line
- Canal

Source:
City of Surprise

SURPRISE GENERAL PLAN UPDATE

2035 Land Use Sub Areas



The 2035 General Plan Land Use Plan contains six Sub Areas. These categories inform zoning which then guides development in the City. Review the existing Sub Areas described below and use a sticky note to indicate what conditions to “Promote” or “Discourage”. Further, based on community feedback collected to date, residents have also expressed a desire to give further consideration to existing rural residential development and development encroachment. Please also review the Rural Residential Overlay information and share your input by placing a sticky note in the space below or drawing and/or writing on the map handout provided.

Sub Areas	Conditions to Promote	Conditions to Discourage
<p>Luke Compatibility District: The Luke Compatibility District (LCD) is an area intended to support the use of Luke Air Force Base and Auxiliary Field #1 while also allowing for community growth and development. It will be the largest concentration of employment-related job opportunities at the buildout in Surprise, but it also includes some residential and rural areas. The LCD includes properties affected by higher noise levels and a buffer zone around it.</p>		
<p>Scenic Lands Development: The Scenic Lands Development Sub Area is a 68,000-acre area of unique and scenic natural beauty located north of Carefree Highway, the Hassayampa River and White Tank Mountains Regional Park. The future planning guidance for the area aims to integrate development with the topography while protecting the natural environment and preserving public access.</p>		
<p>Surprise Center District: The Surprise Center District is a 2.5 square mile area that includes various recreational facilities, government buildings, and a master-planned community with a mix of commercial and residential developments. It serves as an economically sustainable and robust downtown destination with attractions such as the City of Surprise Recreation Campus, Surprise Stadium, Tennis Complex, Community Park, Aquatic Center and Northwest Regional Library.</p>		
<p>Surprise Heritage District: The City of Surprise is creating a Heritage District to preserve and protect the historical and cultural qualities of the area. The Heritage District is one square mile from the Surprise Original Town Site (OTS). The OTS is the historic center of Surprise. It has a diverse range of land uses, including original historic residences, modern shops, restaurants, offices, community facilities, industrial services, multi-family uses, and railroad rights-of-way.</p>		
<p>Transit Oriented Development District: The Transit Oriented Development (TOD) area is designated for roadways and surrounding areas with high-capacity transportation connections to and from Surprise, including US 60, SR 74, Loop 303, Sun Valley Parkway, and Bell Road. The goal is to develop plans that recognize the connection between land uses and transit operations, increase residential and non-residential density near transit stops, and ensure efficient mobility near transit stops.</p>		
<p>Aggregate Resource Area: The Land Use Element and Map identifies known sources of aggregates and policies to preserve them and avoid incompatible land uses. There are five known aggregate resource areas in the Surprise Municipal Planning Area and one Aggregate District with known or potential extractable resources. These areas are mainly located north of SR 74 and on BLM managed lands or Arizona State Land.</p>		

Rural Residential Overlay

As part of our first round of community outreach efforts, much of the feedback received reflected a desire to preserve rural residential areas and protect them from the encroachment of development. As part of this General Plan Update, the City would like to explore the creation of a new Rural Residential Overlay. This new overlay is desired to give Surprise the ability to further guide future development and provide residents with the quality of life they desire. Considerations could be given to applying maximum density conditions, enhanced buffer or setback requirements, increased landscaping, height limitations, and/or viewshed preservation. **What would you like to see included in this new Rural Residential Overlay? Add your input to a sticky note and place it in the space below, you may also utilize the map handouts to identify areas you believe this new overlay should apply to.**

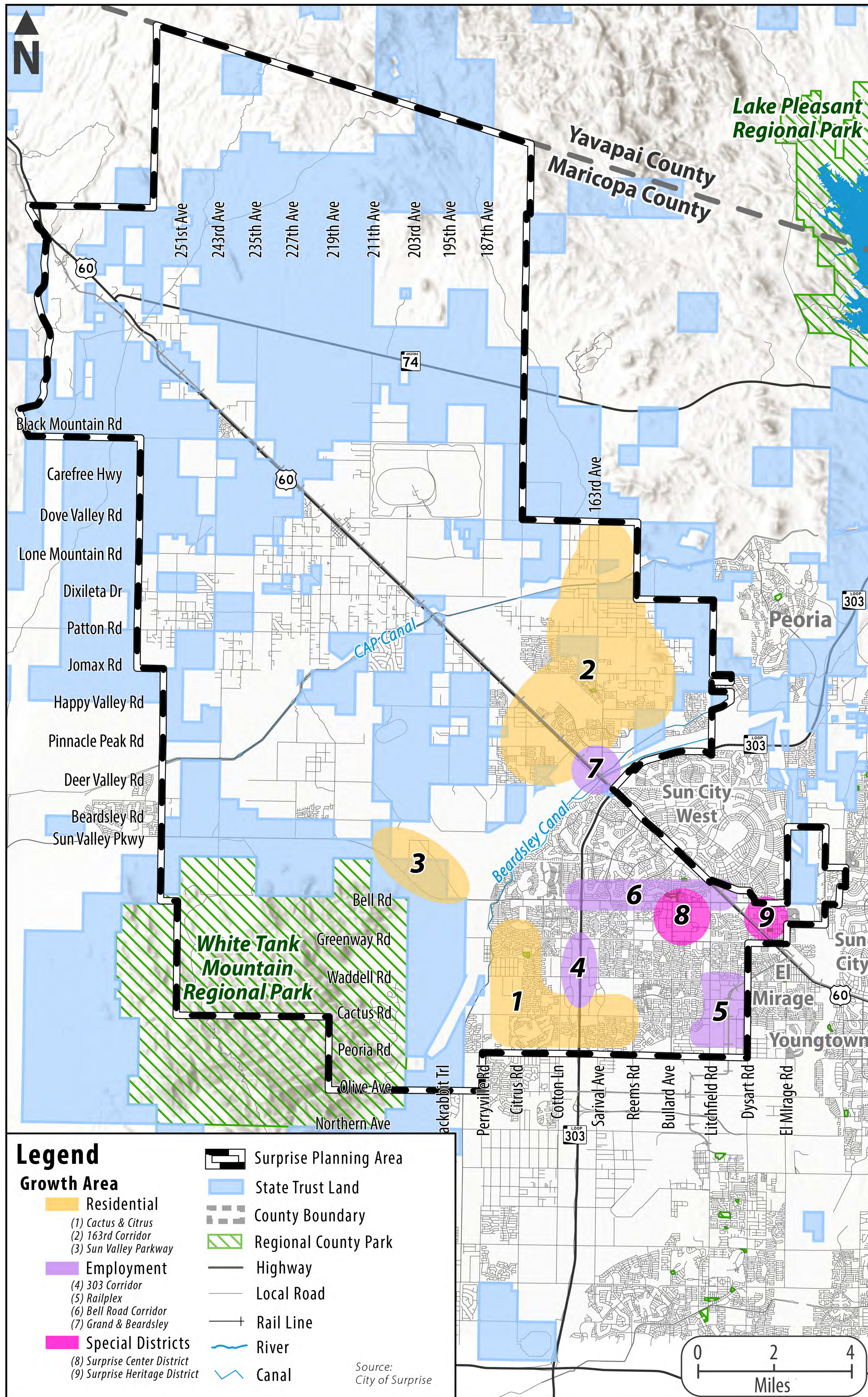
SURPRISE GENERAL PLAN UPDATE

2035 Growth Areas



Based on the community feedback shared on the “What We’ve Heard Board”, please review the existing 2035 Growth Areas and follow the directions below to identify any changes you would like to see.

Use a sticky note to leave a comment on areas you would like to see changed or better addressed.



SURPRISE GENERAL PLAN UPDATE

City Center Master Plan



In response to feedback heard in Community Workshop Round #1, below is information on the City Center Conceptual Master Plan, current construction and next steps in the development process. This area is centered around retail, employment, and mid-to high- density residential. Housing here is anticipated to provide residences for students, workforce, and first time homebuyer opportunities. The conceptual design supports walkability, entertainment, and restaurants, along with supporting open space areas.

Conceptual Master Plan



CITY CENTER HIGHLIGHTS

- 300+ Acres of Available Land
- 250 Acre Recreation Campus
- Northwest Regional Library
- Tennis & Racquet Complex
- Pickleball Courts
- Surprise Stadium
- Community Park
- Fishing Lake
- Dog Park
- Walkable/Bikeable Campus

ELM STREET RETAIL CORRIDOR

- Restaurants
- Retail
- Commercial Service Providers
- Healthcare Services

BULLARD AVENUE ENTERTAINMENT & RETAIL DISTRICT

- Hotels
- Urban, walkable amenities
- Destination Corner

OTTAWA UNIVERSITY

- New Residential Campus
- Open Campus Design
- Integration w/Civic Amenities
- O'Dell Athletic Center
- Student Union & Housing
- New Five-Story Residence Hall (Coming Fall 2023)
- 20 Acres Expansion Land



CURRENTLY UNDER CONSTRUCTION

- Wood Partners, 3-story walkup, 320 units - Litchfield north of Statler
- Ridgehouse – 3 and 4-story urban project, 240 units, Greenway Road east of Bullard
- Family Development – 114 Townhome units for rent

Current Focus Area

Next Steps

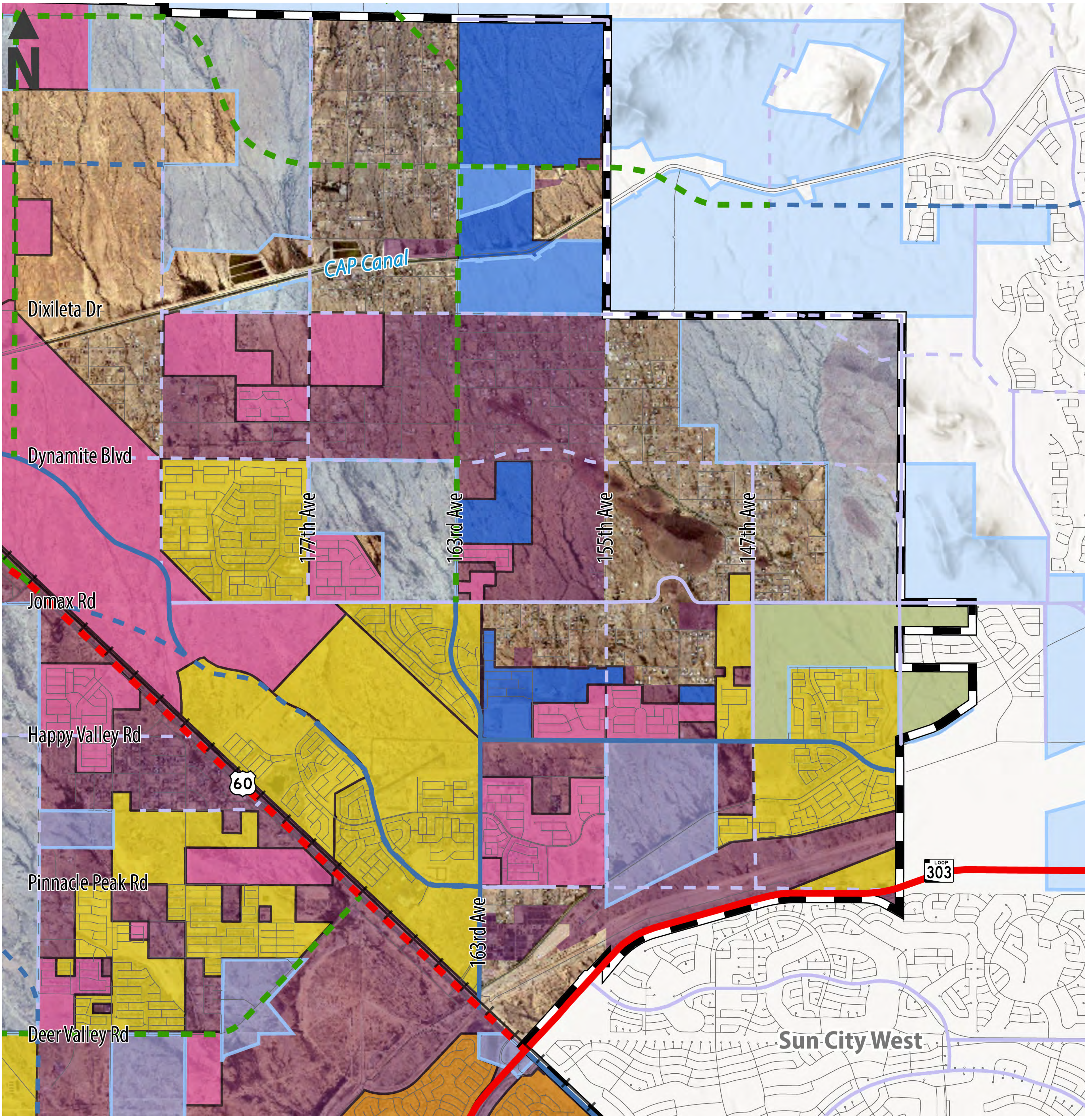
- Leon – 142nd Street and Elm, 4-story urban, 320 units
- Finalizing Phase I Plan for SimonCRE Retail
 - Leases
 - Financing
 - Site Plan
 - Construction
- Bullard Avenue Multi-Family

SURPRISE GENERAL PLAN UPDATE

Development Status



In response to feedback heard in Community Workshop Round #1, below is information on the status of development projects and proposed roadway classifications in the 163rd Avenue and Happy Valley Road area.



Legend

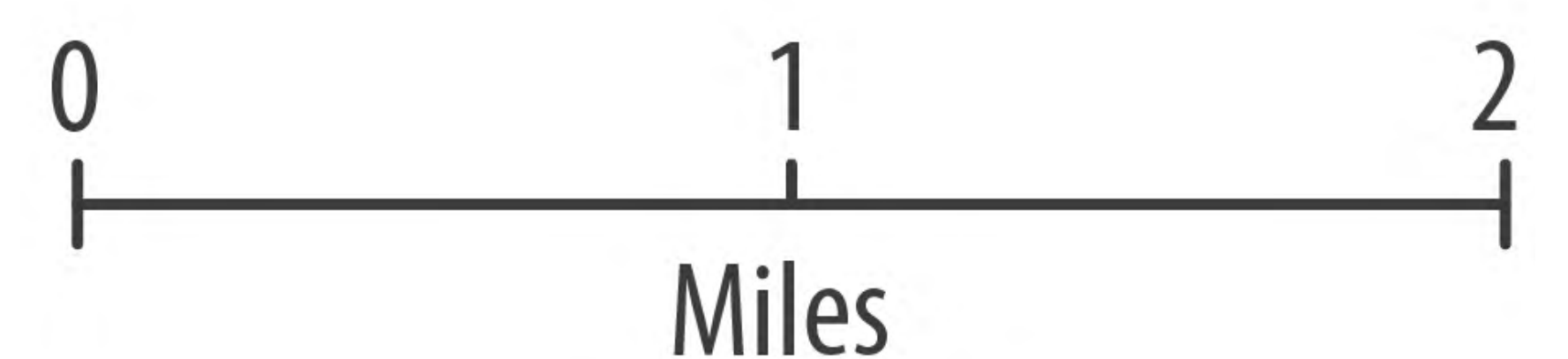
- Surprise City Limits
- Surprise Planning Area
- State Trust Land
- Rail Line

Functional Classification (Existing = Solid, Ultimate Design = Dashed)

- Freeway
- Parkway
- Major Arterial
- Minor Arterial

Status of Developments within City of Surprise Limits

- Built-Out
- Under Construction
- Entitled
- Proposed



Source:
City of Surprise, ASLD

SURPRISE GENERAL PLAN UPDATE

2035 Circulation Plan



Based on the community feedback shared on the “What We’ve Heard Board” and land use conditions presented on the various “Land Use Boards”, please review the existing 2035 Circulation Plan and follow the directions below to identify any changes you would like to see.

Use a sticky note to leave a comment on roadways or corridors you would like to see changed or better addressed.

