



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE CITY PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD AT THIS MEETING.

**CITY OF BUCKEYE
COUNCIL WORKSHOP
MARCH 19, 2024
AGENDA**

**City Hall - 1st Floor / Executive Conference Room
530 East Monroe Avenue
Buckeye, AZ 85326
3:30 p.m.**

The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

1. Call to Order/Roll Call

2. Workshop Items

- 2.A** Presentation and discussion by City staff and consultant Matrix Design Group, to seek the Council's feedback regarding the Buckeye Gateway Specific Area Plan (GSAP), a planning document that will facilitate the creation of a dynamic and world-class live, work and play environment along Verrado Way, south of I-10, in one of the City's core growth areas. (Approximate time: 1 hour)

Summary: The City and its consultant, Matrix Design Studio, have begun work on the GSAP, a planning document intended to facilitate the creation of a dynamic and world-class live, work and play environment along Verrado Way, south of I-10, in one of the City's core growth areas. The intent of this initial Council workshop is to: (1) provide the Council with an overview of the project's scope, schedule, intent, and goals; (2) outline the stakeholder and public engagement process; (3) conduct interactive exercises designed to increase staff's understanding of Council's vision for the future of the Gateway Activity Center area. No action is required.

Staff Liaison: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 349-6214

- 2.B** Presentation and discussion to update Council on the efforts of the Water Resources Department to improve the City's water portfolio. (Approximate time: 1 hour)

Summary: Part three of the Water Resources Department's series of "Water Resources" presentations to Council. This presentation will include updates on current initiatives and major projects, status on the City's Designation of Assured Water Supply (DAWS) efforts and discuss development and water usage during the moratorium on Certificates of Assured Water Supply (CAWS).

Staff Liaison: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102

3. Adjournment.

**CITY OF BUCKEYE
Council Workshop Agenda
COUNCIL ACTION REPORT**

MEETING DATE: 03/19/24	AGENDA ITEM: 2.A. DS - Buckeye Gateway Specific Area Plan - Project Introduction and Visioning
DATE PREPARED: 03/14/24	DISTRICT NO.: District No. 5
STAFF LIAISON: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Workshop Item

TIME NEEDED: 1 hour

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Presentation and discussion by City staff and consultant Matrix Design Group, to seek the Council's feedback regarding the Buckeye Gateway Specific Area Plan (GSAP), a planning document that will facilitate the creation of a dynamic and world-class live, work and play environment along Verrado Way, south of I-10, in one of the City's core growth areas. (Approximate time: 1 hour)

SUMMARY

PROJECT DESCRIPTION:

The Development Services Department, alongside consultant Matrix Design Group, has recently kicked off a new long-range planning project, the GSAP, which will facilitate the creation of a dynamic and world-class live, work and play environment in and around one of the City's core growth areas, the Gateway Activity Center, an over 2000-acre area bounded by I-10 to the north, Yuma Road to the south, Dean Road to the west, and Tuthill Road to the east. One of six unique activity centers identified in the City's General Plan, the Gateway Activity Center is envisioned as a vibrant mixed-use destination serving the West Valley and will be comprised of residential and nonresidential uses such as research and development, retail and services, healthcare, employment, education and entertainment. The completion of the GSAP document will establish a vision for the Gateway area and provide a road map for future investments.

A comprehensive and inclusive approach will be utilized to ensure that the voices of residents, business owners, property owners and other area stakeholders will be heard. Through a variety of outreach methods – including, but not limited to, public meetings, online questionnaires and stakeholder interviews – the community will actively participate in identifying issues, opportunities and values related to land use, economic development, transportation connectivity, character planning, streetscape design and other aesthetic considerations. This collaborative effort, validated by economic analysis, will ensure that the plan truly represents the collective aspirations and priorities of the Buckeye community, providing a comprehensive framework for future decision-making processes.

The intent of this initial Council workshop is to: (1) provide the Council with an overview of the project's scope, schedule, intent, and goals; (2) outline the stakeholder and public engagement process; (3) conduct interactive exercises designed to increase staff's understanding of Council's vision for the future of the Gateway Activity Center area. No action is required.

BENEFITS:

The GSAP will provide realistic strategies for implementation that will shape the future of the Gateway

Activity Center as a dynamic and world-class live, work and play environment along Verrado Way south of I-10.

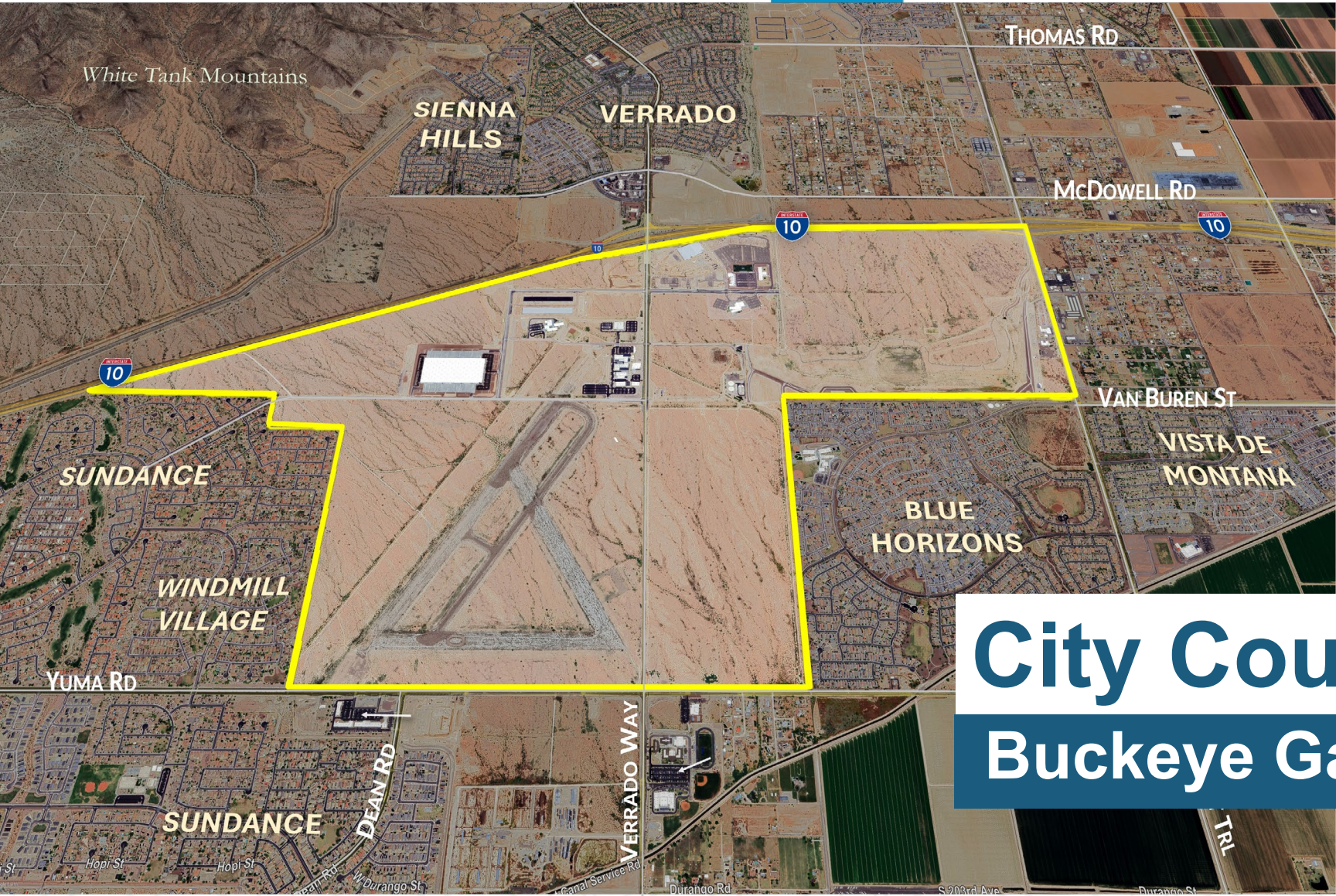
FUTURE ACTION:

It is anticipated that the GSAP will return to the Council for a second workshop in Summer 2024 and again, for consideration of approval, in late 2024/early 2025. Dates for those future meetings have not yet been determined.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[BGAP_CityCouncil_Visioning Pres. 2024 03 12b LCC.pdf](#)



City Council

Buckeye Gateway Area Plan

March 19, 2024

Meeting Agenda

1. Introductions
2. Project Overview
3. Visioning & Strength, Weakness, Opportunity, and Threats (SWOT) Results
4. Next Steps
5. Questions

City of Buckeye Project Team

- **Ken Galica** **Principal Planner**
 - **Sean Banda** **Senior Planner**
 - **Mandy Woods** **Senior Planner**
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- **Buckeye Residents, Property & Business Owners, and Urban Placemakers**
- **Technical Steering Committee**
- **Planning and Zoning Commission**
- **City Council**

Matrix Project Team

- | | |
|-------------------------|------------------------|
| ■ Celeste Werner, FAICP | Project Director |
| ■ Mike James, AICP | Planning Director |
| ■ Ed Boik, AICP | Project Manager |
| ■ Robert Mansolillo | Deputy Project Manager |
| ■ Heather Garbarino | Lead Planner |
| ■ Laney Corey | Planner |
-
- | | |
|--|--------------------------|
| ■ Jon Carlson, Espiritu Loci | Urban Design/Placemaking |
| ■ Matt Schwalb, ABLE Operations | Economic Analysis |

Project Overview

What is an Area Plan?

- **Implementation Tool**

- Connects the policies in the General Plan and active development proposals.

- **Character and Visioning**

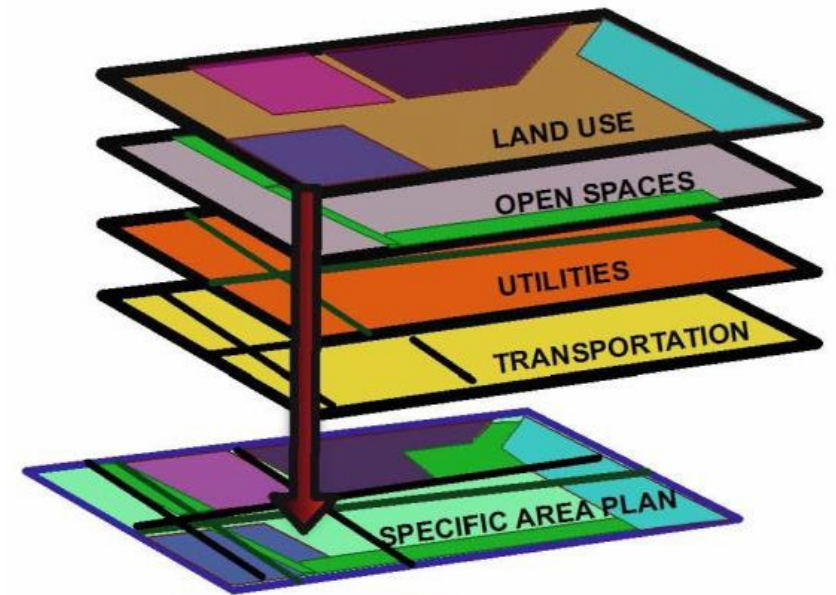
- Establishes design guidelines specific to the subject area.

- **Expands the General Plan Elements**

- Land Use, Circulation, Economic Development

- **Regulatory Tool**

- Land use, Design, Streetscapes, Typical Sections, Sidewalks



Draft Project Vision

*Buckeye Gateway is a **dynamic** and **pedestrian-friendly** center,
that **enriches** the local economy,
provides **diverse** and **superior** housing choices,
and offers entertainment and recreational activities,
making it the **top choice for living, working, and enjoyment**
in Arizona and across the country*

Project Goals

- **Develop a plan for a destination-oriented mixed-use cultural, employment, education, recreation, and entertainment hub.**
- **Capitalize on existing assets, including West-MEC, Palo Verde, and burgeoning economic development**
- **Foster multi-modal environment and improve internal and external multi-modal community connectivity.**

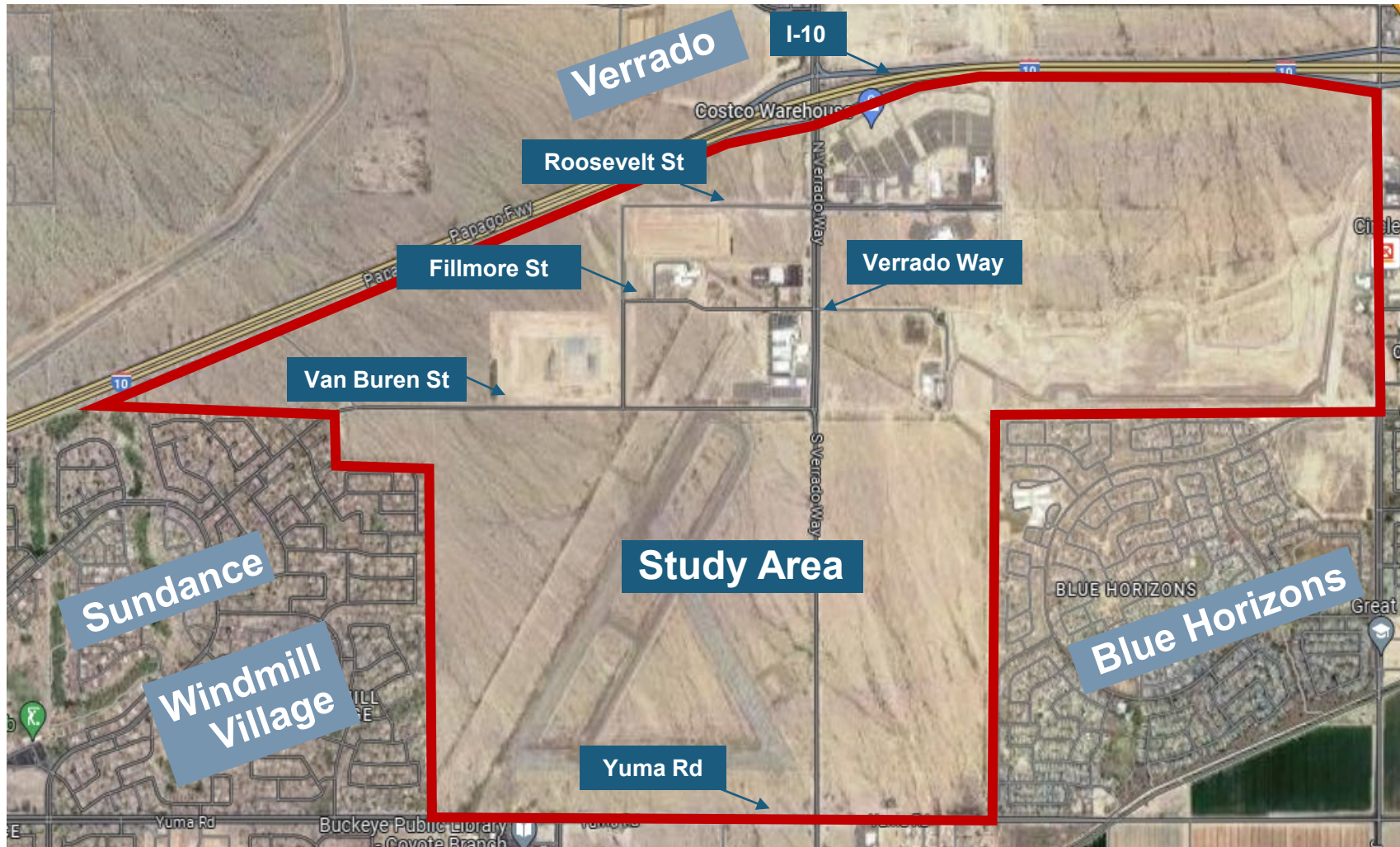
Draft Project Branding

Buckeye Gateway Area Plan – “The Landing”



Matrix¹³

“The Landing” - Project Boundaries

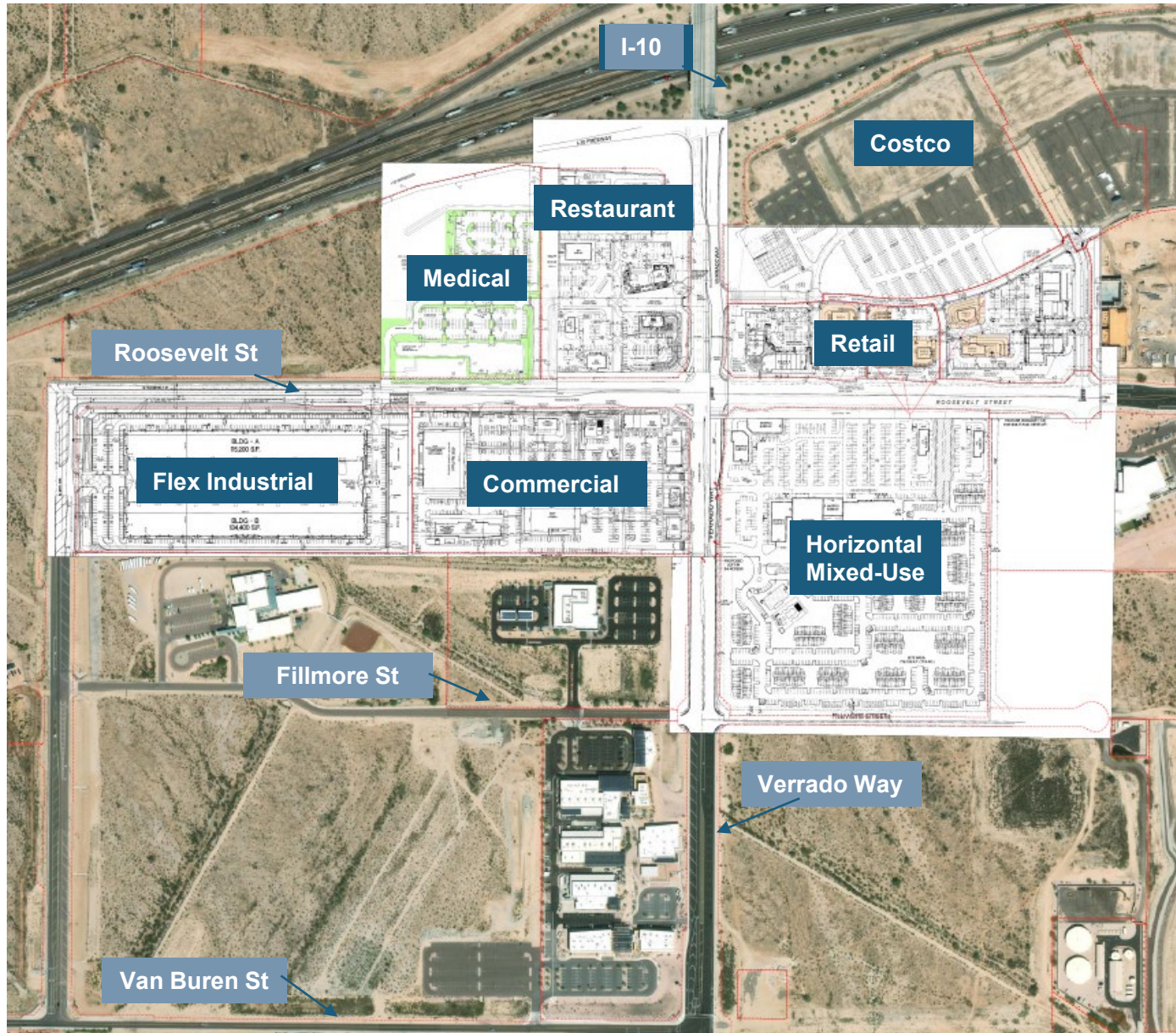


~2,000 Acres

BUCKEYE, AZ

Matrix

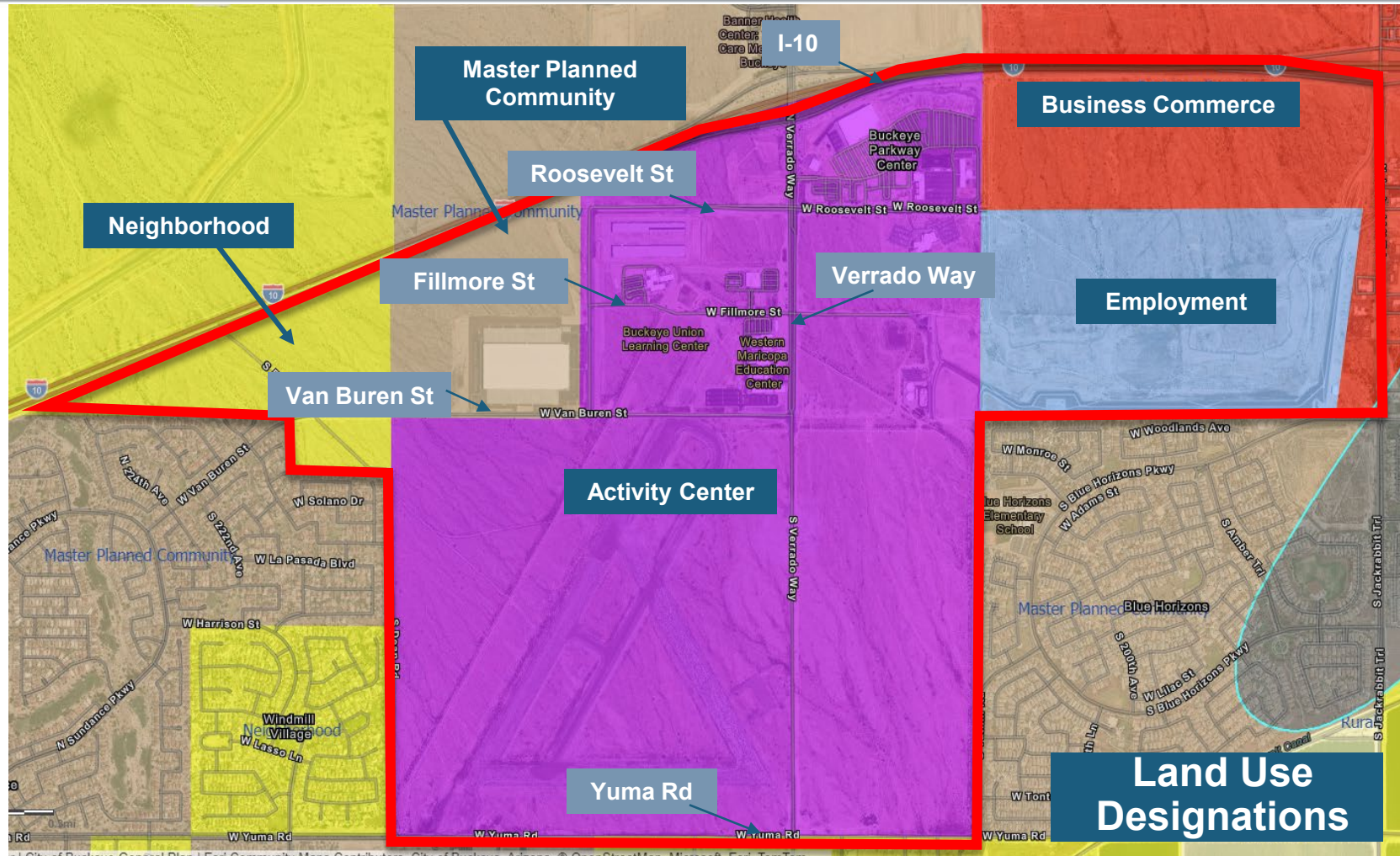
Approved Entitlements



Development Patterns

- Suburban focused development (big box)
- Limited interaction within developments
- Excessive parking
- Little design coordination

Future Land Use Map



The Landing vs. Downtown Buckeye

The Landing

- Regional mixed-uses, including business incubation, innovation, education, tourism, recreation, and entertainment hub
- "Front Door of Buckeye" focused on outside corporate investment
- Moderate urban environment and experience not found in the West Valley

Downtown

- The cultural and heritage center of Buckeye
- Focused on small locally owned businesses
- Smaller scale aimed at surrounding neighborhoods and Buckeye residents
- More artisan and eclectic

Community Engagement

Engagement Methods

- Steering Committee
- Stakeholder Interviews
- Community Meetings (2)
- Informational Brochures
- Project Website & Questionnaires
- Planning & Zoning Commission and City Council Workshops



Community Workshop #1



Community-Led Design

- **Intro Presentation**
- **Interactive Activities**
 - Vision, Goals, SWOT
- **Design Charette**
 - Placemaking

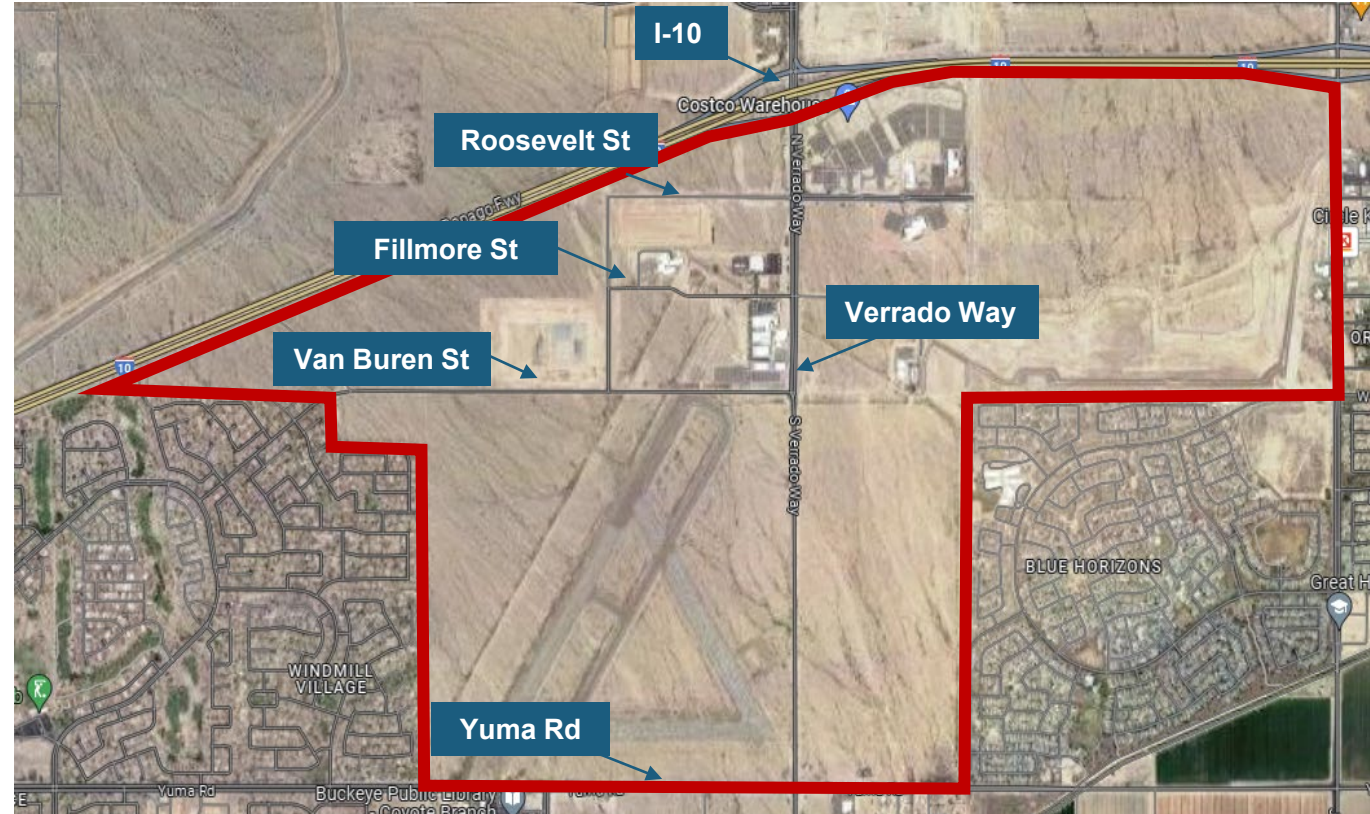
Activities will also be available virtually on the project website after the meeting

Steering Committee and P&Z SWOT Results

SWOT Results

Strengths

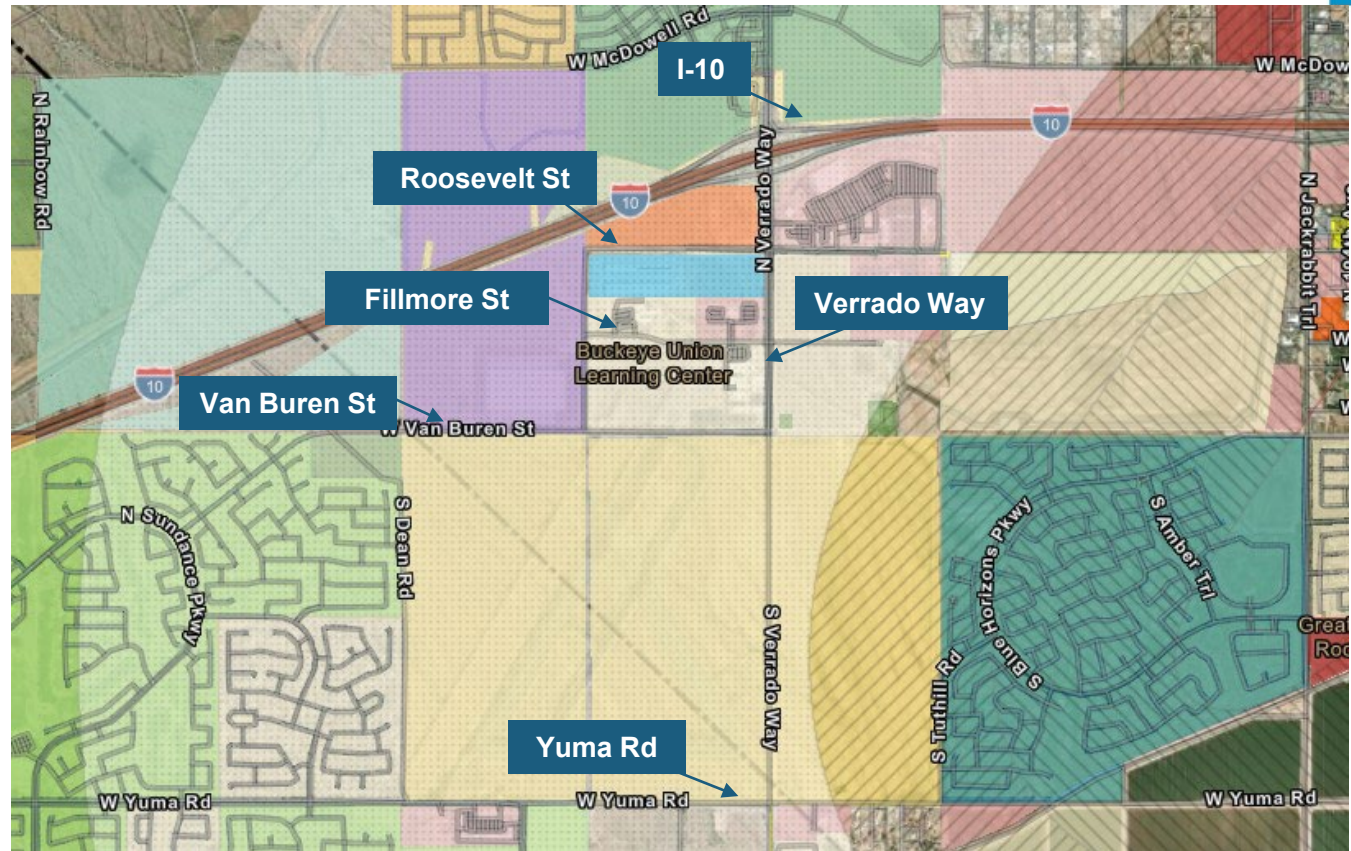
- Large, mostly vacant land, large landowner
- Front door to Buckeye
- Great access to West Valley and Buckeye



SWOT Results

Weaknesses

- Concerns about adequate utilities
- Impacted by off-site flows
- Lack of connectivity to existing subdivisions
- Existing, pre-entitled sites not reflective of vision



SWOT Results

Opportunities

- Focus areas for unique development
- Utilize existing natural and economic assets
- Recreational opportunities



SWOT Results

Threats

- Aviation-noise related development restrictions
- Capacity at Verrado interchange
- Competing activity centers



Plan Methodology and Format

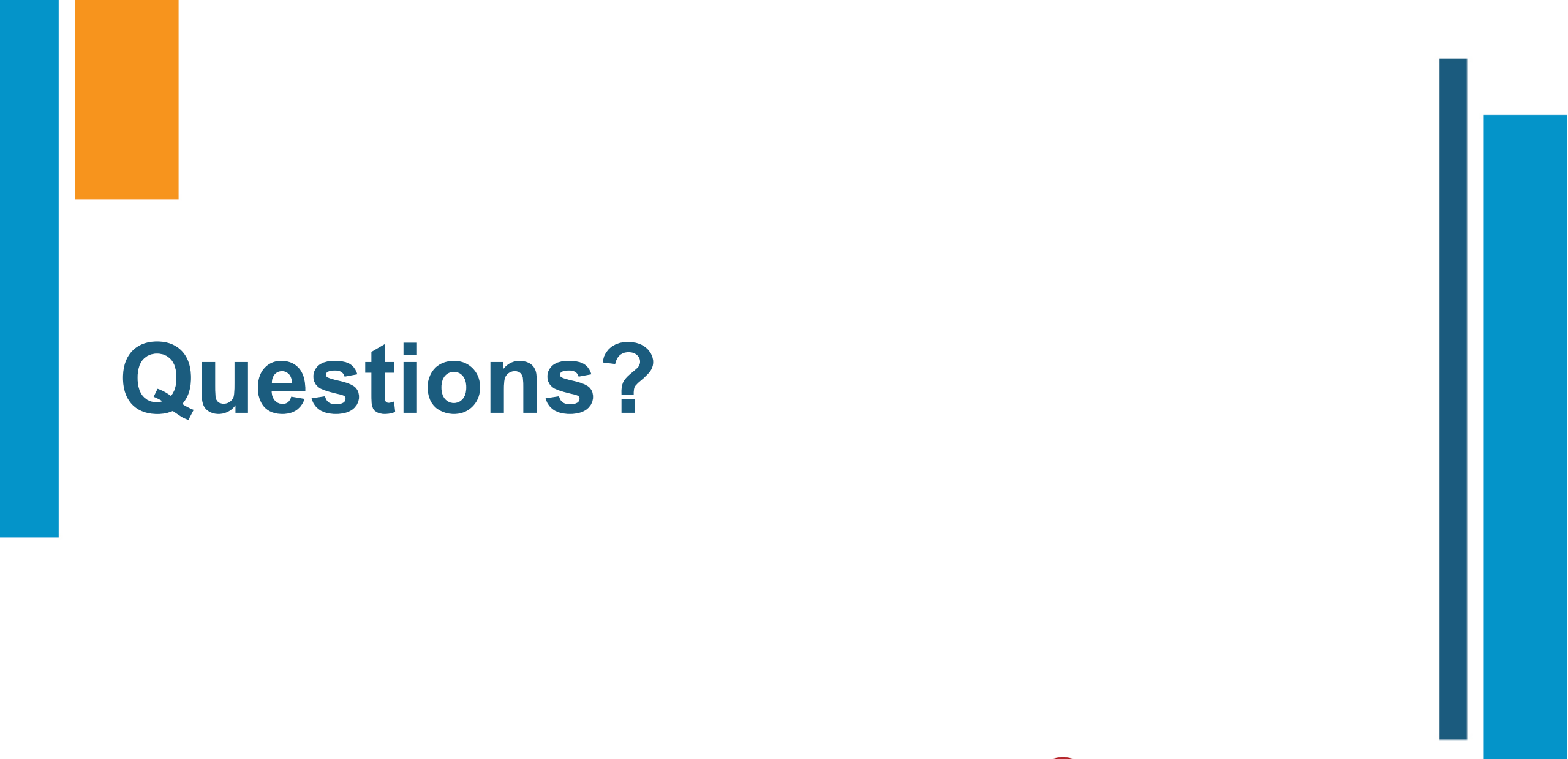
Plan Methodology and Format

- **VISUALLY-ORIENTED**
 - Illustration, graphic, rendering, and image heavy
 - Actionable
- **Data-Supported Implementation Tasks**
- **Alternative Analysis / Indicators with ArcUrban**
- **Land Use Market Analysis**
- **Land Use and Urban Design Recommendations**



Next Steps

- **Community Meeting #1 (Visioning Charrette)**
 - April 11th at Summit Church, 5:30



Questions?

Technical Steering Committee SWOT Results

Strengths

1. Large mostly vacant land, large land owner
2. Front door to Buckeye
3. Great access to West Valley and Buckeye

Weaknesses

1. Concerns about adequate utilities
2. Impacted by off-site flows
3. Lack of connectivity to existing subdivisions

SWOT Results

Opportunity

1. Focus areas for unique development
2. Recreational opportunities
3. Utilize existing natural and economic assets

Threats

1. Aviation-noise related development restrictions
2. Capacity at Verrado interchange
3. Competing activity centers

**CITY OF BUCKEYE
Council Workshop Agenda
COUNCIL ACTION REPORT**

MEETING DATE: 03/19/24	AGENDA ITEM: 2.B. WR- Buckeye's Water Resources Update: Part Three
DATE PREPARED: 03/14/24	DISTRICT NO.:
STAFF LIAISON: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102	
DEPARTMENT: Water Resources	AGENDA ITEM TYPE: Workshop Item

TIME NEEDED: One Hour

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Presentation and discussion to update Council on the efforts of the Water Resources Department to improve the City's water portfolio. (Approximate time: 1 hour)

SUMMARY

PROJECT DESCRIPTION:

Part three of the Water Resources Department's series of "Water Resources" presentations to Council. This presentation will include updates on current initiatives and major projects; status on city's Designation of Assured Water Supply (DAWS) efforts; discuss development and water usage during the moratorium on Certificates of Assured Water Supply (CAWS).

BENEFITS:

Providing transparency and clarity between the Council and City staff regarding management of the City's water supply.

FUTURE ACTION:

N/A

CURRENT FISCAL YEAR TOTAL COST:

N/A

BUDGETED:

No

FISCAL YEAR:

N/A

FUND/DEPARTMENT:

N/A

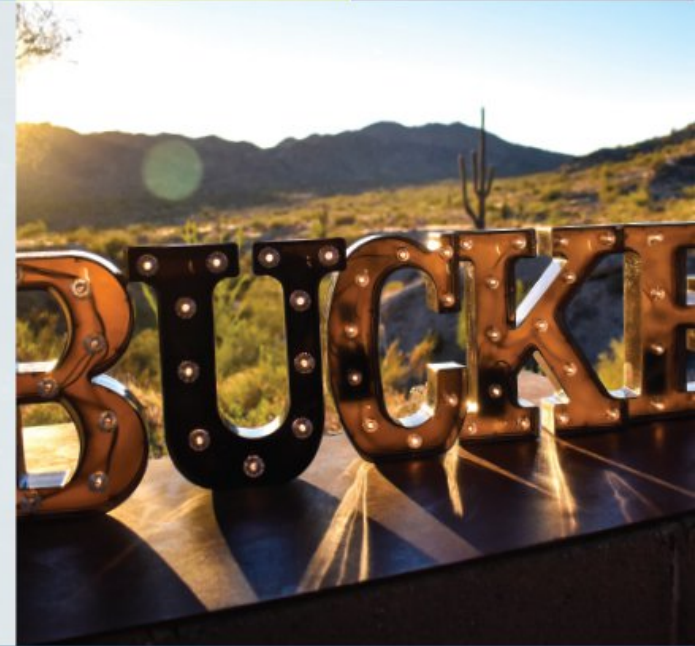
Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[20240319 WRD Updated 3.13 Part Three.pptx](#)

City of Buckeye Water Resources Department

Terry Lowe, Water Resources Director
March 19, 2024
Council Workshop Session



Topics for Discussion

- Department Updates
 - Department Highlights
 - Water Portfolio Initiatives
 - Citywide Water Management Policies
- Recap on Status of Water
- Current Status for Buckeye
- Discussion of Land Development & Water Usage
- Questions/Open Discussion





Business

Department Highlights

FOCUS	EFFORT
Supporting Growth's Cost to Entry	Utilizing Better Quality Groundwater First
Forecasting the Future	Integrated Water Master Plan (IWMP): Volume I Water Resources - Complete
Streamline Operations	- Achieved APWA Certification - Emergency Operations Plan Completed - Asset Management Program 
Capital Improvement Program (including asset management projects)	- Farallon Water Campus  16 other active CIP Projects - APS Brine Project – looking to the future 
Strengthening Department Culture	- Branding Initiative : Strategic Plan, Mission Vision - Employee Survey: Launched “The Pipeline” to enhance communication

Water Portfolio Initiatives

INITIATIVES	UPDATE
Water Portfolio Enhancements	- Awarded Grant for Enhanced Turf Rebate Program - Citywide Water Management Policies nearly complete
Designation of Assured Water Supply (DAWS/ADAWS)	Pre-application Activities Complete
Water Portfolio focused Acquisitions	- Harquahala INA Allocation Acquisition  - Purchased 2500 AF of Extinguishment Credits in 2023; More in 2024 - Water behind Bartlett Dam  - Continued evaluation of other supplies of water from various sources
Local/Regional Partnerships	Supported Bills proposed by BID and Queen Creek

Citywide Water Management Policies

1. Water Acquisition & Funding Policy
2. Use of Reclaimed Water Policy
3. Water Conservation Plan Update
4. Economic Development and Water Management Policy
 - Provides formula for evaluating prospects
 - Potential Annual Business Water Conservation Award
 - Encourages Business Water Conservation Continuous Improvement



Recap: Status of Water in Arizona

- Jan. 2023 Hassayampa River Model Released
- June 2023:
 - Phoenix AMA GW Model Released
 - Governor's Water Policy Committee (GWPC) Formed (Buckeye was not asked to be part of the committee)
- How is Buckeye Affected?
- Nov. '24 GWPC supports Alternative Designation of Assured Water Supply (ADAWS) as pathway to Designation for the Non-Designated
- Nov. '24 Rule making process to commence with June 2024 target for completion
- Buckeye was invited to be part of Rule Making Stakeholder Process



Status of Water for Buckeye

- Ongoing Discussions with Governor's Staff
 - Buckeye's Supply/Demand Forecasts
 - New Rules and the Rule Making Process
- ADAWS approach will not benefit Buckeye if more water is not found
- What does this mean Buckeye?



Land Development & Water Usage Discussion

- Discussion from Oct '23 Council Retreat
- City's Water Management Role:
 - Ensure that subdivisions have received Certificates of Assured Water Supply (CAWS) prior to receiving entitlements
 - Ensure development designs and constructs infrastructure in accordance with city standards
- Commercial (non-certificated)
Development is required to construct or pay impact fees for all infrastructure



Questions?

Next Steps

- Continue Workshop Sessions to discuss and seek direction on efforts to solidify Buckeye's water future.
- Possible Council Action on Items on topics discussed tonight.

