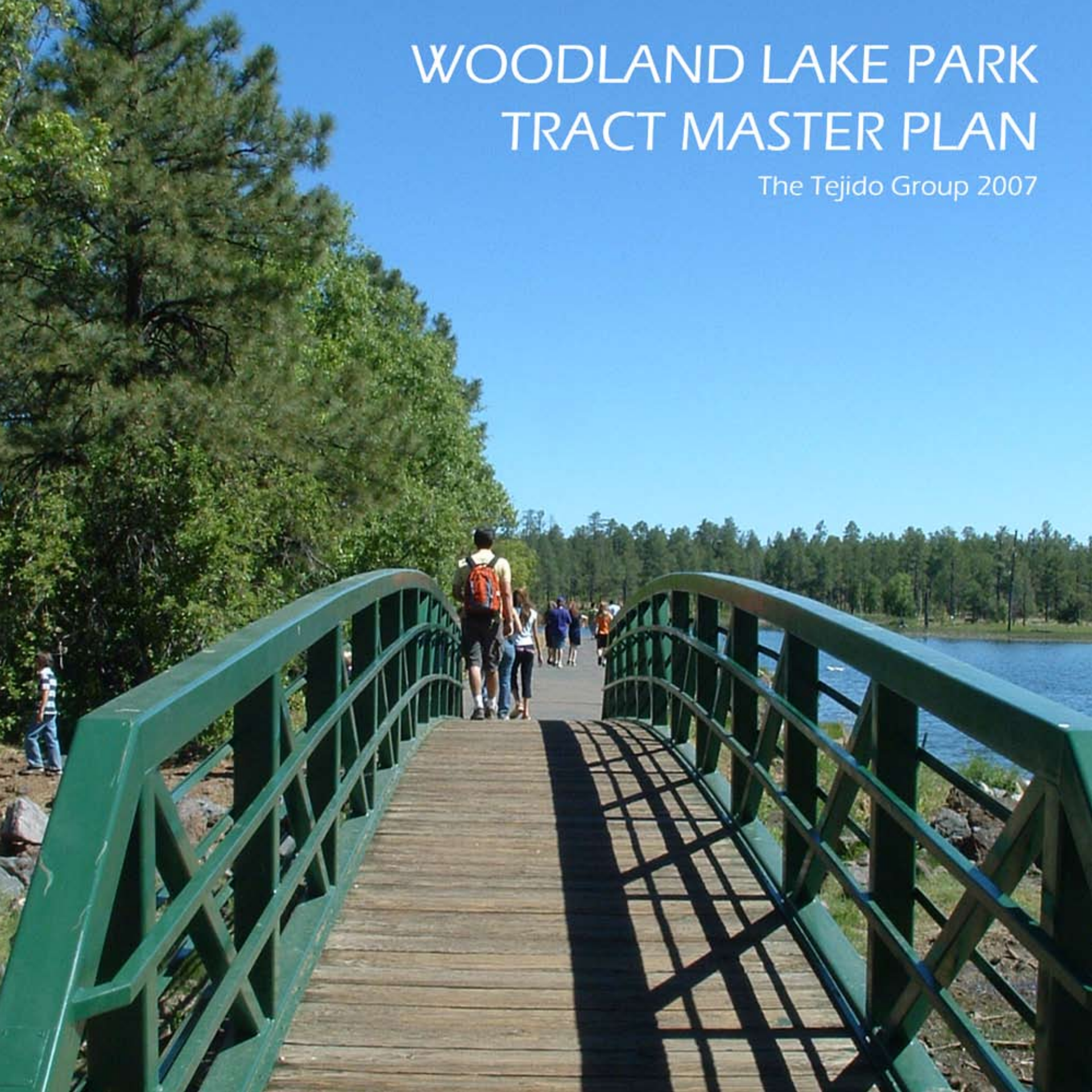


WOODLAND LAKE PARK TRACT MASTER PLAN

The Tejido Group 2007



WOODLAND LAKE PARK TRACT MASTER PLAN

THE TEJIDO GROUP
College of Architecture & Landscape Architecture

UNIVERSITY OF ARIZONA
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Dr. Mark Paul Frederickson

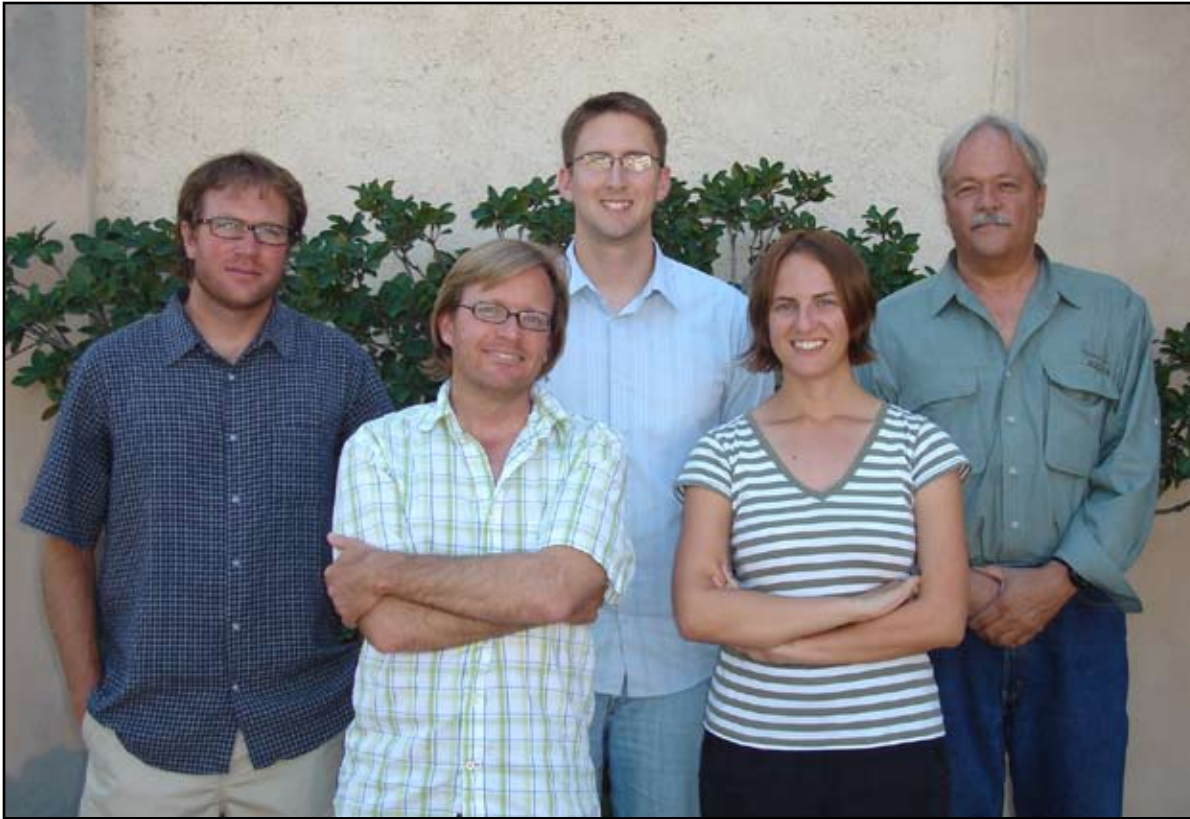
ALLISON KENNEDY
DAVID MARHEFKA
ERIC MEADOWS
CHRIS ROSE

ACKNOWLEDGEMENTS

The Tejido Group is grateful to the many members of the Pinetop-Lakeside community who assisted and contributed to this master planning process. This includes the town staff; town council; employees of the USDA Forest Service, Arizona Game and Fish, and Pinetop-Lakeside Parks and Rec.; the 20 20 Vision Committee; the Open Space Committee; the White Mountain Land Trust; and the numerous residents who provided insights and feedback regarding the park. We also want to express our appreciation to the industry professionals outside of the town of Pinetop-Lakeside who shared their expertise with us. Thanks to Blue Ridge High School for the use of the auditorium for our presentations to the community, and to those who worked behind the scenes running lights and locking up.

Thank you for your graciousness and the opportunity to participate in envisioning Pinetop-Lakeside's future.

Dr. Mark Frederickson and the Tejido Group 2007



THE TEJIDO GROUP
WOODLAND LAKE PARK TRACT
MASTER PLAN

From Left:

Eric Meadows
David Marhefka
Christopher Rose
Allison Kennedy
Dr. Mark Paul Frederickson

THE TEJIDO GROUP

Tejido is an extension of the applied research and community outreach activities of Dr. Mark Frederickson / College of Architecture and Landscape Architecture / University of Arizona. For the past sixteen years the Tejido Group has developed into an interdisciplinary and collaborative applied research program in which faculty and professionals in Landscape Architecture, Planning and Architecture work side by side with University graduate and undergraduate students in an apprenticeship-style professional / learning environment. Tejido is also an international experience and has collaborated on projects throughout the United States, the Caribbean, Mexico, and Central America. Projects include: harbor revitalization and waterfront development programs in Panama; the development of coastal planning and design guidelines for the State of Sonora, Mexico; Tourism and resort planning for the Panamanian Canal Zone and Panamanian Government; Small town revitalization master plans for several rural areas in Arizona, Sonora and Sinaloa

Mexico including Clarkdale, Jerome, Show Low and Winslow, Arizona; a resort master plan for the Cuisinart Corp. in Anguilla, British West Indies; and new-town master planning in Arizona.

Tejido selects projects in which it wishes to participate based on several criteria: 1) project uniqueness and pedagogic value in developing our students into exceptional practicing professionals; 2) client need; 3) and, the project's potential impact on society and the environment. Although Tejido has and continues to develop projects through the construction document phase, we primarily focus on the generation of conceptual alternatives for our clients. We concentrate our efforts on developing innovative concepts through the application of research initiative. Tejido believes that designers gain insight and inspiration from a variety of sources. An essential part of our design and planning processes occurs during pre-design research. During this phase, information garnered from a variety of sources is

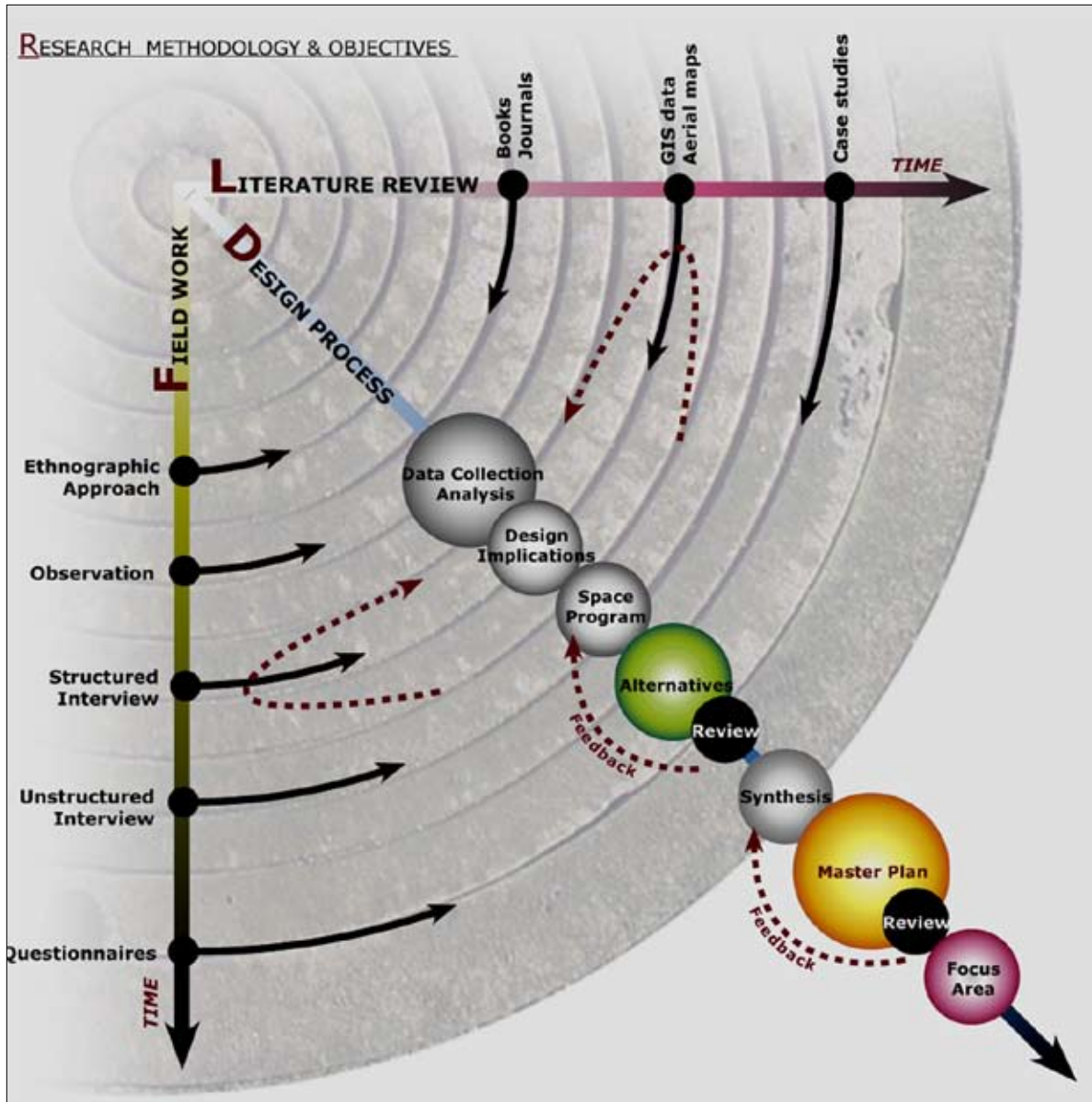
...within the collaboration of client and designer an interweaving occurs, thus the tapestry of the garden is created....

reviewed and incorporated into the design intentions of our teams of landscape architects, planners, and architects. Critical sociocultural, socio-economic, environmental, functional, and image-related issues are examined in depth through hybrid qualitative and quantitative methodologies. Our designers then distill relevant design and planning implications from the analysis of the data collected. These bits and pieces of design ideas (precepts), are then incorporated into comprehensive design and planning concepts in a form of post-factum hypothesis generation. As part of our pre-design research, we collect information regarding clients and site through structured interviews and questionnaires, video-tape protocol studies, and extensive case study analysis. We also undertake exhaustive site inventories, as well as user-group analysis of the site and surrounding context. We gather information, synthesize it, and analyze it for design implications. Both qualitative and quantitative research methods are often used to develop design implications from our data. Design issues are then presented to our clients for their consideration and editorial comments. These comments are then integrated into optimum solutions that are further developed and presented in both graphic, digital, and literary form. We consider these presentations as means of establishing a collaborative dialogue with our clients and their representatives. We understand the importance of client participation, and that formative feedback and thorough research designs are essential to distinctive design products. In our attempt to facilitate communication with our clients, we have developed one of the largest digital libraries of design and planning case studies in the Southwest. Unlike associations with traditional design and planning offices, Tejido offers our clients an opportunity to afford in-depth applied research and the subsequent generation of alternative concepts

prior to design development and construction documents. In “real-world” situations, the conceptual design process is often foreshortened when financial resources are strictly limited. As we are essentially a non-profit organization dedicated to the education of our students and the needs of our clients, we can afford to focus our efforts on pre-design research and schematic exploration with our clients in developing complex, yet tailored master planning solutions. We see our relationship with practicing professionals as one of project creation and not of direct competition. We render conceptual design and planning services that otherwise could not be afforded. Tejido assists clients in developing their ideas to the point where they are ready to seek the services of professionals in the design development and construction document phases. The master planning documents we develop become excellent tools for our clients in the solicitation of Federal, State and private funds. Clarkdale is an excellent example of this sequence of events. They used our master planning document to make presentations to Federal funding agencies, and have recently been awarded two very large grants. These funds are now being used to hire professional firms to execute the design concepts outlined in our conceptual planning document.

Dr. Mark Paul Frederickson
School of Landscape Architecture
University of Arizona

TEJIDO DESIGN PROCESS



Although our design process varies according to the nature of the project and our client's needs, we have developed a general approach to idea generation and development based on study of methods employed by exceptional firms throughout the world.

- **Data Collection & Analysis:** in the initial phases, we often begin with shared team data collection and analysis duties. We involve ourselves in

primarily three forms of data collection and analysis: (note: we encourage the generation of design and planning ideas during this initial phase in parallel with data collection and analysis tasks).

- **Case study analysis:** this portion of our process is absolutely critical to effective communication with our clients. Our case study analysis is

exhaustive and dedicated to the generation of design implications resulting from our review of other projects relevant to our own. As our clients witness the successes and failures of other relevant projects around the world they gain confidence in feasibility of their own project and in their designer. We have assembled a very large digital library of design and planning case studies, and continue to develop new ones with each project.

- **User group analysis:** In this portion of our process we use structured interviews and likert scale questionnaires to sample the opinion of our clients. The data collected is often analyzed with basic descriptive statistics, but we have also used ANOVA and multiple regression analysis to examine and develop increasingly complex design implications. We most often survey a range of user groups: youth and teens, business owners, general citizenry, the elderly, etc. We also will frequently interview individuals with specialized knowledge in an array of fields: education, planning, ecology, development, local politics, history, etc. Our structured interviews ask diverse arrays of individuals the same set of questions. It is often very useful to then compare their responses for points of commonality and divergence.
- **Contextual and site specific inventory and analysis:** during this phase of inventory and analysis we spend a great deal of time on and around the site as non-participant and participant observers. Some methods we employ approximate those of ethnographers and are qualitative in nature. While others are quite factual and employ low inference descriptor variables. We begin with a large scale contextual analysis – looking for key factors surrounding the site that may influence our design decisions within the site. This may involve detailed analysis of aerial photographs and G.I.S. data. We also photograph the entire site and surrounding urban and natural contexts – looking for existing positive design features unique to the site as well as problem areas in need of attention.

As a summary task of this phase, all participant data collection teams make detailed presentations of their findings to all other participants. In this manner information is disseminated to all participants and collective design synthesis can begin. These

presentations include extensive review of all design precepts generated during the collection and analysis phases. As mentioned, our process encourages design activity throughout data collection and analysis. One general guideline we use is that analysis of fact is incomplete without discussion of the design implications generated by the existence of said fact. These implications are discussed, developed, and faithfully recorded for future synthesis activities.

Concept Generation

This phase asks that each individual attempt to synthesize issues uncovered in our analysis into cohesive planning and design concepts. The individual concepts are reviewed in exhaustive design synthesis sessions. Focus is maintained on idea-building activities where reviewers are charged with the task of making each concept “better”. Clients are fully involved during these “creation” sessions.

The best ideas are recorded, and in subsequent group and individual charette sessions, they are synthesized into 2 or 3 optimum solutions. At this point client review is once again paramount, and alternative concepts are presented in three dimensional detail, including story board sketches, models, and computerized “walk-throughs”. We are interested in formative not summative feedback. We have found that client feedback is more lucid and fluent when they are presented with a series of easily understandable images and models rather than two-dimensional plans.

Image boards

We also use a device we call image boards to elicit response from our clients. These are a series of 20x30 boards containing images (photographs and drawings) taken from projects in our case study analysis as well as, generated by our designers. These images might discuss design options ranging from building and plant materials to spatial experiences or urban lighting options. We find that are clients feel more comfortable speaking of these actual images from other projects. Their response allows us to gain insight into their predispositions. We use their responses as jumping off points where, hopefully, we will create, combine and develop ideas on to the next level.

Concept Development

During this phase team members are asked to divide themselves into concept development teams according to their personal philosophical alignments with the alternative concepts at hand. Each of the alternatives will then receive additional attention. Prototypical focus areas located within the planning concept will be identified and developed in greater detail. Ideas from these focus areas may have application to other areas contained within the concept. At any point when idea generation seems to grow stale we might jump into more individual or group charette activities. At other times, we might revisit data collection and analysis phases to better inform our process through the collection of new information or the analysis of old data through new eyes. Internal / external reviews are exhaustive and involved during this period. It is critical that participants have mastered small group dynamics by this stage in the process. Respect and positive idea building are the tools of choice during these potentially contentious design tasks.

Products

We will usually deliver a series of web-based digital presentations and boards to our clients along with a comprehensive master planning document. Our clients are most often without financial resource, and will then use the document and boards as marketing tools in their attempts to solicit Federal, State, and private funding. We include a chapter in each document that covers marketing strategies and sources of funding relevant to our clients and the future of the project. These master planning documents are thorough and go to great length to establish positive correlation between data collected and data implemented into the design. Origins of design ideas are traced to their source and relevance to the project is explained in some depth. This can be accomplished graphically and verbally. This, in turn, helps establish credibility in our design decision process; to ourselves, to our clients, and eventually to potential investors.

Implementation Strategies

Our approach to phasing is that we usually avoid chronological approaches to phasing and focus our energy on developing situational matrices for our clients. This type of phasing is based upon occurrences in the economy, demographics, or environmental contexts of the project, i.e. interest rates, new housing starts, environmental regulations, etc. We develop discreet development packages for our clients, and we call these modules of development. Given the appropriate political and economic environment, any one of these modules can be implemented independently from the others.

Working Environment

We have been fortunate to have had the opportunity to explore and at times, develop new methods of design and presentation. We have found that above all else, the process should remain fun. This usually means full opportunity to participate and share ideas in a respectful and energetic learning environment. Collaborative design can be a miserable experience, or it can be delightful. We believe that enthusiasm for the material, the process, and the people involved in design enables us to effectively build learning environments where ideas flow freely, unimpeded by excessively harsh criticism, and where the advantages of collaboration are consistently apparent. In this context enthusiasm can become motivational, and could be described as an enabling process where teachers and students listen, question, reflect, empathize, and advise in sincere, non-manipulative manners. They look for strengths and possibilities rather than core-defects and inevitabilities.

On any given day and circumstance, what we have said here will be modified, augmented and diminished. The value of flexible thinking and teaching strategies is therefore apparent. Some of the phenomena we have been speaking of are certainly learnable if the motivation to learn them is alive within an individual. Respect, sincerity, enthusiasm, and adaptability are difficult commodities to fake, and in this sense, the personal caliber of the people involved in collaborative efforts takes precedence over their academic competence. We have found that philosophical, personal, and professional disparity becomes decipherable and even advantageous in most respectful and trusting environments. There are, of course, limitless fine-tuning moves that design

TABLE OF CONTENTS

INTRODUCTION

2

Pinetop-Lakeside Town Plan
Regional Context
Project Scope
Park History Timeline

ANALYSIS

8

Site Analysis
Professional Analysis
User Group Analysis
Acquisition Strategies
Case Studies

DESIGN

40

Non-Development Concept
Conventional Development Concepts
Non-Conventional Development Concepts
Synthesis & Recommendations

APPENDIX

70

Timeline Documents
Survey Instruments/Results
Funding Sources
New Urbanist Principles
Tax Strategies
20 20 Committee Information



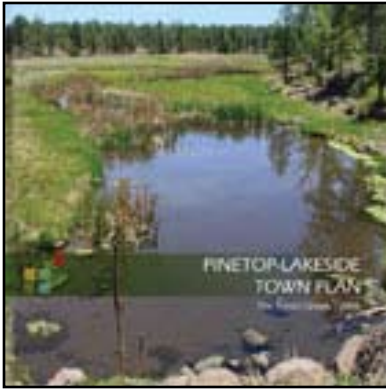
INTRODUCTION

Pinetop-Lakeside Town Plan

Regional Context

Project Scope

Park History Timeline



The Pinetop-Lakeside Town Plan completed in the summer of 2006 by Tejido Group. Available for public viewing at the Townhall, the local Public Library and in pdf format on the web at

http://architecture.arizona.edu/landscape/tejido/current_projects.htm

INTRODUCTION

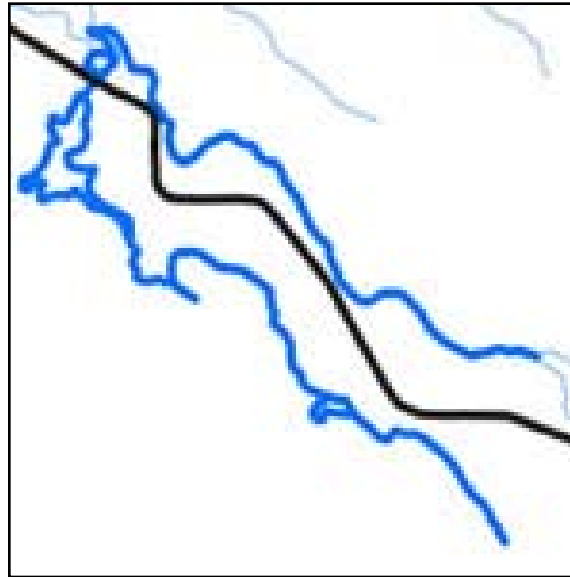
PINETOP -LAKESIDE TOWN PLAN

In August, 2006, the Tejido Group concluded work on the Master Plan for Pinetop-Lakeside. Research included an analysis of previous studies, a thorough site analysis, user group analysis, contextual analysis, and various on-site studies of open space, built form, and environmental assets.

Our primary role in the development of the town plan was to balance the conservation of open spaces (creeks, meadows, forests), strategic management of future growth, and aesthetic enhancements to existing infrastructure.

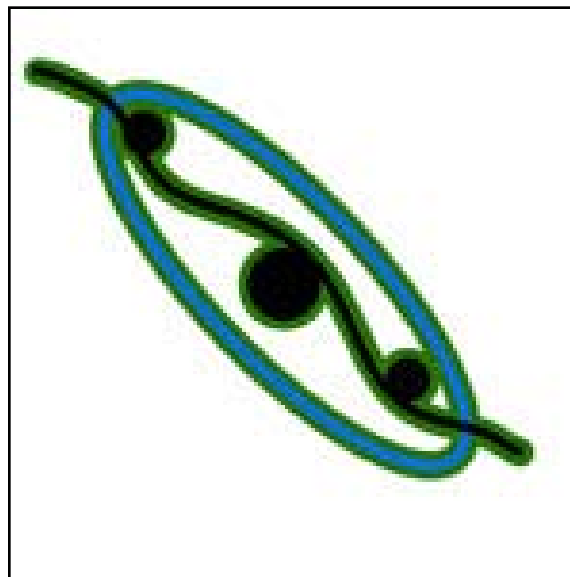
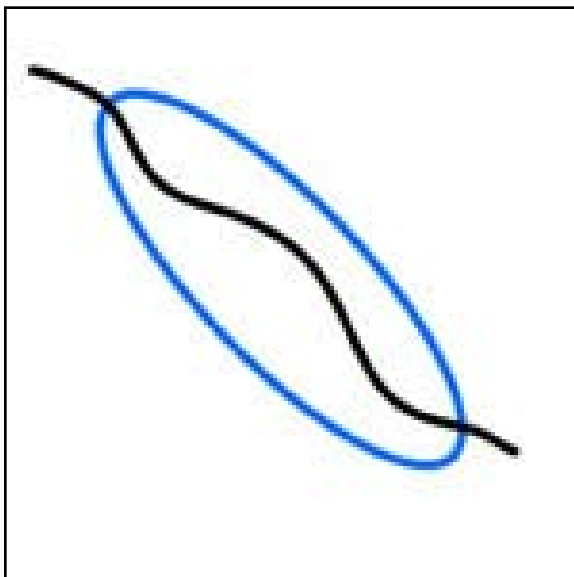
The delicate balance between these three variables will define the character of the town for generations to come. Therefore, we presented a viable 'nodal' concept that would accomplish the goals set forth by the town and anticipated through the project. The Pinetop-Lakeside Town Plan document is available for public viewing at the Pinetop-Lakeside Public Library and at Town Hall. A web version of the Town Plan is available at

http://architecture.arizona.edu/landscape/tejido/current_projects.htm



One of the first things we do on any project we approach is to look at aerial photos to see if anything stands out to us that would help us with our design process. The 'thing' that immediately stood out to us were the creeks that parallel highway 260.

When we isolated these creeks from the surrounding context we began to see how they may be used as an alternate circulation route around town.



Simplifying this idea in to an easily readable graphic helped us communicate this idea to the community.

We then began to expand this graphic idea to include nodes of development to help alleviate linear development along highway 260

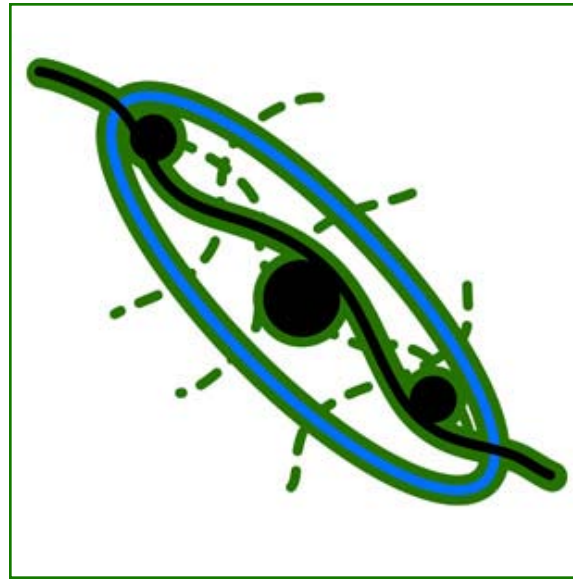
INITIAL IMPRESSIONS

GOAL AND PROJECT EVOLUTION

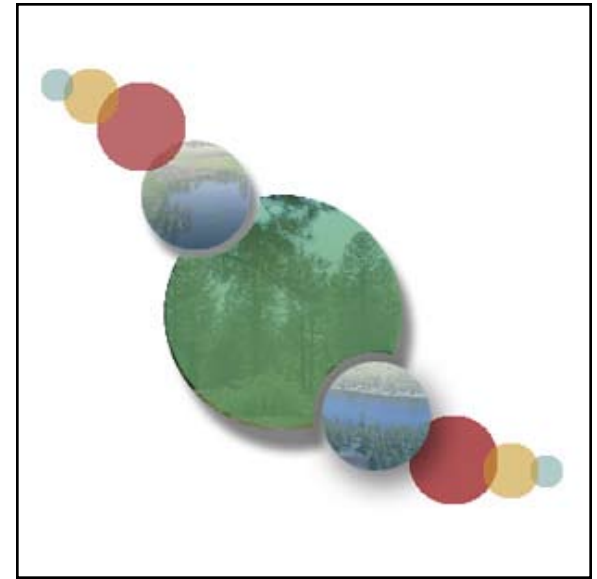
One of the first things we do in any project is look at aerial photos of the site to see if anything stands out to us that would help us with our design process. The images above represent the progression of the goals of the Pinetop-Lakeside Town Plan. The final image on the bottom right is a graphic representation of the natural systems in town and their interconnectivity.

Our primary aspiration was to reprioritize these natural systems, and create social connections and interactions with those systems. The creation of nodes is a way to balance both.

The first graphic illustrates how the town can be interconnected through a series of greenways and roadways providing the community with opportunities for safe alternatives to get around town.



The second graphic illustrates how the Woodland Lake Park Tract is a part of a larger system, each part being an important part of the future of the Town.



WOODLAND LAKE PARK TRACT

A PART OF THE LARGER SYSTEM

The first image above is the final graphic that represents the schematic concept for the master plan produced in the summer of 2006. This shows how the town can be interconnected through a series of greenways and roadways, providing the community with opportunities for safe pedestrian, equestrian, and bicycle alternatives to get around town.

The image to the right represents the schematic goal for the Woodland Lake Park Tract Master Plan project. This shows how the Tract can be thought of in segments or parts. With Woodland Lake, Walnut Creek, Adair Spring, Walnut Spring and Big Springs Environmental Study Area located within the Tract the value of these elements to the larger systems is inherent. One of the most important aspects that must be remembered in this process is that the Woodland Lake Park Tract is one piece in a much larger natural system as this graphic illustrates.

The forests, meadows, creeks, and lakes of the area are all interconnected, and to neglect those other sensitive areas while focusing on the park tract is not only a disservice to the town and its residents, but to the White Mountain region as a whole.

As valiant as it may be to work to acquire the Woodland Lake Park Tract, if the town spends all of its time, money, and efforts on the park tract alone, those resources will not be available for future endeavors in the protection and management of other open spaces.



A non-development option will include improvements, additions and enhancements to existing facilities.

A development option could be beneficial to the town by providing increased sales tax, additional amenities and a destination for visitors.

PROJECT SCOPE

As outlined by the town of Pinetop-Lakeside and the Tejido Group, this project will involve the production of a master plan for the Woodland Lake Park Tract within the town limits.

The final master planning effort will provide at least two viable options:

1) A **development option** for the Woodland Lake Park Tract based on the Walnut Creek node proposed in the Town Plan prepared by the Tejido Group. The development option shall detail all proposed land uses and any development phasing. The non-developed park areas shall detail current conditions and indicate areas for new recreational trails, amenities or future proposed facilities.

2) A **non-development option** that retains the Woodland Lake Park Tract in its current state with the exception of new proposed park facilities and amenities.

The final master planning document will include the following:

- a history of the site

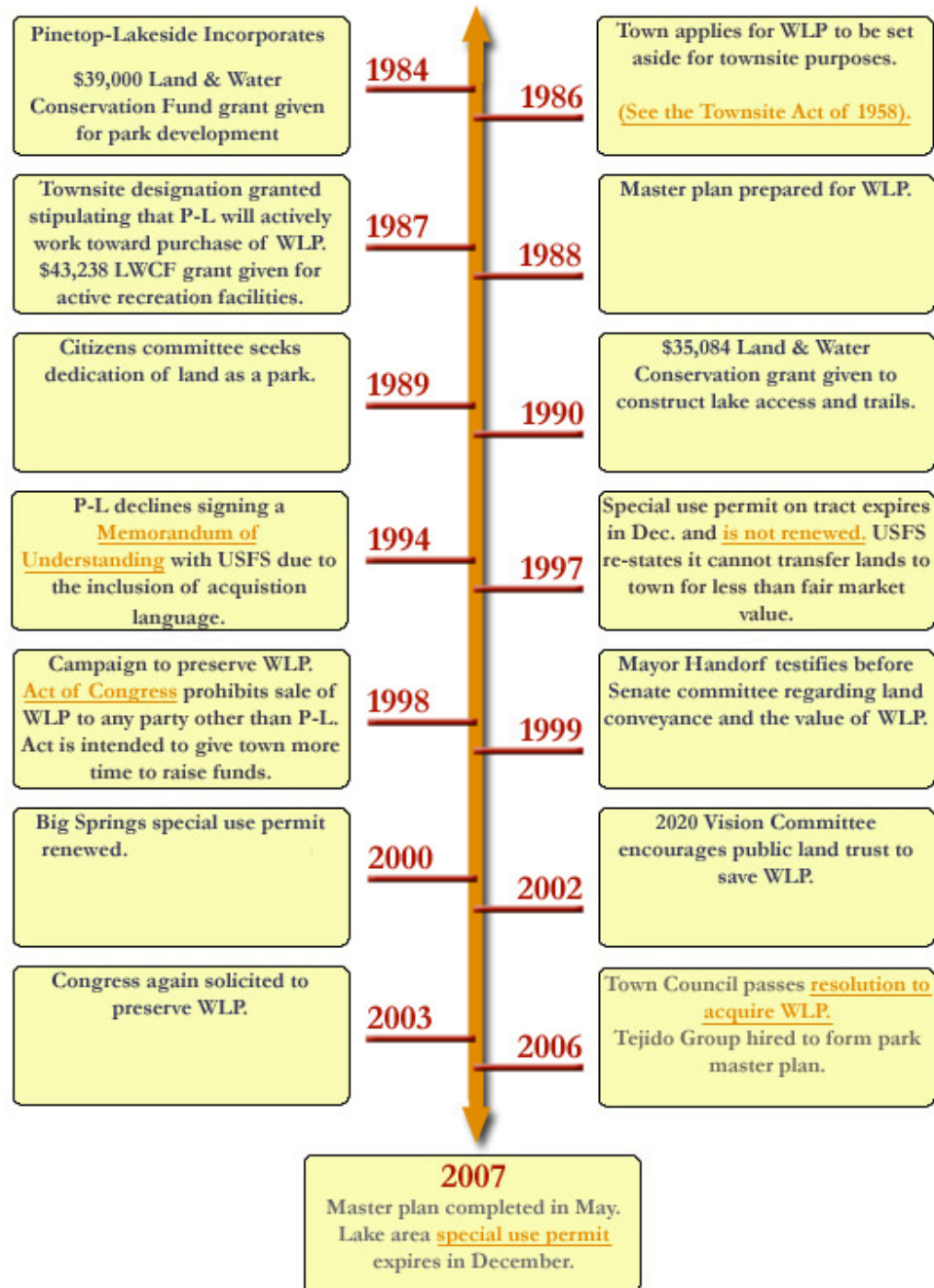
- a comprehensive literature review
- user group analysis and case study analysis
- a thorough contextual analysis
- several alternative master planning concepts
- a synthesized final concept
- detailed focus area studies of select portions of the master plan
- a section offering alternative phasing strategies, and
- a section outlining potential sources of funding

Although the design and planning solutions will of course be tailored to the specific needs of the Town of Pinetop-Lakeside, the design process and final master planning document will be similar to previous Tejido projects in Show Low, Pinetop-Lakeside, Clarkdale, etc. Engineering and final construction documents are not included in the Tejido Group services, only master planning concepts.

The history of the Woodland Lake Park Tract is complex. This timeline gives the reader a brief overview of all the relevant events that occurred since the Incorporation of Pinetop-Lakeside to present day.

The various documents highlighted in gold on the timeline can be found in the Appendix section of book.

Woodland Lake Park Timeline



Abbreviations Used

WLP = Woodland Lake Park

P-L = Pinetop-Lakeside

LWCF = Land and Water Conservation Fund

USFS = United States Forest Service



ANALYSIS

Site Analysis

Professional Analysis

User Group Analysis

Acquisition Strategies

Case Studies



The analysis process includes extensive site visits to assess opportunities and constraints.

ANALYSIS

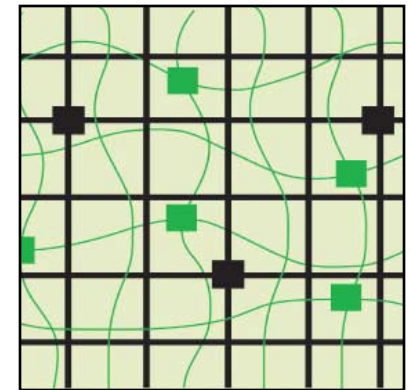
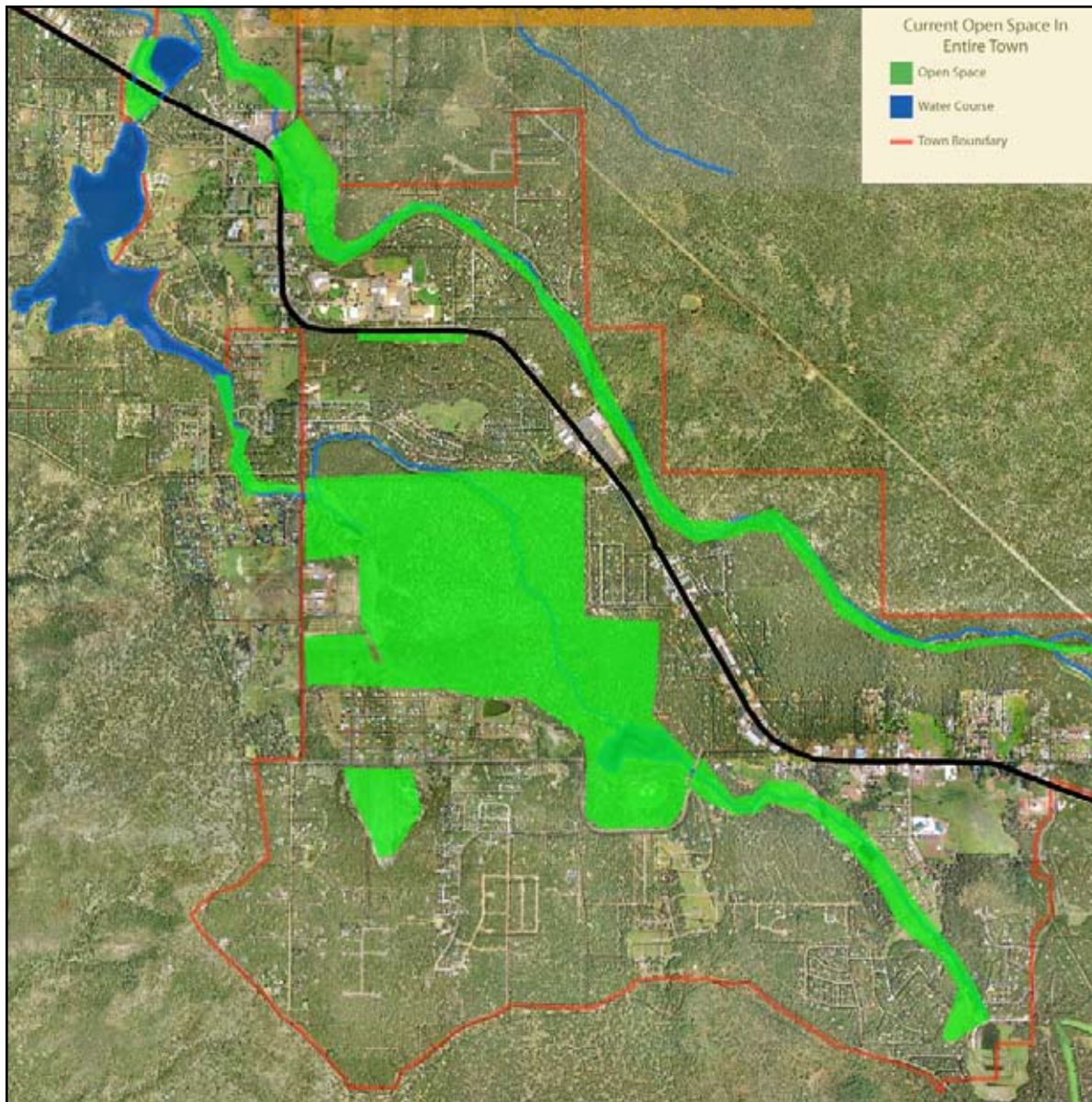
The previous chapter introduced the Woodland Lake Park master planning project through a description of the scope. The need for the work presented in this document was also determined through a discussion of the history of the park tract. While the park is considered an invaluable asset to the community of Pinetop-Lakeside, little has been done in the past 20 years to secure the land largely due to a lack of an informed, coordinated effort. With the threat of sale of the parcel under the Secure Rural Schools Act looming in 2008, urgent action is now required if the town wishes to retain this open space amenity. The Pinetop-Lakeside Town Council has recently passed a resolution to acquire the park, and this planning process is a major step in that direction.

With a solid foundation in the history of Woodland Lake Park, we were able to move forward into the next stage of the Tejido process, analysis. Analysis consists of reviewing research materials, extrapolating information, and interpreting the data. This chapter will present a variety of studies conducted over several months, as well as conclusions drawn from the analysis. A range of methods were employed to ensure that we were considering all the aspects needed to fully inform design. These included site analysis, professional analysis, user group analysis, and case study analysis.

Within site analysis, we examined open space and existing conditions such as land use, topography, and hydrology. This form of inquiry relied primarily on physical maps as well as GIS mapping software. The site analysis was also informed by professional analysis, which consisted of conversations between

Tejido and local employees of the United States Forest Service and Arizona Game and Fish Department. This form of research yielded a great deal of useful information regarding the history, present conditions, forestry concerns, and wildlife usage of the park tract. Our user group analysis was also extended to those departments as well as to the general community of Pinetop-Lakeside. The user group study was conducted through a survey instrument, which can be found along with the full results in the Appendix of this document. The survey feedback gave us great insight into the needs and wishes of the town in regards to Woodland Lake Park. Case study analysis allows us to look at and learn from other projects that are applicable to this planning effort. Each case study generates design implications which address both policy and design.

This chapter also includes information on acquisition strategies that the town could pursue to secure Woodland Lake Park. These were conveyed to the community during the Analysis Presentation in February 2007, at which time the 20 20 Vision Committee took charge of spearheading further research into the feasibility of and general interest in the various schemes. The Tejido Group continued to work in conjunction with 20 20, simultaneously continuing our own research while gathering and incorporating feedback we received from the committee.



ABOVE: The Urban-Environmental-Grid graphically illustrates how a community can be woven together in a mix of open space, greenways, roads, and structures.

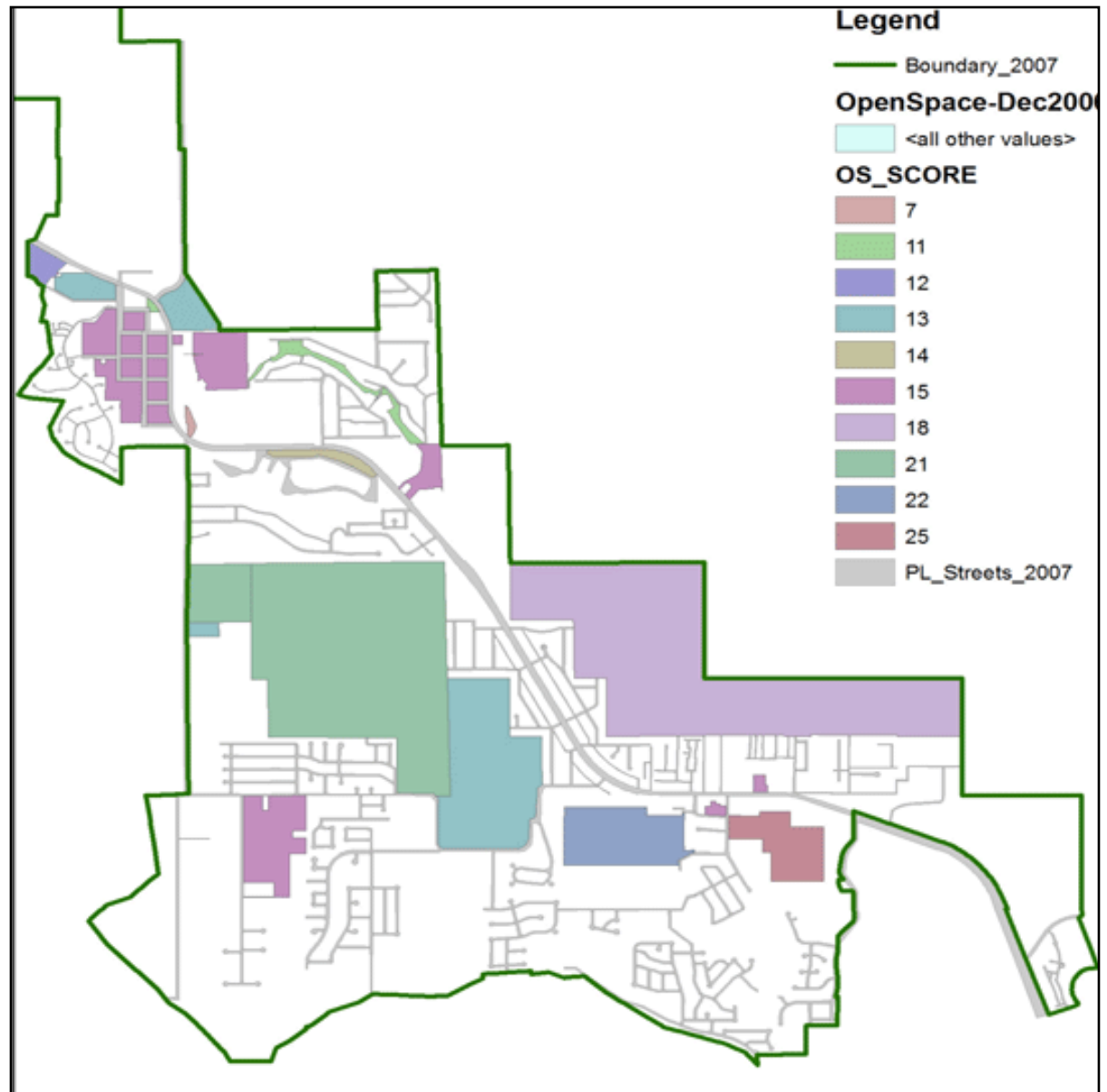
LEFT: The Open Space that defines the natural creek corridors and forest spaces is part of what creates the character of Pinetop-Lakeside; working to maintain a healthy network of open spaces should be a key priority in the future.

OPEN SPACE

Maintaining open space within a community, whether it is for recreational use or simply as a natural buffer, creates a very welcoming and environmentally aware atmosphere. This is important to Pinetop-Lakeside due to the popularity of outdoor activities in the area. People come to the area to enjoy the forests, lakes, creeks and meadows. It is to the town's advantage to be proactive in preservation and maintenance of open space throughout the town.

Then, through the development of a green way and trail system, connections can be made between these wonderful features, creating safe and beautiful routes throughout the entire community. It may be unrealistic to maintain all of these open spaces. However, it is important to consider the best use for these spaces while the town still has an option to preserve the natural ecology.

RIGHT: Open space identified and prioritized for preservation by the Open Space Committee of Pinetop-Lakeside.

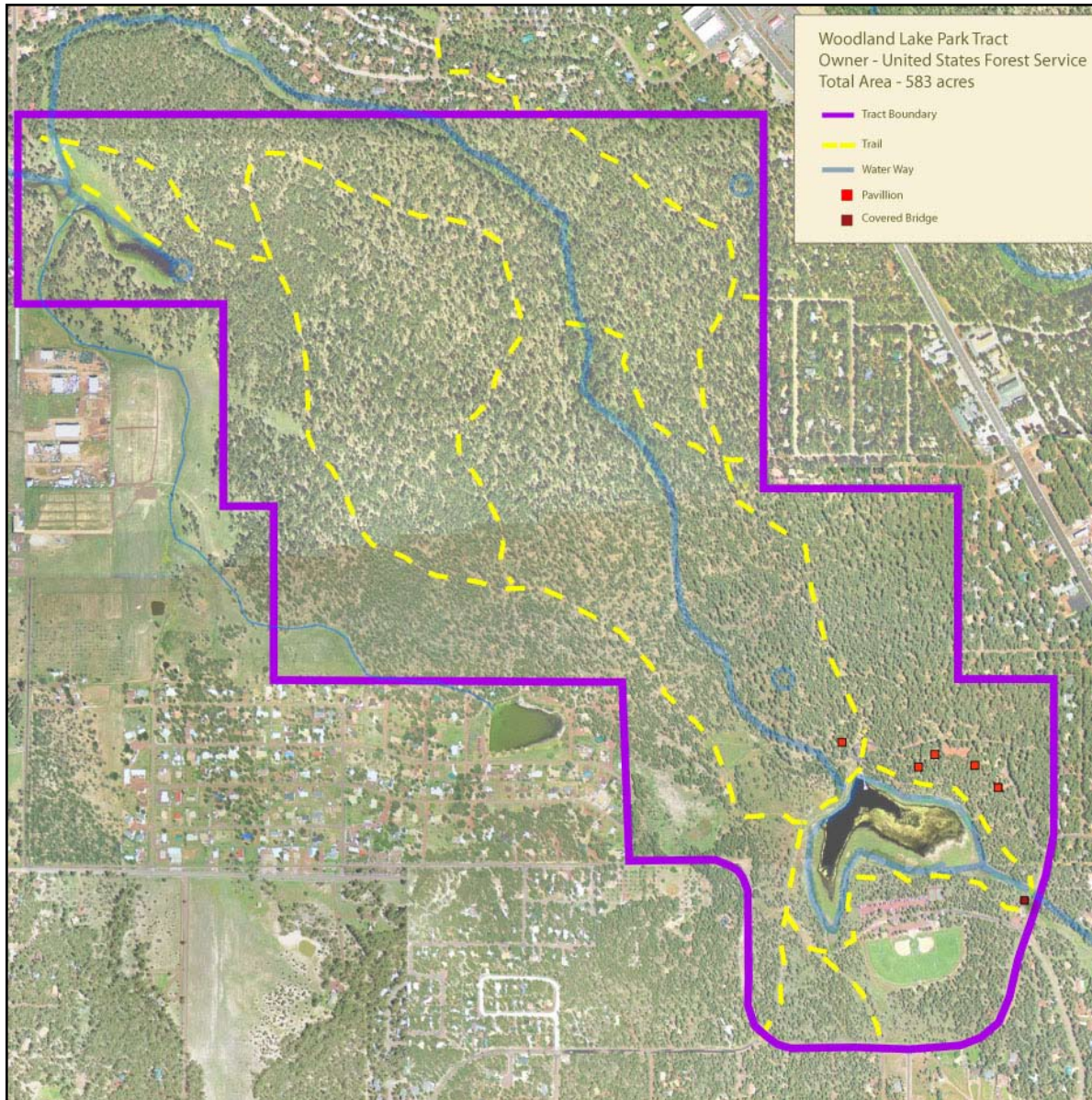


Pinetop-Lakeside has established a voluntary citizen Open Space Committee and charged them with identifying open spaces for preservation within the town boundary. The Committee pinpointed ten such spaces and rated them across twelve categories such as size, risk of loss, wildlife value, etc. A final point score was then tallied for each space, which is reflected in the map above. The parcel with a score of

seven, while still important to preserve, is considered the lowest priority of the inventory. The highest priority parcel, located in the meadow area south of Charlie Clarks, has a score of 25.

By this rating system, the Woodland Lake Park Tract is considered the third most important open space within the town to protect.

LEFT: The town of Pinetop-Lakeside and private residents have adorned the park tract with recreational facilities over a period of many years.



EXISTING PARK CONDITIONS

Currently the Woodland Lake Park Tract is owned by the USFS. The complete area involved is 583 acres and the boundary is represented by the purple line in this graphic. Trails currently in the tract are indicated by the dashed yellow lines and water courses are indicated by blue lines. Five pavilions are located around Woodland Lake which the Town of Pinetop-Lakeside offers for rent to the public.

Numerous benches are located along the paved path around Woodland Lake. A covered bridge is located near the entrance parking just off of Woodland Lake Park Road. Other facilities located around the lake include two ball fields, two tennis courts, bleachers, restrooms, storage facilities, pier, boat launch, and hitching posts.

RIGHT: The covered bridge near Woodland Lake provides awesome views of the lake and the surrounding park.

FAR RIGHT: The pier on the north side of Woodland Lake. The pier is often used for fishing. A boat launch area is located adjacent to the pier.



RIGHT: Adair Spring; the spring is currently behind a chain-link fence, and the only access is through a hole in the fence.

FAR RIGHT: Park facilities include two lighted ball fields, bathrooms, parking, storage, playground equipment, two tennis courts in disrepair, bleachers, and paved trails.



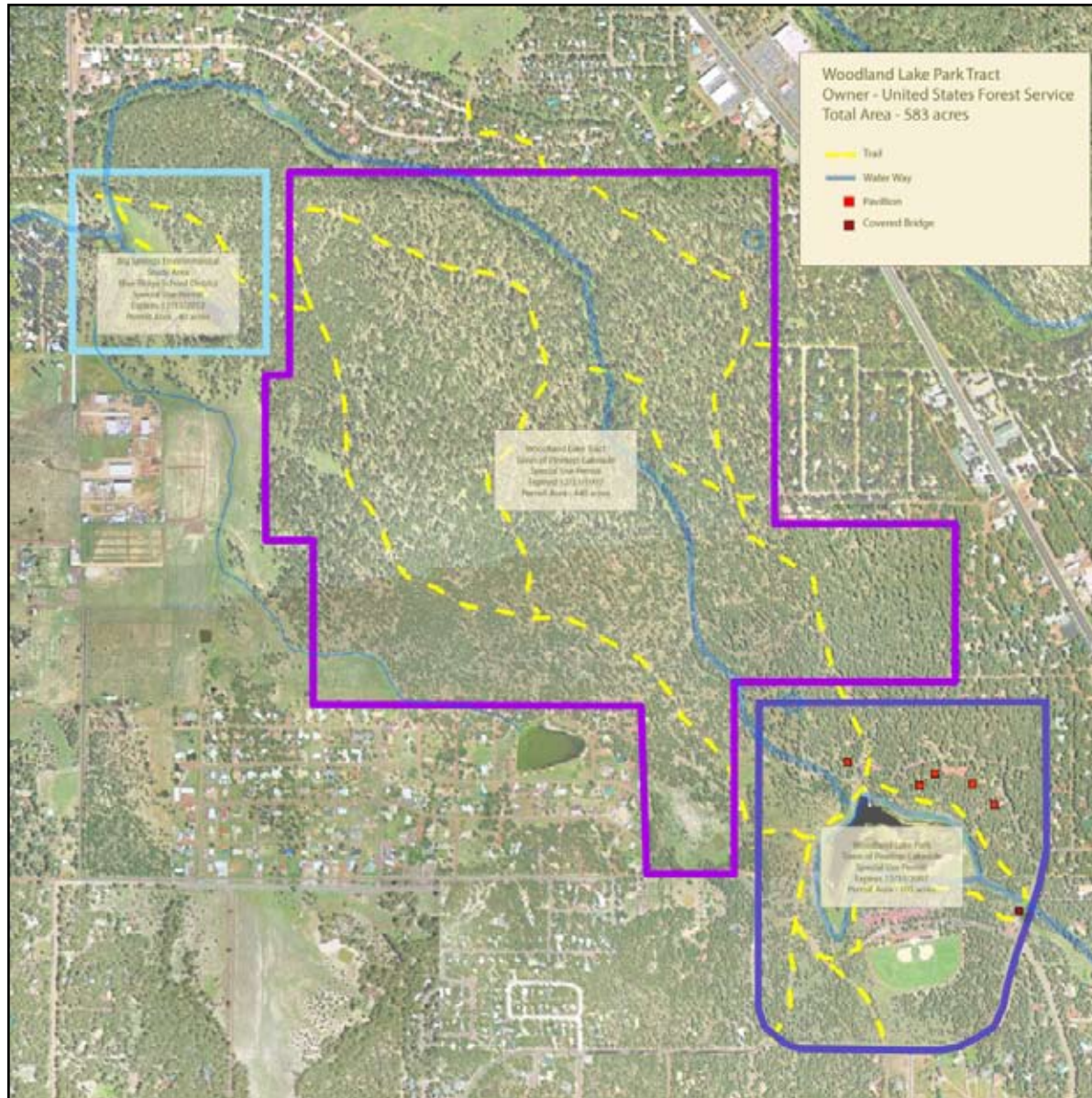
RIGHT: Walnut Creek runs through the tract between Woodland Lake and the Big Springs Environmental Study Area. The creek is an important deciduous riparian habitat area.

FAR RIGHT: The Big Springs Environmental Study Area is utilized by the Blue Ridge School District under a Special Use Permit. It is an excellent place to observe various avian species and ecosystems.



The images above are samples of some of the existing amenities and facilities located in the Woodland Lake Park Tract. Visitors are provided both natural and manmade elements to enhance their

experience. When considering the future of the tract, the impact on these elements should be carefully considered, and if possible, the elements should be incorporated in future plans.



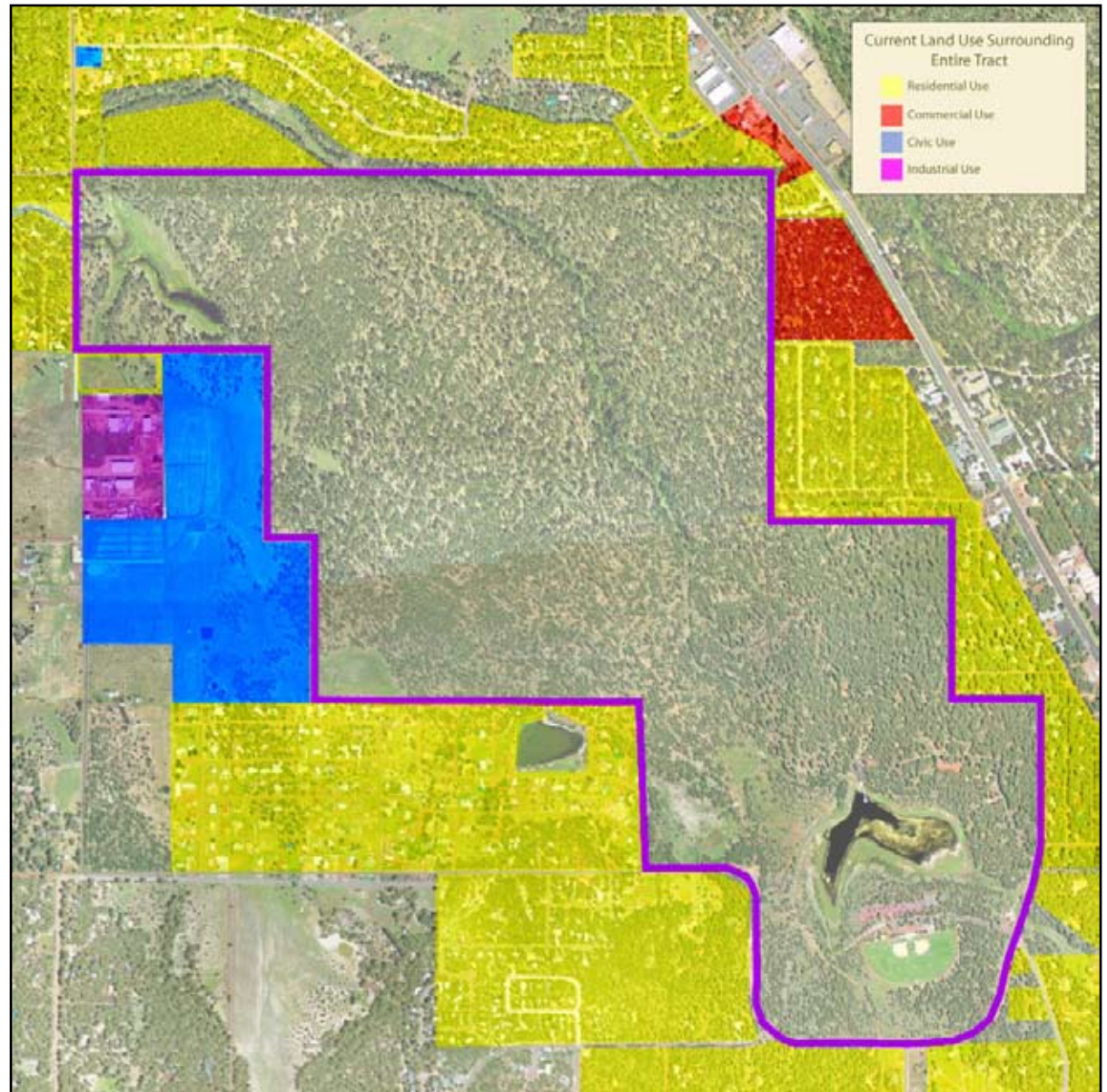
LEFT: The Woodland Lake Park Tract consists of three Special Use areas designated by the U.S. Forest Service. The large central portion has been expired for nearly ten years.

SPECIAL USE PERMITS

The Woodland Lake Park Tract is comprised of three sections. The smallest parcel is the Big Springs Environmental Study Area (40 acres), which is under a special use permit to the Blue Ridge School District that will expire on 12/31/2012. The Woodland Lake Park parcel (103 acres) is under a special use permit to the Town of Pinetop-Lakeside that expires 12/31/2007. Conversations with the USFS have indicated that the Woodland Lake Park special use permit will very

likely be renewed at expiration. The largest parcel is that of the Woodland Lake Tract (440 acres). This area was under a special use permit to Pinetop-Lakeside for 10 years. However, when this permit expired on 12/31/1997, it was not renewed on the grounds that the town had not actively pursued acquisition and that “this area [is]...best suited for other than National Forest status.”

RIGHT: The land use map illustrates how isolated the park tract is. With a very minor exception, the tract is entirely surrounded by development; the tract is considered an urban site.

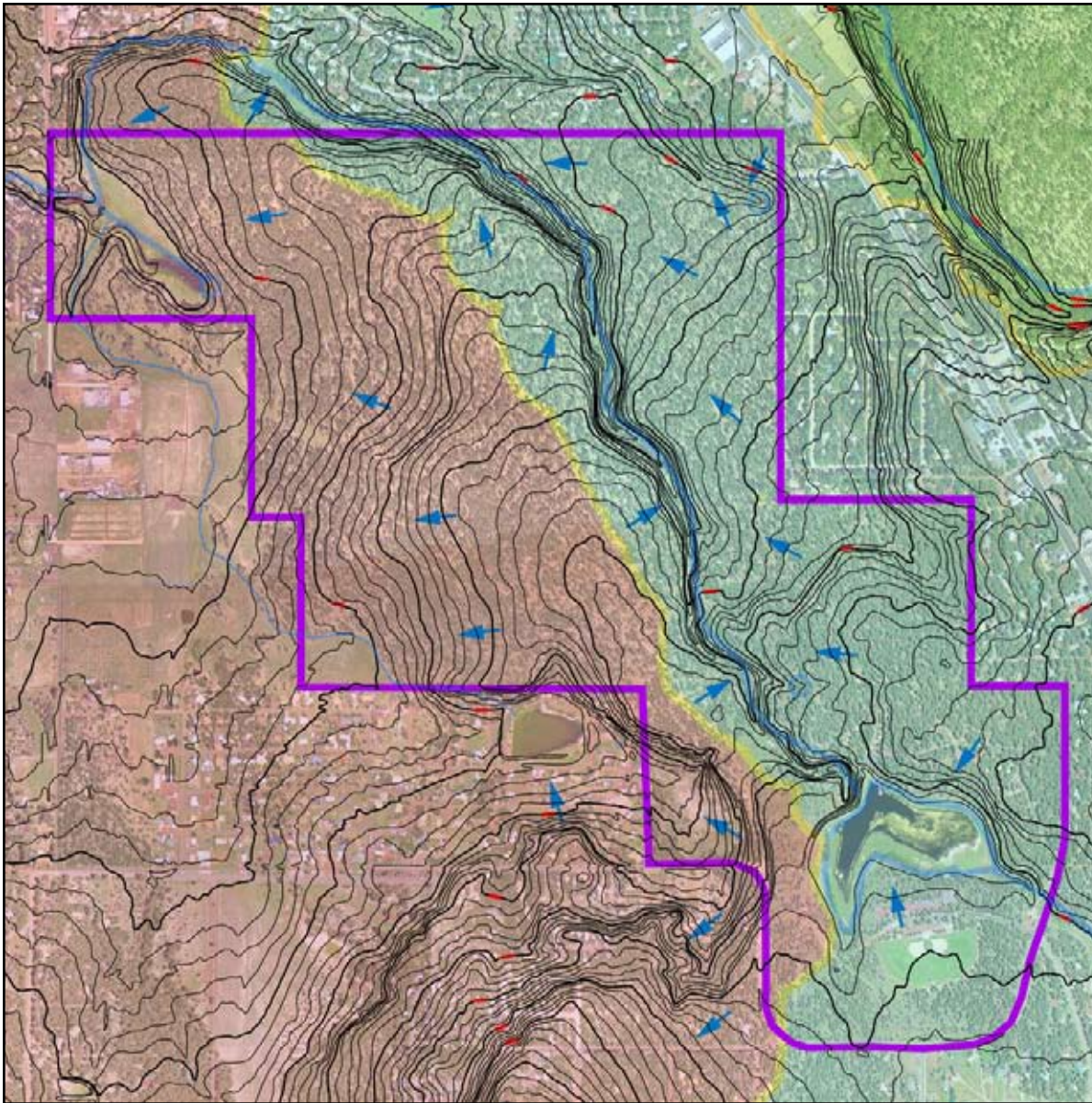


LAND USE

The map above illustrates how the park tract is an island in the middle of town. The yellow areas represent properties zoned residential - with and without structures. Commercially zoned properties are indicated with red and are located off of Highway 260. The larger red area is the location of two cabin resort businesses which see higher traffic than residential areas but not as much as other businesses. The Mountain Meadow Recreation Complex is

indicated by the blue area. This 50 acre parcel is owned by the Town of Pinetop-Lakeside. MMRC sees high use in the warmer months for sports, festivals, and disc golf. The town's parks and recreation department has plans to add lights to the fields in summer 2007. An industrial complex, indicated in purple, sits adjacent to MMRC and is home to a collision shop, an automotive repair shop and a window/door business.

LEFT: The map indicates the relative water flow within the park tract. Almost divided evenly in two, the highlighted colors indicate the break of the water flow.



WATER ISSUES

This topography map shows that there are some significant elevation changes within the Woodland Lake Park tract. The banks of Walnut Creek are in places as much as 30 feet high, critical information when it comes to siting new facilities.

The topography determines the flow of surface water within the tract. This information is valuable for this study as it guides us in our design process.

It is very important for us to maintain the health of the creek systems in Pinetop-Lakeside, which are vital on an ecological and a social basis. Surface water resources are important to the Town's economy, aesthetics, and environmental quality.

The two major creeks within town limits, Walnut Creek and Billy Creek, are tributaries of Show Low Creek, which is in turn a tributary of Silver Creek.

It is very important for us to maintain the health of the creek systems in Pinetop-Lakeside. They are vital on an ecological and a social basis as the town plans to move forward.

RIGHT: Woodland Lake, looking southwest beyond the pier.

FAR RIGHT: Big Springs Environmental Area from Woodland Road.



Streams in the area are fed directly by precipitation and by discharges from the Pinetop-Lakeside aquifer through springs and seeps. The numerous springs have played an important role in the cultural development of the region, historically supplying water for irrigation, domestic, recreation, and livestock purposes. Three springs lie within the Tract: Big Springs, Adair Spring, and Walnut Spring. Big Springs, the largest group of springs in the area, supplies water to the Big Springs Natural Area, Walnut Creek, and Rainbow Lake. According to the USFS, Big Spring is the most viable in the Tract. Adair Springs, which is piped from the source, provides water to minor irrigation uses in addition to eventually supplying some of the water in Rainbow Lake.

Show Low Pinetop Woodlands Irrigation Company is the modern name for the entity that holds the water rights to the surface water from Woodland Lake, Walnut Creek, and Big Springs. For a period of time, the Show Low and Pinetop Woodlands areas were separate companies; their recent reunification has provided for a common set of rights for all users on the same watershed. There are 48 shareholders in the Pinetop area, and 31 in the Woodland area. There are no plans to add any new areas, pipes, or ditches to the irrigation district. All irrigated lands are directly adjacent to the system. When irrigated acreage is sold to become a subdivision, its shares may be distributed in the subdivision. Usually a few of the new lot owners purchase the shares, rather than all owners receiving proportionate shares. As a practical matter, the shares may not be broken down into increments smaller than 1 hour.

The irrigation season is for a limited time period early in the year. Once the season ends, the water is permitted to flow from Pinetop ditch to Woodland and Rainbow Lakes until those lakes spill over. Approximately 3 miles of the irrigation system has been converted from ditches to closed pipes. Piping has corrected seepage loss from the ditches, and is beneficial for irrigation purposes as a low-maintenance solution, with little evaporation and no opportunity for water theft.

Lakeside Irrigation System is an irrigation district dating from the early 1900s that derives its flow from Adair Spring, in the Walnut Creek watershed. There are 45 shareholders who hold 360 share hours in total. The district has no plans for changes to its current area or configuration. The majority of the system is piped, beginning at the spring and continuing to the northwest. The irrigated lands are east of Rainbow Lake, on the east and west side of Highway 260. Lakeside Irrigation System does not provide water for any other purpose, such as the recreational lakes.

Irrigated lands are still used for pasture, orchards, and gardens. The amount of commercial agriculture is declining, yet some townspeople are part-time commercial farmers. Two of the springs yield water of a quality that is appropriate for domestic use, but the amount of water is too little for the springs to be seriously considered as a domestic water source. Occasionally the springs have periods of no flow, particularly in times of extended drought.

Information obtained from <http://ci.pinetop-lakeside.az.us/genplan/4-10waterresourceelement.pdf>



FAR LEFT: Ed Collins, Sitgreaves National Forest District Ranger, during forest thinning in 2005.

LEFT: Dense vegetation found throughout the Woodland Lake Park Tract. Such conditions provide both unique recreational spaces as well as liabilities.

THE U.S. FOREST SERVICE

In 2005 the Woodland Lake Park Tract underwent a Fuels Management Treatment undertaken by the USFS. The decision to thin was in reaction to overcrowding of Ponderosa pines, meadow and riparian encroachment, bark beetle infestations, mistletoe infection and negative effects on wildlife from overstocking of trees. An average of 60 square feet of basal area per acre was the goal of thinning. Throughout the 583 acres, two to four acre openings were created for wildlife enhancement with several trees left within these openings.

Landowners bordering the Woodland Lake Park Tract, Arizona Game and Fish, environmental groups, Native American Tribes and the Town of Pinetop-Lakeside were all notified and encouraged to provide input in the process. Fifteen positive comments were received regarding the thinning. As per USFS regulations an extensive study on Threatened, Endangered and Sensitive Species was conducted by the District Wildlife Biologist. This specialist determined the thinning would have “no effect” for all species as none of them were found to be inhabiting or using the area. A cultural resource survey was also conducted by the Forest Archeologist and it was concluded that no antiquities would be affected by any of the proposed ground disturbing activities.

The total cost of the thinning was \$508 per acre for a total cost of \$276,860. This figure does not include

preparation of National Environmental Policy Act compliance, marking and cruising, administrative costs, or preparing and implementing the prescribed burn. The USFS states that ideally this thinning process should occur every 10 years to maintain a fire safe and healthy forest.

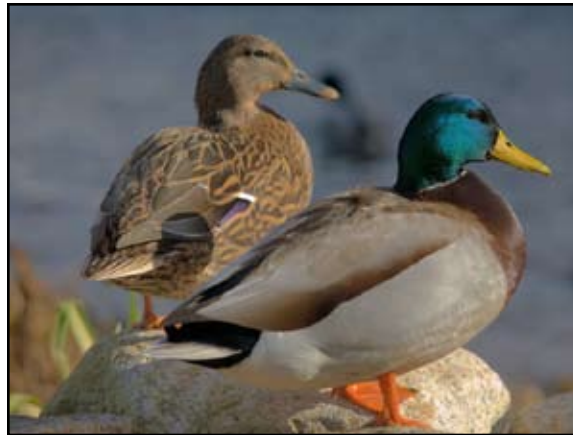
Quality of Life Considerations

Considerable studies have been done by planners on quality of life issues related standards for parks and recreation space and population size. The standards are interpreted according to the particular situation to which they are applied and specific local needs. The standard derived from early studies of park acreages located within metropolitan areas was the expression of acres of park land per unit of population. The standard recommended by the National Parks and Recreation Association and used by a majority of communities is 10 acres per 1,000 population which came to be the commonly accepted standard used by a majority of communities. The purpose of these guidelines is to present park and recreation space standards that are applicable nationwide for planning, acquisition, and development of park, recreation, and open space lands, primarily at the community level. These standards should be viewed as a guide. Park, recreation, and planning professionals must integrate the art and science of park management in order to balance such park and open space resource values as water supply and air quality.

For more specific information about the studies performed in the park tract, refer to the Tejido website for the Biologist’s Report and the Archeologist’s Report at:

http://architecture.arizona.edu/landscape/tejido/current_projects.htm

RIGHT and FAR RIGHT: Although various species of wildlife have been known to wander within the Woodland Lake Park Tract, the park is not a migratory route for large mammal species.



THE ARIZONA GAME AND FISH DEPARTMENT

Woodland Lake is a key recreational fishery in the community. Because of its location in town and facilities on site (pier, playgrounds, picnic tables, ball fields and restrooms) the lake receives a high level of use by anglers. Arizona Game and Fish Department's plan for Woodland Lake is to focus management towards recruitment of anglers and promote youth fishing opportunities. Fishing clinics are often held at the lake.

The Big Springs/Walnut Creek riparian corridor contains native speckled dace and is a site for native fish repatriation plans in the future. This is one of two places in the Show Low Creek Watershed that currently contains native fish.

Challenges that AZ Game and Fish see for the tract include:

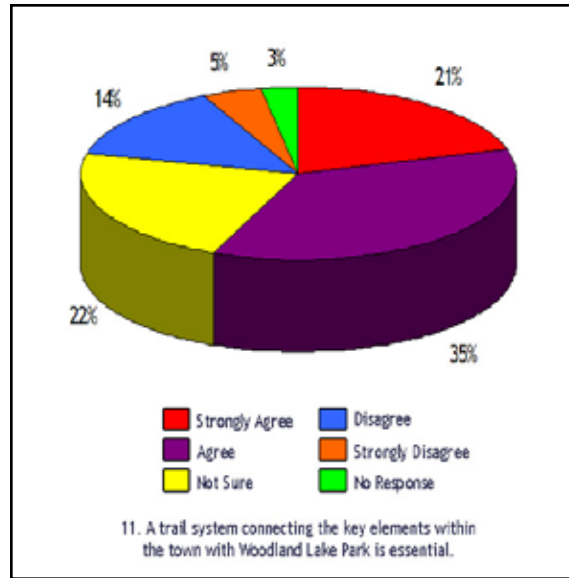
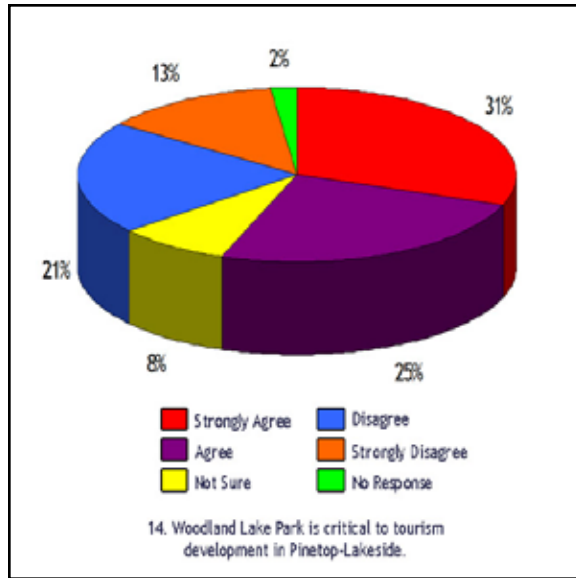
- **Providing appropriate habitat management to promote wildlife viewing opportunities (primarily birds and small mammals) while avoiding nuisance wildlife conflicts from large mammals such as elk, bear and javelina.**
- **Provide appropriate monitoring and proactive management to effectively address invasive species issues.**
- **Ongoing maintenance of water quality/quantity in Woodland Lake, especially during drought periods.**

“Given the Park's proximity to and placement within a developed community the Department feels the Park should be primarily devoted to recreation, which includes angling, bird watching, and perhaps 'nature trails' (as it specifically relates to wildlife benefits). Due to the location of the park within an 'urban' area, the primacy of public safety effectively limits management focus to certain wildlife/habitat opportunities. Riparian and wetland habitats provide high-value features for both wildlife and recreation, and would ideally remain a focus for ongoing habitat preservation and enhancement.” - Jon Cooley, 2007, excerpt from Woodland Lake Park Survey.

During conversations with AZ Game and Fish in the summer of 2006 it was learned that The Woodland Lake Park Tract is not a migratory route for large mammals indigenous to the area.

The “Woodland Lake Park Survey” completed by the Arizona Game and Fish Department can be found on the Tejido website at:

http://architecture.arizona.edu/landscape/tejido/current_projects.htm



LEFT and FAR LEFT: Sample images of the survey results compiled after the 20 20 Committee distributed the surveys to the town. The complete results from the survey are compiled in the Appendix section of this book.

USER GROUP ANALYSIS

20 20 Committee Surveys

A public survey questionnaire was distributed to the residents of Pinetop-Lakeside in order for the Tejido Group to gain knowledge about the community's thoughts and opinions in regards to the Woodland Lake Park. The survey questions were broken down into five categories: environmental, aesthetic, functional, economic, and socio-cultural - with the nature of each individual question corresponding to that of its group. For each question respondents selected one answer from five different options, depending on their personal viewpoint and opinion, in regards to the question asked. The five different options were: strongly agree, agree, unsure, disagree, and strongly disagree. Additionally, after each set of questions space was left for the respondents to write personal comments about the questions just answered.

A total of 261 surveys were returned to the Tejido Group. The results of the survey questionnaire have been graphed out for each individual question. This information was used by the Tejido Group to help generate appropriate design ideas and concepts.

Survey Comments

In this section are provided various comments recorded in individual surveys. For the more detailed survey results, please refer to the Appendix section of this book.

Environmental Concerns

- **“I frequently walk and bike with my 3 kids around the lake. We have seen deer, osprey, elk, and various birds around the lake. I would like to keep the lake and surrounding areas in their current condition.”**
- **“The Park’s design should be one that attracts outside of Town interests.”**
- **“As a tourist attraction a small fee would be acceptable per adult visitor.”**
- **“As older residents, we appreciate the issues but hope for ‘common sense’ used to buy and maintain its use. Too much commercial or residential will take it all away.”**

RIGHT and FAR RIGHT: The survey questions were designed to solicit resident feedback about a number of issues including the relationship of built form to natural spaces, and the recreational uses of the park tract.



Aesthetic Concerns

- “Don’t know what Pinetop-Lakeside’s character is.”
- “This should mean: Preserve the tall pines. Use natural materials for buildings and signage, etc.”
- “Ideal spot for a cluster ‘mall’ or other type of area to gather many small artsy type businesses in one area.”
- “Pinetop-Lakeside’s beauty is that is a small town; growth is not always healthy. Lets keep the ‘small’ part of our town with assets like the park instead of the developer run growth.”

Functional Concerns

- “Larger facilities with ramadas, more bathrooms down by the boat dock and handicap walk areas down to the water for fishing, etc.”
- “Hiking trails are popular among residents and tourists. Better trail signage is needed on the existing trails.”
- “My concern would be too much foot traffic through the park, trash, and damage if there is unfettered access.”

Economic Concerns

- “To a point - small, well planned development is essential to preserving White Mountain lifestyle.”
- “I want more open space in the community. I don’t know if it helps business, but it makes our community a better place to live.”
- “Need more mixed use areas (nodal) rather than developing all over town and making Highway 260 nothing but a strip mall.”
- “Any development is the last resort to allowing the city to purchase the land.”

Socio-Cultural Concerns

- “I appreciate the efforts of 20 20 and the town to seek to acquire and further develop the integral part of the community.”
- “The Big Springs area would be more suitable for an educational center.”
- “Why not sell ‘day use’ permits or ‘memberships’ like the Audobon Society to supporters and residents / frequent users? This would be a drop in the bucket towards purchase and/or maintenance but could be a rally point or beginning toward fundraising.”



ACQUISITION STRATEGIES

The following section begins to discuss some of the possible scenarios that can be pursued or employed by the town in efforts to acquire the park. The Tejido Group is not advocating any single scenario, but rather presenting a range of possibilities that the town needs to be prepared to address.

Two types of acquisitions are reviewed: non-development and development. The non-development scenarios are presented on the basis that the park can be acquired without the necessity of developing a portion of it. The development scenarios discuss the possibility of a private owner or partnership purchasing and managing the land with the necessity of developing a portion of the tract to secure its financing.

During the initial presentation in February 2007, the 20 20 Vision Committee was charged with the responsibility of organizing teams which would investigate further the scenarios and their feasibility. Teams would work in parallel with the Tejido Group. Several acquisition scenarios may be undertaken at the same time in order to secure the acquisition of the park. These strategies can certainly be used in conjunction with one another until the final goals and aspirations of the town and its residents are met.

NON-DEVELOPMENT SCENARIOS

There are a number of future scenarios in which the Woodland Lake Park Tract would remain a park or open space parcel of land available for public use and enjoyment. Listed below you will find several non-development scenarios that the town of Pinetop-Lakeside could choose to pursue. Also included with each is a list of some of the positive and negative attributes and considerations regarding each respective scenario.

Gift From Congress

This non-development scenario is based on the premise that the town of Pinetop-Lakeside be gifted the Woodland Lake Park tract of land by the US Congress. The town has had previous communications with Congressional members about Woodland Lake Park.

Attributes and Considerations

- **Pinetop-Lakeside would own the land free of charge**
- **Town would have jurisdiction over the land**
- **Town has been previously involved in such talks with Congressional members**
- **Entire tract of land could be acquired with**

one action rather than piecemeal

- **Low likelihood of occurrence**
- **Urgent need for acquisition due to Secure Rural Schools Act means that town runs the risk of losing the land if it waits for Congressional action**
- **Town would have to maintain and staff the park**

Solicit Funds / Donations

This non-development scenario is based on the premise that the town of Pinetop-Lakeside pursue various grants and conservation funds while simultaneously soliciting donations from corporations and private entities in order to purchase the Woodland Lake Park tract.

Attributes and Considerations

- **Pinetop-Lakeside would own the land and have jurisdiction over it**
- **Funding can come from multiple sources, decreasing the financial burden on any one party**
- **Land could be purchased in phases (USFS willing to work with Town with this strategy)**
- **Possibly involves substantial time and personal commitments for identifying and securing funds**
- **Woodland Lake Park not necessarily protected from future development**
- **Town will have to maintain and staff the park**
- **Demand for improvements will go up (after acquisition), requiring still more funding**

State Park

This non-development scenario is based on the premise that the Woodland Lake Park tract of land be declared an Arizona State Park. Arizona now has the fastest-growing population in the U.S., and a major draw to the area is open space. This amenity

is very important to preserve in order to maintain environmental integrity and quality of life. Currently, there are 30 state parks in Arizona which aim to “manage and conserve Arizona’s natural, cultural and recreational resources for the benefit of the people.” Since 1994, the State Park service has shifted its focus from statewide priorities to local needs in terms of grant distribution, though it continues to consider park lands as a network through a Statewide Comprehensive Outdoor Recreation Plan (SCORP). Arizona State Parks would take over management of the land, and would charge a minimal usage fee to offset maintenance and operational costs.

Attributes and Considerations

- **Pinetop-Lakeside would not have to purchase the land**
- **Town would not have to maintain or staff the park**
- **Land would be protected from future development**
- **It is likely more tourists would be attracted to the town, helping generate more sales tax revenue**
- **Arizona State Parks favors properties like Woodland Lake Park for designation**
- **Parks with similar amenities in the area can form a network**
- **Pinetop-Lakeside residents would have to pay usage fees to access the park**
- **Town would have no jurisdiction over the land**
- **Number of existing parks relatively nearby may decrease chance of designation**

National Monument/National Recreation Area

This non-development scenario is based on the premise that the Woodland Lake Park tract of land be declared a National Monument or National Recreation Area. A National Monument is similar to a US National Park but they generally provide fewer protections to wildlife and rarely have the diversity of

a national park. A National Monument is managed by one of four entities: National Park Service, USDA Forest Service, United States Fish and Wildlife Service, or the Bureau of Land Management. A National Monument can be declared solely by an act of the US President, although this proclamation authority has been used sparingly.

As the land is currently managed by the US Forest Service, it is assumed that if the area were to be declared a National Monument or National Recreation Area they would continue to manage the land. From the USFS Forest Service Manual (Chapter 2370 - Special Recreation Designations) these areas are defined as:

“National Monuments: Areas of unique ecological, geologic, historical, prehistorical, cultural, and scientific interest.”

“National Recreation Areas: Areas that have outstanding combinations of outdoor recreation opportunities, aesthetic attractions, and proximity to potential users. They may also have cultural, historical, archeological, pastoral, wilderness, scientific, wildlife, and other values contributing to public enjoyment.”

Attributes and Considerations

- **Pinetop-Lakeside would not have to purchase the land**
- **Town would not have to deal with maintenance of staffing issues**
- **Land would be protected from future development**
- **More tourists could be attracted to the town, creating additional sales tax revenue**
- **National Monument can only be designated by presidential proclamation, bypassing Congress**
- **Difficult to get proposal before the President; he is usually advised by Congress**
- **Woodland Lake Park may not meet the requirements for either designation**
- **Conflicting agenda with that of USFS**
- **Town would have no jurisdiction over the**

land

- **Pinetop-Lakeside residents would have to pay usage fees to access the land**

Non-Development Strategy Updates

Members of the community have become actively involved in the design process of the Master Plan for the Woodland Lake Park Tract. There has been a great turnout to the public meetings thus far and response to the 20 20 surveys has been excellent. Other members of the community have emailed us directly with ideas and strategies to get funding to acquire the Tract. We would like to stress that constructive and thoughtful comments are very conducive to a productive design process and we appreciate the input. Several new strategies for acquiring funding have been explored by Tejido and are listed below.

Green Cemeteries are an interesting new strategy being employed in New Mexico and Texas. The State Parks Departments in these states formally set aside land for scattering of ashes and in return receive a significant portion of the cost of the cremation from participating cremation companies.

Under the Woodland Lake Park Tract Act (Public Law 105-344) only the Town of Pinetop-Lakeside can purchase the Tract. Community members would like to organize and compel Congress to remove the 40 acre parcel that contains Big Springs from under the Act making it available for the School District to purchase it under the Education Land Grant Act (ELGA) for \$10/acre. With the Tract being slated in the 2008 budget on the Secure Rural Schools Act property list, the viability of this strategy is questionable.

Representatives of the White Mountain Land Trust have met with Town Manager Kelly Udall to formally create a receiver program/account for public donations. More information will be available on this at the next community meeting. This will allow the public to donate funds towards the acquisition of the Tract.

Suggestions have also been made to make permanent or extend the hospitality tax that was established to pay for development of the Mountain

In Green Cemeteries, the monies generated by burials are put toward the purchase of open space within the state. The Green Burial Council and The Commonwealth Conservancy are the organizations most involved in this new acquisition strategy.

There are members of the community who feel that Big Springs Environmental Study Area, which has been designated a Special Use Permit to the Blue Ridge School District for the past 20 years, should ultimately be owned and managed by the School District. Special Congressional action would first be necessary before the land could be purchased this way under ELGA.

Currently the hospitality tax generates approximately \$400,000 annually. Using these funds in the future to purchase portions of the tract will show the USFS the town is taking steps toward purchase of the park.

The second home market accounts for a large majority of all home sales (approximately 87%), and as these owners are often not in town, they contribute less to the sales tax base.

Meadow Recreation Complex and secondly conserve open space. Once the bond obligations have been paid off these monies could be put toward acquiring portions of the Tract.

The Town revenue base is largely funded by sales tax. In the Pinetop-Lakeside Town Plan completed by Tejido in the summer 2006 it was suggested that the town consider a property tax, as sales tax is often subject to uncontrollable forces in a tourist economy (fires, lack of snow, recession). Some community members suggest a property tax system that would exempt businesses and create a tiered arrangement for homeowners. Permanent residents would pay less property tax than part-time residents, as they are also contributing more through the sales tax. This strategy would require much more economic analysis and more detailed planning but is definitely something the Town and community members should explore to provide a more stable revenue base and funding for acquiring the Tract.

DEVELOPMENT SCENARIOS

The following two development scenarios consider the possibility that some development may occur within the Woodland Lake Park tract land.

Public + Private Partnership

In this partial development scenario, Pinetop-Lakeside would form one or more partnerships with private parties in order to secure funding to finance the town's purchase of part of the park tract. The private party(ies) would contract with the town and provide payment for an area of the tract. The town would then use these finances to buy the tract from USFS, and would afterward retain ownership of part of the land while the other part would be turned over to the private interests as stipulated in the contract.

Attributes and Considerations

- **Town has ownership of a portion of Woodland Lake Park**
- **Fairly quick process**
- **Partnership yields additional, ongoing**

revenue

- **Precedents exist that the town could use to help shape how development occurs.**
- **Possibility of additional amenities (jobs, roads, etc.) and services (restaurants, stores) for the town**
- **Part of park tract would have to be developed**
- **There are risks and trust issues involved when working with a developer**
- **Increased pressure on the natural systems and town infrastructure**

Full Private Acquisition

In this development scenario, a private party would contract with the town to purchase the entire park tract. The private party, likely a developer, would pay the town for the land. The town would then use these funds to buy the park from the USFS, but would then have to turn the whole parcel over to the private purchaser. There is a possibility that development would subsequently occur on the entire tract, however, there are several existing cases where the developer agreed to leave large areas of open space untouched for the benefit of the community.

Attributes and Considerations

- **Would generate a large amount of revenue for the town**
- **There are precedents where private development is responsive to the needs of the community and the environment**
- **Possibility of improved resources and services for the town**
- **Risk development of the entire parcel**
- **The health of the natural systems is extremely vulnerable**
- **Pinetop-Lakeside does not own or control any of Woodland Lake Park**
- **Even if not fully developed, town residents may lose access to the park (as it would be private land)**



FAR LEFT: This map indicates the locations of the three study areas presented in this case study: Casa Grande Ruins, Glen Canyon, and Chiricahua.

LEFT: The preservation structure constructed over the Casa Grande Ruins primary exhibit - 'The Casa Grande.'

NATIONAL MONUMENTS AND RECREATION AREAS

Background

The United States Department of Agriculture defines National Recreation Areas and National Monuments as follows (From the USFS Forest Service Manual (Chapter 2370 - Special Recreation Designations)):

- **National Recreation Areas:** Areas that have outstanding combinations of outdoor recreation opportunities, aesthetic attractions, and proximity to potential users. They may also have cultural, historical, archaeological, pastoral, wilderness, scientific, wildlife, and other values contributing to public enjoyment.
- **National Monuments:** Areas of unique ecological, geologic, historical, prehistorical, cultural, and scientific interest.

Relevance

Studying existing national designations will help the town and residents to focus their efforts if pursuing a national designation, and to also understand some of the other attractions in Arizona. Therefore, efforts towards the application process for the Woodland Lake Park Tract should be geared towards communicating both the assets which meet federal requirements and the national interest in the park tract.

The following three cases are National Recreation Area designations in Arizona. They are presented with the intent to examine the level of national interest in the natural amenities contained within each area.

Study 1: Casa Grande Ruins National Monument - Casa Grande, Arizona

For over a thousand years, prehistoric farmers inhabited much of the present-day state of Arizona. When the first Europeans arrived, all that remained of this ancient culture were the ruins of villages, irrigation canals and various artifacts. Among these ruins is the Casa Grande, or “Big House,” one of the largest and most mysterious prehistoric structures ever built in North America (From the National Park Service).

The Casa Grande Ruins was the nation’s first archeological preserve, showcasing various archeological sites including remains of a walled village near the “Big House” and traces of other villages nearby.

The site features a visitors center, museum, book store, and other public facilities. Entrance fees are charged to access the area, and special archeological tours are offered.

Efforts towards the application process for the Woodland Lake Park Tract should be geared towards communicating both the assets which meet the federal requirements and the national interest in the park tract.

RIGHT: Lake Powell attracts national visitors for its wide range of aquatic sporting activities and striking geologic attractions.

FAR RIGHT: The Chiricahua Mountains are nicknamed 'A Wonderland of Rocks' for the collection of rock spires left over after the Turkey Creek Volcano eruption 27 million years ago.



Study 2: Glen Canyon National Recreation Area - Page, Arizona

The Glen Canyon National Recreation Area offers visitors unique water-based recreational experiences encompassing over 1.2 million acres in Northern Arizona. The recreation area spans hundreds of miles from Lees Ferry, Arizona to the Orange Cliffs of southern Utah. The area provides scenic vistas, geologic wonders, and a panorama of human history in addition to recreational amenities.

Outdoor activities are the focus of the Glen Canyon area, supporting private activities and guided tours. Activities include boating, fishing, swimming, regional trails, rock climbing, kayaking, scuba diving, and mountain biking. Lake Powell is the primary attraction, bringing outdoor enthusiasts from all parts of the Southwest and around the nation.

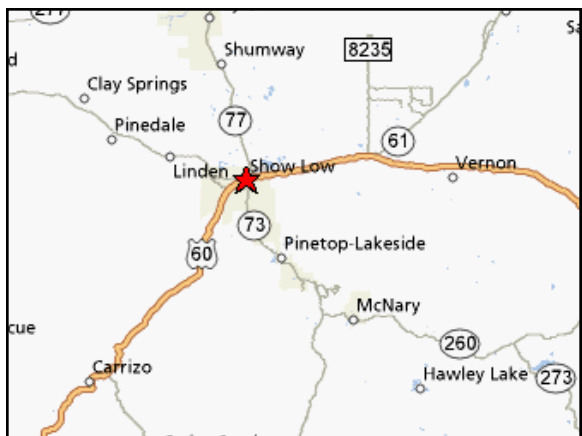
Study 3: Chiricahua National Monument - Willcox, Arizona

Located 36 miles southeast of Willcox, Arizona, the Chiricahua National Monument encompasses the remains of ancient volcanic activity. Nicknamed "A Wonderland of Rocks" the area features nearly 12,000 acres of rock spires eroded from layers of ash deposited by the Turkey Creek Volcano eruption 27 million years ago.

Chiricahua offers visitors breathtaking views, 18 miles of hiking trails, an 8-mile paved scenic drive, and an historic ranch district dedicated to the historic inhabitants of the area. The 18-square-mile Monument is a mecca for hikers and birders. At the intersection of the Chihuahuan and Sonoran deserts, and the southern Rocky Mountains and northern Sierra Madre in Mexico, Chiricahua plants and animals represent one of the premier areas for biological diversity in the northern hemisphere.

Design Implications

- **Focus on amenities that would attract national attention and visitation.**
- **Envision a wide-range activities including enhanced lake activities.**
- **National designation would implicate a range of additional amenities and facilities beyond footpaths and natural features.**



FAR LEFT: The Fool Hollow Lake Recreation Area is located near Show Low, Arizona.

LEFT: The 149 acre Fool Hollow Lake attracts many outdoor enthusiasts in the White Mountains.

FOOL HOLLOW LAKE RECREATION AREA - ARIZONA

Background

Fool Hollow Lake Recreation Area is an 800 acre recreation area with a 150 acre lake just outside of the town of Show Low in the Arizona White Mountains in the Apache Sitgreaves National Forest. This recreation area opened to the public in 1994 as the result of a successful public/private partnership.

Relevance

Similarities exist between Fool Hollow and the Woodland Lake Park Tract. The USFS and AZ Game and Fish have stake in what happens at Woodland Lake. Efforts were made in the 1990s by the USFS to form a public/private partnership for Woodland Lake Park but at the time AZ State Parks was not interested nor the companies holding surface water rights to the lake and springs. The philosophy of AZ State Parks has since changed over time with a focus to locate parks closer to urban areas. The town of Pinetop-Lakeside may find taking the lead and trying to form a public/private partnership is a worthwhile endeavor at this time.

Fool Hollow Recreation Area

The Fools Hollow Lake Recreation Area located in the Apache - Sitgreaves National Forest, opened in 1994 as a result of an innovative partnership between Arizona State Parks, the U.S. Forest Service, Arizona

Game and Fish, the City of Show Low, and corporate sponsors Arizona Public Service and McCarty Construction Company. The partnership was formed in 1988, with construction beginning in the fall of 1991. At 6,300 feet in elevation this 850-acre recreation area surrounding a 149 acre lake and includes 92 recreational vehicle/camper hook ups, 31 developed tent sites, five shower buildings with restroom facilities, two handicapped fishing piers and a contact station. In addition, a fully functional sanitary dump station, a fish cleaning station and several tot lots are available to visitors within the project. Plans in progress include group campgrounds, nature center, amphitheater, two large grassy playing fields, picnic ramadas, hiking trails and playgrounds.

Adjacent to the Fool Hollow Lake Recreation Area, in its planning stages, is the Show Low Creek Trail, which will provide short and eventually long-distance recreational opportunities for the hiker, equestrian, mountain bicyclist, bird watcher, backpacker, jogger and sightseer. The trail will connect centrally located employment areas, neighborhoods, Show Low Primary School and Show Low High School to Fools Hollow Lake Recreation and Pintail Lake Wildlife Area. A riparian environmental area and the Pintail Lake Wildlife Viewing Area provide outdoor classroom opportunities for students from nearby schools.

The Fool Hollow Lake Recreation Area opened in 1994 as a result of an innovative partnership between Arizona State Parks, the U.S. Forest Service, Arizona Game and Fish, the City of Show Low, and corporate sponsors.

RIGHT: Fool Hollow Lake

FAR RIGHT: The recreation area offers attractions for a wide range of users: hikers, fishers, bird watchers, and horseback riders.



The stakeholders in this partnership got involved for various reasons. The city of Show Low was looking for a recreation destination instead of being bypassed for Big Lake of Lyman Lake. The USFS, Show Low police and Navajo County Police were having safety and security issues with people partying and getting hurt. AZ State Parks was looking for a ‘tall trees’ recreation destination. USFS was also looking for funding help to improve the campgrounds. AZ Game and Fish became involved because the surface water rights and their interests in the fishing at the lake. AZ Public Service provided electrical needs and gained good publicity. McCarty Construction became involved as the owner held real estate interests around the lake and town and felt this draw would enhance property values in the area, as well as provide great publicity for the company.

Design Implications

- **The town of Pinetop-Lakeside will need to approach those holding surface water rights in the tract.**
- **AZ State Parks, AZ Game and Fish will need to be approached to discuss their interests in the project.**
- **The town would benefit by approaching individuals or companies with a large stake in the town and area to form a partnership that will be interested in making Woodland Lake Park a recreation destination.**



FAR LEFT: The Galisteo Basin Preserve is located 15 miles south of Santa Fe, New Mexico; the hope is to preserve a large plot of open space by developing just a small portion as a green cemetery.

LEFT: The Galisteo Basin Preserve is blanketed by a patchwork of pinon and juniper forests.

GREEN CEMETERIES AS A CONSERVATION STRATEGY

Background

The Galisteo Basin Preserve, located 15 miles south of Santa Fe, in New Mexico is employing various techniques to preserve a 12,800-acre parcel which is blanketed by a patchwork of piñon and juniper forests and blue grama grasslands. The Commonweal Conservancy is working with the community and State of New Mexico to protect this land, by developing a portion of the land, approximately 800 acres, with a mixed use development to help preserve the rest of the parcel.

Relevance

A novel approach to fund-raising for the conservation of open space is being implemented at the Galisteo Basin Preserve. Many residents of Pinetop-Lakeside have voiced that they would like the Woodland Lake Park Tract to remain open space, however strategies to accomplish this have been not so forth coming. This technique for acquiring open space is also being implemented near major metropolitan areas in Texas.

Green Burials at the Galisteo Basin Preserve

Joe Sehee, executive director of the Green Burial Council is working with the Commonweal Conservancy to help finance the project with the creation of a four-hectare green cemetery where

people can choose to be buried in an environmentally friendly way without embalming fluids and in biodegradable shrouds or wooden boxes. Roughly half the cost of a US \$4,000 plot would help protect the surrounding landscape.

Green burials may prove to be a potential new tool to finance conservation and stewardship. Sehee's long-term vision is that land trusts would use green burials to protect one million acres worldwide in the next decade. An important step in making this a reality, he says, is the council's adoption last summer of certifiable standards. Much like standards for green-harvested wood or fair-trade coffee, the burial standards are designed to ensure that consumers get what they pay for when they sign up for a green burial. Sehee is hoping the same people who would choose a green burial will also see the value in this unusual approach to land protection.

The first modern-day green cemetery in the U.S. was created in 1998 when South Carolina physician Billy Campbell founded Ramsey Creek Preserve, a socially responsible for-profit green cemetery that links land conservation with burials. The death of his father and the associated funeral costs led Campbell to found the preserve as a better way to honor the dead. Sehee joined forces with Campbell and a third party for a green burial project in California,

RIGHT: Green cemeteries give people the option to be buried in an environmentally friendly way without embalming fluids.

FAR RIGHT: The environmental impact is minimal compared to traditional cemeteries; often, burial sites are marked only with a small stone rather than a large headstone.



Fernwood' which turned out to be less green than they wanted. Sehee was convinced certifiable green burial standards were needed to protect the integrity of the idea. The Green Burial Council was the result. Under the council's standards, the 'greenest' cemetery is part of a larger conservation project in which burials help buy easements and pay for stewardship. Toxic embalming, cement vaults, and other non-biodegradable caskets are prohibited, as are inappropriate monuments. A less-prohibitive 'natural' burial ground bars embalming and vaults and requires habitat restoration with native plants but does not involve a larger protection scheme.

One barrier to green burials as a conservation tool may be the 'ick' factor the necessity of dealing with the funeral home industry and the reaction that 'there are dead people on our property.'

Design Implications

- **Contact the Green Burial Council and the Commonweal Conservancy to assess the appropriateness for Pinetop-Lakeside.**
- **Contact the Arizona State Parks Department to discuss their interest in this concept.**
- **Have an appraisal done of the parcel by an independent appraiser so all parties will have an idea of the value of the land.**

Commonweal Conservancy

117 N. Guadalupe Street Suite C
Santa Fe, New Mexico 87501
phone: 505-982-0071
fax: 505-982-0270
web:<http://www.commonwealconservancy.org/contact.php>

Green Burial Council

Email: info@greenburialcouncil.org
web: <http://greenburialcouncil.org/faqs.php>



FAR LEFT: Pinnacle Peak Park is a city park owned by the city of Scottsdale. Surrounded by a private housing community, the public is still granted access to use the park's facilities and trails.

LEFT: Pinnacle Peak Park offers visitors a chance to see unique flora and fauna in the Phoenix area.

PINNACLE PEAK PARK - SCOTTSDALE, ARIZONA

Background

Pinnacle Peak Park is one of the primary attractions in the Scottsdale, Arizona area, just north of Phoenix. At the northern reaches of the Sonoran desert, the park is rich with native vegetation, breathtaking views, and first-class multi-use trails. The 150-acre park hosts a variety of activities ranging from leisurely hiking to rock climbing, horseback riding, and mountain biking. The park's administration offers special events for visitors including wildlife demonstrations, Native American celebrations, moonlit tours, and astronomy presentations.

Relevance

In the 1980s, before the city of Scottsdale experienced its high rate of growth, a private developer purchased a plot of land from the state of Arizona that included the Pinnacle Peak natural area. Because the area had been used for decades prior, the city of Scottsdale approached the developer and asked that the land be donated to the city for designation as a city park. The developer readily agreed, and gifted 180 acres to the city; the remainder of the property was to be developed as private housing communities. 30 acres were traded by the city back to the developer, and in return, the developer constructed the new trail system widely used today.

Pinnacle Peak Park

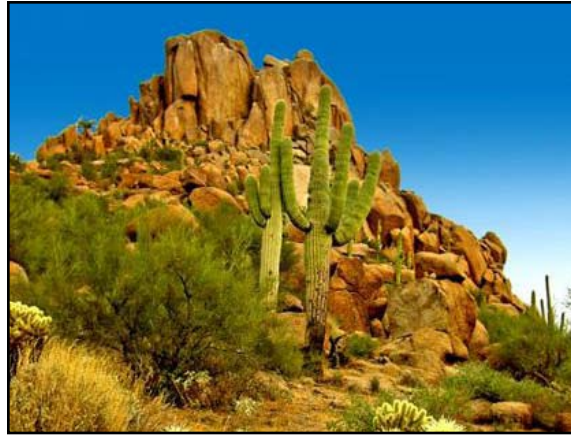
The next twenty years brought a series of public meetings and hearings to discuss the concerns of existing park users and residents of the new private communities. Each were concerned that the other would interfere with their hopes for the park and sought to put an end to plans for the park. The city patiently met with all parties involved and various compromises were met to appease the greater whole. The city agreed to staff the park, regulate the hours open to the public, and place signs along the trails.

The park will celebrate its 5th anniversary in 2007 and boasts over 800,000 visitors since its opening in 2002. The vast majority of users and homeowners surrounding the park agree that the park is in fact an asset rather than a detriment as they had originally anticipated. As can be expected, some individuals are still upset, but the greater part of the community has come to love and use the park's natural amenities, facilities, and educational programs.

The greater part of the community has come to love and use the park's natural amenities, facilities, and educational programs.

RIGHT: The city made various compromises with the public and neighboring community; in the end, most parties involved feel their wishes were met in the park's administration.

FARRIGHT: In exchange for an additional 30 acres from the city, the housing community developer agreed to construct - at their own expense - the trail system now widely used by the public.



Design Implications

- **Most developers gain economic benefit by retaining green open spaces as part of a development plan; the town and its citizens can work closely with a developer to maintain open space for public use**
- **Private uses within the park can be visually screened from existing areas surrounding the park**
- **Compromises are a means of achieving trade-offs that benefit the majority of the parties involved**
- **The town, developers, and citizens must be open-minded and patient in the process in order to accomplish the greatest good for the community.**



FAR LEFT: The Santa Lucia Preserve is located near the Big Sur area of the Pacific Coast in Carmel, California.

LEFT: The Preserve is located in the Santa Lucia Mountains, which are part of the Los Padres National Forest further south.

SANTA LUCIA PRESERVE - CARMEL, CALIFORNIA

Background

The Santa Lucia Preserve is a 20,000 acre parcel located in the Santa Lucia Mountains just inland from the coastal town of Carmel, California. This land was a working cattle ranch called Rancho San Carlos for 200 years, but came under increasing development pressure as land values in the area began to soar. At one time, the land was approved for 11,000 homes, but the owners did not want to see the land, which is one of the largest sections of private property remaining on the California coast, divided into so many pieces. For this reason, they decided to sell the property to a limited partnership consisting of the Pacific Union Development Company and private investors that was able to buy the entire parcel. The Rancho San Carlos Partnership thus purchased the ranch in 1990 for approximately \$70 million, with the expressed intention of developing part of it for 300 home sites while leaving the majority as open space.

Relevance

Like the owners of Rancho San Carlos, the residents of Pinetop-Lakeside do not want Woodland Lake Park divided into a maximum number of housing lots. Given the need for funding in order to purchase the park, a partnership with a developer may be necessary. With the involvement of the community and guidance and limitations from the town, development can occur that will be environmentally

sensitive as well as lucrative, and will preserve much of the park as an open space amenity.

Santa Lucia Preserve and Conservancy

The concern of local residents and requirements placed on the developers by the Monterey County Board of Supervisors helped to direct and limit development at Santa Lucia. The Ranch San Carlos Partnership formed the Santa Lucia Preserve, which has three objectives: (1) resource protection, including the long-term protection of the areas unique beauty, vitality and habitat values; (2) a community within a preserve, where a new human settlement would be created as an integral part of a healthy rural and wild land ecosystem; and (3) sustainability, where the residential community would provide the cultural and financial support necessary for the preservation of the open lands. The Board of Supervisors required the developers to further protect the land by creating the Santa Lucia Conservancy before building permits were issued, and to financially assist in upgrading local infrastructure. Due to the large size of the property, low-density development was approved, while a hotel and small general store were defeated in a public referendum.

The Conservancy, with the assistance of national organization Trust for Public Lands, oversees the

RIGHT: The 80-year old hacienda serves as the center of community life. The open space surrounding it bespeaks the low-density development.

FAR RIGHT: Santa Lucia won a national ASLA award in 2003 for their constructed wetland, which cleans wastewater and attracts wildlife.



protection of the 90% of the land which remains open space. To insure its protection, Trust for Public Lands would also become owner of the land title should the Conservancy ever disband. The Conservancy owns 12,000 acres, with additional easements on 6,000 acres, all to be held in perpetuity. The 300 individual homeowners of the Preserve hold title to these 6,000 acres of open space as well as their home lots. The Conservancy is a 501(c)(3) non-profit organization and is led by an executive director, answerable to a board of governors. The Rancho San Carlos Partnership continues to subsidize the Conservancy through an endowment fund started in 2004. The funds for this endowment, which is targeted to reach \$25 million in 2008, are taken out from the sales of home lots in the Preserve.

Design Implications

- **Selling to one developer rather than to several parties increases the chances of maintaining open space.**
- **While low-density housing allows for a great deal of open space at Santa Lucia, a denser configuration would be needed at Woodland Lake Park to achieve the same effect.**
- **Public involvement and pressure from governing bodies can shape development.**
- **A third party organization is an effective way to manage and preserve open space.**
- **Home and/or lot sales can finance conservation efforts.**



FARLEFT: The Orange County Great Park is located in Irvine, California, approximately 60 miles south of Los Angeles.

LEFT: The Orange County Great Park is located on the former El Toro Marine Air Station. The park takes up nearly 1,500 acres of the 4,800 acre site (outlined in yellow on the map to the left).

ORANGE COUNTY GREAT PARK - IRVINE, CALIFORNIA

Background

The Orange County Great Park, located in Irvine, CA occupies part of the former Marine Corps Air Station El Toro. The military facility was established in 1943 as a wartime air station. Throughout its history it has served as a training facility during peacetime, and as a staging area for military operations during times of conflict. The base formally closed in 1999. Immediately afterwards the County of Orange designated a Local Redevelopment Authority to develop a community reuse plan for the base. After a series of back and forth voter approved measures, Measure W was approved - the Orange County Central Park and Nature Preserve Initiative. Soon thereafter the military announced that they would sell the base via public auction. The city of Irvine responded immediately to this plan by developing the Great Park Plan.

On February 16th, 2005 Lennar Corporation purchased four parcels of land totaling 4,369 acres representing the entire area encompassed by the former MCAS El Toro. This purchase marked the beginning of a unique partnership between the City of Irvine, the federal government, and a private landowner (Lennar Corp.) A development agreement was established between the City of Irvine and Lennar which stipulated that Lennar would be granted limited development rights (Great Park Communities) in return for the land and capital that

will allow for the construction of the Orange County Great Park. The 1,347 acres that make up Orange County Great Park are under public ownership and Lennar Corp. must contribute \$200 million dollars towards the development of the park. An additional \$200 million dollars from taxes and fees will also be used to fund the creation of the park. At 1,347 acres the Orange County Great Park surpasses even that of Central Park which encompasses 843 acres of land. Some of the unique features within the park are: a Great Park Canyon, Great Lawn, Veterans Memorial, Sports Park, and Wildlife Corridor. Other public areas within the former base land include: a 1000 Life-Long Learning District, a cemetery, and 900 acres of open space. Since the park is under public ownership a non-profit organization was set up with the responsibility of designing, building, and maintaining the Great Park. The Orange County Great Park Corporation (OCGPC) is governed by a nine member Board of Directors.

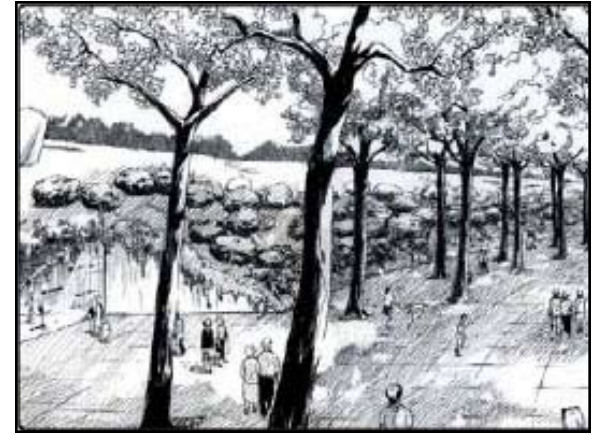
Relevance

The Orange County Great Park represents an example of a city, in this case the city of Irvine, working with a developer from the beginning of a project, in order to ensure that its needs and wishes are met. The city was extremely proactive in developing a Great Park Plan immediately after the military announced

RIGHT: Part of the master plan calls for an enormous canyon to be cut through a large portion of the park. This graphic illustrates some of the topographical changes and recreational opportunities.



FAR RIGHT: The master plan calls for multiple long, shaded promenades along which people can stroll or sit and people watch during nice weather.



the land was for sale. This plan was instrumental in helping the city clearly communicate its wishes to the developer (Lennar Corp.) To its credit Lennar Corp. was extremely receptive to the city's wishes. Additionally the final design for the Orange County Great Park was subject to a public participation campaign during which residents of the county were allowed to make their comments known about the final design.

Design Implications

- **The town needs to be proactive and establish a development plan for the Woodland Lake Park Tract. While it is not 100% certain that development will occur within the tract area having a development strategy and plan established will inevitably prove beneficial to the town.**
- **The town can work alongside and in harmony with the right developer to ensure that its needs and desires are met.**
- **Smart developers recognize the inherent value in preserving precious natural resources. Again the town needs to have those areas it deems of highest value identified and indicated in a development plan.**



FAR LEFT: Albuquerque is located in central New Mexico. The EDO project area is on the western side of town near the intersection of interstates 25 and 40.

LEFT: A bird's-eye view over a portion of the redevelopment area. Several historic buildings have been renovated and used for new purposes, such as the Old Albuquerque High School loft housing.

EAST DOWNTOWN REDEVELOPMENT - ALBUQUERQUE, NEW MEXICO

Background

Albuquerque, the largest city in the state of New Mexico, has been experiencing a revitalization process since the late 1990s. The EDO project (East Downtown) is concentrated in a 12-block area with the first phase completed in 2002 and the second in 2005. The project has yielded 500,000 square feet of office, retail, and residential space, including new loft housing, restaurants, and a cinema complex. The new Alvaro Transportation Center is also a vital part of the redevelopment. The location of this hub, which services bus and rail traffic, insures a steady flow of visitors into the downtown area.

Prior to these efforts, the Central Avenue (Historic Route 66) corridor, which runs through the heart of downtown, had become degraded. Once a bustling strip, the central core had gradually become abandoned over the last few decades. During this time, roughly 30 redevelopment plans were created for the area, but none were carried out. It took the dedication of the mayor and a new funding strategy to successfully move forward with the mixed-use infill development that is already rejuvenating the district.

Relevance

The city of Albuquerque was not able to finance the redevelopment on its own, instead entering into a “private-public partnership” where most of the

financial burden was placed on private investors. This private-sector arrangement caused this plan to succeed where other government-driven plans had failed. The redevelopment planning relied on community input, which was given through a 5-day charrette in 2003. Discussions and compromises that occurred during this process resulted in a shared vision for the district.

Though the work is occurring in stages, the redevelopment was approached as a whole project rather than on a piecemeal basis, which helped create unity within the plan. The Downtown Action Team streamlined zoning and permitting codes to not only make the process faster, but more appropriate. These new codes were incorporated into the 2010 Plan, which is similar to the Overlay Zone document viewable at: http://www.cabq.gov/council/pdf/rev2_EDo_low.pdf. Though the redevelopment is thus far high-rent, a portion of the profits from the project will go to the Downtown Albuquerque Civic Trust, a non-profit entity charged with building and funding affordable housing in the area.

Partnership Funding

As explained by the Comprehensive Report & Best Practices Guide, “One of the things that sets this project apart is its financial structure, consisting of a for-profit developer (Arcadia), a non-profit foundation (McCune, which put up \$7 million as an investment,

RIGHT: New streetscaping includes place-identifying art and signage, plantings, and cafes. Mixed-use zoning allows for businesses to have ground level street frontage with apartments above.

FAR RIGHT: Rendering depicting a proposed new mixed-use area including housing and retail. Regionally-appropriate design was a focus of the project.



not a gift), and the city.” Arcadia and the McCune Charitable Foundation formed the Historic District Improvement Corporation (HDIC), in a joint venture. Arcadia owns 75% of the HDIC, McCune owns 20%, and the Downtown Action Team (local businesses and property owners) holds the remainder. The city, while not a partner in this venture, is committed to using its bonding capacity to make infrastructure improvements such as sidewalk enhancement. Not only will the investment bonds be recovered, but the city expects to net \$48 million in the next 20 years from the project’s profits and the increased property and sales taxes. This estimation is based on the returns already occurring. Retail rents in EDo were anticipated to be between \$18 - \$19/sq.ft., but have turned out to be between \$23 and \$27/sq.ft. Christopher Leinberger of Arcadia explains the success by saying, “the market is hungry for special spaces.”

Some developers are reluctant to engage in new urbanist-type development because they are focused too much on the short-term returns. For the first 5-7 years, conventional development will yield more profit than non-conventional; however, after that time conventional will steadily lose value while non-conventional will continue to increase. Due to the high quality requirements, non-conventional development necessitates more cash up front than conventional (conventional is typically 75-80% debt and 20-25% equity vs. 35-50% equity for new urbanism). Having to put in this equity and then be willing to wait one to two decades for return is off-putting to traditional

developers. The way HDIC avoided this pitfall was by creating a tiered system of investors who provided the project equity. Different sources have different time horizons for realizing their returns. The first tier, or “tranche” receives 100% return within 7 years, but does not have any ownership. The input from this tranche should be 10 – 15% of the total project capital. The second tranche receives their returns before year 12, and should account for 15 - 25% of the capital. The third tranche gets returns after year 12, and should make up about 10% of the capital investment. Leinberger also suggests making the architect a partner.

Design Implications

- **Non-conventional development requires more initial investment, but has greater returns over time.**
- **A partnership and tranche system of financing can yield sufficient capital to build quality development.**
- **A holistic approach (master plan) and community involvement in the planning process can result in a project that is unified and best meets the needs of the users.**
- **A zoning scheme as per new urbanist guidelines should be established prior to starting development.**



DESIGN

Non-Development Concept

Conventional Development Concepts

Non-Conventional Development Concepts

Synthesis & Recommendations



By being proactive and aggressive the town can help dictate any future plans for the park rather than simply react to it.

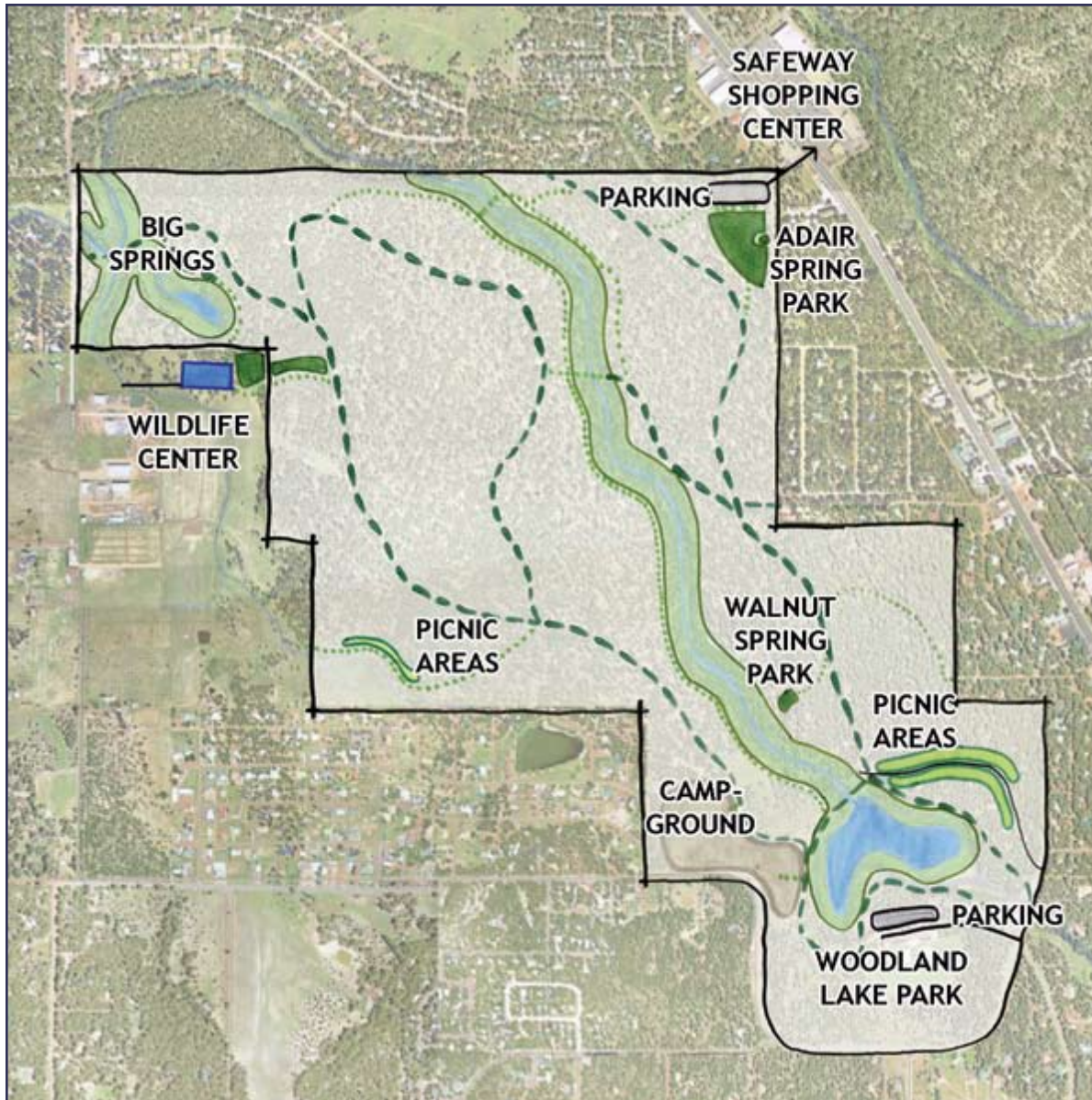
DESIGN CONCEPTS

The generated concepts you will see are based primarily upon our conversations with town residents, staff, professionals, and conclusions drawn from our initial analyses.

In harmony with the original scope of the project, our efforts were focused on creating both non-development and development options for the park tract. Based on the acquisition scenarios presented initially, the non-development options can be categorized into end-product ownership: federal, state, and town. Ownership on the part of both the Federal government and the State government will by default carry a number of design requirements set forth by those individual organizations. Therefore, we present one non-development concept which reflects our recommendations in the case that ownership is acquired by the town and the town then holds full jurisdiction of the park property. The development concepts are based on our recommendations in the case of either a private-public partnership or full private ownership of the park property.

Alternate Concepts

We want to stress that the concepts are built on a number of elements; the concepts in and of themselves are not absolute, meaning that elements of one concept may be suitable for combination with elements from another. The Alternatives section that follows the concepts emphasizes this idea by presenting the elements in a more individual manner for further consideration.



ABOVE: Though the graphic to the left does not display existing amenities, this does not mean we recommend their removal; the graphic highlights additions or enhancements to existing facilities.

LEFT: The Non-Development Concept with various enhancements to recreational facilities.

NON-DEVELOPMENT OPTION

The non-development option is a concept based on the premise that the town gain ownership of the entire parcel by one or more of the acquisition strategies discussed in the Analysis Phase of this study. The graphic here is conceptual in nature and not detailed. It does not include all of the facilities currently at woodland lake park, (the ball fields for example). This does not mean that we recommend

their removal, just that most things on this graphic are additions or enhancements to existing facilities. Below are listed details of proposed additions and enhancements to various parts of the park.



ABOVE: Enhancements and additions to the park's recreational amenities are a rich part of its history. Increased amenities will ensure that the park can be enjoyed by all who wish to participate.

NEAR THE LAKE

Facilities to be improved near Woodland Lake include the following:

- Improved signage at the entrance near the ball fields and the road to the pavilions and pier
- Improved/ Additional parking at the covered bridge
- Improved/Additional parking near the ball fields
- Improved playground facilities near the ball fields
- Repair of the tennis courts near the lake
- Pull-off picnic facilities on the pier road, these would include areas to park 1-2 vehicles, 1-2 picnic tables and 1-2 stationary charcoal grill stands. Several of these would be ADA accessible picnic sites
- Additional Pavilions with parking for 3-4 vehicles, ADA accessible tables, electric outlets, 2-3 large stationary charcoal grill stands
- Improved playground facilities on the pier road
- Additional parking for the pavilions and the pier
- Restroom facilities on the pier road side of the lake
- A campground is proposed to be located near the western edge of the lake managed by the town

AROUND ADAIR SPRING

- Access, vehicular and pedestrian to the park and trails from highway 260 across from the Safeway Plaza
- Parking near a newly created park around Adair Spring
- The spring should be enclosed in a springhouse structure that is aesthetically pleasing and accessible to the public. The water can remain piped from the source but

should be daylighted within the structure for visual and auditory pleasure.

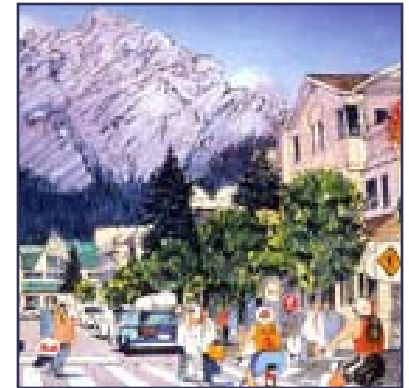
- Several ADA accessible picnic sites
- A kiosk with trail information and wildlife information for visitors
- Possible restroom facilities

NEAR MOUNTAIN MEADOW RECREATION COMPLEX AND WILDLIFE CENTER

- Walk-in picnic areas near the meadows to the south of Mountain Meadow Recreation Complex
- Trail access to the Tract
- Small park near Wildlife Center

MIDDLE OF THE TRACT

- Additional trails as noted
- A small park with benches around Walnut Spring



ABOVE: A possible design type of non-conventional development strategies. The amount of land that would be developed is strongly dictated by the type of development occurring on the property.

LEFT: Assuming the economic return on the developer's investment, a significant portion of the tract would be considered for development.

DEVELOPMENT PLAN

While it is quite clear that the majority of town citizens in Pinetop-Lakeside do not want any development to occur within the Woodland Lake Park Tract, it is also quite clear there exists the possibility that some development may occur. Should the non-development acquisition strategies prove impossible, it is best that the town be prepared for it by having a development plan established for the tract. This

development plan should represent the town's vision of how the land should be developed and should have the political support of the town. Having such a plan established and supported by the town would allow them to clearly, concisely, and with confidence communicate their goals and wishes from any future development that may occur. By being proactive and aggressive the town can help dictate any future

development rather than simply react to it.

A good starting point for this development plan would be to identify those areas within the park tract that the town would like to see protected in their current state. These should be areas which have high ecological and/or cultural importance to the natural systems and town at large, not just a few individuals. Within the Woodland Lake Park Tract it is sufficient to say that three such important areas exist which need to be preserved in their current state: Big Springs (40 acres), Woodland Lake Park (103 acres), and Walnut Creek and associated creek buffer (40 acres). Big Springs and Walnut Creek and associated buffer area have high ecological importance within the existing natural systems at work in the tract. While the creek buffer is not impenetrable it should be acknowledged and respected. And the third area the Woodland Lake Park, has a high recreational value and is consistently enjoyed by town residents and visitors alike. That leaves 400 acres of land which could be considered suitable for future development.

As a part of continuing our professional analysis we met with an industry professional (independent from Pinetop-Lakeside) involved in development. It was an extremely insightful and educational meeting during which we learned how a developer might approach such a project. In specific we gained insight into some of the initial financial aspects that any future developer would take into consideration when analyzing the Woodland Lake Park Tract. Starting from the assumption that the USFS decides it is in their best interest to sell all 583 acres of the property and the property is sold at \$50 million dollars, based on the professional's experience and informed knowledge he/she stated that there would be between \$250-300 million additional dollars spent on development infrastructure. As a return the professional indicated that any developer would look to make triple or quadruple the amount spent on the project in profit. Suddenly this has now become close to a \$1 billion dollar project.

While 400 acres of land within the tract have been identified as suitable for development this does not mean that all 400 would need to be developed in order for the developer to make such a profit return. Just how much of that land would be developed is strongly dictated by the type of development occurring on

the property: conventional suburban development or non-conventional development (new urbanism).

Conventional Suburban Development

Conventional Suburban Development (CSD) is typified by having larger lot sizes and separation of uses. The ratio of open space to developed space in any given project most often ranges anywhere from 60-40, to 50-50, to 40-60. Of the 583 acres contained by the Woodland Lake Park Tract that means that anywhere from 250-350 acres would be developed. Finding developers who would develop in a CSD fashion is easier due to its high degree of familiarity with banks and investors. Other characteristics of CSD include:

- **more private open space (due to larger lots)**
- **increased dependency on automobile**
- **greater amount of infrastructure**
- **conditioned belief that larger lot size equates to higher value**

Non-Conventional Development

Non-Conventional Development is typified by higher density settings where stores, restaurants, offices, and other conveniences are close by. This higher density allows for more public open space. There is more focus on creating communities that are pedestrian-oriented, often organized around a town center. Due to higher densities and smaller lot sizes these developments typically take up less acreage than CSD. In the case of Woodland Lake Park this might amount to 120-160 acres of development. Other characteristics include:

- **more human scaled design**
- **strong sense of community and place**
- **focus on the public realm**
- **seamless experience between residential, commercial, and open space**

Other relevant points which emerged from our meeting with the stated developer:

- the town needs to complete a market analysis
- if the town is to enter into a public-private partnership the town's money would be best spent on macro-infrastructure improvements (ex: water and sewer lines, streetscape improvements)



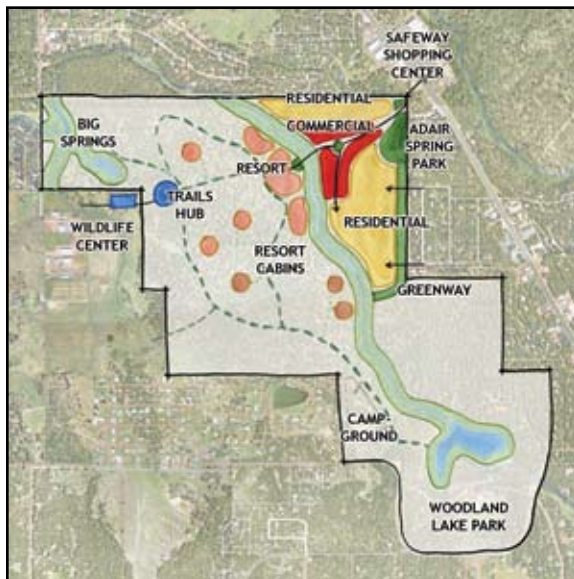
CONCEPT A - The Horseshoe

- Concentrated commercial Main Street
- Lodge-style resort village across Walnut Creek
- Main Street provides access to Wildlife Center
- Clustered residential development and pocket parks



CONCEPT B - Walnut Links

- 18 hole golf course and residential community
- Concentrated commercial core off of highway 260
- Ample residential development
- System of greenways encourages alternate transportation



CONCEPT C - Woodland Resort

- Large portion of park preserved as open space (resort amenity)
- Resort provides range of lodging choices
- Enhanced trail network and trail hub
- Small commercial core located off of highway 260

CONVENTIONAL DEVELOPMENT CONCEPTS

The following three concepts reflect general principles of conventional development. This type of development typically relies on distinct separation of uses, and residential uses are generally low density single family housing units.

The pages that follow begin to explore these various concepts in more detail as well as objectively

Common to all the concepts is a park at Adair Spring which creates a draw for visitors and residents alike. Generous greenways help to buffer existing uses to new development and create alternative routes for people to use, including the buffer of Walnut Creek.

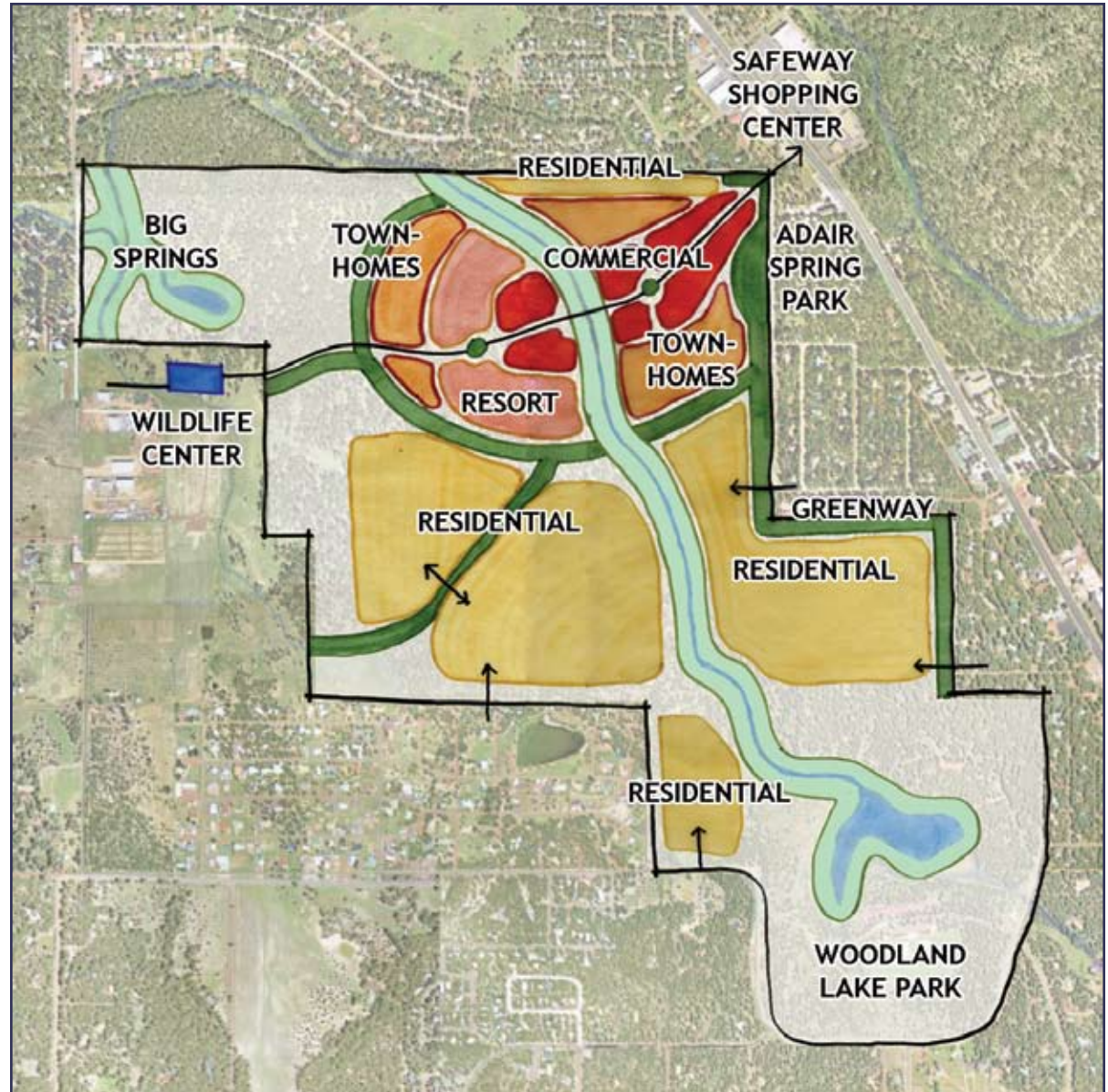


STRENGTHS

- Adds additional acreage to Big Springs Environmental Study Area
- Creates a desirable ratio of development to non-development to attract possible investors
- Meets the needs of residents and visitors by creating open space, sales tax, added amenities and a recreation destination
- Expands connections through the tract both vehicular and pedestrian

WEAKNESSES

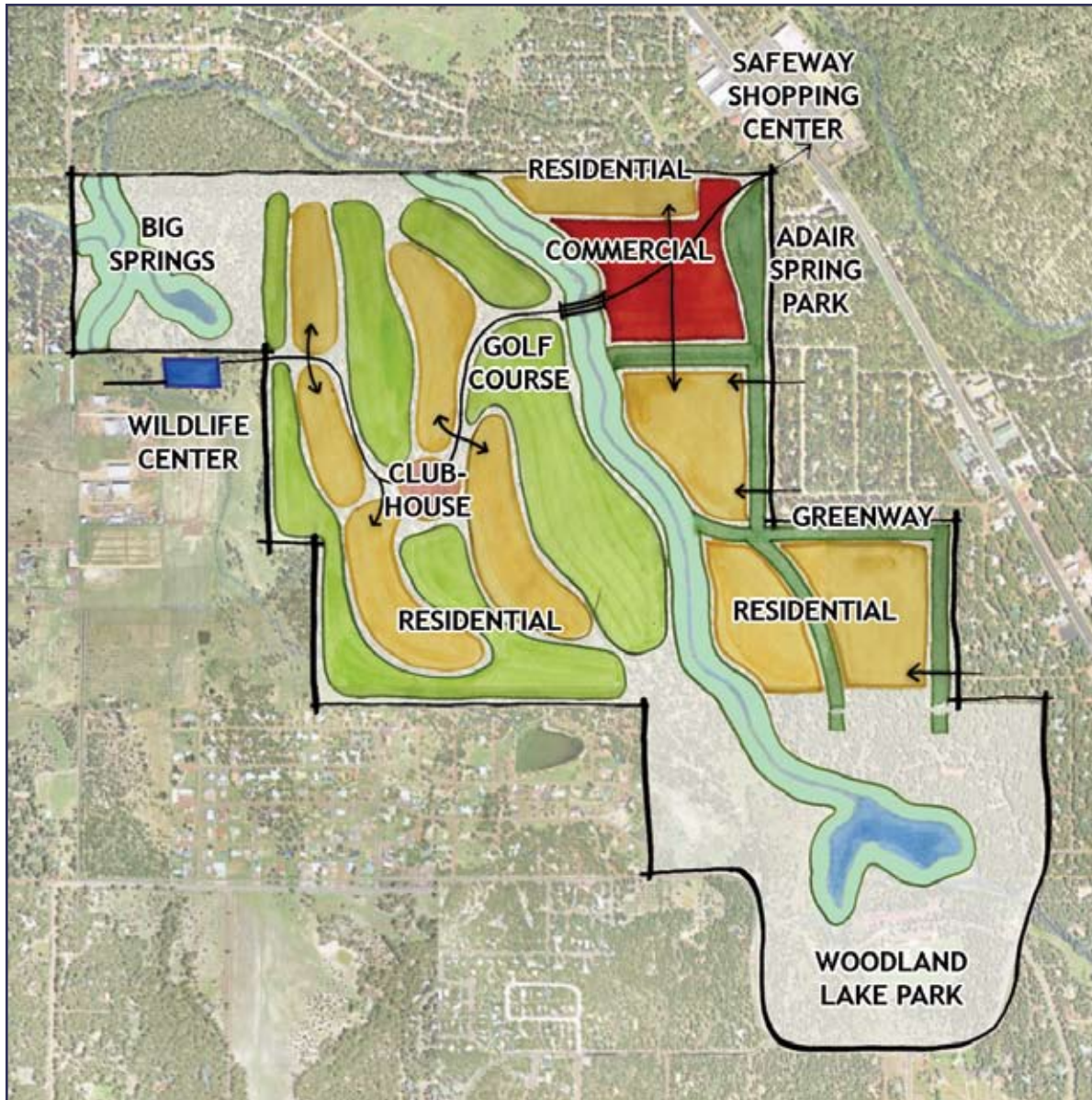
- Creates a strong separation between visitors and residents
- Lots of development along creek, high land use
- Lots of additional infrastructure needed (roads, utilities)
- Puts a lot of pressure on the resort to succeed



THE HORSESHOE

In this concept a small Main Street with concentrated commercial development leads the visitor/resident across Walnut Creek to more commercial opportunities that celebrate the creek. A 'Lodge Style' resort highlights and respects the ecology of the creek. The resort and main street businesses help create revenue for each other. A strong connection exists with the improved Safeway Plaza, drawing customers to this hub of the Town. The street

extends through the tract in an eco-sensitive fashion to the new Wildlife Center. This concept creates a balance between the in-town market (residential) and the out-of-town market (resort, commercial and town homes) making it attractive to possible investors. New residential development matches adjacent existing densities becoming higher density as it nears the Main Street. Clustered development with large lots is oriented to create pocket parks.



STRENGTHS

- additional land added to Woodland Lake Park total acreage
- proposed uses match existing uses well
- golf course can be viewed as preserving open space
- golf course adds recreational amenity for town

WEAKNESSES

- does not create as strong of town center
- majority of open space is privately owned
- less connection established between Woodland Lake Park and Big Springs
- issues surrounding golf course (who pays for maintenance costs, ecological impact)

WALNUT LINKS

The most obvious feature in the Walnut Links concept is the creation of an 18 hole golf course. Contained within the golf course would be clusters of residential development. A concentrated commercial core is located across Highway 260 from the existing Safeway Shopping Center. Access to this commercial core is via a roadway which continues through the core, crosses the creek leading to the golf course clubhouse and associated residential areas, and

continues on to the future wildlife center. There is a heavy residential focus with this concept. Residential densities would match those existing densities adjacent to any proposed development. A system of greenways is created to encourage alternative modes of transportation in addition to the creation of a large park located at Adair Spring.

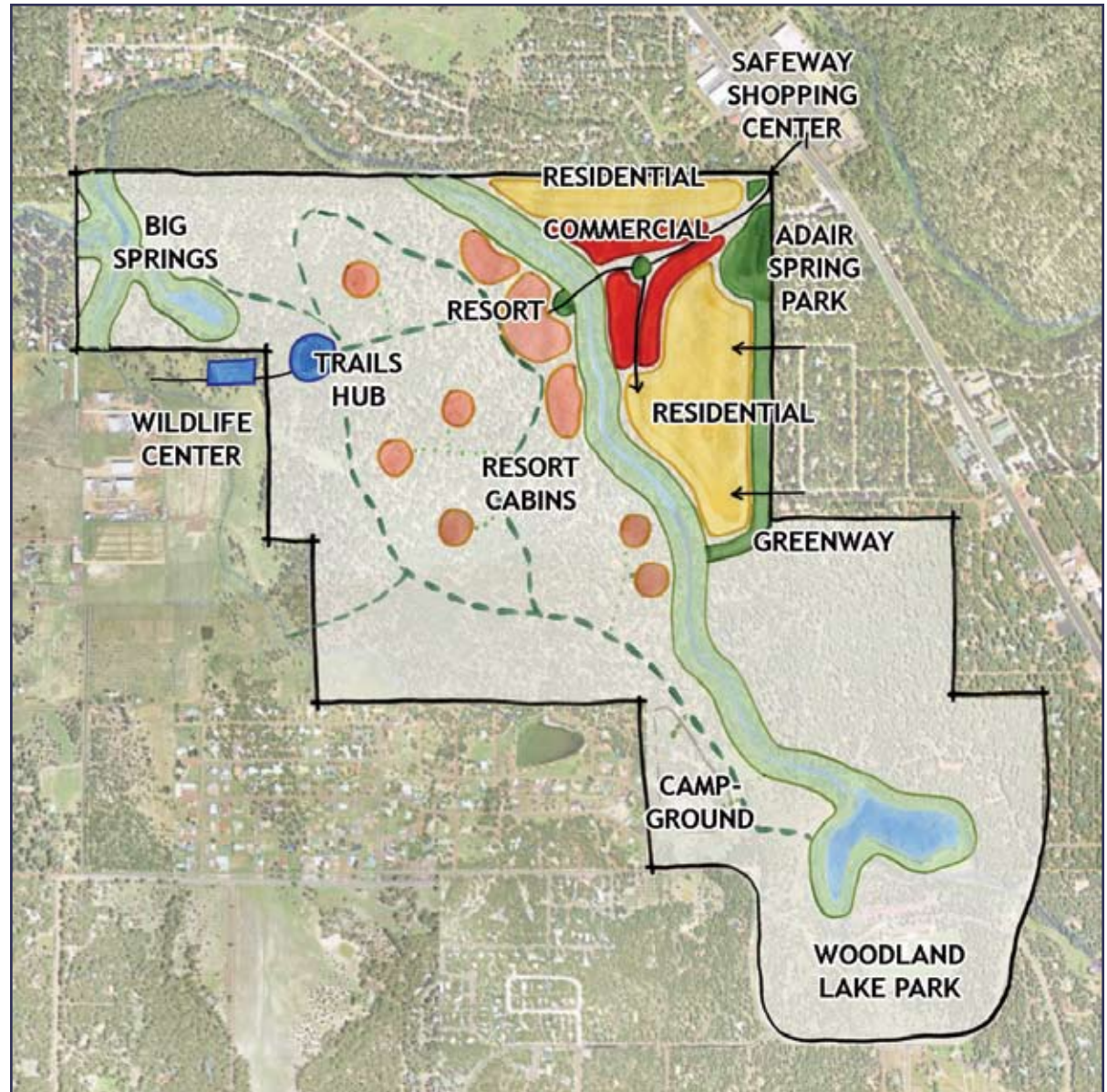


STRENGTHS

- high ratio of open space
- meets needs of residents and visitors
- expands and enhances wildlife center
- trails Hub can become a regional landmark and destination

WEAKNESSES

- predicated on finding a developer who wants to create this dispersed style of resort
- questionable economic feasibility
- smaller commercial core puts pressure on resort to succeed and also means less sales tax generated
- resort area could take on private feel and limit public access



WOODLAND RESORT

This concept is somewhat of a hybrid between conventional and non-conventional development patterns. It preserves a large portion of the park as open space interspersed with satellite cabin villages. These cabin clusters are a part of a resort which also includes a lodge with en suite accommodations as well as a campground. The resort thus provides a range of lodging choices from luxury rooms to tent sites, making it appealing to all types of visitors.

Visitors and residents of Pinetop-Lakeside have access to and are encouraged to use the open space by an enhanced trail network including a trail hub. This important node links up to the proposed Big Spring Environmental Center and includes educational and retail opportunities. Other retail serving the community and tourists is located in the small commercial core off of 260.



ABOVE: Higher density settings where stores, restaurants, offices, and other conveniences are close by. This higher density allows for more public open space.

LEFT: This graphic represents the smaller portion of the land tract that may need to be considered for development in a non-conventional approach.

NON-CONVENTIONAL DEVELOPMENT (NEW URBANISM)

Non-conventional development caters to a growing segment of the population that is not satisfied with conventional suburban development (CSD). Non-conventional development is typified by higher density developments where a variety of amenities are within walking distance. Besides the need for more walkable communities other factors leading to preference for non-conventional developments

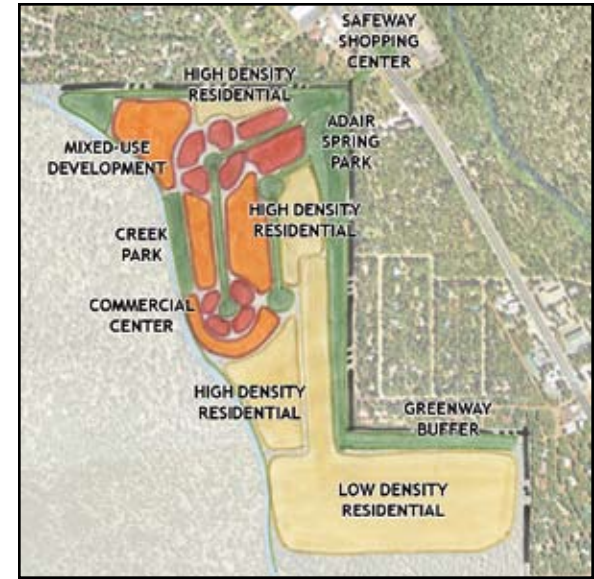
include: mounting traffic congestion, decreased crime, enhanced urban vitality, growth of 'cafe' culture, fashionable design of higher density for middle class, and positive examples by growing densification. Other characteristics of non-conventional development include: creation of town centers, villages with mixed-use infrastructure, compact development, pedestrian oriented communities - this often helps

CONCEPT A - Radial Mixed-Use

- Focus on full-time residents of Pinetop-Lakeside
- Town Center located on Walnut Creek
- High density center transitions to lower density
- Enhanced pedestrian greenway connects Walnut Creek to Billy Creek

CONCEPT B - Dual Commercial Core

- Development concentrated on east side of Walnut Creek
- Establishes two small commercial centers
- Mixed-use development surrounds commercial cores
- Residential areas with varying densities



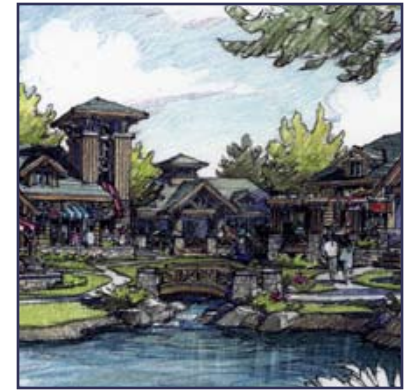
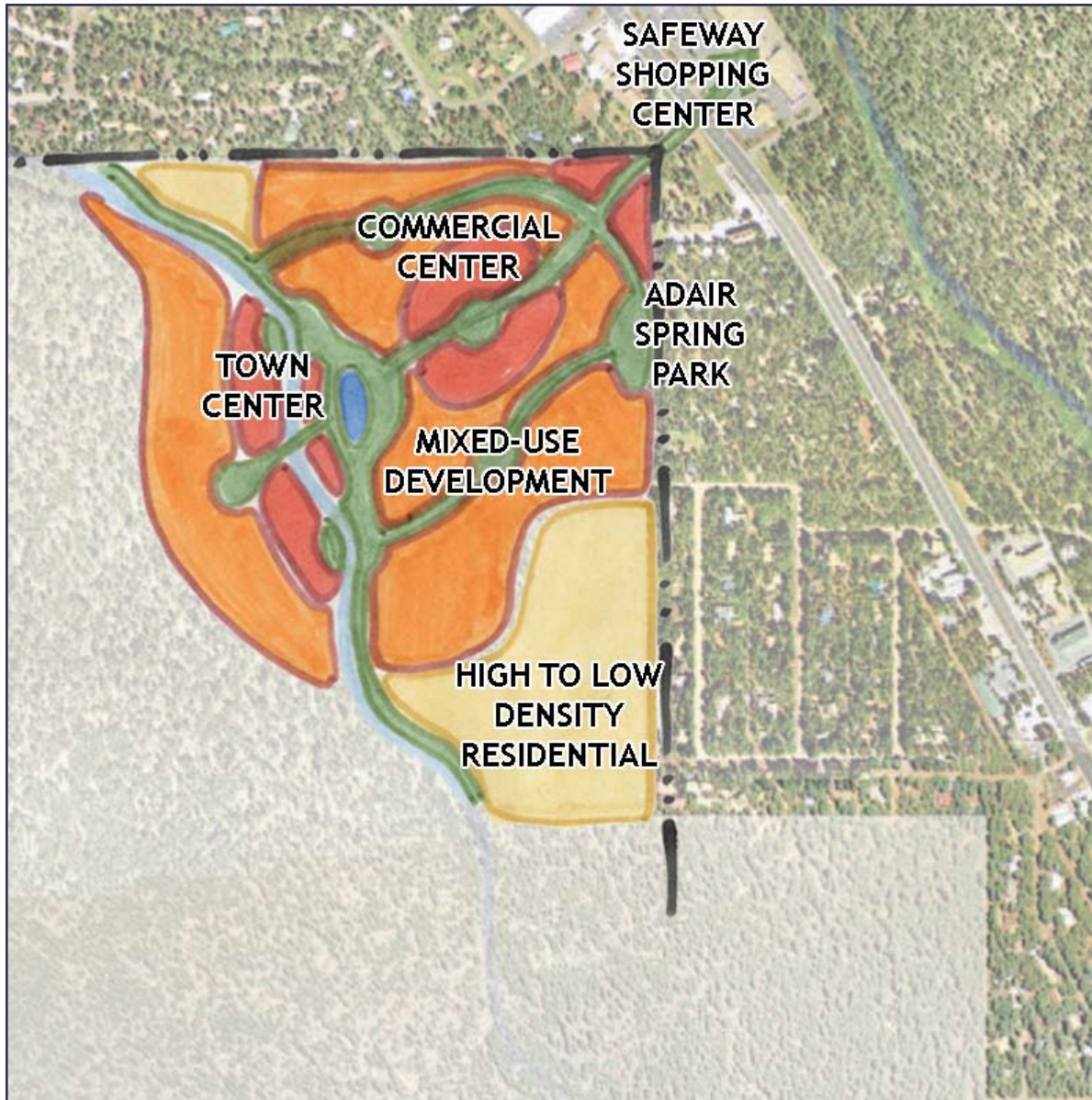
create communities that are designed more at the human scale, focus on the public realm, and the incorporation of parks, greenways, open space, and other environmentally friendly designs and practices. This type of development is concerned with building a high quality community and helping establish a sense of place.

Often time these projects require a lot more time, energy, and money up front when compared to CSD, but the pay off in all categories far exceeds that of CSD. For the city these projects often require extensive rezoning efforts along with a 'cultural' acceptance of features like smaller lot sizes and narrower street widths. For the developer such projects often require higher up-front costs and more patience than conventional real estate. The financial return often lags a few years behind that of conventional suburban development (CSD). However non-conventional developments have proven themselves more durable. In most cases these are projects constructed with higher quality materials which helps translate into high quality designs. Again there is a concerted effort to create a community and sense of place which are timeless and have unlimited value. And once the community and development are firmly entrenched the financial profits quickly follow. In a recent project in Albuquerque, New Mexico

the city invested \$14 million dollars into a non-conventional redevelopment project happening in part of its downtown. In return the city will get 25% of the profits that the project earns in years 6-12, and in years 13-20 it will receive 50% of the total profits. While most conventional suburban development is typically based only on the money that it can extract in five to seven years, non-conventional development facilitates increasing profits for all as the years progress. It is not just the developer reaping profit but everyone involved.

Prior to any non-conventional development project there needs to be extensive market research done and this holds true for the town of Pinetop-Lakeside. Even to seasoned developers who have completed many non-conventional development projects each site has its own characteristics which need to be accounted for prior to building. On the positive side this accounts for the unique and distinct feel that many of these developments exhibit. For additional information about non-conventional developments please read the information provided from the links at the bottom of this page.

Once the community and development are firmly entrenched the financial profits quickly follow.



ABOVE: The higher density mixed-use development creates a town center that celebrates the unique character of the creek.

STRENGTHS

- Smaller development allows incremental purchases of land in tract by town
- Creates new town center, adding to sense of place
- Good creek connections with possibilities for linking into larger systems
- Significant, long-term tax base

WEAKNESSES

- More difficult to find a developer interested in pursuing this type of dense, mixed-use development rather than conventional
- MUD has been a contentious issue for Pinetop-Lakeside, and could lead to a decision stalemate
- Lack of precedent in the area makes success of this type of development questionable

RADIAL MIXED-USE

This concept is oriented more towards residents of Pinetop-Lakeside and less toward visitors to the area in that it creates a town center off of 260 and does not include any resort facilities. The town center, located on Walnut Creek, is a high density mixed-use development.

The density is highest immediately around the town center, and diminishes as you move outward

toward the edges of the development. An enhanced greenway along Walnut Creek and a primary pedestrian connection between Walnut and Billy Creeks creates a strong pedestrian orientation.



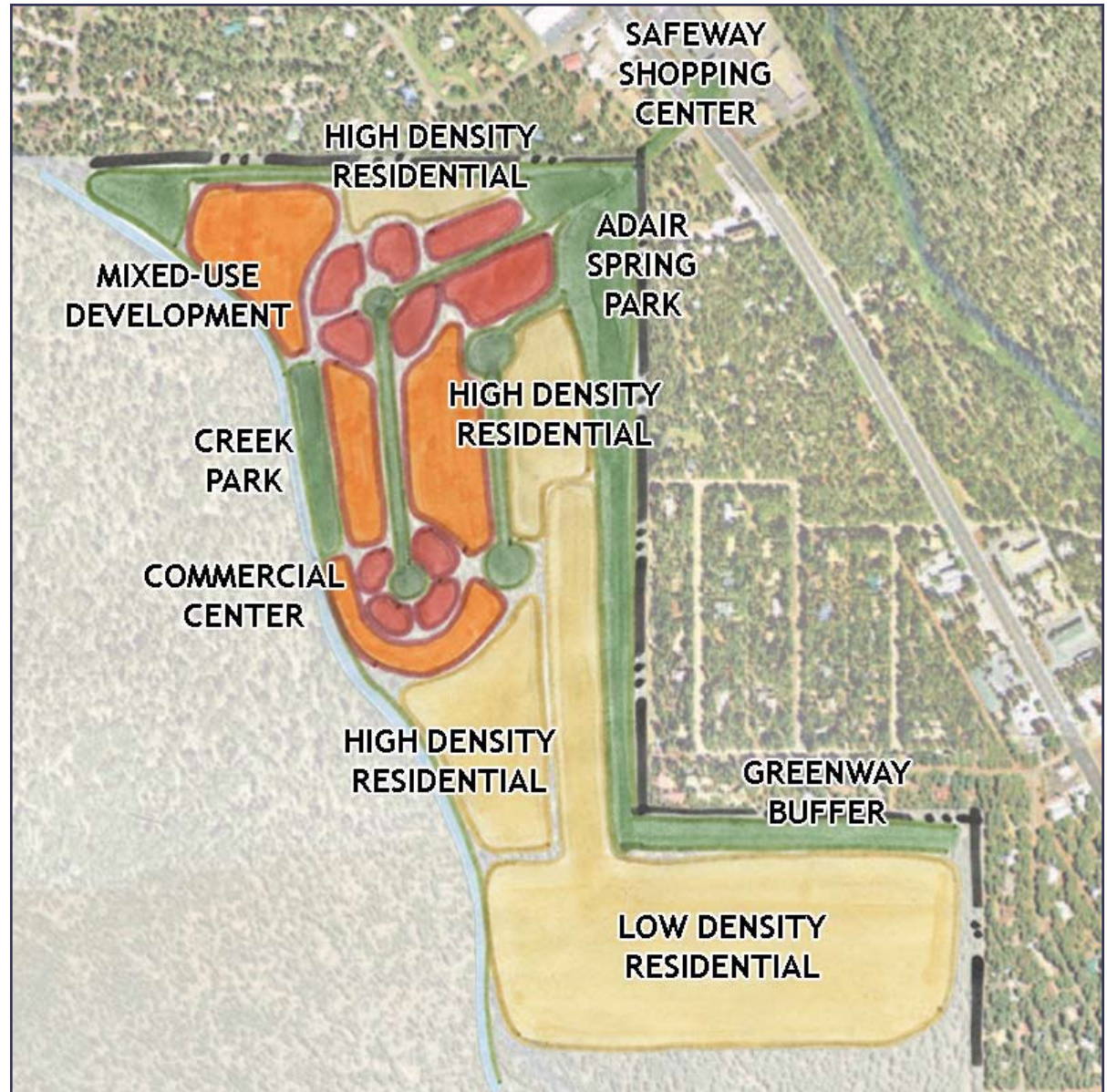
ABOVE: This concept focuses on two commercial centers that are pedestrian friendly, and emphasis is taken off the automobile.

STRENGTHS

- Fits with existing development patterns already existent within Pinetop-Lakeside
- Less disturbance to creek corridor
- Encourages alternative modes of transportation

WEAKNESSES

- Smaller areas of commercial and MUD mean less opportunity for sales tax
- Creation of a town center not as strong as in other concepts



DUAL COMMERCIAL CORE

This concept is based on the transect idea of New Urbanism (a spectrum from urban to rural) and keeps development to the east side of Walnut Creek. Two small commercial centers are established with dense mixed-use development spanning between. Residential areas with varying densities are kept separate from MUD but still within walking distance, which is encouraged through the addition of greenway buffers.



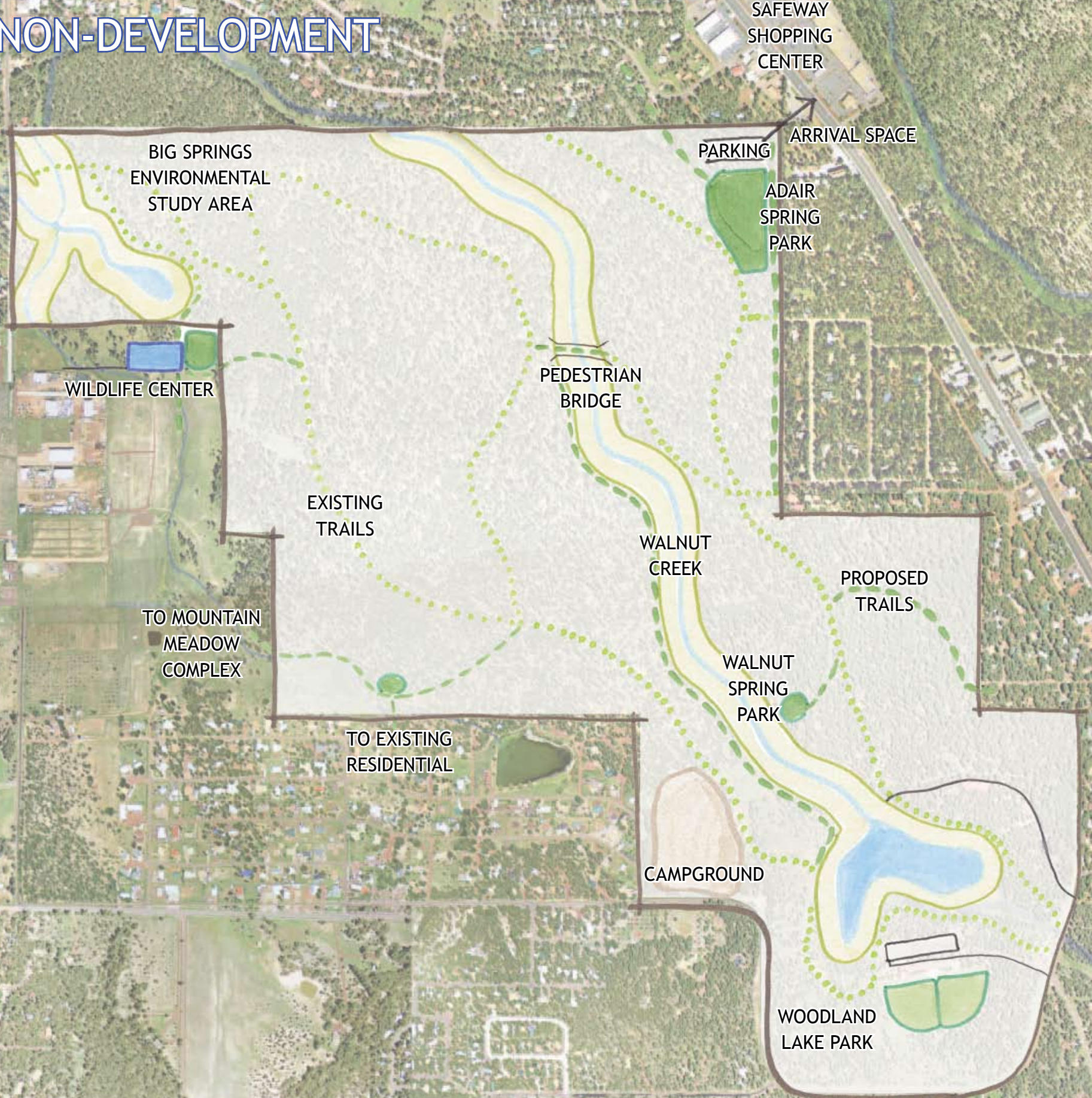
DESIGN SYNTHESIS

Following the generation of the various concepts and resident feedback and comments, Tejido then synthesized public opinion into three distinct acquisition and planning options:

- 1) a conventional development option as evidenced in its traditional suburban street layouts and residential lot densities;
- 2) a dense non-conventional “new urbanist” or traditional neighborhood development option;
- 3) a non-development land acquisition option predicated on Federal and/or State funding.

Each of these three final acquisition and planning options are presented and articulated hereafter.

NON-DEVELOPMENT



SAFeway
SHOPPING
CENTER

BIG SPRINGS
ENVIRONMENTAL
STUDY AREA

PARKING

ARRIVAL SPACE

ADAIR
SPRING
PARK

WILDLIFE CENTER

PEDESTRIAN
BRIDGE

EXISTING
TRAILS

WALNUT
CREEK

PROPOSED
TRAILS

TO MOUNTAIN
MEADOW
COMPLEX

WALNUT
SPRING
PARK

TO EXISTING
RESIDENTIAL

CAMPGROUND

WOODLAND
LAKE PARK

NON-DEVELOPMENT RECOMMENDATION

Please be aware that in order to represent the whole park tract, the following diagrams have to be drawn at a small scale. Because of this, distances look shorter, and levels of detail are lost. For instance, main roads would have vegetated medians, and residential areas would have yard and/or community park space. All green buffers that are depicted are at least 100 feet across. Plant barriers and topography changes would serve to partially or even fully conceal many aspects of development.

Non-Development Option

The non-development scenario shows a possibility that could occur if Woodland Lake Park were gifted by Congress to Pinetop-Lakeside, or if the parcel were to be given a national or state designation as a park, monument, or recreation area. Though this is the favored option for both residents of Pinetop-Lakeside and the Tejido Group, our research indicates that it is perhaps the least likely. It would preserve the park tract as public open space, creating the least environmental, social, and economic impact, which in the latter two cases may be viewed as a disadvantage. Depending on which agency owns and manages the tract, the requirements for facilities will be different. This diagram therefore is intended to show general recommendations regarding the placement of additional recreational amenities within the park. We are not advocating the removal of any features such as the picnic ramadas or benches, but as previously mentioned, they are not visible at this scale.

Near the lake, the existing parking and ball fields are shown, as well as the access road that serves the ramadas and boat ramp. It is possible that a campground will be a desired amenity, particularly if the tract becomes a state park. We recommend locating the campground to the west of the lake. This area lies in a shallow depression, which combined with distance, will provide a visual and auditory buffer between campground and lake user groups. The proximity will still allow campers to have easy access to the lake, but the visitor experience at the lake should not be altered. The campground should also incorporate restroom facilities which could also serve Woodland Lake Park users. A few new developed park spaces are proposed throughout the tract. These would

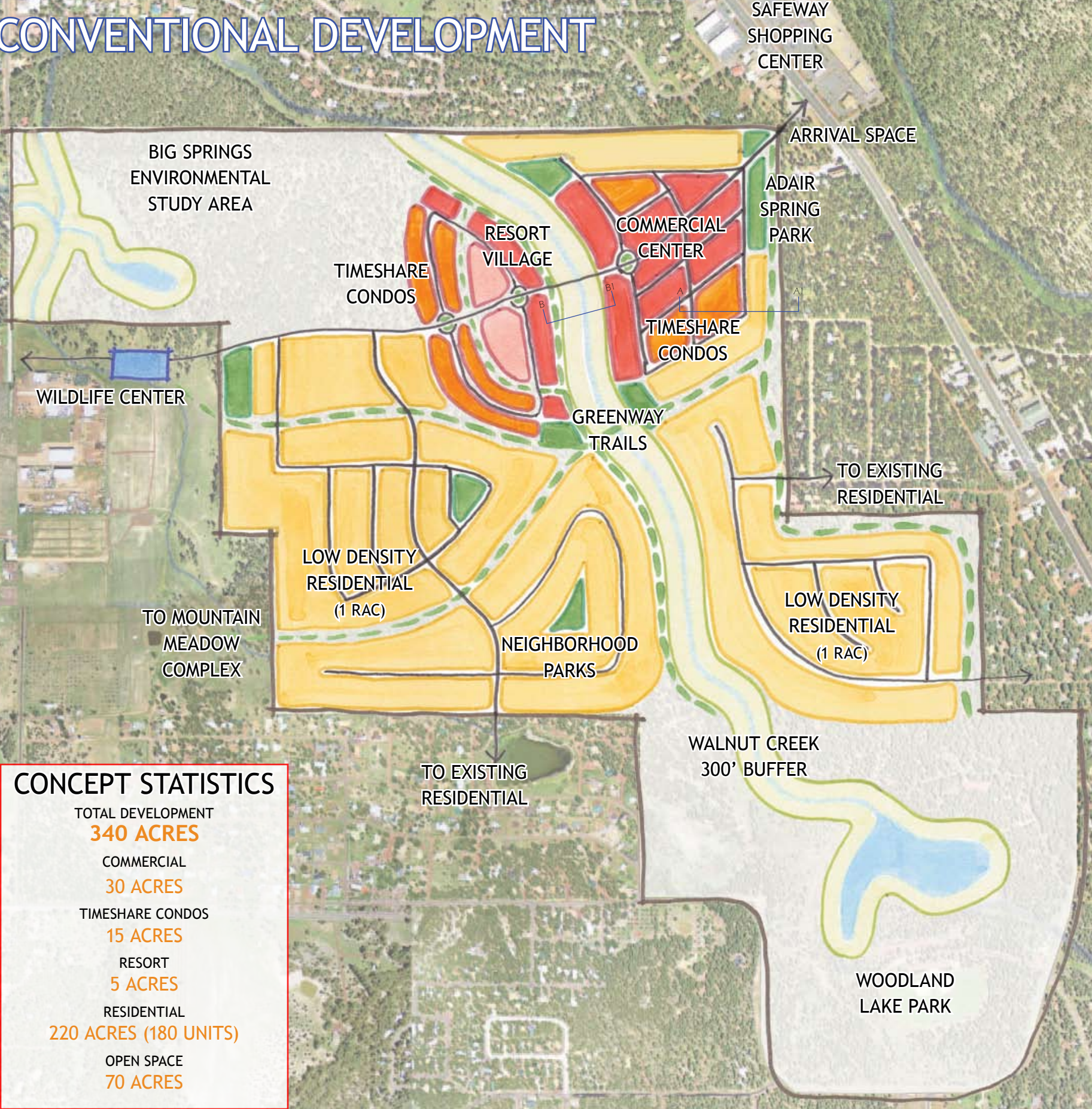
be places with additional picnic facilities and perhaps field spaces for active recreational activities and are connected via new trail segments. Existing trails are represented by a light green dotted line, with trail connections and additions in a darker green, dashed line. The new trails increase the pedestrian linkages extending out of the park, allowing more access from neighborhoods from the east and west.

A new trail follows Walnut Creek, allowing for interpretive opportunities where the ecology of the invaluable riparian corridor can be explained and showcased. The trail respects the creek's ecological needs through physical separation and careful bank stabilization strategies. At one point, this trail crosses the creek via a small footbridge, which would have a minimal environmental impact. Along the northern part of the eastern border of the park, a new trail is proposed following the utility easement corridor already in place. This would meet up with the major new feature of Adair Springs Park. This park area would be somewhat visible from 260, inviting visitors to come and explore. Its proximity to the Safeway shopping center creates a creek to creek connection, allowing visitors and future residents in the area east of Billy Creek to have better access to Walnut Creek and the rest of the park tract. A new parking lot would serve these park users as well as hikers who have come to use the trail system. Adair Springs Park would highlight the spring, which is currently hidden under a shed behind a chain link fence. The spring has historic value in that it has provided water to residents since the area was first settled, and continues to be used for irrigation purposes. It is important to protect the spring in terms of both ecology and water rights, but much more enjoyment and cultural significance could be derived from this resource. The Adair Springs Park could have a small pavilion or well house situated over the spring where visitors would be able to enjoy the sound of the water. We would suggest locating any memorial structures commemorating the Rodeo-Chediski wildfire within this Adair Springs Park. Leading out northwest from Adair Springs is another proposed trail branch that would follow the sewer easement corridor to connect to the neighborhoods to the north of the tract. Just south of the Big Springs environmental area is the proposed Wildlife Center, with an adjoining park space.

Phasing Suggestions:

The Adair Springs Park and its associated parking lot would be a likely first step to this concept, as they provide a focal point and entry area into the park tract. Trail connections into the surrounding neighborhoods might come next, with their associated small parks. The campground could then be established, and the revenue it would generate could be put toward the next step of installing the Walnut Creek trail and bridge.

CONVENTIONAL DEVELOPMENT



BIG SPRINGS ENVIRONMENTAL STUDY AREA

SAFeway SHOPPING CENTER

ARRIVAL SPACE

ADAIR SPRING PARK

RESORT VILLAGE

COMMERCIAL CENTER

TIMESHARE CONDOS

TIMESHARE CONDOS

WILDLIFE CENTER

GREENWAY TRAILS

TO EXISTING RESIDENTIAL

LOW DENSITY RESIDENTIAL (1 RAC)

LOW DENSITY RESIDENTIAL (1 RAC)

TO MOUNTAIN MEADOW COMPLEX

NEIGHBORHOOD PARKS

WALNUT CREEK 300' BUFFER

TO EXISTING RESIDENTIAL

WOODLAND LAKE PARK

CONCEPT STATISTICS

TOTAL DEVELOPMENT
340 ACRES

COMMERCIAL
30 ACRES

TIMESHARE CONDOS
15 ACRES

RESORT
5 ACRES

RESIDENTIAL
220 ACRES (180 UNITS)

OPEN SPACE
70 ACRES

CONVENTIONAL DEVELOPMENT RECOMMENDATION

Phasing Suggestions:

The heart of this concept is the main street, which should be established first, from the entrance diagonally across from Safeway through to the outlet on Woodland Road. The resort and associated timeshares could then come in, creating a draw. Commercial fronting on the main street and the southern sections of the housing areas could then go in. Finally, commercial, mixed-use, and housing could fill in the center.

The conventional development is predicated on information the Tejido Group obtained from industry professionals, who indicated that roughly sixty percent of the tract would need to be developed in order to generate the returns that would attract a developer. This option would thus conserve the least amount of open space of the three scenarios. The overall idea behind this concept is a mixed-use kernel that draws on the Walnut Creek node proposed by Tejido during the summer 2006 project. This core area, which lies perpendicular to 260, is embraced by residential development to the south, keeping busier and denser sections away from the lake area. As much as possible, this concept seeks to protect the valuable areas of the lake, Walnut Creek, and Big Springs. The creek has been given a generous buffer of 300 feet on either side. Both recreational areas are allotted a larger amount of space than is currently given with the special use permits. The concept also pushes multifaceted development rather than a purely residential subdivision. Commercial, mixed-use, and resort areas are included that would provide additional amenities to existing residents of Pinetop-Lakeside.

The main entry is perpendicular off of 260, creating an axial connection to the Safeway shopping plaza. A park which encompasses Adair Spring creates an entry sequence for the development. The low-speed main road passes through the commercial core of the development and through a roundabout, creating a main street experience that runs down to Billy Creek. On either side of the main street would be retail and dining opportunities. Small side streets create a slightly skewed grid that is easy to navigate but creates visual interest through incorporating curves. Toward the outer edges of the commercial core are blocks of mixed-use development. Adjacent to these are linear areas of higher-density housing, which are connected by a series of greenway trails. The large residential area on the eastern side of the creek would match existing housing densities outside the tract. The larger residential area to the west would generally have a slightly higher density, and incorporates several neighborhood parks. The main street bridges the creek and traverses the tract to connect to the proposed Big Springs Environmental Center. Two more roundabouts in this section of the road help to calm and direct traffic as it passes through the other

mixed-use area of the development. At the center of this portion of the main street is a lodge-style resort with approximately 100 rooms. The resort abuts a strip of commercial development that can provide services to guests as well as provide a pleasant pedestrian experience along the creek buffer frontage. On the western side of the lodge is an area of condominiums/time shares that could also be managed by the resort operator.

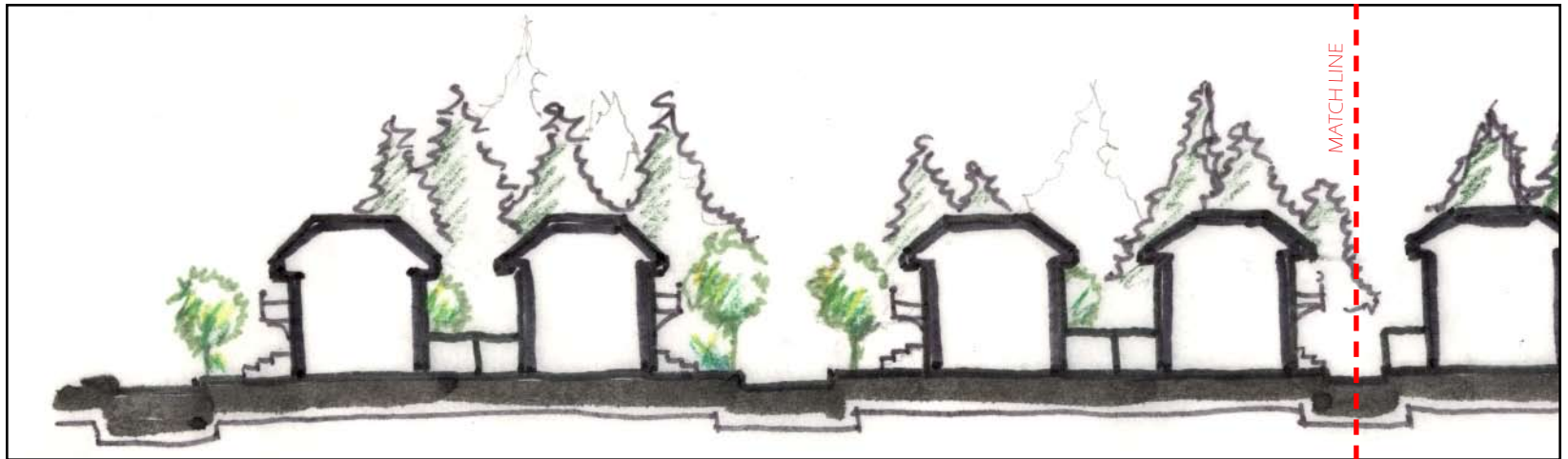
STRENGTHS

- **Adds additional acreage to Big Springs Environmental Study Area and to Woodland Lake Park**
- **Creates a desirable ratio of development to non-development to attract possible investors**
- **Meets the needs of residents and visitors by creating open space, sales tax, added amenities and a recreation destination**
- **Expands connections through the tract both vehicular and pedestrian**

WEAKNESSES

- **Creates a strong separation between visitors and residents**
- **Lots of development along creek, high land use**
- **Lots of additional infrastructure needed (roads, utilities)**
- **Puts a lot of pressure on the resort to succeed**

CONVENTIONAL DEVELOPMENT



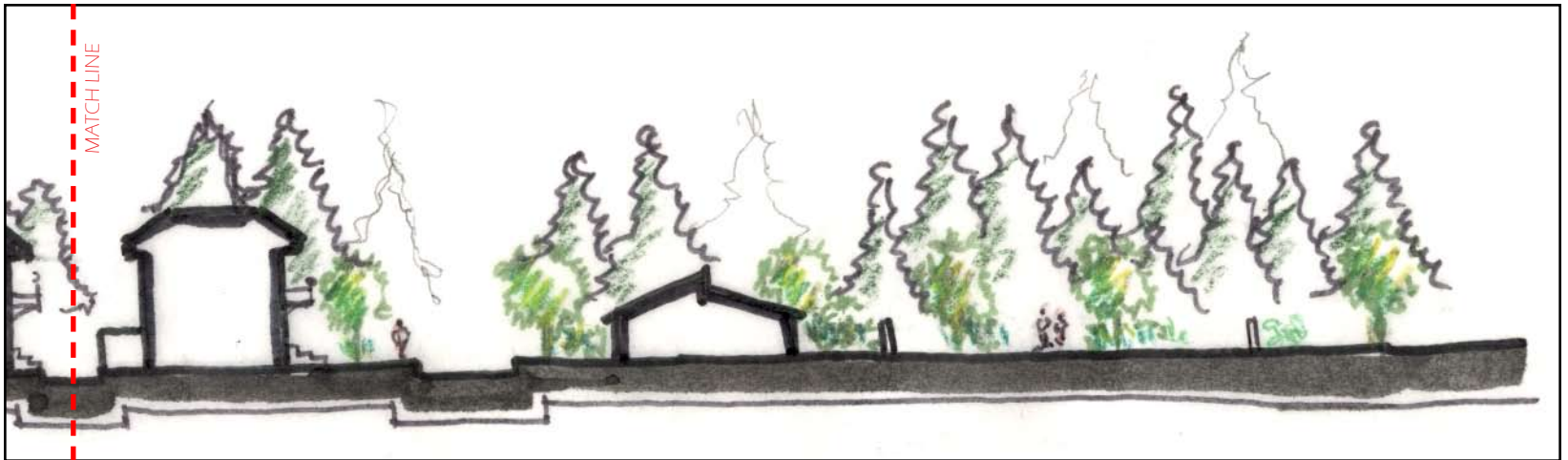
A

24'	Timeshare/Condo	24'	Timeshare/Condo	12'
residential street w/ 6' sidewalks		residential street w/ 6' sidewalks		alleyway



B

commerical zone with wide pedestrian ways, sidewalk cafes, displays of merchandise, and thoughtful creek overlooks.	Riparian zone carefully maintained with regard to erosion control, groundcovers, fire control strategies, water quality strategies, and seeded with seasonal wild flowers. Pedestrian walks and trails avoid ecological conflicts with the stream while maximizing visual access.
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Timeshare/Condo

24'
residential
street w/
6' sidewalks

1 RAC residential
development

100' wide native forest
buffer zone w/ trail

existing private
property

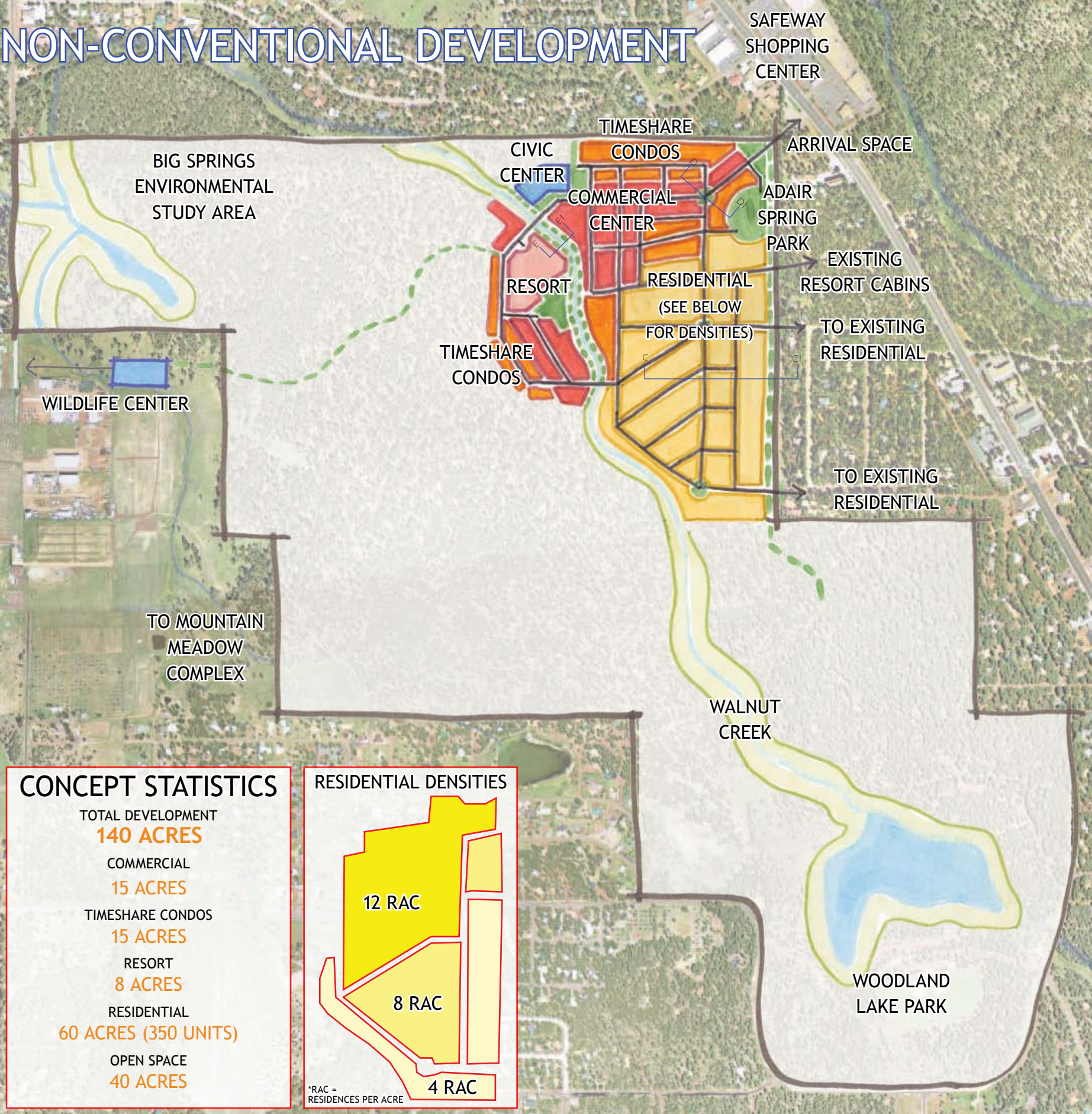
A1



B1

commercial zone with wide pedestrian ways, sidewalk cafes,
displays of merchandise, and thoughtful creek overlooks.

NON-CONVENTIONAL DEVELOPMENT



CONCEPT STATISTICS

- TOTAL DEVELOPMENT
140 ACRES
- COMMERCIAL
15 ACRES
- TIMESHARE CONDOS
15 ACRES
- RESORT
8 ACRES
- RESIDENTIAL
60 ACRES (350 UNITS)
- OPEN SPACE
40 ACRES

RESIDENTIAL DENSITIES

*RAC = RESIDENCES PER ACRE

NON-CONVENTIONAL DEVELOPMENT RECOMMENDATION

Out of the development options, the non-conventional scenario allows for the preservation of more of the tract as open space. As discussed in the Albuquerque case study, this alternative can be viable because the quality and density of the development creates a value equal to or often even greater than more decentralized, conventional development. Although long-term returns consistently outperform conventional development, initial investment needs are larger and returns occur within a longer time horizon, making this kind of development strategy less common. Though it is the hope of the Tejido Group that the non-development scenario can be successfully pursued, should that option fail, we advocate a non-conventional development plan. Before embarking on this type of project, however, a thorough market analysis of the area needs to be conducted to determine the feasibility of this type of development and the ratios of mixed-use to residential that would be appropriate.

Phasing Suggestions:

The civic center and Adair Springs Park should be the first phase of this development scheme. The resort and the surrounding commercial area west of the creek should come next. The commercial core along the main street could then be built, followed by the purely residential district.

This concept would create a village center for Pinetop-Lakeside. Once again, development is located in the previously-identified Walnut Creek node. This area was chosen for several reasons. Its proximity to 260 and existing commercial and residential development creates a high level of visibility and ease of access without having to create a large amount of additional infrastructure. The perpendicular connection to the Safeway shopping center creates a strong hub in a location that is fairly central in Pinetop-Lakeside. The entrance is marked by Adair Springs Park, which is functionally extended to the south and via a trail along the utility easements. The road bends at a small park, breaking the visual axis so the area of development feels smaller. The commercial and mixed-use areas are arranged on a grid that pushes out to adjoin Billy Creek, creating a creek walk area such as exists in San Luis Obispo, CA or is planned for Sedona, AZ. This kind of development can be done in an ecologically-sound way, particularly since the creek bank is quite steep, meaning built areas would be kept out of the creek bed. In addition, creek and river walks have proven to be economically strong as they provide an added attraction. Visitors can stroll along the bank and window shop or eat at restaurants with outdoor patio seating. Residents can use the trail as an exercise path. The creek walk also connects

the civic center to the commercial core. Across the creek, a lodge-style resort is surrounded by further commercial and mixed-use development. A loop road connects this area with the development to the east of the creek, creating two bridges that will accommodate both vehicles and pedestrians. Rather than a road cutting all the way through the tract, a trail connects the development to the Wildlife Center overlooking Big Springs. A small area of high-density residential lies to the south of the commercial core.

STRENGTHS

- **Smaller development allows incremental purchases of land in tract by town**
- **Creates new town center, adding to sense of place**
- **Good creek connections with possibilities for linking into larger systems**
- **Significant, long-term tax base**

WEAKNESSES

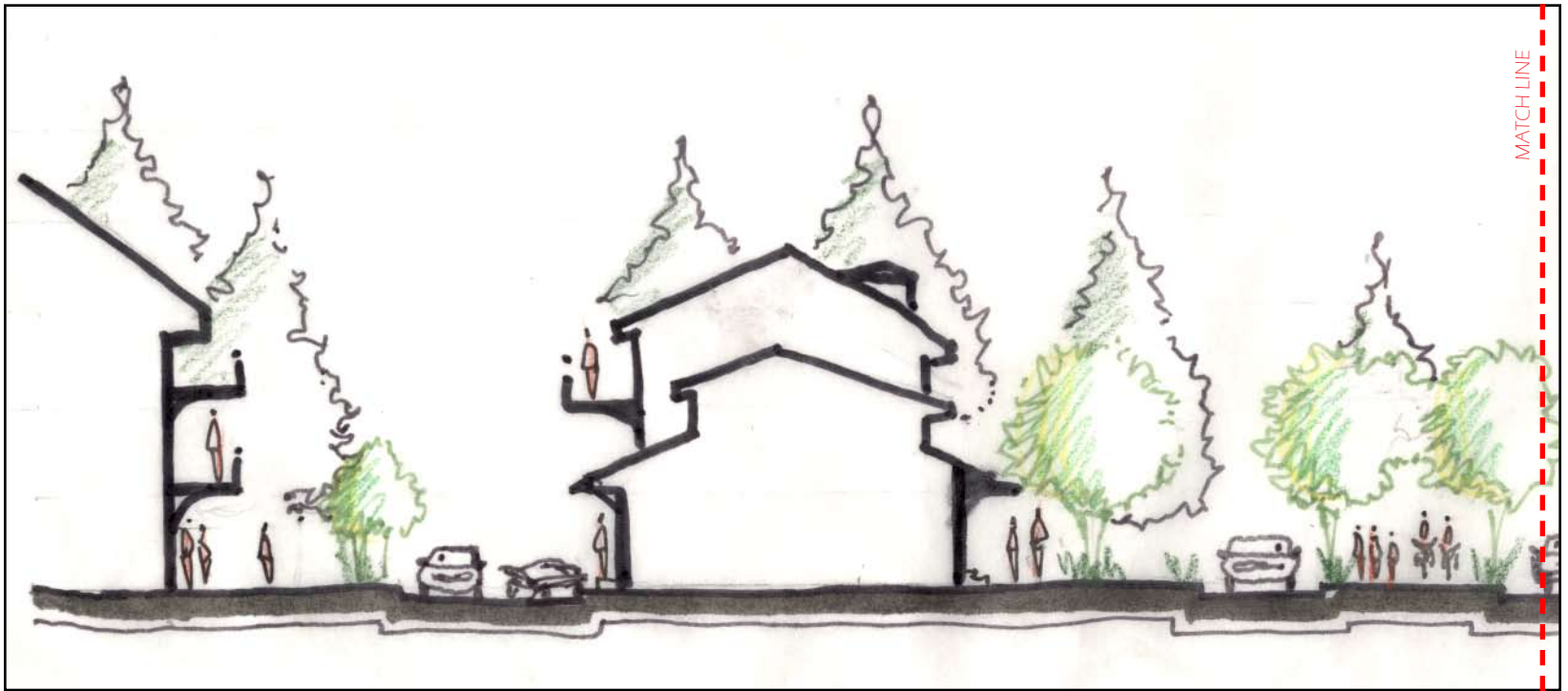
- **More difficult to find a developer interested in pursuing this type of dense, mixed-use development rather than conventional**
- **MUD has been a contentious issue for Pinetop-Lakeside, and could lead to a decision stalemate**
- **Lack of precedent in the area makes success of this type of development questionable**

NON-CONVENTIONAL DEVELOPMENT



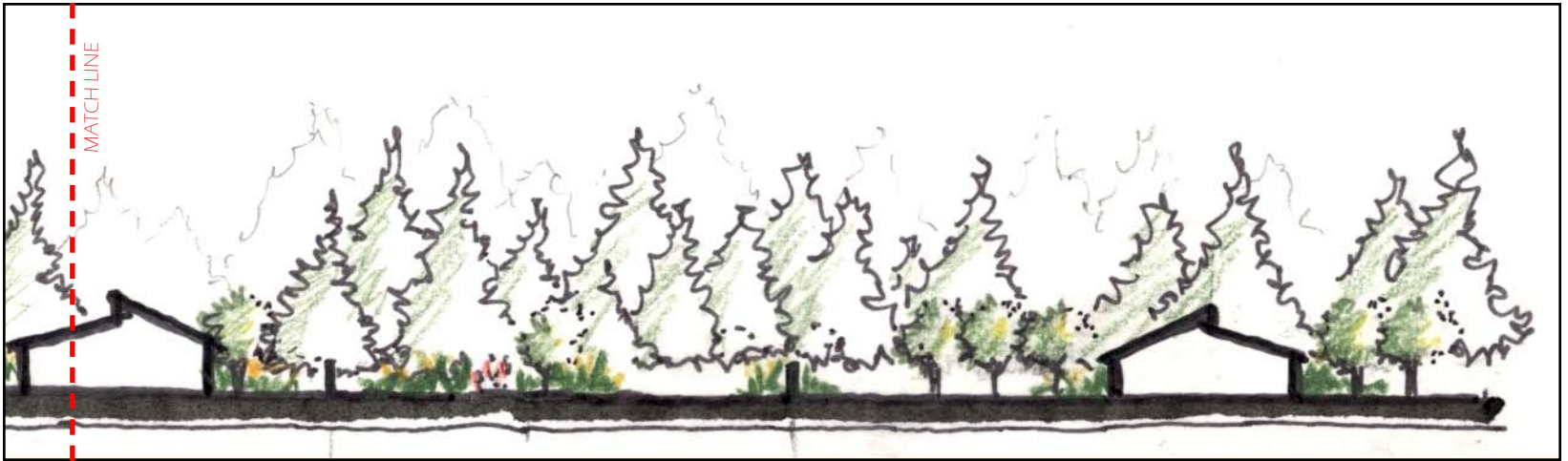
C

8 RAC residential development	24' residential street w/ 6' sidewalks	8 RAC residential development	24' residential street w/ 6' sidewalks
-------------------------------	--	-------------------------------	--



D

3 story Timeshare/Condo	20' wide sidewalk/buffer	18' wide alleyway w/ angled parking	1 and 2 story commercial and mixed-use development	20' wide landscaped sidewalk/buffer	12' one-way vehicular lane	16' raised median w/ bike and pedestrian pathways
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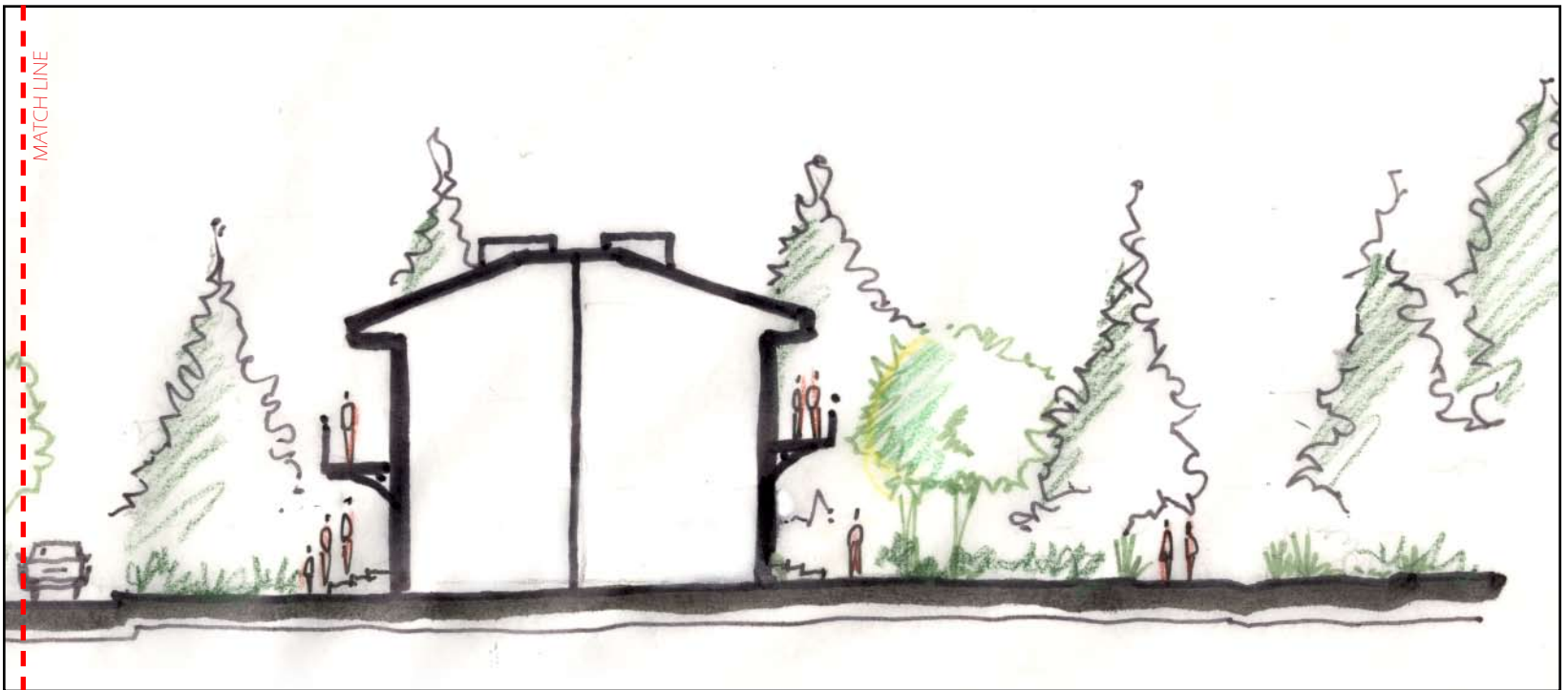


4 RAC residential development

80' wide native forest buffer with trail

existing private residential development

CI



12' one-way vehicular lane

20' wide landscaped sidewalk/buffer

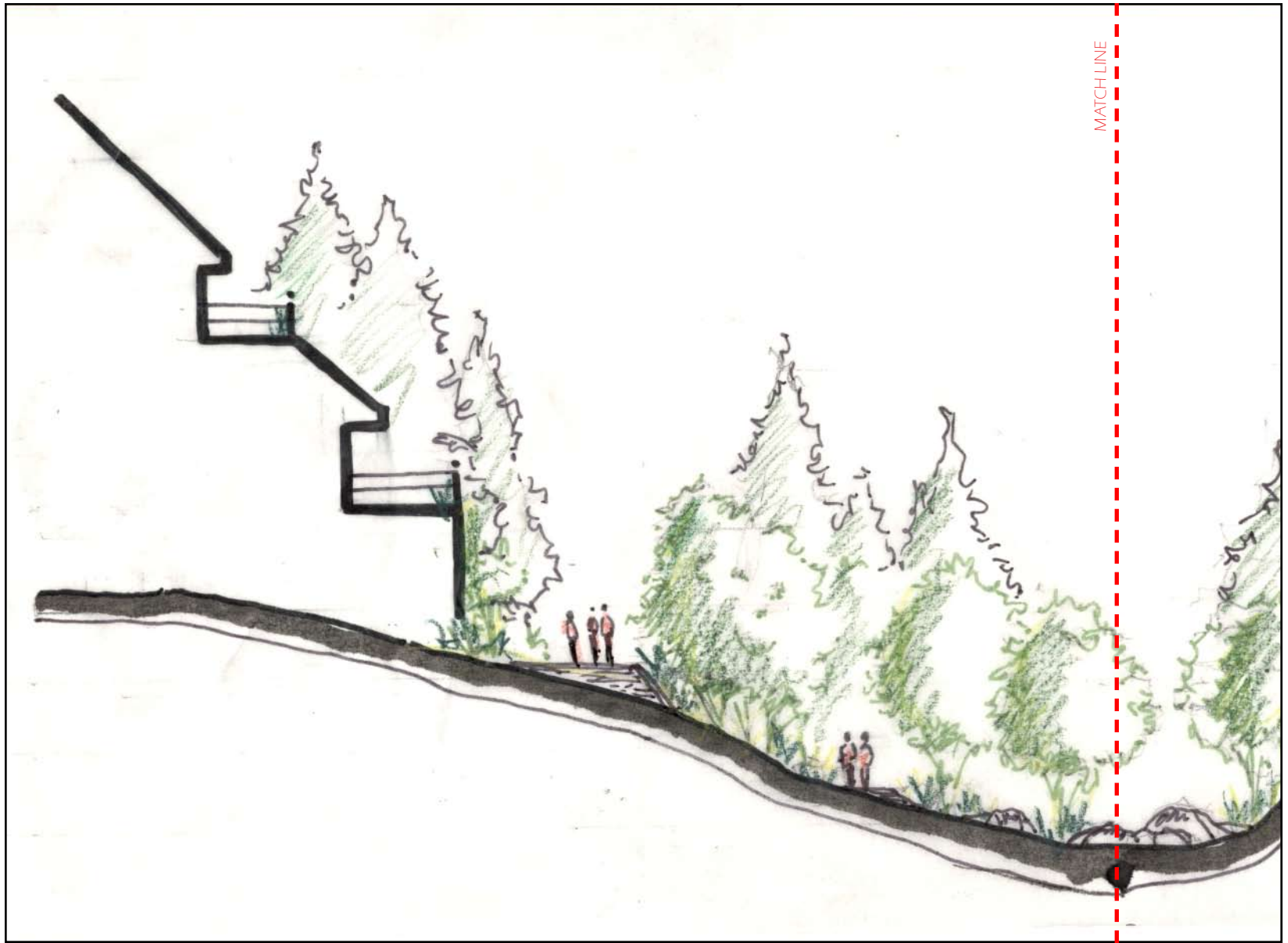
2 story Timeshare/Condo

10' landscaped buffer

Adair Springs Park - naturally vegetated with trails

DI

NON-CONVENTIONAL DEVELOPMENT

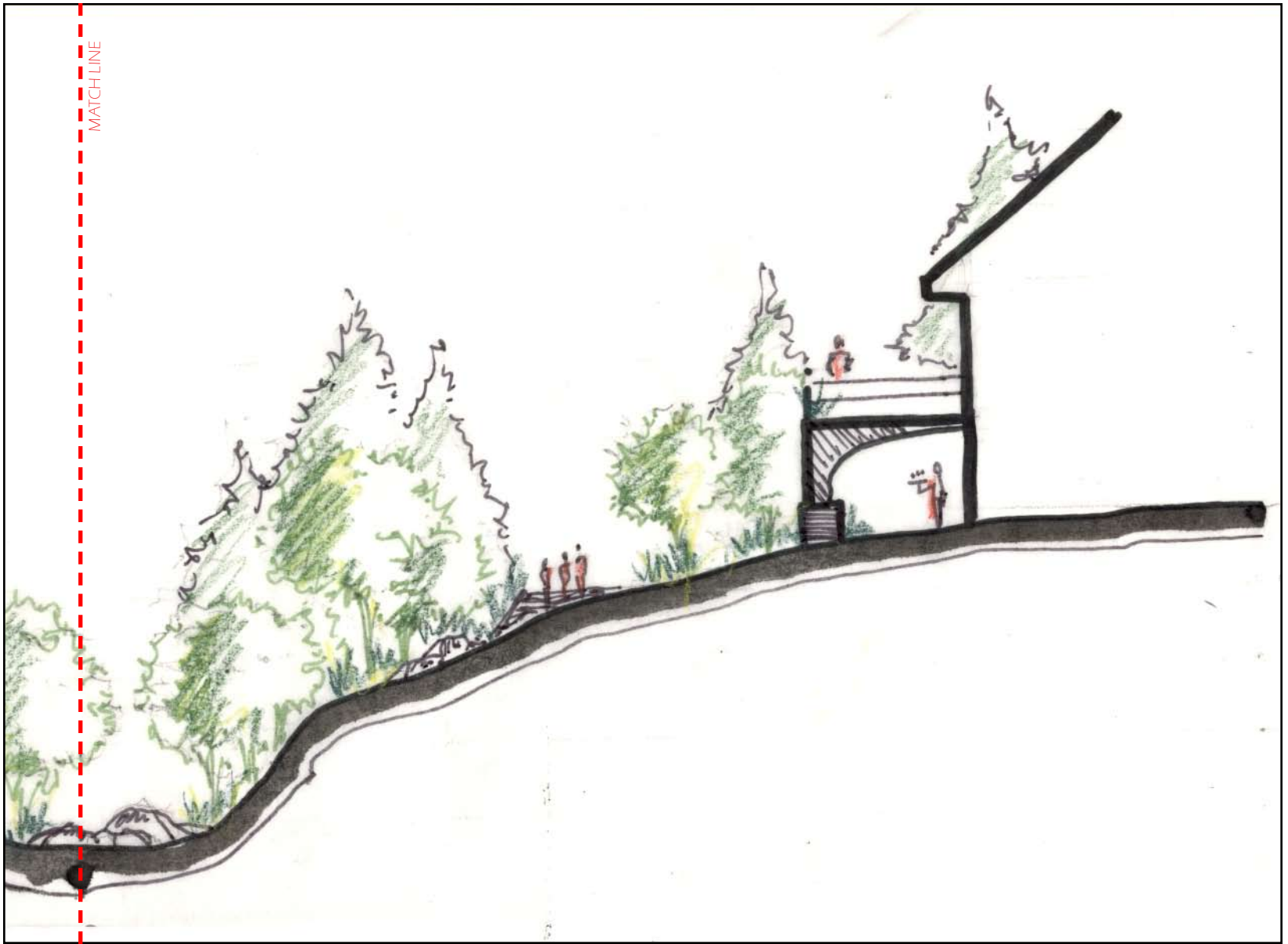


E

3 story terraced resort

18' wide
boardwalk

Riparian zone carefully maintained with regard to erosion control, groundcovers, fire control strategies, water quality strategies, and seeded with seasonal wild flowers. Pedestrian walks and trails avoid ecological conflicts with the stream while maximizing visual access.



MATCH LINE

creek and
riparian path
and overlook

landscaped
area

covered community
walkway with
outdoor dining
(second story overlooks)
and merchandise
displays

1 and 2 story
commercial development

E1



Because terms like 'high density,' 'mixed-use,' and 'new urbanism' carry such negative connotations, we are including these images to begin a dialogue about what these terms can produce in long-term planning and development.

The use of mixed-use and higher density developments can create some truly unique and inspiring spaces for residents, businesses, and visitors.



The resort location on the creek and its accompanying amenities could provide one-of-a-kind experiences on Walnut Creek while maintaining the unique open space feel of the White Mountains. Several case studies can be observed where infrastructure and architecture respected the natural environment in which they sit.



Though these images may not reflect the architecture best suited for Pinetop-Lakeside, they can invoke the feeling of responsible building and environmental sensitivity.



CONCLUSION

The Tejido Group has presented a range of possible acquisition scenarios, discussed in the Analysis Chapter, to the community of Pinetop-Lakeside. From the outset, it has been our recommendation that the town pursue several of these options in a multi-pronged approach. To put it another way, Pinetop-Lakeside should not “put all its eggs in one basket” where Woodland Lake Park is concerned. Research on feasibility and funding possibilities for all scenarios should thus be simultaneously pursued. Though a non-development scenario is preferable to all parties, it is best to plan for any eventuality. While a strong and coordinated effort should be put towards securing the park as a national recreation area or state park, there should also be an effort to explore possible development strategies and interests. Therefore, if development becomes a necessity, the town will be prepared to direct the development in a forward-thinking and responsible way.

Parallel to this comprehensive strategy, public forums should begin to coalesce and articulate public opinion regarding the options. The 20 20 Vision Committee has stepped forward in this respect, and it is our hope that the work that they have begun will continue as the process moves forward.



APPENDIX

Timeline Documents

Survey Instruments/Results

Funding Sources

New Urbanist Principles

Tax Strategies

20 20 Vision Committee Information

APPENDIX

In the following pages the reader will find documents pertinent to the analysis of the history of the Woodland Lake Park Tract, professional analysis, compilations of data received as part of our user group analysis, instruments used in gathering this data, information regarding funding acquisition, trail guidelines.

Other areas of importance to this study include :

- **Preservation Tools and Strategies**
- **Creek Restoration**
- **Plant Materials**
- **Design Materials**

This information is available to the Community and the Town of Pinetop- Lakeside in the Appendix of the Town Plan Study done in the Summer of 2006. Copies are available to the public at the Town Hall and the local public library. A pdf version of the entire document is available for download at:

http://architecture.arizona.edu/landscape/tejido/current_projects.htm

The Townsite Act of 1958

An important place to start is in 1958, when the Townsite Act was created by Congress to do just as the Act describes, sell the designated land to governmental entities at fair market value, when the Secretary of Agriculture finds the land serves the indigenous community more than the general public.

Townsite Act

- **Act of July 31, 1958 (P.L. 85-569, 72 Stat. 438, as amended; 16 U.S.C. 478a)**

When the Secretary of Agriculture determines that a tract of National Forest System land in Alaska or in the eleven contiguous Western States is located adjacent to or contiguous to an established community, and that transfer of such land would serve indigenous community objectives that outweigh the public objectives and values which would be served by maintaining such tract in Federal ownership, he may, upon application, set aside and designate as a townsite an area of not to exceed six hundred and forty acres of National Forest System land for any one application. After public notice, and satisfactory showing of need

therefor by any county, city, or other local governmental subdivision, the Secretary may offer such area for sale to a governmental subdivision at a price not less than the fair market value thereof: *Provided, however,* That the Secretary may condition conveyances of townsites upon the enactment, maintenance, and enforcement of a valid ordinance which assures any land so conveyed will be controlled by the governmental subdivision so that use of the area will not interfere with the protection, management, and development of adjacent or contiguous National Forest System lands. (16 U.S.C. 478a)

Application for Townsite Designation

DEPARTMENT OF AGRICULTURE
Forest Service

PUBLIC NOTICE OF THE PINETOP-LAKESIDE TOWNSITE APPLICATION

Notice is hereby given that the Forest Service, United States Department of Agriculture, is considering an application by the Mayor of the Town of Pinetop-Lakeside, Navajo County, State of Arizona, for the conveyance of land for townsite purposes, pursuant to the National Forest Townsite Act of July 31, 1958 (72 Stat. 438, 7 U.S.C. 1012a, 16 U.S.C. 478a), as amended by the Act of October 21, 1976 (90 Stat. 2760).

The application includes the following lands under jurisdiction of the Forest Service, Apache-Sitgreaves National Forests, Navajo County, State of Arizona.

GILA AND SALT RIVER MERIDIAN

T. 9 N., R. 22 E.

sec. 36 - NE1/4, N1/2NW1/4, SE1/4NW1/4, E1/2NE1/4SW1/4,
E1/2W1/2NE1/4SW1/4, N1/2SE1/4, E1/2SE1/4SE1/4,
E1/2W1/2SE1/4SE1/4

T. 9 N., R. 23 E.

sec. 31 - Lots 3, 4, and 8

T. 8 N., R. 23 E.

sec. 6 - NW1/4NE1/4, W1/2W1/2NE1/4NE1/4NE1/4, W1/2NE1/4NE1/4

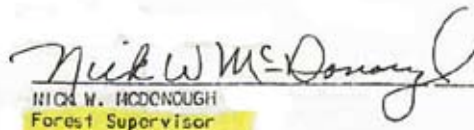
Containing 563.16 acres, more or less.

Any or all of the above described land may be conveyed to the Town of Pinetop-Lakeside for a price at not less than the fair market value thereof and subject to the restrictions imposed by the above Act and the regulations of the Secretary of Agriculture (36 CFR 254.20). Conveyance will be limited to those lands essential to community needs. A prerequisite to the conveyance will be an approved development plan and zoning ordinances, covenants, or standards needed for protection of the adjacent or contiguous National Forest System land and to protect or mitigate valid existing rights and uses. Preliminary developmental plans are available for public review at the District Ranger's Office, Lakeside, Arizona; Forest Supervisor's Office, Springerville, Arizona; or Regional Forester's Office, Albuquerque, New Mexico.

A Designation Order setting the above described lands aside for townsite purposes was issued by the Regional Forester, Southwestern Region, on May 18, 1987. In accordance with 36 CFR 254.22(b) and (c), this Designation Order segregates the described lands from mineral entry, but has no effect on valid, prior existing rights. The Designation Order will remain in effect until the described lands are conveyed or until it is cancelled by the Regional Forester.

In accordance with 36 CFR 254.22, public comments must be filed within 45 days from the first date of publication of this Notice. Public comments must be sent

to the Forest Supervisor, Apache-Sitgreaves National Forests, P.O. Box 640, Springerville, Arizona 85938.


NICK W. MCDONOUGH
Forest Supervisor



The timeline of events in the Woodland Lake Park Tract delineates a series of actions and events that lead to the current situation today.

One of the first and most important actions that the town took was to seek Townsite Act Designation for the Tract. This document was provided by the USFS, and is a copy of the application put forth to seek this designation. (Complete pdf files of documents are available on the Tejido website)

This act authorizes the Secretary of Agriculture to set aside and designate National Forest System land for townsite purposes. Areas so designated may be sold to any qualifying county, city, or other governmental subdivision. The language of this act has not changed since 1958, therefore Pinetop-Lakeside must acquire the tract at fair market value.

Information obtained from :

United States Forest Service Lakeside
Ranger District
2022 W White Mtn. Bl.
Lakeside, AZ 85929
Voice: (928) 368-5111

Townsite Designation Order

This document is a copy of the order designating the Tract for townsite purposes.



DESIGNATION ORDER SITGREAVES NATIONAL FOREST, ARIZONA

Order setting aside and designating National Forest System land pursuant to 36 CFR 254.22 for townsite purposes.

The Mayor of the Town of Pinetop-Lakeside, County of Navajo, State of Arizona, filed an application for the sale of land to said Town of Pinetop-Lakeside for townsite purposes under the National Forest Townsite Act of July 31, 1958 (72 Stat. 438, 7 U.S.C. 1012a, 16 U.S.C. 476a), as amended by the Act of October 21, 1976 (90 Stat. 2760).

In accordance with 36 CFR 254.22(b) and (c), the following lands are hereby set aside and designated for townsite purposes. The lands set aside by this order are segregated from other forms of entry as long as the application remains in force, but does not preclude compatible land adjustments under the Secretary of Agriculture authority. This designation is consistent with the intent of the draft environmental impact statement and proposed plan for the Apache-Sitgreaves National Forests.

GILA AND SALT RIVER MERIDIAN

T. 9 N., R. 22 E.

sec. 36 - NE1/4, N1/2NW1/4, SE1/4NW1/4, E1/2NE1/4SW1/4,
E1/2W1/2NE1/4SW1/4, N1/2SE1/4, E1/2SE1/4SE1/4,
E1/2W1/2SE1/4SE1/4

T. 9 N., R. 23 E.

sec. 31 - Lots 3, 4, and 8

T. 8 N., R. 23 E.

sec. 6 - NW1/4NE1/4, W1/2W1/2NE1/4NE1/4NE1/4, W1/2NE1/4NE1/4

Containing 583.16 acres, more or less.

All communications concerning this townsite should be addressed to:

Nick W. McDonough
Apache-Sitgreaves National Forests
P.O. Box 640
Springerville, Arizona 85938

This order, dated this 18th day of MAY, 1987, has been executed pursuant to the above Act and Delegation of Authority promulgated in Title 7 CFR 2.60, and 49 FR 34283, August 29, 1984.


SOTERC MUNIZ
Regional Forester

Memorandum of Understanding

MEMORANDUM OF UNDERSTANDING

BETWEEN THE

U.S. DEPARTMENT OF AGRICULTURE, APACHE-SITGREAVES NATIONAL FOREST

AND

**THE TOWN OF PINETOP-LAKESIDE
ARIZONA GAME AND FISH DEPARTMENT
BLUE RIDGE SCHOOL DISTRICT, WOODLAND IRRIGATION COMPANY,
AND PINETOP-WOODLAND IRRIGATION DISTRICT**

This Memorandum of Understanding is made and entered into by and between the APACHE-SITGREAVES NATIONAL FOREST, USDA (hereinafter referred to as the FOREST SERVICE) and the TOWN OF PINETOP-LAKESIDE, ARIZONA GAME AND FISH DEPARTMENT (acting as administrative agent for the ARIZONA GAME AND FISH COMMISSION who is under authority of A.R.S. Title 17-231.B.7), BLUE RIDGE SCHOOL DISTRICT, PINETOP-WOODLAND IRRIGATION DISTRICT, AND WOODLAND IRRIGATION COMPANY, (herein referred to as the PARTNERS) for the purpose of cooperating in the operation, maintenance, and construction (if applicable), of Woodland Lake Park and surrounding area over the short term, and pursuit of landownership adjustments over the longer term whereby the PARTNERS, the TOWN OF PINETOP-LAKESIDE, or other parties acquire the National Forest lands in the area through the General Exchange Act or Townsite Act. The National Forest lands encompassed by this instrument are displayed on the enclosed map labeled Exhibit "A".

WITNESSETH THAT:

WHEREAS, Woodland Lake Park and surrounding area are located on isolated National Forest System Lands encompassed by the TOWN OF PINETOP-LAKESIDE, and the FOREST SERVICE has no plans to invest in capital improvements but rather desires to dispose of the lands therein through the General Exchange Act or Townsite Act; and

WHEREAS, Woodland Lake Park and surrounding area, as well as the Big Springs Environmental Study Area are currently held under Special Use Permits to the Town of Pinetop-Lakeside and to the Blue Ridge School District respectively; and

WHEREAS, the PARTNERS agree that Woodland Lake Park proper and surrounding area, and Big Springs Environmental Study Area, currently provide recreational, scenic, and wildlife values and opportunities to the public; and

NOW, THEREFORE, under the terms and considerations of this agreement, the parties agree as follows:

A. THE PARTNERS SHALL, to the extent consistent with, and limited to, the scope of their individual authorities:

1. Pursue acquisition of National Forest lands within Woodland Lake Park and surrounding area through the General Exchange Act or Townsite Act.

The following four pages are a copy of the MOU between the Town of Pinetop-Lakeside, Arizona Game and Fish Department, Blue Ridge School District, Woodland Irrigation Company and Pinetop-Woodland Irrigation District is provided here.

This document details the responsibilities of those parties listed above in relation to the Woodland Lake Park Tract. Section A #1 states clearly that the Town must pursue acquisition of the Tract.

Through conversations with the USFS it was ascertained that the Town refused to sign the MOU because of the inclusion of the acquisition language.



Section B outlines that the Forest Service will continue to encourage and support actions by the Town and Partners to acquire the Tract and continue to offer Special Use Permits to areas being developed by the Partners



2. Protect the National Forest resources, and develop, operate and maintain the PARTNERS facilities for public enjoyment in a safe and pleasant setting.
3. Provide a professionally prepared site concept and development plan for construction of new facilities and/or reconstruction of existing facilities to the FOREST SERVICE for its approval.
4. Designate the TOWN OF PINETOP-LAKESIDE as the PARTNERS' immediate liaison with the FOREST SERVICE.
5. Designate a representative to a standing committee for review of plans, projects, and oversight of the PARTNERS roles as contained herein.

B. THE FOREST SERVICE SHALL:

1. Encourage and support the efforts of the PARTNERS and/or the TOWN OF PINETOP-LAKESIDE, to acquire the National Forest lands under the General Exchange Act or Townsite Act.
2. Designate a liaison to work with the PARTNERS.
3. Issue a Special Use Authorization under one or more of the authorities listed in item C.10., below, allowing the PARTNERS to construct, reconstruct, operate, and maintain the facilities described in the FOREST SERVICE approved Comprehensive Site Plan noted in paragraph A.3.

C. IT IS MUTUALLY AGREED AND UNDERSTOOD BY AND BETWEEN THE SAID PARTIES THAT:

1. Either party(s), in writing, may terminate the instrument in whole, or in part, at any time before the date of expiration.
2. This instrument in no way restricts the Forest Service or the Cooperator(s) from participating in similar activities with other public or private agencies, organizations, and individuals.
3. Pursuant to Section 22, Title 41, United States Code, no member of, or delegate to, Congress shall be admitted to any share or part of this instrument, or any benefits that may arise therefrom.
4. This instrument is executed as of the last date shown below and expires no later than (Insert Expiration Date, 5 yrs), at which time it is subject to review, renewal, or expiration.

5. The principal contacts for this instrument are:

ED COLLINS, District Ranger
USDA Forest Service
Lakeside Ranger District
Rt. 3, Box B-50
Lakeside, AZ 85929
520-368-5111

PAUL WATSON, Town Manager
Town of Pinetop-Lakeside
Box - Route ?? xxx
Lakeside, AZ zippp
phone.....

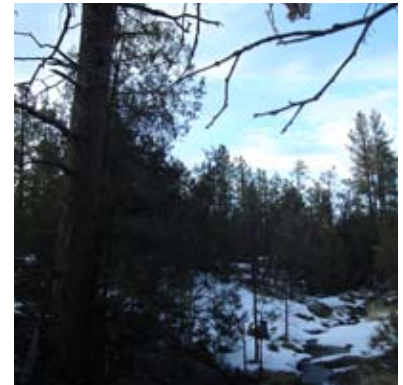
DUANE L. SHROUFE, Director
Arizona Game and Fish Department
2221 West Greenway Road
Phoenix, AZ 85023-4399
602-942-3000

GORDON R. MEREDITH, Superintendent
Blue Ridge School District
Box -- route ?? xxx
Lakeside, AZ ?? zipp
phone.....

MARY MARTHA CHILCOTE, President
Woodland Irrigation District and
Pinetop-Woodland Irrigation District
Same address for both???
Lakeside, AZ ?? zipp
phone.....

6. This instrument is neither a fiscal nor a funds obligation document. Any endeavor involving reimbursement or contribution of funds between the parties to this instrument will be handled in accordance with applicable laws, regulations, and procedures including those for Government procurement and printing. Such endeavors will be outlined in separate agreements that shall be made in writing by representatives of the parties and shall be independently authorized by appropriate statutory authority. This instrument does not provide such authority. Specifically, this instrument does not establish authority for noncompetitive award to the cooperator of any contract or other agreement. Any contract or agreement for training or other services must fully comply with all applicable requirements for competition.
7. Modifications within the scope of this instrument shall be made by the issuance of a bilaterally executed modification prior to any changes being performed.
8. The PARTNERS and the FOREST SERVICE will cooperate in providing enhanced public service and information at Woodland Lake Park while the PARTNERS or the TOWN OF PINETOP-LAKESIDE pursue land acquisition.
9. Nothing herein shall be construed as permission to build, install or maintain any improvements in Woodland Lake Park and surrounding area not specifically contained in the Comprehensive Site Plan and approved in writing by the FOREST SERVICE.
10. Occupancy of the Woodland Lake Park by any of the PARTNERS is authorized by the execution of a Special Use Authorization under the authorities of the Act of June 4, 1897, the Act of March 4, 1915; and the Act of September 3, 1954, and any supplemental agreements or

Any improvements or plans to develop within the Woodland Lake Park Tract must first be approved by the USFS.



Loss of Special Use Permit

United States
Department of
Agriculture

Forest
Service

Lakeside
Ranger
District

RR 3, Box B-50
Lakeside, Arizona 85929
(520) 368-5111

Reply To: 2720

Date: October 15, 1997

Paul Watson, Town Manager
Town of Pinetop-Lakeside
1360 N. Niels Hansen Lane, Box 10
Lakeside, AZ 85929

Dear Paul:

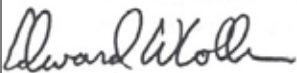
I am in receipt of your letter requesting renewal of the Special Use Permit of 468.91 acres scheduled to terminate on December 31, 1997. This involves the lands between Big Springs and Woodland Lake.

Over ten years ago the Town asked for and received a Townsite designation for the entire Woodland Lake Tract which totaled 583.16 acres. When an area of National Forest receives the Townsite designation then the land must be conveyed at a value not less than fair market. The designation includes a responsibility to actively pursue acquisition. Unfortunately, the Town has not initiated acquisition of these lands.

The permit for the 468.91 acres will not be reissued. This area and the surrounding lands which total 583.16 acres are best suited for other than National Forest status. We still prefer to convey the land into the Town's ownership. The 73 acre parcel for Woodland Lake Park will remain under permit to the Town as will the Big Springs 40 acre parcel to the School District.

If we can answer any questions or be of any assistance please call me or Walt Scott.

Sincerely,



EDWARD W. COLLINS
District Ranger

Prior to October 15, 1997 the Town of Pinetop-Lakeside was granted a Special Use Permit on the 468.91 acres of land in the center of the Tract. Due to inaction on the part of the Town in steps towards acquisition of the Tract the permit was not reissued.





In 1998 the Town of Pinetop-Lakeside a campaign to preserve Woodland Lake Park took place and a Congressional Act was passed that stated that the Tract could only be sold to the Town unless another act of Congress was passed that would override this Act. The intent of the Act was to give the Town more time to raise funds towards acquisition of the Park.

This Act prevented the Blue Ridge School District from acquiring the 40 acre parcel at the Big Springs Environmental Study Area under the Education Land Grant Act (ELGA).

112 STAT. 3204

PUBLIC LAW 105-344—NOV. 2, 1998

Public Law 105-344
105th Congress

An Act

Nov. 2, 1998
[S. 2413]

Prohibiting the conveyance of Woodland Lake Park tract in Apache-Sitgreaves National Forest in the State of Arizona unless the conveyance is made to the town of Pinetop-Lakeside or is authorized by Act of Congress.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. WOODLAND LAKE PARK TRACT, APACHE-SITGREAVES NATIONAL FOREST, ARIZONA.

(a) **PROHIBITION OF CONVEYANCE.**—The Secretary of Agriculture may not convey any right, title, or interest of the United States in and to the Woodland Lake Park tract unless the conveyance of the tract—

(1) is made to the town of Pinetop-Lakeside; or

(2) is specifically authorized by a law enacted after the date of the enactment of this Act.

(b) **DEFINITION.**—In this section, the terms “Woodland Lake Park tract” and “tract” mean the parcel of land in Apache-Sitgreaves National Forest in the State of Arizona that consists of approximately 583 acres and is known as the Woodland Lake Park tract.

Approved November 2, 1998.

LEGISLATIVE HISTORY—S. 2413:

SENATE REPORTS: No. 105-384 (Comm. on Energy and Natural Resources).

CONGRESSIONAL RECORD, Vol. 144 (1998):

Oct. 9, considered and passed Senate.

Oct. 10, considered and passed House.



Resolution of Intent

TOWN OF PINETOP-LAKESIDE

RESOLUTION NO. 06-834

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PINETOP-LAKESIDE, ARIZONA, EXPRESSING SUPPORT FOR THE ACQUISITION OF APPROXIMATELY 583 ACRES COMPRISING THE AREA COMMONLY KNOWN AS WOODLAND LAKE PARK AND THE BIG SPRINGS ENVIRONMENTAL STUDY AREA.

WHEREAS, Woodland Lake Park and the Big Springs Environmental Study Area are located on isolated National Forest System Lands encompassed by the Town of Pinetop-Lakeside, and are currently held under Special Use Permits to the Town of Pinetop-Lakeside and the Blue Ridge School District respectively; and

WHEREAS, the Town of Pinetop-Lakeside considers Woodland Lake Park the crown jewel of the community; and

WHEREAS, the Town Council of the Town of Pinetop-Lakeside considers acquisition of the approximate 583 acres comprising the area commonly known as Woodland Lake Park and the Big Springs Environmental Study Area to be of vital importance for the future enjoyment and use by the citizens, and the economic viability of the community; and

WHEREAS, the Town of Pinetop-Lakeside is interested in acquiring the approximate 583 acres which comprises Woodland Lake Park and the Big Springs Environmental Study Area through the General Exchange Act or Townsite Act; and

WHEREAS, on November 2, 1998 the 105th Congress passed an act prohibiting the conveyance of the Woodland Lake Park tract in Apache-Sitgreaves National Forest in the State of Arizona unless the conveyance is made to the Town of Pinetop-Lakeside or is authorized by an Act of Congress.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Town Council of the Town of Pinetop-Lakeside, Arizona, as follows:

That the Town of Pinetop-Lakeside fully intends to pursue acquisition of the approximate 583 acres comprising the area commonly known as Woodland Lake Park and the Big Springs Environmental Study Area through the General Exchange Act or Townsite Act.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Pinetop-Lakeside, Arizona, this 15th day of June 2006.

TOWN OF PINETOP-LAKESIDE

/s/ CHUCK WALDO, Vice Mayor

ATTEST:

/s/ LUANNE FROST, Town Clerk

APPROVED AS TO FORM:

/s/ JACK BARKER, Town Attorney

The Mayor and Council put forth an official Resolution that the Town intends to acquire the 583 acres known as the Woodland Lake Park Tract. Shortly after this the Town contacts the Tejido Group to develop a park master plan.



Woodland Lake Park Special Use Permit



The document here shows that the Special Use Permit on the 103 acres where Woodland Lake and the Improvements made by the Town exist is due to expire at the end of 2007. Through conversations with the USFS the likelihood that the Permit will be renewed is good. However this does not prevent further actions that can be taken by Congress that could change the ownership status of the Tract.

FS-2700-4 (9/96)
OMB 0596-0082

U.S. DEPARTMENT OF AGRICULTURE Forest Service SPECIAL USE PERMIT AUTHORITY: Organic Administrative Act of June 4, 1897	Holder No. LAK149	Issue Date 4/19/00	Expir. Date 12/31/2007		
	Type Site(s) 144	Authority 002	Auth. Type 20		
	Region 03	Forest 01	District 07	State 04	County 017
	Cong. Dist. 06	Latitude 34-07-30	Longitude 110-56-47		

_____ of _____
 Town of Pinetop-Lakeside (Holder Name) 1360 N. Niels Hansen Lane (Billing Address - 1)
 _____, _____
 Box 10 (Billing Address - 2) Lakeside, AZ 85929 (City, State & Zip Code)

(hereinafter called the Holder) is hereby authorized to use or occupy National Forest System lands, to use subject to the conditions set out below, on the Apache-Sitgreaves, National Forests.

This permit covers 103 acres, and/or N/A miles and is described as WOODLAND LAKE PARK, portions of Section 6, T8N, R23E; Section 36, T9N, R22E and Section 31, T9N, R23E G&SRBM. (See Attachment #1 legal description and Attachment #2 maps.) as shown on the location map attached to and made a part of this permit, and is issued for the purpose of: Operating and maintaining a recreational park with related facilities including, but not limited to, utilities, signs, roads and parking areas, restrooms, boat ramps, boat docks, picnic facilities, playground area, fences, gates, ballfields and related landscaping for use by the public.

The above described or defined area shall be referred to herein as the "permit area".

TERMS AND CONDITIONS

REVIEWED WITH John Vento
 DATE 4/6/2000 BY _____

I. AUTHORITY AND GENERAL TERMS OF THE PERMIT

A. Authority. This permit is issued pursuant to the authorities enumerated at Title 36, Code of Federal Regulations, Section 251 Subpart B, as amended. This permit, and the activities or use authorized, shall be subject to the terms and conditions of the Secretary's regulations and any subsequent amendment to them.

B. Authorized Officer. The authorized officer is the Forest Supervisor or a delegated subordinate officer.

C. License. This permit is a license for the use of federally owned land and does not grant any permanent, possessory interest in real property, nor shall this permit constitute a contract for purposes of the Contract Disputes Act of 1978 (41 U.S.C. 611). Loss of the privileges granted by this permit by revocation, termination, or suspension is not compensable to the holder.

D. Amendment. This permit may be amended in whole or in part by the Forest Service when, at the discretion of the authorized officer, such action is deemed necessary or desirable to incorporate new terms, conditions, and stipulations as may be required by law, regulation, land management plans, or other management decisions.

E. Existing Rights. This permit is subject to all valid rights and claims of third parties. The United States is not liable to the holder for the exercise of any such right or claim.

F. Nonexclusive Use and Public Access. Unless expressly provided for in additional terms, use of the permit area is not exclusive. The Forest Service reserves the right to use or allow others to use any part of the permit area, including roads, for any purpose, provided, such use does not materially interfere with the holder's authorized use. A final determination of conflicting uses is reserved to the Forest Service.

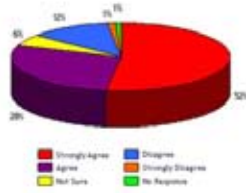
G. Forest Service Right of Entry and Inspection. The Forest Service has the right of unrestricted access of the permitted area or facility to ensure compliance with laws, regulations, and ordinances and the terms and conditions of this permit.

Town of Pinetop-Lakeside

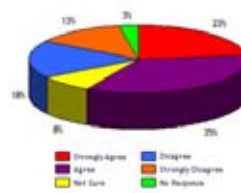
Page 1

INITIAL SURVEYS

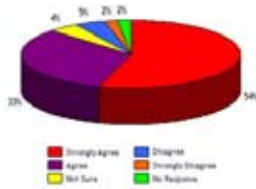
1. Preservation of wildlife habitat is the primary purpose of Woodland Lake Park.



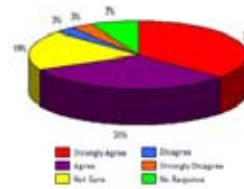
2. Development of recreational activities is the primary purpose of Woodland Lake Park.



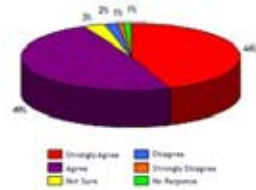
3. Big Springs and Walnut Creek should be maintained as an outdoor laboratory for the Pinetop-Lakeside schools.



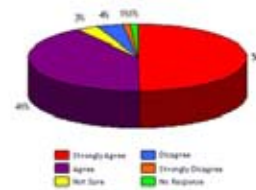
4. Woodland Lake Park should reflect Pinetop-Lakeside's character in its design.



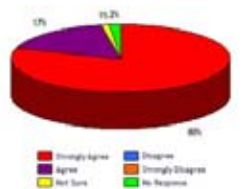
5. Woodland Lake Park is easily accessible by car.



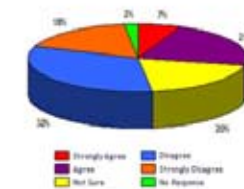
6. Woodland Lake Park is easily accessible by foot or bicycle.



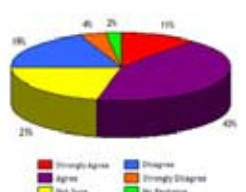
7. I enjoy walking around the Woodland Lake Park.



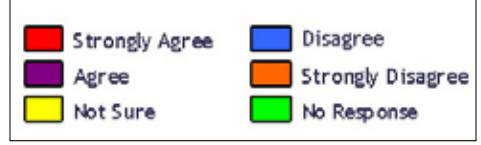
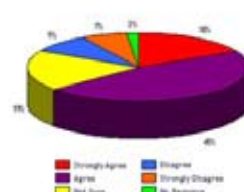
8. Parking is an issue for Woodland Lake Park.



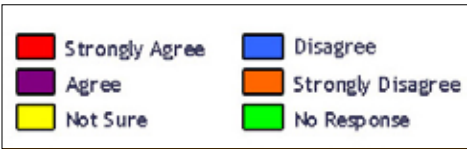
9. There are adequate facilities for social and cultural events in Woodland Lake Park.



10. Trails should be developed along Walnut Creek.

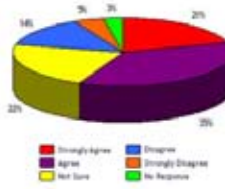


This survey was compiled by the 2020 Vision Committee and widely distributed throughout the town and White Mountain Region by placement in the regional newspaper the 'White Mountain Independent.'

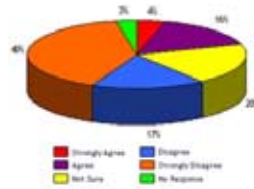


A total of 261 surveys were returned to the Tejido Group. The results of the survey questionnaire have been graphed out for each individual question. This information was used by the Tejido Group to help generate appropriate design ideas and concepts.

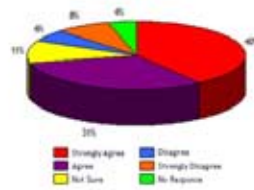
11. A trail system connecting the key elements within the town with Woodland Lake Park is essential.



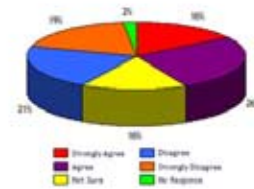
13. Some mixed-use development should occur along the perimeter of Woodland Lake Park.



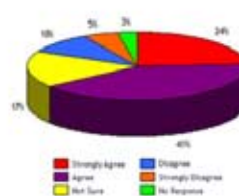
15. Parks and green 'open space' within the community benefit businesses.



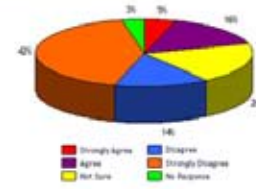
17. Outdoor theater and concert facilities should be developed in Woodland Lake Park.



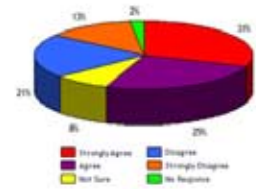
19. The history of Pinetop-Lakeside should be strongly reflected in the design of Woodland Lake Park.



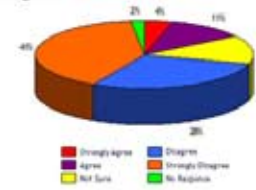
12. Limited mixed-use development should occur in Woodland Lake Park as a means for the Town to secure its purchase.



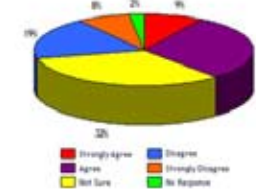
14. Woodland Lake Park is critical to tourism development in Pinetop-Lakeside.



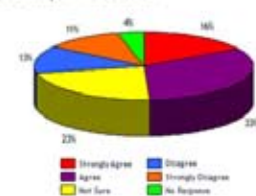
16. It is important in any development of Woodland Lake Park to have a mix of residential, recreational, and commercial uses in the same neighborhood.



18. Woodland Lake Park is well designed to accommodate cultural and social events.



20. A White Mountain Regional wildlife and educational center similar in scope and purpose to the Desert Museum is an appropriate activity to develop in Woodland Lake Park.



Online Concept Evaluations

When you have finished filling in the form, you may click 'Print Form' to print and send by mail, or click 'Submit by Email' for instructions of how to submit the form electronically.

We are always interested in better understanding the opinions and feedback from residents. Please fill out the following form regarding your thoughts and feelings about the concepts presented through this webpage. If you accessed this form through the presentation website, the presentation should remain open so that you may refer back to the concepts if needed.

We would like to stress that constructive and thoughtful comments are much more conducive to a productive design process than purely negative criticisms. Please help us understand how these concepts can best meet the needs of the town.

Did you attend the Tejido Group Analysis Presentation on February 22, 2007? Yes No

We are first interested in your thoughts about the recommendations in the NON-DEVELOPMENT CONCEPT. What are your thoughts about the recommendations put forth in the NON-DEVELOPMENT concept?

Are there any additional amenities or improvements that you feel would be appropriate within the Woodland Lake Park Tract and would serve the community as a whole? Where should those improvements occur?

Now we are interested in your thoughts about the DEVELOPMENT CONCEPTS. *Again, we understand that the majority of the residents prefer a NON-DEVELOPMENT scenario. But as presented in the Analysis Presentation, an effort to prepare for possible development of the land will prove useful in the event that non-development acquisition strategies prove impossible.*

First, which development scheme do you feel is most appropriate for Pinetop-Lakeside. (For more detail, please review the descriptions of each scheme within the webpage presentation)

CONVENTIONAL DEVELOPMENT

Conventional Suburban Development (CSD) is typified by having larger lot sizes and separation of uses. The ratio of open space to developed space in any given project most often ranges anywhere from 60-40, to 50-50, to 40-60. Of the 583 acres contained by the Woodland Lake Park Tract that means that anywhere from 250-350 acres would be developed. Finding developers who would develop in a CSD fashion is easier due to its high degree of familiarity with banks and investors.

NON-CONVENTIONAL DEVELOPMENT

Non-Conventional Development is typified by higher density settings where stores, restaurants, offices, and other conveniences are close by. This higher density allows for more public open space. There is more focus on creating communities that are pedestrian-oriented often organized around a town center. Due to higher densities and smaller lot sizes these developments typically take up less acreage than CSD. In the case of Woodland Lake Park this might amount to 120-160 acres of development.

As part of our ongoing design process online survey forms were provided for the Community to provide The Tejido Group with input on the various concepts presented at the second community meeting.

Even though approximately 100 community members were present at the meeting and the form was shown and discussed as part of the presentation, very few people responded to the form (less than 10).

Now we would like to look closely at the **CONVENTIONAL DEVELOPMENT** concepts. Which concept do you feel is most appropriate?



A - The Horseshoe



B - Walnut Links



C - Woodland Resort

Are there any individual elements you particularly like or dislike from any of the three concepts above? [Essentially, 'cutting and pasting' individual elements a distinct possibility to consider in the synthesis phase of design generation]

Now we would like to look closely at the **NON-CONVENTIONAL DEVELOPMENT** concepts. Which concept do you feel is most appropriate?



A - Radial Mixed-Use



B - Dual Commercial Core

Are there any individual elements you particularly like or dislike from either of the two concepts above?

We appreciate the time you have taken to provide your feedback. We understand the value of your responses and will carefully consider what you have to say. If you have any additional questions or concerns, please do not hesitate to contact us.

THE TEJIDO GROUP

The University of Arizona
1501 E. Speedway Blvd.
Tucson, AZ 85719

Phone: (520) 621-8743

FAX: (520) 626-6448

<http://architecture.arizona.edu/landscape/tejido/intro.htm>

Director: Dr. Mark Frederickson (520) 621-3948

POTENTIAL SOURCES OF FUNDING

Below is a preliminary list of potential funding resources, both private and governmental. This is not a comprehensive list, but rather a starting point. There are many more agencies and grants available than those that are listed here. These opportunities warrant further investigation, but at this stage appear to be viable options.

www.grants.gov

Grants.gov is your source to find and apply for Federal government grants. There are over 1,000 grant programs offered by all Federal grant making agencies. Grants.gov allows organizations to electronically find and apply for more than \$400 billion in Federal grants.

www.pr.state.az.us/partnerships/grants/grants.html

Grants distributed by the State Parks board, including Trail Heritage Funds.

www.nps.gov/ncrc/programs/lwcf/grants.html

Land and Water Conservation Fund, provides money to federal, state, and local governments to



purchase land, water, and wetlands for preservation value.

www.nationaltrust.org

The National Trust for Historic Preservation is a privately funded non-profit organization that provides leadership, education, advocacy, and resources to save America's diverse historic places.

www.tpl.org

Trust for Public Land assists with land trusts and conservation easements.

www.lta.org

Land Trust Alliance.

www.nature.org

The Nature Conservancy, a private organization that is a source for funding and information.

www.enhancements.org

Transportation Equity Act for the 21st Century



(TEA-21). The money for this program is budgeted from the Federal Highway Administration, and in Arizona, the Arizona Department of Transportation (ADOT) administers the funds they receive. The most popular program for bicycle and pedestrian projects within TEA-21 is the Transportation Enhancements (TE) Program that appropriated \$3.6 billion for various projects between 1998 and 2003. Most states require TE project sponsors to provide at least 20 percent of the project costs. Contact people for TEA-21 funding in Arizona are:

FHWA Division TE Coord.

Layne Patton

Federal Highway Admin.

Phoenix, Arizona

Tel: 602-379-3645

Email: layne.patton@fhwa.dot.gov

ADOT TE Coord.

Cheryl Banta

ADOT

Phoenix, Arizona

Tel: 602-712-6258

Email: Cbanta@dot.state.az.us

www.fhwa.dot.gov/environment

The Federal Highway Administration's web site also gives information about what projects are eligible for obtaining federal funding from TEA-21.

www.federalgrantswire.com/watershed_protection_and_flood_prevention.html

Watershed Protection and Flood Prevention Grants.

www.epa.gov/owmitnet/cwfinance/cwsrf/

Clean Water Revolving Fund.

www.epa.gov/owow/wetlands/initiative

State Wetlands Protection Grants.

www.awpf.state.az.us

Arizona Water Protection Fund, administered by the Arizona Department of Water Resources.

www.americanrivers.org

National Rivers Coalition REI Seed Grant Program, administered by the National Rivers Coalition (which includes The American Canoe Association, American Rivers, The River Management Society, Sierra Club, and The Wilderness Society).

www.fhwa.dot.gov/tea21/factsheets/rec-trl.htm

Recreational & multi-use trails can receive funding through TEA-21's Recreational Trails Program (RTP). For more information, contact:

Annie McVay

Recreational Trails Coordinator

Arizona State Parks

Phoenix, Arizona

Tel: 662-542-7116

Email: amcvay@pr.state.az.us

www.americantrails.org/resources/funding/index.html

American Trails, working to enhance and protect America's growing network of interconnected trails.

www.imba.com/resources/grants/index.html

International Mountain Bicycling Association, links to grants and funding sources.

NEW URBANIST GUIDELINES

The following pages are drawn from the new urbanist redevelopment plan for downtown Albuquerque, NM. We recommend that Pinetop-Lakeside work on or request a similar comprehensive document guiding development in the event that a development scenario is pursued for Woodland Lake Park.

This document represents the Regulatory Plan for the Huning Highland East Downtown Urban Conservation Overlay Zone or UCOZ. The Intent of the UCOZ is to assist in the revitalization of the commercial core of the Huning Highland Sector Plan area, specifically concentrating on the Central Avenue and Broadway Boulevard Corridors. To do so it proposes a mix of uses, including housing and neighborhood services of a variety that can persuade people to return to the life and excitement of the center of the city. It draws on traditional urban and architectural principles to rebuild Huning Highland East Downtown in the spirit and image of its past.

Principles for Great Streets & Urban Villages

The master plan was guided by the following principles which lead to the character defining elements appropriate for corridors such as Central Avenue and Broadway Blvd. The Urban Regulations given in this document translate the principles into design standards for street & sidewalk widths and design, building setbacks from public rights of way, building forms [heights, proportions, setbacks, openings, & articulation], and building materials. Existing standards regarding existing historic structures remain in place as is. Thus, new buildings and additions/alterations to existing buildings will help to revitalize the corridor with a fabric of similar character-defining elements.

PEDESTRIAN FIRST

- Wide sidewalks
- Buildings framing streets — An “Outdoor Room” feeling
- Clean, safe and friendly inviting storefronts
- Street trees and shade
- Appropriate street furniture

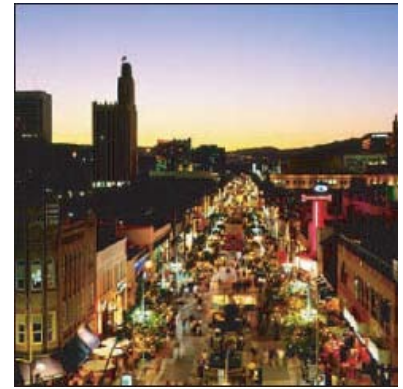
- On-street parking
- Outdoor dining
- Street lighting properly scaled and directed
TRAFFIC SPEED COMPATIBLE WITH URBAN VILLAGES
- Slower car speeds, but higher vehicle capacity, higher trip quality & more equitable access thru the area
- Cars moving at proper speeds—retail power and residential comfort makes streets great
- More pedestrians
- Increased retail sales
- More housing
- Higher tax base
- Fewer accidents and injuries
- Citizen and tourist destinations

PARK ONCE AND WALK

- Parking structures well-located wrapped with retail space along side walk
- On-street parking parallel diagonal metered
- Parking behind buildings
- Three block walking radius from structure for retail district
- Quality signage, wayfinding

DAILY NEEDS WITHIN WALKING DISTANCE

- Appropriate retail tenant mix and sizes
- Balance of local, regional and national tenants
- Market, lease, and manage retail spaces as a district
- Civic buildings at honored locations





Traditional Building Types for a Mix of Uses

- Residential over retail and commercial
- Frame the street
- Build on the architectural heritage of the area

Variety of Housing Choices

- Lofts
- Live/Work Buildings
- Apartments and Condominiums
- Courtyard Housing
- Duplexes, Triplexes, Quadplexes
- Single Family Detached
- Garage apartments

Live Above Stores and Businesses

- Provides built-in customer base
- Extends day into night
- Eyes on the street

Beautiful Public Spaces, Constantly Occupied

- Great Streets
- Plazas
- Squares
- Pocket Parks
- Roundabouts
- Monuments
- Gateways

Quality Transit

- Attractive, clean vehicles
- Attractive, dignified, well-located stops
- Timely, efficient, safe, enjoyable
- Proper speeds for pedestrian comfort
- On-street parking between transit vehicle and the pedestrian



Character Defining Features

- Architectural styles represented by significant and contributing buildings located within the Huning Highland Historic District.
- Neighborhood meeting places, community markers and signs, and special structures such as the Coal Avenue Viaduct.
- Street Context: street widths, planting strips, sidewalks, setbacks from the curb, and street trees.
- Lot size, grain of commercial lot sizes in context with adjacent residential lots, lot setbacks and topography, notably the 10 foot rise in every block along Central Avenue.
- Business variety; Main Street scale commercial, institutional, and office.
- Building styles and elements: Brick Commercial, Queen Anne, Streamline Moderne; unique architectural elements in Huning Highland EDo such as roof forms from the Route-66 Era buildings, storefronts with recessed entries and large glass windows facing the street, (with some transoms).
- Building materials: cast stone, brick, stucco/texture, block, adobe, wood.
- Building forms, both demolished and existing: size, height, proportions, window/door openings, rhythms, patterns, etc.
- Setbacks and Insets, such as those found at 519-523 Central and 202 Central Avenue SE.



How to use this information

- **Development Category - find the property & its development category**
- **Development Category description - read the development or building category descriptions**
- **Implementation Process Matrix - read the development category's review process and follow the designated review process.**
- **Urban Regulations - find the development category's code & regulation page as indicated in the Implementation Process Matrix. Follow the Regulation standards for setbacks, heights, encroachments, frontages, parking, landscape, etc.**
- **Architectural Standards - provide the parameters for the external building materials and architectural configurations.**

Corridor Preservation

Corridor Preservation category protects existing properties that are considered significant or contributing within the Huning Highland Historic District and establishes building standards for new buildings to ensure the building pattern is maintained and to complement the architectural character-defining features of the UCOZ as identified herein.

Corridor General

Corridor General category protects existing properties that are considered significant or contributing within the Huning Highland Historic District and includes those areas that are appropriate for new development. The setback, heights, massing, encroachments, and parking arrangements are appropriate for new, vibrant mixed use buildings, and are only subject to review for their conformity with the corresponding development code.

Street General

Street General category allows for new

development of an intensity that is compatible in form, use, and historic fabric with adjacent buildings.

Parks & Open Space

Parks & Open Space category allows for new landscaping in plazas, parks, and open space areas accessible to the public. Huning Highland EDO's landscape should be distinct from the existing and proposed prototypical standards currently being developed by the City Municipal Development Department. The landscape design reflects the more urban character.

Significant, Contributing & City Landmark Properties

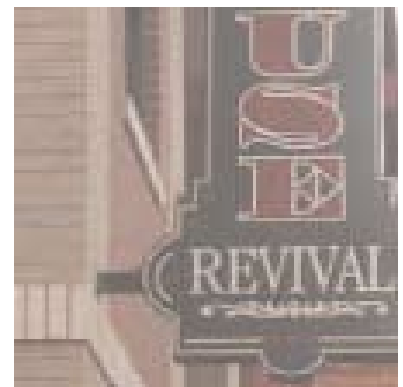
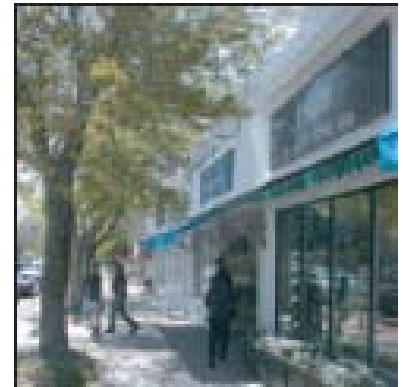
Significant and Contributing status properties [established by the Huning Highland Historic District] will be preserved within the project area. Alterations, demolition, and/or new construction to said buildings shall comply with existing LUCC procedures.

Buildings of Note

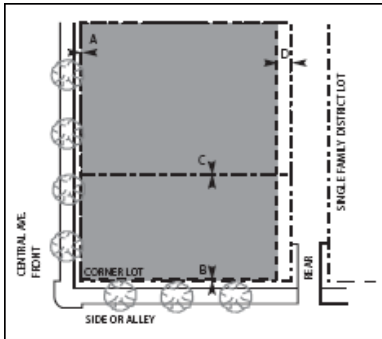
Buildings of note are recognized as buildings that retain distinctive character defining features of the UCOZ but which are not considered significant or contributing to the Huning Highland Historic District. Attempts should be made to preserve those character defining features when considering alterations to these buildings. Demolition plans shall not be approved for these buildings until a redevelopment plan has been approved which considers incorporating these features into the proposed new construction.

Non-contributing properties (not shown on this plan)

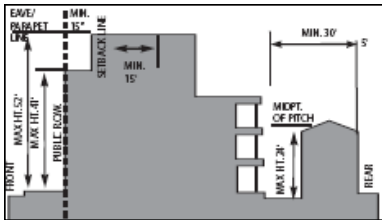
Any property that is NOT designated as a Significant or Contributing property within the Huning Highland Historic District or have not been designated as a City Landmark or a Building of Note, based on the most current survey of the Historic District.



Building Placement and Height

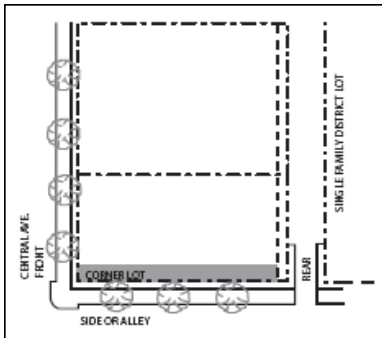


Plan View

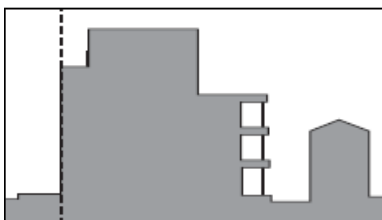


Section View

Building Frontage and Profile



Plan View



Section View

DEVELOPMENT CODE URBAN REGULATIONS CORRIDOR PRESERVATION:

GENERAL RULES: USES & MISC.

- Potential building typologies and frontages are available in the Appendix.

ARCHITECTURE: FORM & ELEMENTS

- See Architectural Standards for specific requirements and parameters for architectural materials and configurations.
- Ground floor building frontage shall be designed with 40-90% of the building frontage length glazed, with the window sill no higher than thirty inches (30") above the finished floor.
- Placement- openings shall occur along Central and side street façades at thirty feet (30') on center minimum; openings to be three feet (3') wide minimum
- Entrance- each ground floor use shall have 1 entrance minimum for each thirty feet (30') or less of building frontage.
- Articulation- building façade at front and side street shall change each fifty feet (50') minimum in height, or setback, or material.
- Property walls & fences- as allowed in current City regulations at fronts, sides & rears of buildings. See Architectural Standards for specific requirements and parameters.
- Drive-thru building type not allowed in this category.

SETBACKS

- Buildings shall be placed within the shaded area as shown in the above diagram.

- A. Front Setback: 0'
- Side Street Setback: 0'
- Side yard Setback: 0'
- Rear Setback: five feet (5')

HEIGHT

- Building height shall be measured in feet from grade as defined in the zoning code [on site] to top of parapet or midpoint of pitch.
- Maximum: Maximum height of the first three floors is 41'-0".

ENCROACHMENTS ALLOWED

- Porches may encroach into the setback as shown in the shaded area. Encroachments into Public Right of Way [ROW] shall follow existing City regulations.
- Front encroachment: eight foot (8') maximum
- Side street encroachment: eight foot (8') maximum
- Maximum encroachment height is 1 story.

PARKING REQUIREMENTS

On-site parking allowed only in shaded areas as shown.

- Front setback: 50% of lot depth minimum
 - Side street setback: twenty feet (20') minimum
 - Side setback: ten feet (10') minimum
 - Rear setback: five feet (5') minimum
- Parking requirements below are subject to reductions due to mixed-uses and location on transit corridor:
- 1.5 parking spaces: residential or live/work [1 bathroom]
 - 2 parking spaces: residential or live/

work [2-3 bathrooms] 3 parking spaces:
commercial or retail per 1000 s.f.

- 1 parking space: restaurants, per each 4 seats
- 1 parking space: per hotel room

Vehicular access is permitted only from side street or alley. Parking garages shall have liner buildings along all side street frontages and solid 3'-0" minimum high walls [all levels] or solid landscape at side and rear property lines; provided, however, if the side or rear property line is adjacent to a residentially-zoned lot, the wall of the parking structure must be entirely solid, without opening. (Solid landscaping or substantial screening required on rear and side lot lines of off street parking areas, parking lots and structures abutting a SF residential district lot.)

LANDSCAPE REQUIREMENTS

The landscape design should reflect the more urban character of this area in its programming, detailing, and planting intensity. The landscape should be distinct from the existing and proposed prototypical standards currently being developed by the City.

ARCHITECTURAL STANDARDS

INTENT AND GUIDING ILLUSTRATIONS FOR SIGNAGE

Signs along the Huning Highland EDo commercial frontages should be clear, informative to the public and should weather well. Signage is desirable for advertising Huning Highland EDo shops and offices, and as decoration. Signs should be scaled to the desired nature of the district: mixed-use, pedestrian-oriented, with slow-moving automobile traffic. Signage that is glaring or too large creates distraction, intrudes into and lessens the Huning Highland EDo experience, and creates visual clutter.

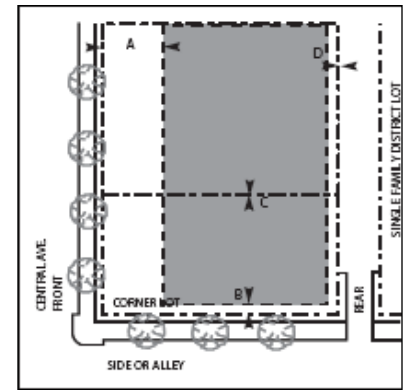
The illustrations on this page and statements in this column are advisory only. Refer to the Code standards on the next page for the specific prescriptions of this section.

STANDARDS FOR SIGNAGE

(Where clearly visible from the Public Right of Way)

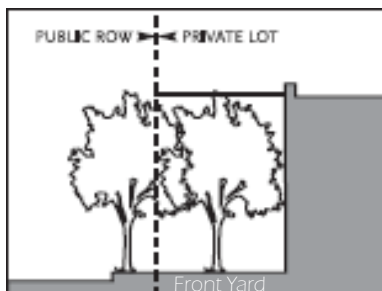
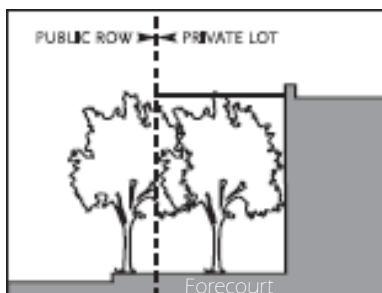
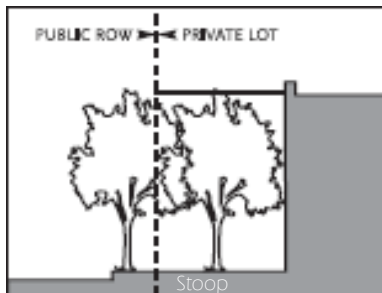
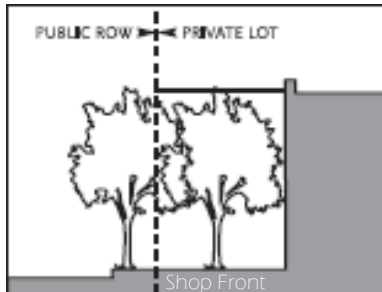
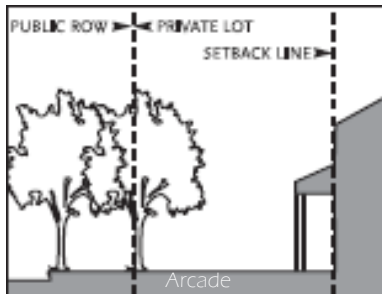
General

- Wall signs are permitted within the area between the second story floor line and the first floor ceiling, within a horizontal band not to exceed two feet (2') in height. In no case shall this band be higher than eighteen feet (18') or lower than twelve feet (12') above the adjacent sidewalk.
- Letters shall not exceed eighteen inches (18") in height or width and three inches (3") in relief. Signs shall not come closer than 2 feet to an adjacent private lot line.
- Additionally, company logos or names may be placed within this horizontal band or placed or painted within ground floor or second story office windows. Company logos or names shall not be larger than a rectangle of eight (8) square feet.
- A masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/parapet wall or under the eaves, and above the upper story windows. Any such plaque shall be no larger than a rectangle of eighteen (18) square feet.
- Street addresses may be placed at between six feet (6') and twelve feet (12') above grade using six (6) to twelve (12) inch tall, non-cursive type lettering.
- Projecting signs (not more than twenty-four inches (24") by forty-eight inches (48") and minimum ten feet (10') clear height above the sidewalk) may be hung below the third story level, perpendicular to the ROW or from an overhang or awning. Signs shall not project more than thirty-six inches (36"), perpendicular to the ROW, beyond the façade.
- If a sign is angled from the façade, as shown in the "Organic Market" sign, the maximum perpendicular distance of the



Plan View

Frontage Types



sign from the façade to the ROW is thirty-six inches (36”).

- **Prohibited Signs:** Billboards, free-standing, marquees, any kind of animation, roof and painted window signs, and signs painted on the exterior walls of buildings are prohibited. No flashing, traveling, animated, or intermittent lighting shall be on the exterior of any building whether such lighting is of temporary or long-term duration. Portable or wheeled signs and advertising devices located outside any building are not allowed, pursuant to City regulations.
- Neon signs are permitted only on Central and Broadway and are permitted on the exterior of the first floor of the building provided that the illumination from the signs is shielded from the second and higher floors to the lumen standard established by the city.

Awnings/Overhangs

When an awning or overhang is incorporated into a building, the following requirements must be met:

- Minimum 10 feet clear height above sidewalk, minimum six feet (6') depth out from the building façade (maximum to curb or tree-planting strip, whichever is closer).
- Canvas cloth or equivalent (no shiny or reflective materials), metal or glass.
- No internal illumination through the awning/overhang.
- Lettering on awnings limited to nine inches (9") high on vertically hanging fabric at curb side of awning.
- No one-quarter cylinder configurations.

DEVELOPMENT CODE : FRONTAGE TYPES

Frontage Types are applied to each zone (Corridor Preservation, Corridor General, Street General). These represent a range of additions to the basic façade of the building. In the following illustrations, “ROW” means the public street right-of-way.

- **Arcade:** the façade of a building with an attached colonnade. Balconies may overlap the sidewalk while the ground floor remains set at the lot line. This type is ideal for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. An easement for private use of the right-of-way is usually required. To be useful, the arcade should be no less than eight feet (8') wide clear in all directions.
- **Shop front:** the façade is placed at or close to the right-of-way line, with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with cantilevered shed roof or awning. The absence of a raised ground floor story precludes residential use on the ground floor facing the street, although this use is appropriate behind and above.
- **Stoop:** the façade is placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for ground floor residential uses at short setbacks. This type may be interspersed with the shop front. A porch may also cover the stoop.
- **Forecourt:** the façade is aligned close to the frontage line with a portion of it set back. The resulting forecourt is suitable for gardens, vehicular drop offs, and utility off-loading. This type should be used sparingly and in conjunction with the stoops and shop fronts. A fence or wall at the property line may be used to define the private space of the yard. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court.

- **Front yard: the façade is setback from the frontage line with a front yard. An encroaching porch may also be appended to the façade. A great variety of porch designs are possible, but to be useful, none should be less than eight feet (8') deep and twelve feet (12') wide. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.**

to provide an appropriate transition from new projects to existing houses along the historic side streets of the Huning Highland neighborhood. Perpendicular to Central, the preferred types will be Duplexes, Triplexes and Quadruplexes, Work/Live dwellings in row house and detached house configurations, and courtyard housing up to 35 dwelling units/acre. Parallel with Broadway, the preferred types will be denser, with Lofts in stacked perimeter block configurations and courtyard housing up to 45 dwelling units/acre predominating.







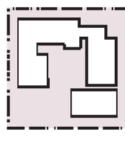
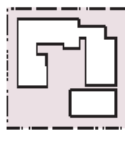
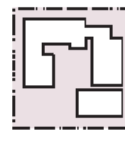


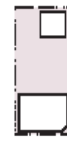




DEVELOPMENT CODE I BUILDING TYPES

The residential strategy for the redevelopment of Huning Highland ED0 depends on the introduction of a variety of housing types appropriate to each development area: Corridor Preservation, Corridor General, and Street General. Each building type will also be designed in a variety of dwelling configurations, as lofts, condos, apartments, or work/live units and in a variety of sizes to fit different family configurations and market preferences.

Corridor General is the portion of the plan where the most intense development is expected. Lofts, condos, and apartments, in stacked perimeter block and tower configurations, will be the most typical buildings here, while liner buildings around parking or retail boxes and the densest forms of courtyard housing, up to 45 dwelling units/acre will also be allowed.

The building height along Corridor General frontage will not exceed five stories and will be appropriately modulated in its profile against existing houses in its rear to guarantee proper transition from new buildings to old. Under the Corridor Preservation designation, buildings will not exceed three stories in height. Their form will be single family house derivative and compatible: Duplexes, Triplexes and Quadruplexes, less dense courtyard housing, up to 30 dwelling units/acre, and Work/Live dwellings in row house and detached house configurations.

The buildings to be located within the Street General area both of Central and Broadway will aim

		CORRIDOR PRESERVATION	CORRIDOR GENERAL	STREET GENERAL
CARRIAGE HOUSE				
DUPLEX/TRIPLEX/QUADRUPLEX				
COURTYARD HOUSING				
WORK/LIVE				
RESIDENTIAL LOFTS OVER FLEX				

TAX INCENTIVES

Some incentives might be:

Tax reduction: property tax abatements and other tax deals are well-established mechanisms used by many local governments across North America to attract development. Tax incentives are of questionable long-term effectiveness in securing economic development and jobs. Although they of great importance to the local governments that give them, tax breaks are frequently overwhelmed by other more global economic concerns for the corporations that receive them. There are no long-term guarantees, and it is easy to find vacated office parks and factories symbolic of local government tax bets gone wrong. On the other hand, there are also a lot of apparent success stories and a continuing perception that localities win or lose based on the concessions they offer. Therefore, tax competition continues to persist in spite of the protestations of many regional development experts.

While tax considerations have been used to help retain businesses in traditional central settings and occasionally to attract businesses to “smart” locations (particularly to buoy the jobs side of a jobs/housing imbalance), their use in smart growth situations has not been prominent. The rehabilitation of historic retail districts may make the immediately surrounding area more attractive for more intense residential redevelopment, and the preservation of some historic housing stock – even at existing densities – may contribute to affordability objectives.

Tax Increment Financing: Tax increment financing (TIF) is a mechanism that local governments, through redevelopment agencies (RDAs), can use to encourage private development. By borrowing against future incremental tax revenue in a redevelopment area, RDAs can finance public infrastructure which otherwise might have to be paid by developer impact fees. Further, a RDA may use TIF to acquire property and to construct or rehabilitate buildings for private use, providing, in effect, a tax-financed subsidy to private investment. TIF may be the single most important incentive tool currently available to motivate private investment.

Financing Assistance: Loans and loan guarantees at favorable rates are traditional ways through which

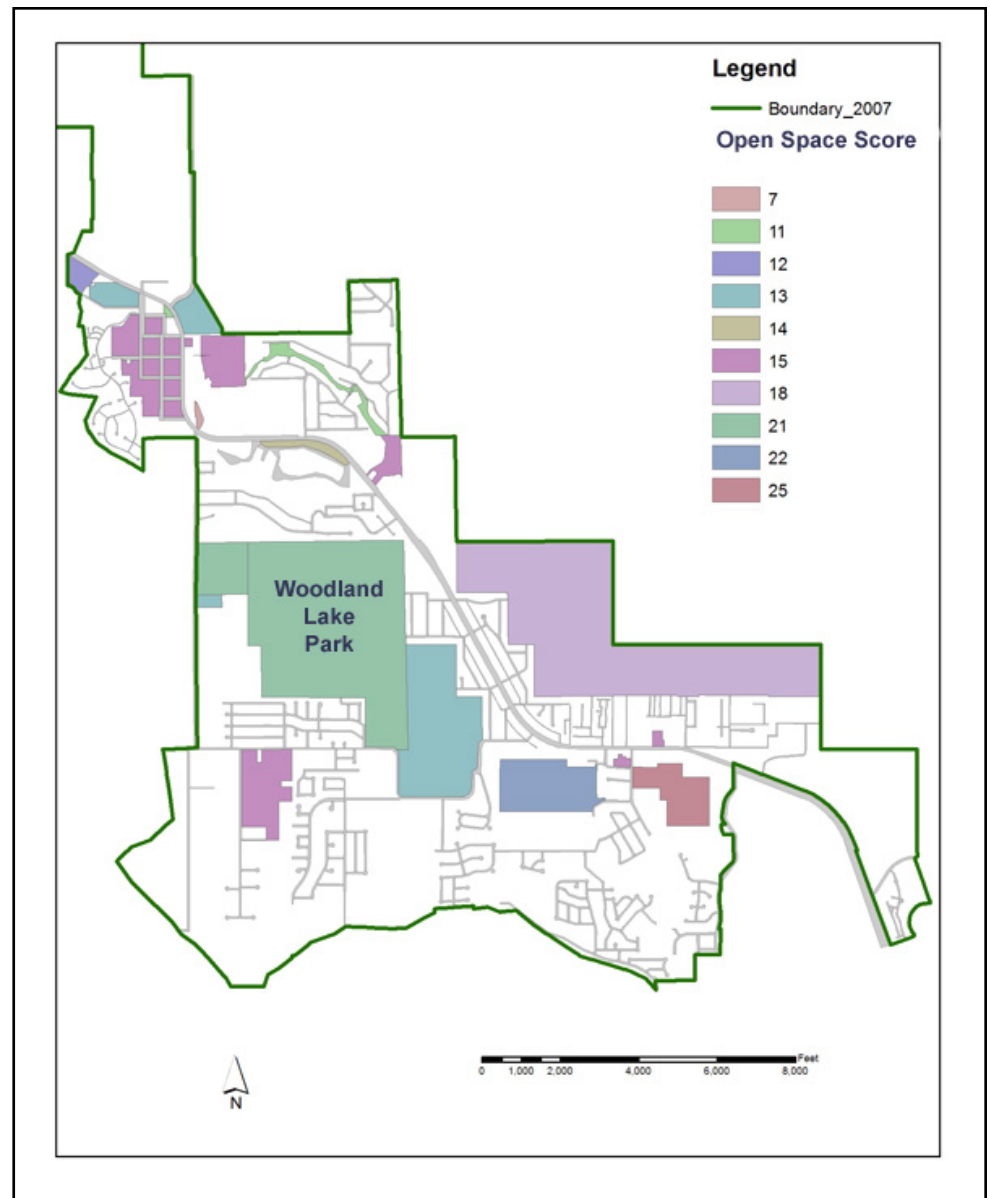
governments have assisted socially beneficial projects. While not specifically targeted at smart projects, some non-profit corporations provide financing assistance to affordable housing suppliers. These corporations offer an inexpensive way for local governments and developers to cooperate in setting up special assessment districts.

Regulation Concessions: Local governments may relax a number of development regulations in order to encourage particular types of development or development at specified locations. Subject to maintaining public safety, virtually anything in a zoning, subdivision, or building code is fair game, but the most common relaxations relate to density, use, height, setbacks and parking. These concessions generally increase the effective yield and hence the return and applicant-selected package of density bonuses and other concessions to developers who include affordable housing units, childcare facilities, revegetation programs, or other elements in their projects or donate land which may be used for those purposes.

Attractive Communities: The final incentive, while obvious, still requires emphasis as it may be among the most powerful. Developers are encouraged to build in certain areas by the same factors which cause their customers to purchase and rent in those areas. Housing consumers and developers serving those consumers are attracted to communities that provide first-rate public amenities and services. Everything else being equal, communities that are clean and well-maintained, that are perceived to be safe, that have attractive and usable open spaces and recreational facilities, that have good schools, and that pay attention to the quality of their public realm will be more attractive to development than communities that are lacking in basic livability qualities. Money spent on the high-quality public infrastructure and services is an investment in the future of the community, contributing to continued private reinvestment and renewal.

OS_NAME	OS_SIZE	OS_VIEWSHD	OS_260	OS_RIPAR	OS_MEADOW	OS_FOREST	OS_WILDLIFE	OS_TRAIL	OS_CIVIC	OS_HISTORIC	OS_ADJ	OS_RISK	OS_PARTNER	OS_SCORE	OS_NUMBER
Creekside	3	1	1	1	0	0	0	0	1	0	0	5	Developer	12	11
Lakeside Campground	4	1	1	0	0	1	1	1	1	0	0	3	USFS	13	10
Lakeside Orchards	4	1	0	0	0	1	1	1	1	1	0	5	Various	15	19
Mattice Property	3	1	0	1	1	1	1	0	1	0	1	3	WM Wildlife Center	13	7
Walnut Creek Private	10	0	1	1	1	1	1	1	0	0	1	5	Developer	22	16
Porter Mt / 260 Intersect	5	1	1	1	0	0	1	1	1	0	1	3	Private	13	9
Rhoton Barn on 260	2	1	1	0	1	0	0	1	1	1	0	3	PL Historical Society	11	8
Aspen Meadows	10	1	1	1	1	1	1	1	1	1	1	5	Developer	25	20
Billy Creek Private	4	1	0	1	0	1	1	1	0	0	1	5	Private	15	14
Billy Creek Natural Area	4	0	0	1	0	1	1	1	1	0	1	0	Navajo County, BRSD	11	1
Richardson Lane Meadow	10	1	0	0	1	1	1	0	0	0	0	5	Private	15	18
Northern Extent of PTLS	10	1	0	1	0	1	1	1	1	0	1	1	USFS	18	12
Cottonwoods - PS	2	1	1	0	1	1	1	0	1	1	0	5	USPS	15	13
Charlie Clarks Orchard	3	1	0	1	0	1	1	0	1	1	1	5	Bill Gibson	15	17
Woodland Lake Park	5	1	0	1	0	1	1	1	1	0	1	1	USFS	13	6
Woodland Park Core	10	1	0	1	1	1	1	1	1	0	1	3	USFS	21	5
BRSD Intersection	1	1	1	0	0	1	1	1	1	0	0	0	Town Ownership	7	3
Lakeside Summer Homes	3	1	1	0	0	1	1	1	1	0	0	5	BRSD	14	2

The Open Space Committee of Pinetop-Lakeside has identified spaces within the town boundaries that they felt to be the most important to preserve. This table details the criteria used to decide which parcels had the highest preservation need. The corresponding map highlights these areas.



A few days prior to the publication of this document, the Tejido Group received this communication from the 20 20 Vision Committee. It leaves us finishing this project with the assurance that the work begun in researching the feasibility and desirability of the scenarios will be continued by members of the Pinetop-Lakeside community.

Letter from the 20 20 Vision Committee

Here's the latest from 20 20. We've got a couple of opinions stewing, so we took a page out of your book. We're favoring you with one development option and one non-development.

From the top you should know we're committed to a parallel path acquisition strategy. We're going to work down a dozen different paths - State Park, National Recreation Area Designation, Revenues (Bonding, Property Taxes), Grants & Foundations, County Park, Forest Management Plan Administrative designation as National Recreation Area, Modified Walnut Creek Development Option, Park/Recreational Amenities (only), "As Is," Conventional Development, Non-conventional Development. We'll pursue each of the options, flushing and fleshing out the costs and benefits and drawbacks associated with each (i.e. even leaving it "as is" is going to cost us in forest health, security and liability; if a State Park, the state will need a revenue generator - camping, RV park, admission - such that the operation is revenue neutral (pays for itself; and so on).

We'll determine a window of time as we go along, following which we'll call off some of the as yet unfruitful paths. We fully expect some of the paths to dead end early, but we feel the need to address them since neighbors of ours have verbalized them. We fully expect others will naturally divert into still others. Our main concern is acquisition; and unlike some others who have weighed in, we are of one mind that time is not our friend in this process.

So, here's how we see it in both a development and a non-development form.

As for a non-development option we have agreed together as a committee to support the National Recreation Area Designation as the most likely wholesale "gift" acquisition" scenario. Several of us are passionately confident, several others are guarded and less confident, but we've agreed on this as our non-development option.

On the development front, we've likewise agreed that a cut-down version of the (old Tejido)

Walnut Creek Development Option is the one we as a committee can support. We're thinking of commercial (retail) development in maybe 45 acres in the NE corner of the park - proceeding south only as far as the contiguous commercial zoning designation (not as far as the residential, that is (so as to avoid the objections of those immediate neighbors) and stopping well short of Walnut Creek on the SW border. With those sale/development proceeds we would set out to purchase the balance in phases, first the entire Walnut Creek path (including the existing developed area (103 acres), which we are given to understand from John Vuolo the USFS would require be our very first acreage purchase), then the remaining 270-300 acres to the south and west.

It's a little sketchy, but it's what we're behind, at this point in our research, for both development and non-development options.

Thanks for helping us on this. Hope this gives you a little insight into what we're thinking.

THE TEJIDO GROUP
College of Architecture & Landscape Architecture

UNIVERSITY OF ARIZONA
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