

2040 General Plan



Approved • April 3, 2018
Ratified • August 28, 2018
Amendment #1 • December 3, 2019


BUCKEYE, AZ




imagine buckeye
GENERAL PLAN 2040



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General Plan Update

Approved • April 3, 2018

Ratified • August 28, 2018

1st Amendment • December 3, 2019

Prepared for:



City of Buckeye
Development Services Department
Planning and Zoning Division
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Dedication

The General Plan is dedicated to John McMahon, former Airport Coordinator and Planning Commissioner, who lost his life in service to the City of Buckeye. John was a man who epitomizes the General Plan vision and encompasses the spirit of Buckeye now and forever.

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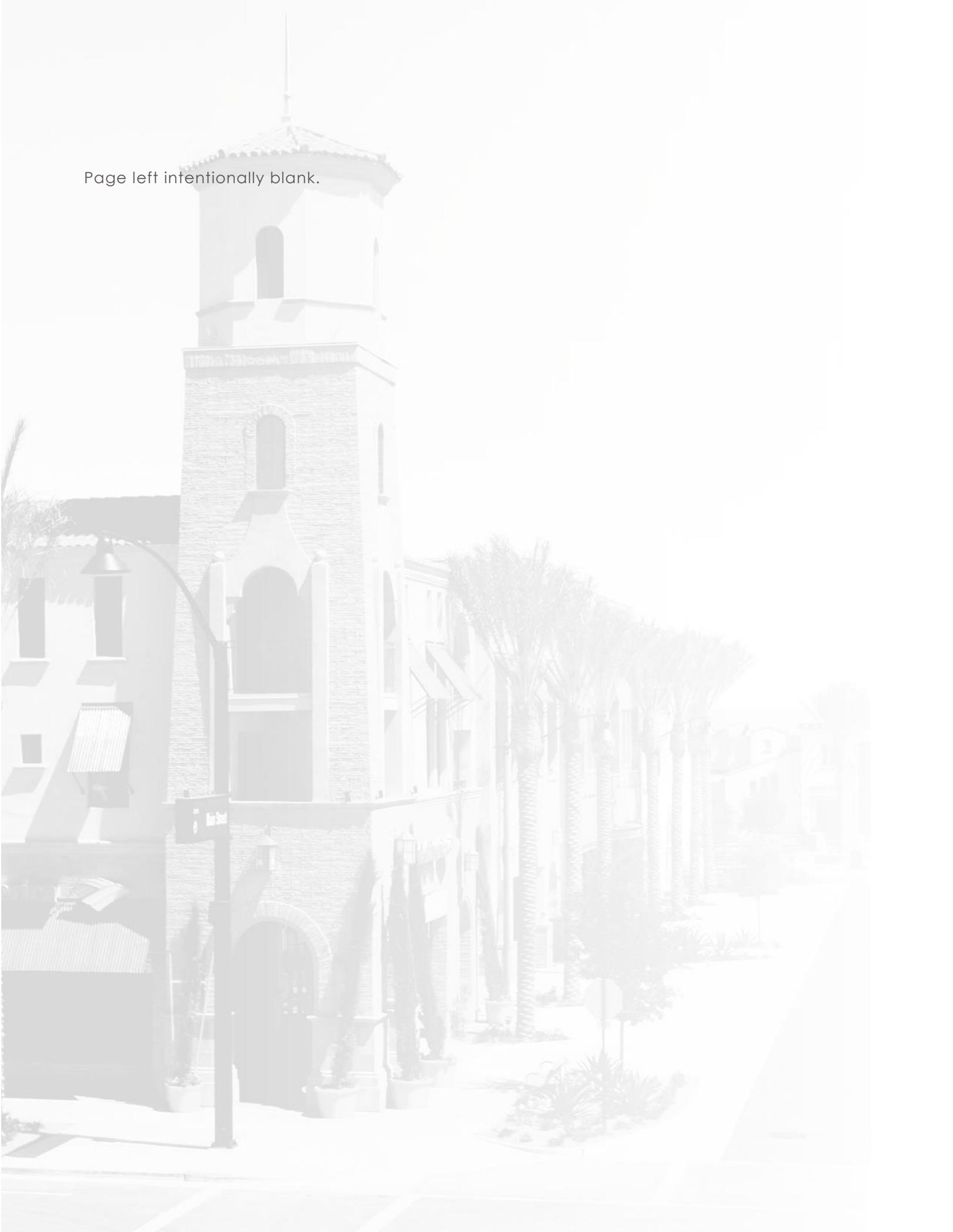


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A

Activity Center. Activity Centers are mixed use areas that provide live, work, and play destination locations.

Affordable Housing. Affordable housing is property, whether owned or rented, that costs no more than 28 to 30 percent of gross household income.

Annexation. Annexation is the incorporation of a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Arizona Commerce Authority (ACA). The ACA is an economic development organization with the mission of growing and strengthening Arizona’s economy.

Arizona Department of Environmental Quality (ADEQ). ADEQ is a State department with the mission to protect public health and the environment in the State. The department focuses on air quality, water quality, and waste in Arizona.

Arizona Department of Transportation (ADOT). ADOT is a State multimodal transportation agency.

Arizona Department of Water Resources (ADWR). ADWR is a State agency charged with securing long-term water supplies for Arizona communities.

Arizona Game and Fish Department (AGFD). AGFD is the state agency charged with managing the conservation of Arizona’s diverse wildlife resources and managing safe, compatible outdoor recreation opportunities for current and future generations.

Arizona Revised Statutes (ARS). The ARS are state laws passed by the Arizona Legislature.

Arizona Water Infrastructure Finance Authority (WIFA). WIFA is an independent state agency that manages the state’s water and wastewater State Revolving Funds.

B

Biodiversity. Biodiversity is the variety of living organisms from all sources including terrestrial, marine, and other aquatic ecosystems, and the ecological complexes of which they are a part. Biodiversity includes diversity within species, between species and of ecosystems. Biodiversity is the foundation of living ecosystems that provide services important to human well-being including breathable air, potable water, and fertile soils.

Buckeye Water Conservation and Drainage District (BWCCD). BWCCD is an irrigation district, supplying irrigation water and power. The district also provides flooding irrigation to homes and water to contractors for construction.

Buffer. A buffer is an area alongside protected or conserved natural open spaces in which human activity is restricted to research and maintenance of the protected or conserved open space in order to mitigate negative impacts of human activity on the land or wildlife.

Build-out. Build-out is an estimate of the amount of potential development for an area. A built-out community is typically one that has five (5) percent or less vacant property available for development.

Bulk Waste. Bulk waste is waste types that are too large to be accepted by the regular waste collection.

C

Capital Improvement Program (CIP). The CIP is a financial plan to identify needed infrastructure enhancements throughout the city.

Central Arizona Project (CAP). CAP is water resource development and management project that provides water from the Colorado River to central and southern Arizona.

Community Facilities District (CFD). A CFD is a financing mechanism for the acquisition, construction, operation, and maintenance of public infrastructure.

Community Green Space. Community green space is land within a community that has no buildings or other built structures and is accessible to the public, such as parks and community gardens. Community green space may include grassy lawns and landscaped areas as opposed to natural open space, which retains its native landscape.

Compatibility. Compatibility occurs when the characteristics of different uses or activities are harmonious or capable of existing or working together without conflict.

Crime Prevention through Environmental Design (CPTED). CPTED is an approach to deterring criminal behavior through environmental design.

D

Demographics. Statistical data relating to the characteristic of the population and subgroups within a population.

Development Partner Group. Development Partner Group is a group of volunteers with development interests in Buckeye that meets quarterly with Development Services and Engineering Departments to discuss relevant policy and procedures as well as open engagement in customer input. The Development Partner Group is not a formally appointed committee.

Dwelling Unit (DU). Dwelling unit is a house or apartment that is a separate and independent housekeeping unit, occupied or intended for occupancy by one household.

E

Ecological Connectivity. Ecological connectivity or landscape connectivity is the degree to which the landscape facilitates or impedes species movement between habitat blocks.

Ecosystem. An ecosystem is a community of living organisms dynamically interacting with each other and with the non-living components of the community such as weather, sun, climate and atmosphere. Ecosystems perform functions such as nutrient cycling, energy regulation, niche construction and food production. Ecosystems are sustained by organisms with specific traits and behaviors adapted to perform within their ecosystems. Ecosystems are indefinite sizes and have no defined boundaries as they blend into other ecosystems and may have micro ecosystems within them.

Ecosystem Services. Services provided by an ecosystem generally grouped into four broad and interconnected categories: provisioning, such as the production of food and water; regulating, such as the control of climate and disease; supporting, such as nutrient cycles and crop pollination; and cultural, such as spiritual and recreational benefits.

F

Federal Emergency Management Agency (FEMA). FEMA's duties include the development and administration of the nation's Flood Insurance Program (NFIP). The NFIP develops and adopts flood maps, which illustrate flood zones that are used by participating communities in regulating the location and design of buildings, utilities and other man-made improvements.

Future Land Use Map (FLUM). A FLUM is a diagram that designates the type, distribution, and intensity/density of land uses allowed in the MPA.

G

General Plan Advisory Committee (GPAC). The GPAC is an advisory board established to help guide the outreach process by providing feedback and recommendations for the General Plan Update. In Buckeye, the GPAC consists of both regular and alternate Planning and Zoning Commission members.

Greater Phoenix Economic Council (GPEC). GPEC is an economic development organization with the mission of attracting and growing businesses in the Greater Phoenix Area.

Greater Arizona Development Authority (GADA). GADA is a state agency created to assist local and tribal governments and special districts with public infrastructure development.

H

Homeowner Association (HOA). HOAs are organizations in a subdivision or planned community that create and enforce rules for the properties within the community.

Household Income. Household income is the income of the householder and all other individuals 16 years old and over residing in the household, whether they are related to the householder or not.

I

Impervious Surface. An impervious surface is a surface through which water cannot penetrate, such as a road, sidewalk, or paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Improvement District (ID). An Improvement District is a district comprised of property owners who desire improvement to their properties, such as water, sewer, or roadway infrastructure, which are financed through bonds, ad valorem, or equally apportioned secondary taxes pursuant to Title 48 of the Arizona Revised Statutes.

Incorporated Area. An incorporated area is a geographic area that has legally defined municipal boundaries.

Infill Development. Infill development is development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.

Information and Communications Technology (ICT). ICT refers to technologies that are used for telecommunications.

Infrastructure. Infrastructure is all types of non-building, man-made structures and systems, such as, utility pipes, electrical power generation and transmission systems, roads, bridges, water and sewer treatment facilities and other similar systems and structures. Infrastructure is essential to the safe operation of any community and is in many cases exposed to risks associated with natural hazards. Infrastructure is generally categorized as green or grey. Green infrastructure draws on nature to achieve desired results. Examples include utilization of natural washes for flood control, stream buffer restoration, and rain gardens. Grey infrastructure utilizes human construction to achieve desired results. Examples include pipes, pumps, ditches and detention ponds often constructed of non-permeable materials such as concrete.

Intelligent Transportation Systems (ITS). ITS is an operational system of technologies used to improve transportation.

Intergovernmental Agreement. An intergovernmental agreement is an agreement between units of government to combine their resources to provide governmental services and perform activities for the benefit of their constituents.

Invasive Species. Invasive species are plant species that are not native to the ecosystem under consideration and whose introduction is likely to cause environmental damage to native plant species through competing with and / or crowding out native plant species, or otherwise negatively impacting native landscapes.

L

Labor Force. Labor force is made up of all the members of a population who are able to work, are at least 16 years old, are not serving in the military, and are not institutionalized.

Land Use. Land use is the occupation or use of a land or water area for any human activity or any purpose defined in the general plan.

Leadership in Energy and Environmental Design (LEED). LEED is a rating system devised by the United State Green Building Council (USGBC) to evaluate and guide the design, construction, operation, and maintenance of buildings.

M

Maintenance Improvement District (MID). A MID is a district where residents are charged through property taxes to cover maintenance costs for landscaping, irrigation, and drainage should an HOA be disbanded.

Maricopa Association of Governments (MAG). MAG is a Council of Governments, serving as the regional agency for the Phoenix Metropolitan Area. MAG is also the Metropolitan Planning Organization for the Phoenix Metropolitan Area, tasked with transportation and air quality planning for the region.

Maricopa County Department of Transportation (MCDOT). MCDOT is the department of transportation in Maricopa County, which plans, designs, builds, maintains and operates roadways within unincorporated areas in Maricopa County.

Master Planned Community (MPC). An MPC is a planned community with its own land uses, intensities and densities, and design standards. In Buckeye, an MPC designation is available for projects that have a minimum of 640 acres.

Median Household Income. Median household income is a figure representative of the midpoint of gross household income. The median income for individuals is based on individuals 16 years old and over with income.

Municipal Planning Area (MPA). An MPA is the area of planning influence, which includes both incorporated and unincorporated areas.

N

National Register of Historic Places (NRHP). NRHP is the U.S. government's official list of districts, sites, buildings, structures, and objects deemed worthy of preservation.

Natural Open Space. Natural open spaces are swaths of land that are undeveloped.

Natural Resources. Natural resources are environmental and ecological assets; the land, water, plants and animals that sustain us and enhance our quality of life. Planning for natural resources means planning for natural resource protection, including conservation, quality protection measures, and improved development practices.

Neighborhood. A neighborhood is a localized geographic area used to describe a sub-area of a community that has common character such as natural or historic character or is tied to a common local landmark, such as a church, school, or other asset.

P

Planned Area Development (PAD). A PAD is an area that is planned with its own land uses and densities/intensities regardless of its zoning district. In Buckeye, this designation is available for projects that have a minimum of 10 acres, but a maximum of 640 acres.

Planning and Zoning Commission. A Planning and Zoning Commission is a recommending body to City Council for development proposals and long-range planning projects. In Buckeye, there are six district commissioners and one at large commissioner.

Population Density. Population density is the number of people living per unit of area, which in the General Plan, is per square mile.

Public Workshop. A public workshop is an open community meeting where participants work individually and/or in groups to generate ideas to address planning related issues and opportunities.

Q

Quality of Life. Quality of life is the degree to which individuals perceive themselves as able to function physically, emotionally, and socially. Quality of life includes all aspects of community life that have a direct influence on the physical and mental health of its members.

R

Recyclables. Recyclables are material(s) that still have useful physical or chemical properties after serving their original purpose and that can be reused or remanufactured into additional products, thereby serving as substitutes for raw materials.

Redevelopment. Redevelopment is the process of building new construction on a site that has pre-existing uses or renovating existing uses on a site. Redevelopment generally is a strategy to rehabilitate blighted urban areas through renovation.

Renewable Energy Resource. A renewable energy resource is a resource of economic value that can be readily replaced. Renewable Energy Resources are either not depleted or can be regenerated when used, such as biomass or wind, hydroelectric, solar or tidal power. Some renewable energy resources rely on natural resources that can be depleted. For example, hydroelectric power relies on flowing water, which is a finite resource.

Roosevelt Irrigation District (RID). RID is an irrigation district that owns and operates the RID canals, which provide irrigation water to land in Buckeye, Avondale, and Goodyear.

Run-Off. Run-off is stormwater that is held up on the land surface instead of seeping into the ground. This water either evaporates or “runs off” across the land to nearby rivers, streams or human made diversion structures.

S

Senior Housing. Senior housing is typically one- and two-bedroom apartments or condominiums designed to meet the needs of restricted ages. Senior housing is typically occupied by persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older.

Solid Waste. Solid waste is any discarded material that is non-liquid, non-soluble, including garbage or refuse, organic or inorganic, whether recyclable or non-recyclable.

Street Light Improvement District (SLID). A SLID is a district for the purpose of purchasing electrical power for the use of public lighting facilities within City rights-of-way and are assessed through property taxes.

Stormwater. Stormwater is water that originates during precipitation events and snow / ice melt.

Stormwater Management Program (SWMP). An SWMP is a plan that identifies the programs, Best Management Practices, and policies implemented by the owner of the plan to reduce impacts on stormwater quality.

Sustainability. Sustainability is the property of biological systems to remain diverse and productive indefinitely. Sustainability encompasses human systems, including economy and development, and biological systems. Sustainability manifests in policies, programs, and initiatives that support sustaining biodiversity and long-term ecological health necessary to the indefinite survival of humans and other organisms.

Sustainable Development. Sustainable development is development acknowledging sustainability in four interconnected domains: ecology, economics, politics and culture. Sustainable development can be viewed as a holistic approach and process to achieve sustainability.

Sustainable SITES Initiative. The Sustainable SITES Initiative is a rating system developed through an interdisciplinary effort of the American Society of Landscape Architects, The Lady Bird Johnson Wildflower Center at The University of Texas at Austin, and the United States Botanic Garden for identifying sustainable landscapes.

T

Transit. Transit is a system of regularly scheduled buses and/or rail available to the public on a fee-per-ride-basis.

Transportation Master Plan (TMP). A TMP is a planning document that provides long-term guidance for the planning of roadway, transit, and non-motorized transportation projects.

U

Unincorporated Area. An unincorporated area is a geographic area does not have legally defined municipal boundaries.

Union Pacific Railroad (UPRR). UPRR is a railroad franchise in North America.

United States Department of Agriculture (USDA). The USDA is the US agency providing leadership on food, agriculture, natural resources, rural development, and nutrition.

United States Environmental Protection Agency (EPA). The EPA is a US agency charged with protecting human and environmental health.

V

Vehicle Miles Traveled (VMT). VMT is the calculation of the total annual miles of vehicle traveled in an urbanized area.

Vision Statement. A vision statement describes a future ideal state.

W

Wastewater. Wastewater is spent or used water with dissolved or suspended solids, discharged from homes, commercial establishments, farms, and industries.

Watershed. A watershed is an area of land that drains rainfall and snow melts to a common outlet, such as a reservoir or stream channel. The watershed consists of surface waters as well as groundwater.

Water Treatment Plant. A water treatment plant is a facility that processes (or treats) water to make it potable.

Wildlife Corridor. A wildlife corridor (or wildlife linkage) is an area of undeveloped habitat used by wildlife to move between or within habitat blocks to complete activities necessary for survival and reproduction. Corridors are preserved or may be constructed to allow passage for wildlife through developed area.

Z

Zoning. Zoning describes the regulatory control of the use of land, and buildings within a jurisdictional boundary. Areas of land are divided by appropriate authorities into zones within which various uses are permitted and regulated.

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Introduction

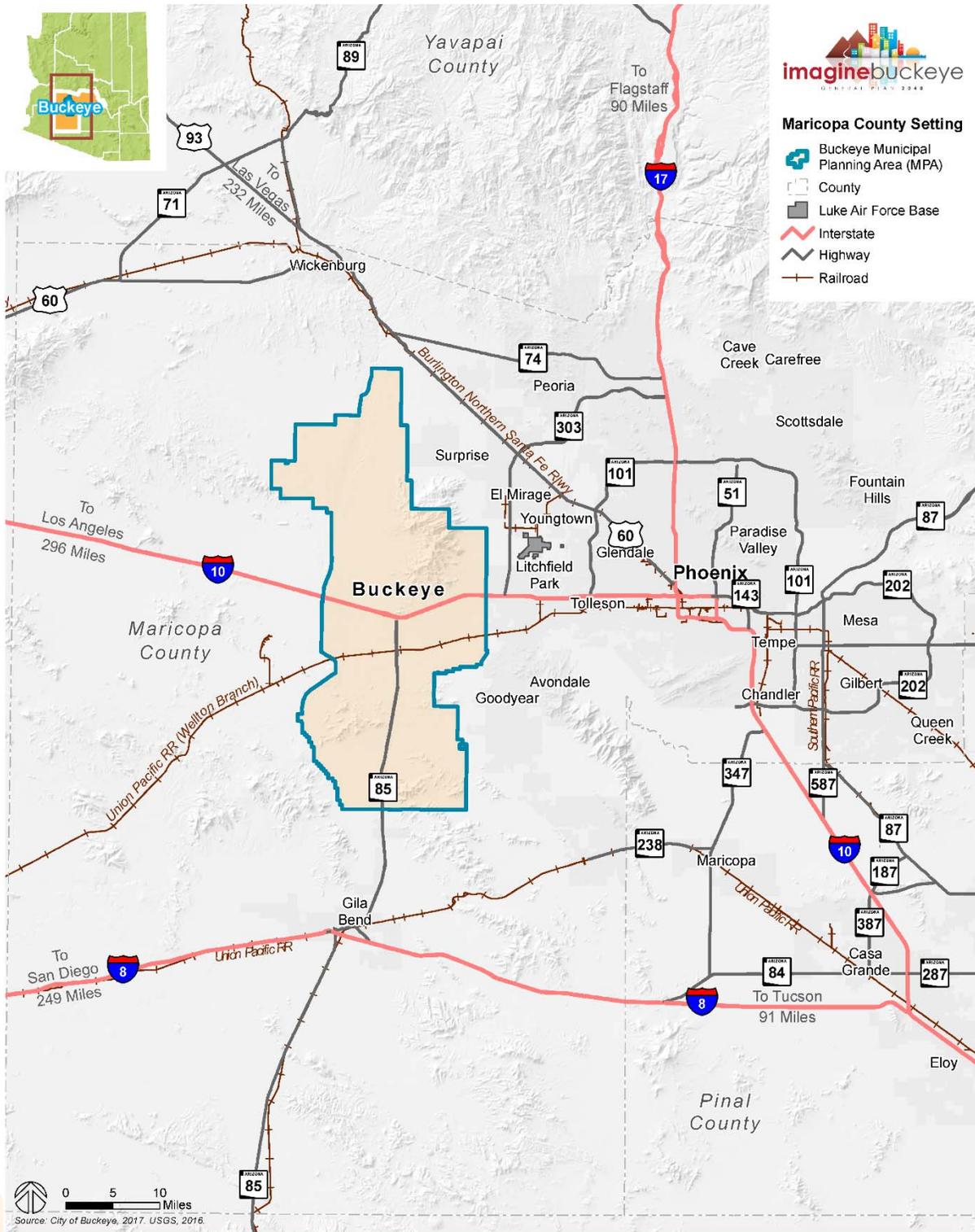
Originally settled in 1885 by Malie M. Jackson and his two partners, J.L. Spain and Henry Mitchell, Buckeye was comprised of 10 miles of an irrigation canal at the junction of the Aqua Fria River and the Gila River. Later that year, Moses Clanton, along with others, organized the Buckeye Canal Company and bought the rights to the Buckeye Canal. Shortly after the canal was completed, the Buckeye area began to develop thousands of acres of farmland dedicated primarily to alfalfa.

Agriculture has and will continue to play a significant role in the development of the City. However, as a suburban community in western Maricopa County (see Figure 1-1), Buckeye will experience continued growth similar to that occurring in the Phoenix Metropolitan Area (PMA).

This **Imagine Buckeye 2040 General Plan** document (also referred to as "Imagine Buckeye 2040" or simply the "General Plan") will be used by the City to guide Buckeye's future relative to land use, public services, infrastructure, and resource management. The General Plan is designed to guide Buckeye's future while retaining the community's distinctive character and culture. Buckeye's existing conditions were examined in the General Plan's accompanying Map Atlas, which was created in 2016.

Every city and county in Arizona is required to prepare and maintain a general plan. A general plan is designed to serve as the jurisdiction's "blueprint" for future decisions concerning land use and resource management. Arizona Revised Statutes (ARS), Title 9, Chapter 4, Article 6 requires that communities update their general plan every 10 years. For cities with a population over 50,000, the state requires the general plan to cover 17 elements and may include optional elements. As presented, the General Plan conforms to the letter and spirit of "Growing Smarter Plus" legislation established by the State of Arizona to guide municipal planning and growth management.

The Imagine Buckeye 2040 General Plan covers all land within Buckeye's Municipal Planning Area (MPA), approximately 639 square miles, which is inclusive of the existing City limits as well as unincorporated land within the MPA, (see Figure 1-1). The boundary of the MPA is generally defined by Perryville Road on the east, 379th Avenue on the west, Woods Road on the south and Black Mountain Road on the north.



1.1 WHAT IS THE GENERAL PLAN?

A general plan is a planning policy document designed to serve as the jurisdiction’s “local constitution” or “blueprint” for future decisions concerning land use, growth, public services and infrastructure, and resource conservation. A general plan has three defining features as follows:

- ▶ **General.** As the name implies, a general plan provides general guidance that will be used to direct future land use and resource decisions.
- ▶ **Comprehensive.** A general plan covers a wide range of social, economic, infrastructure, and natural resource topics. These include land use, housing, circulation, utilities, public services, recreation, agriculture, biological resources, and many others.
- ▶ **Long-Range.** General plans provide guidance on reaching a future envisioned 20 or more years in the future.

It is also important to understand what a general plan is not. A general plan is not:

- ▶ A zoning map
- ▶ A tool to promote special interests
- ▶ An unchangeable document
- ▶ A detailed policy for specific properties or areas
- ▶ A capital improvement program

An element is a specific section of the General Plan that discusses a particular planning topic such as land use, transportation, housing, energy, and parks and recreation. An element may be an entire chapter or a subsection of a larger chapter. All elements are interrelated and are intended to be considered collectively in public and private decision-making.

Imagine Buckeye 2040 includes the 17 State-required elements as well as five optional elements. To promote ease-of-use and interpretation, the General Plan is organized into three coordinated “themes”: Growth, Services, and Stewardship. Each element will be discussed first with text and then further addressed by specific goals and policies, as required by ARS, at the end of each theme. Each element is interrelated; therefore, they are addressed in a comprehensive and integrated fashion in the goals and policies sections. It is important to note that the plan is general but may identify more specific policies or programs as statutorily required, which will be implemented at a later date as noted in the Implementation Chapter.

The General Plan’s organization, including themes and elements, is as follows. Required elements are marked with an asterisk (*) and the optional elements are marked with a plus sign (+).

1. Introduction
2. Growth Theme
 - Land Use*
 - Economic Development+
 - Growth Areas*
 - Housing*
 - Cost of Development*
3. Services Theme
 - Public Services, Facilities*, Buildings*, and Safety*
 - Education+
 - Transportation/Circulation* and Bicycling*
 - Water Resources*
 - Recreation* and Open Space*
4. Stewardship Theme
 - Environmental Planning* and Urban Design+
 - Energy* and Conservation*
 - Neighborhood Preservation*, Rehabilitation, and Redevelopment*
 - Healthy Communities+
 - Arts and Culture+
5. Implementation

1.2 VISION STATEMENT

A vision statement describes a future ideal state and articulates the shared aspirations of the community including residents, property owners, leadership, and other stakeholders. This vision statement serves as a source of inspiration and guidance for Imagine Buckeye 2040. The vision statement contains the key values upon which all of the subordinate goals, policies and implementation actions within this General Plan support. The vision statement for this General Plan is as follows:

Buckeye in 2040 is an innovative, healthy, resilient, and forward-thinking community that is safe and secure with diverse employment, housing, education and business opportunities. Buckeye offers rural to urban lifestyles with a genuine sense of heritage while being good stewards of our natural resources, open spaces, and overall quality of life.

1.3 COUNCIL GOALS

As part of the City’s annual budget process, the Buckeye City Council reviews, reaffirms and / or modifies the Council’s goals for the future along with a statement on the intended outcome for the goals. The General Plan is designed to support all of these goals and outcomes. The City Council Goals and intended outcomes are:

- GOAL 1:** Fiscal Wellness and Financial Flexibility and Accountability
- GOAL 2:** Enhanced Economic Well-Being and Vitality
- GOAL 3:** A Well-Planned Urban Community
- GOAL 4:** Adequate, Well-Maintained and Well-Planned Public Infrastructure
- GOAL 5:** Responsive and Accountable Government and Effective Public Services

Intended Outcomes

1. **A Safe and Healthy Community:** Residents and visitors are safe and healthy, feel safe and secure, and share responsibility for maintaining the safety and promoting the welfare of the community.
2. **A Flourishing Cultural, Social, and Civic Life:** Residents are fully and effectively engaged in the life of the community to promote a sense of place and to enhance our community pride, our shared values, and our common resources. All people have the opportunity to participate in the life of the community and local economy.

1.4 REGIONAL AND LOCAL CONTEXT

The City of Buckeye, Arizona is located in the Phoenix Metropolitan Area, about 35 miles west of downtown Phoenix. Buckeye is part of the Maricopa County area referred to as the “West Valley.” At 639 square miles, Buckeye has the largest MPA in Maricopa County. The City's MPA is bordered by unincorporated land on the north and west, and by the Town of Gila Bend on the south. To the east are the cities of Glendale, Goodyear, and Surprise. Buckeye’s location and its surrounding communities can be seen on Figure 1-1.

1.5 HISTORY AND BACKGROUND

After settling in Buckeye in the late 1800’s, the Clanton family established the Buckeye Post Office, named after the Buckeye Canal. That same year, Thomas Clanton and Oscar Mahoney formed the town site, which they called Sidney, by subdividing land. The subdivision of land allowed settlers to own a small piece of land instead of a farm or ranch, which provided opportunity for businesses to establish themselves in Sidney. The town legally changed its name to Buckeye in 1910 after residents continued to refer to Sidney as “Buckeye.” The Buckeye Canal is now owned and operated by the Buckeye Water Conservation and Drainage District (BW added), founded in 1922. In addition, the Roosevelt District Canal, which has managed water resources in the West Valley since the 1920s, is also a part of farming irrigation in Buckeye.

The Arizona Eastern Railroad came to Buckeye in 1910, and by 1912 Buckeye was connected to the Phoenix area via train. The town site was reoriented from its old main street, Centre Street, to Monroe Avenue in order to accommodate the railroad station. By the early 1920's the first highway, United States (US) Highway 80, was built through Buckeye, creating further opportunity for access to the region. This new transportation corridor spurred highway-oriented businesses, including restaurants and hotels. In 1929, Buckeye was incorporated as a town with Hugh M. Watson serving as its first mayor. At the time of incorporation, the Town of Buckeye encompassed a total of 440 acres of land.

Today, the Buckeye incorporated boundary encompasses nearly 256,000 acres, or 400 square miles. In 2013, a vote was held within the Town of Buckeye to officially change from a town to a city. The vote succeeded, and on January 1, 2014, Buckeye officially became a city.

1.6 PUBLIC INPUT

One of the most critical components of a general plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan's goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation.



Resident input at Buckeye City Hall

To guide community engagement, a Public Participation Plan was developed to describe a broad process to be followed as the General Plan was developed, and how to generate ideas from the community and incorporate these ideas into the General Plan. In total, there were over 75 public outreach efforts used during the development of Imagine Buckeye 2040, which lead to over 260,000 communications with residents, business owners, land owners, and other stakeholders. Outreach efforts included the distribution of flyers and public notices, surveys, social media, email blasts, community workshops, presentations, meetings, an open house, and other City events. The following is a graphic illustrating the extensive outreach throughout the project.

Public Outreach
267,321

The City of Buckeye conducted outreach to the public in numerous ways through media and events.

How did we communicate?



96,792

Email lists



50,413

Facebook ad distributions



119,141

News article distribution



975

In-person events



Participation
3,949

The City of Buckeye learned what was important to its residents by soliciting their opinions regarding issues affecting the community.

How did people participate?



1,680

Surveys/General Comments



882

Project webpage
www.imaginebuckeye2040.com



1,387

Meetings



1.7 PLAN ADMINISTRATION

The purpose of this section is to provide administrative direction, criteria, and procedures for compliance with State Statutes, including Growing Smarter/Plus legislation.

Plan Adoption

As a new General Plan, Growing Smarter legislation (enacted in 1998) requires that the City of Buckeye voters approve Imagine Buckeye 2040. Following this, every ten years, a new General Plan or the currently effective General Plan shall be submitted for voter adoption or re-adoption. Major amendments to the General Plan are not required to be submitted to the voters by State Statute but must be approved by a two-thirds majority vote by the City Council as further detailed in the General Plan Amendments section.

Interpretation

As defined by the ARS Title 9, Article 6 (§A.R.S. 9-461, Definitions), the general plan is a “municipal statement of land development policies” This is explicitly distinct and separate from a Zoning Ordinance, which is defined in the same Section as, “... a municipal ordinance regulating the use of land, structures or both ...”

Further, according to the Arizona League of Cities, “an ordinance is a local law of a city or town, [whereas a] resolution constitutes a proposal [and] ranks...below an ordinance. Resolutions are used for council action on administrative or executive matters or for statements of general council policy.” As such, it is herein affirmed that the Imagine Buckeye 2040 General Plan is a policy document adopted by Resolution and intended to guide the future growth of the City.

For the purposes of the implementation of this General Plan, it is noted that the term ‘will’ provides specific and certain guidance for development. Whereas terms such as ‘may’ and ‘should’ signifies a less rigid directive, to be followed in the absence of alternatives. However, in no case will the use of any of these terms be implied and or interpreted to rise to the level of an adopted City ordinance.

Calculation of Residential Density

Residential land use densities shall be calculated using gross density (total number of proposed residential parcels divided by the total gross land area proposed for residential development).

Relationship to Other Plans

Master plans or plans specific to a designated sub-area of the City are intended to integrate with the general plan and such plans should be incorporated by reference into the general plan. Where there are greater details and direction provided in these adopted specific plans, such direction shall prevail and will be followed in implementing the City’s adopted plans. If there is no specific detail or the direction is absent, then the general plan guidance should be followed. Imagine Buckeye 2040 incorporates the following plans by reference: all 29 Master Planned Communities and Areas Plans illustrated on Figure 2-2, the 2007 Buckeye Municipal Airport Master Plan, the 2017 Intelligent Transportation Systems Master Plan, the 2016 Parks and Recreation Master Plan, the 2017 Integrated Water Master Plan, the 2009 Water Conservation Plan, the 2019 Buckeye in Motion Transportation Master Plan, and the 2019 Connect Buckeye Bicycle & Pedestrian Master Plan. It is anticipated that the Historic Downtown Specific Area Plan, Buckeye

Gateway Specific Area Plan, Buckeye Airport Employment Specific Area Plan, Economic Development Strategic Plan, Emergency Operations Plan, and others will follow.

1.8 GENERAL PLAN AMENDMENTS

Amendments to this General Plan may be initiated by the City or may be requested by private individuals or agencies in accordance with the procedures set forth in state law. Amendments to this General Plan shall be classified as major amendments or minor amendments. Major amendments may only be considered by the City Council at a single hearing designated each year for such cases, must be submitted within the same year they are heard and must receive an affirmative two-thirds majority vote of the City Council for approval. Minor amendments can be heard and considered by the City Council at any time and must receive an affirmative simple majority vote of City Council for approval.

Major Amendments

In accordance with A.R.S. §9-461.06, a change is to be considered a major amendment if the resulting change is a “substantial alteration of the municipality’s land use mixture or balance” as established in this Plan.

Amendments to this Plan will be considered major if they meet one of the following criteria below, the occurrence of which results in a substantial alteration of the municipality’s land-use mixture or balance.

1. For all areas, a change in the Future Land Use Map of more than 160 acres or any change within the Luke Compatible Area (LCA) designation.
2. General Plan text changes that are in conflict with or alter the goals and policies of the Plan.

Minor Amendments

Any change to the Future Transportation Network Map or any change that does not meet one of the criteria listed above for a Major Amendment. Also, any change to the Implementation Chapter of this General Plan is considered a Minor Amendment and may be considered by the City Council throughout the calendar year according to the regularly-scheduled review and hearing process.

No Amendment

No amendment is required for changes to formatting, scrivener errors, photos, graphics, tables or maps, other than the Future Land Use Map or the Future Transportation Network Map.



Growth

Well-managed growth is essential for a healthy and vibrant community. Positive growth not only provides safe and well-designed housing for residents, but also provides shopping and employment opportunities in close proximity to residential areas. Growth also provides the financial resources needed by the City to provide services and amenities for Buckeye residents.

The Growth theme includes elements that help guide growth and development to ensure it is balanced and promotes an overall healthy environment. The Growth theme elements are:

- ▶ **Land Use.** Land Use provides strategies to guide land use types, distribution, and density/intensity throughout the Buckeye MPA.
- ▶ **Economic Development.** Economic Development provides policies for pursuing and retaining commercial and industrial uses as well as job creation by helping the City target locations, development types, compatible uses, business assistance, and timing/phasing.
- ▶ **Growth Areas.** This element describes areas that are appropriate for new growth and encourages the development of key Activity Centers that can be utilized by the City during the next 10 to 20 years.
- ▶ **Housing.** Housing contains policies that ensure that the City develops with a diverse housing stock and that housing is provided for all income levels.
- ▶ **Cost of Development.** Cost of Development details policies to guide fiscal responsibility for the City and developers to ensure adequate infrastructure maintenance.

2.1 LAND USE

Introduction

The City of Buckeye MPA is comprised of 639 square miles and, according to the Maricopa Association of Governments (MAG) 2016 estimates, includes a population of 72,900. While the population density for the MPA is very low at 109 people per square mile, there are 27 large master planned developments and two area plans that will bring new growth, eventually increasing the overall population density of the City. By the year 2040, according to MAG's projections, Buckeye's MPA population is projected to grow to 310,800 people.

The Land Use Element provides two key components that will be used to guide new growth. The first is the Future Land Use Map (FLUM). The FLUM is a diagram that designates the type, distribution, and intensity/density of land use allowed. The second are the goals and policies contained in this General Plan. The FLUM and goals and policies will guide sustainable growth in Buckeye in order to maintain and improve upon the positive quality of life in the City.

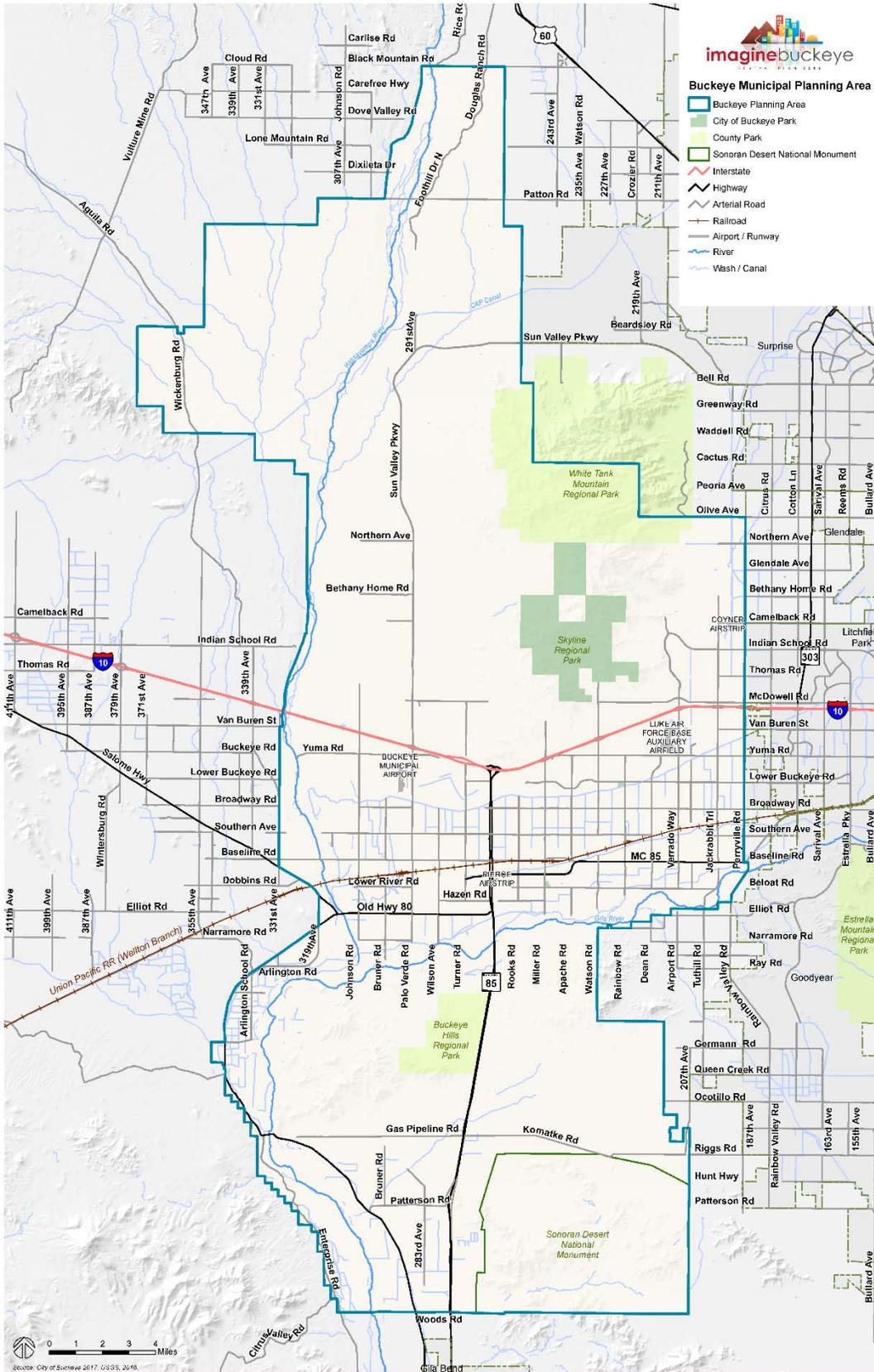
Municipal Planning Area

Beyond the City's incorporated jurisdictional boundary, the General Plan covers a larger area of influence that is referred to as the Municipal Planning Area (MPA). The Buckeye MPA, reflected in Figure 2-1, encompasses 639 square miles. The boundary of the MPA is generally defined by Perryville Road on the east, 379th Avenue on the west, Woods Road on the south and Black Mountain Road on the north.

The land area within the boundary of the MPA is inclusive of unincorporated areas. The purpose of the MPA is to plan for future growth of the City and to ensure that there is compatible growth surrounding the City, since these areas are planned and could be developed under County standards. While unincorporated land, which currently equates to about 200 square miles, in the MPA falls under the jurisdiction of Maricopa County, there is potential for, but no mandate for, the City to annex these areas in the future.

General Development Pattern

The City's past land use pattern was largely driven by access to MC-85, a major east west county arterial roadway, which connected downtown Phoenix to downtown Buckeye and at one point was the main route from Phoenix to southern California before the completion of I-10. Today, development in Buckeye follows a similar pattern. Master planned communities and services are located within close proximity to Interstate 10, Sun Valley Parkway, Watson Road, and Miller Road. Between these major arterials and freeway, development is limited, with agriculture, low density residential development, and vacant open space dominating the landscape; however, as noted above, most of this area has been entitled and is planned for future development.



Matrix DESIGN GROUP Figure 2-1
Buckeye Municipal Planning Area

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Growth Trends

Buckeye has been one of the fastest growing communities in Maricopa County, and this trend is expected to continue into the coming decades. The resident population in Buckeye has grown by approximately 637% in the last 15 years. Based on population projections provided by MAG, Buckeye's MPA population is expected to reach 310,800 by the year 2040, a 326% increase from the MPA's current population of 72,900.

Much of the growth going forward is expected to initially occur in the form of infill development south of I-10 and north of Broadway Road and between Perryville Road and SR 85. This area is partially developed, made up of residential subdivisions that are unfinished or large plots of land that are entirely undeveloped. Once these areas become developed, it is expected that growth will span outward. Much of this growth will be in areas with available infrastructure and in approved master planned communities. Currently, there are 27 approved master planned communities, which at build out are projected to add over 240,000 residential units or over 800,000 new residents, as well as two area plans.

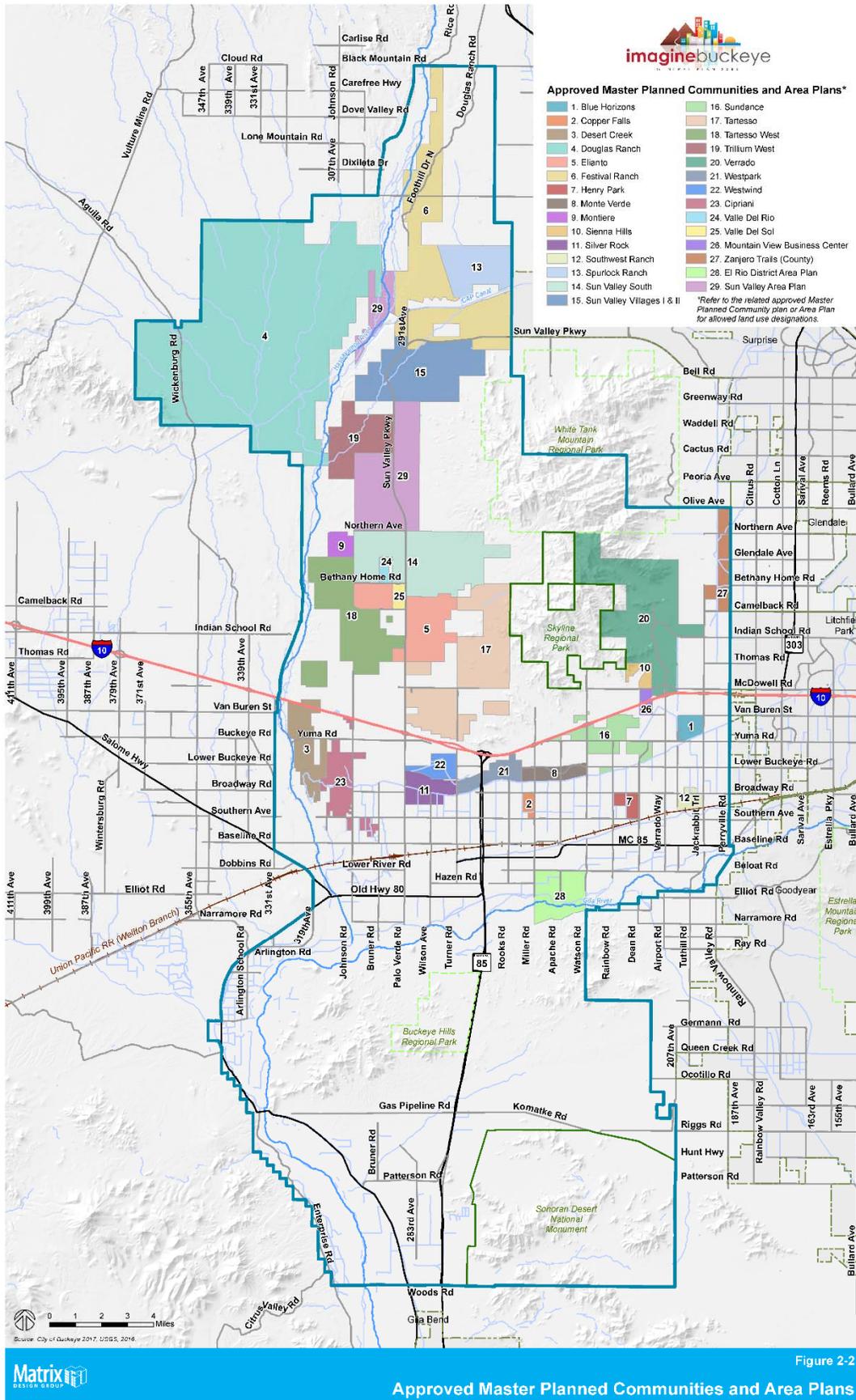
Master Planned Communities and Area Plans

Buckeye allows the utilization of master planned communities (MPCs) and Area Plans (AP) as an approach to plan large areas of the City. Figure 2-2 shows approved MPCs and APs, which encompass approximately 30.5% of the MPA. Their detailed approvals can be found on the City's website. There are 26 city MPCs, one city AP that is designated MPC, and one County MPC that all have an approved mixture of land use designations and zoning entitlement and could start immediate development. The MPC designation of this general plan respects these approvals with the anticipation that most will need significant revisions prior to developing. The City understands that these MPCs have a mixture of land uses, predominately residential with open space and some nonresidential components, such as commercial, schools, public safety sites, and limited employment. The goals and policies of this general plan will be applied through platting and site planning to a certain extent for most MPCs but more significantly applied as they pursue major zoning amendments of their entitlements through future legislative approvals. APs also have approved land uses and are a mechanism for more refined planning including some regulatory components. With the exception of the above, the City only has one typical AP which is the El Rio District Area Plan. The City anticipates that additional APs will be developed throughout the city especially within the designated activity centers.

Future Land Use

The Future Land Use Map is a representation of the communities' built out vision. It is important to note that land use designations do not control existing zoning; however, as land develops and is rezoned, the land use descriptions as well as the goals and policies are applicable. Further, many of the goals and policies are still applicable with zone property to guide site planning and platting. The location of future land uses is illustrated on the Future Land Use Map (Figure 2-3). While the FLUM figure shows a build-out condition, not all developable land will be developed by 2040.

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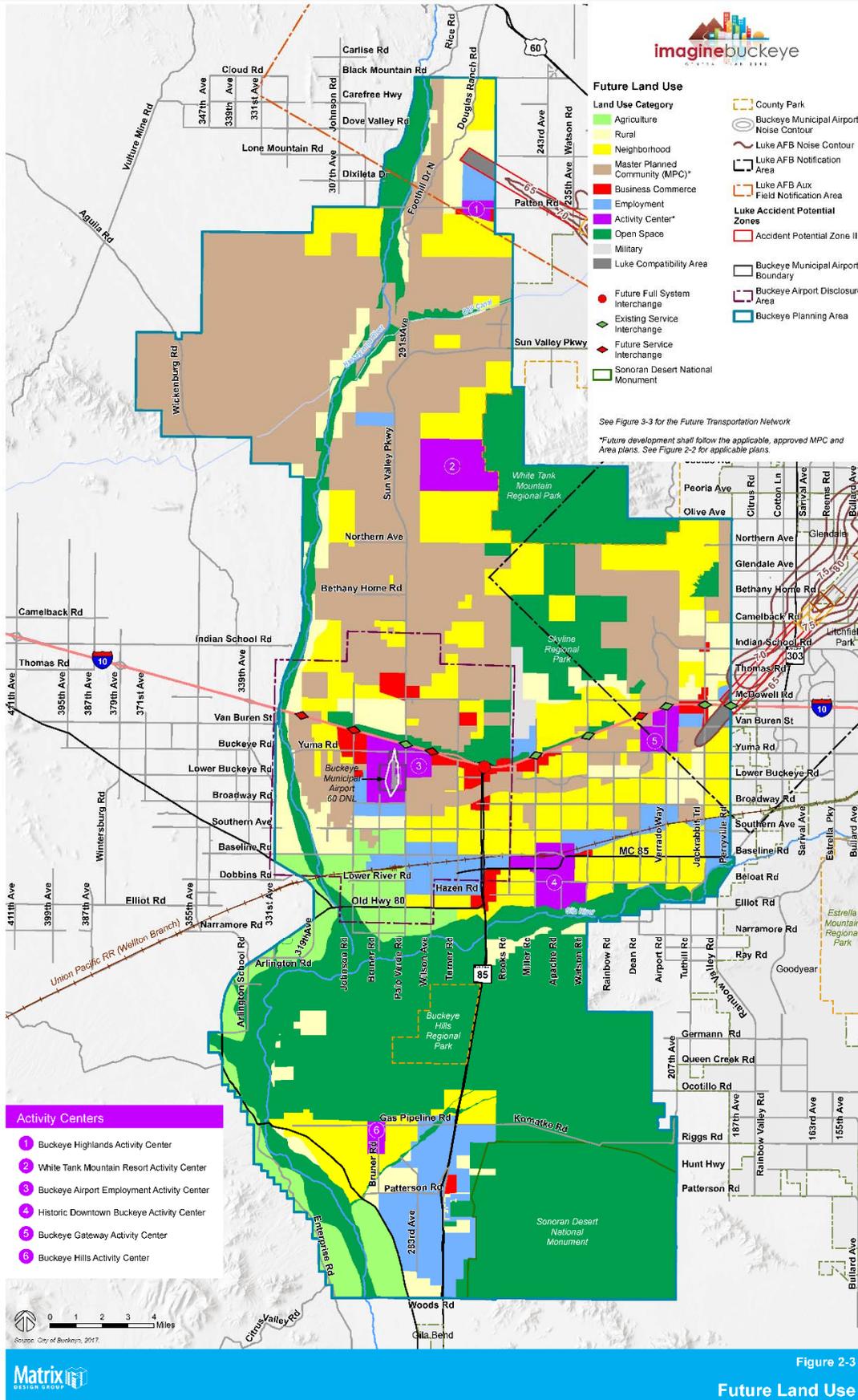
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Land Use Designations

Land uses that are shown on the Future Land Use Map are grouped into ten land use designations. Below is a summation of the land area within each land use designation. A description of each of the land use designations follows.

DESIGNATION	COLOR	TOTAL ACRES	TOTAL SQUARE MILES	PERCENT OF TOTAL
Agriculture	AG	18,019	28.16	4.41%
Rural	R	25,982	40.60	6.36%
Neighborhood	N	65,297	102.03	15.97%
Master Planned Community	MPC	112,678	176.06	27.56%
Business Commerce	BC	4,941	7.72	1.21%
Employment	E	20,682	32.32	5.06%
Activity Center	AC	11,818	18.47	2.89%
Open Space	OS	146,710	229.23	35.89%
Military	M	1,432	2.24	0.35%
Luke Compatible Area	LCA	1,261	1.97	0.31%

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DESIGNATION	COLOR	LAND USE DESCRIPTION
Agriculture	AG	<p>The Agriculture designation denotes areas that have large tracts of land in active agriculture use(s). Agriculture uses may include agricultural uses as well as large lot residential, accessory agricultural uses and accessory structures to support agricultural uses. Improvements in this designation should be low impact and retain the rural character of the area. Residential land uses up to one dwelling unit per acre (1 du/ac) are permitted in this designation.</p> <p>Zoning districts consistent with this land use designation are: AG, SF-43.</p>
Rural	R	<p>The Rural designation denotes areas that have large-lot residential development in natural desert areas, agricultural areas, or surrounding open space areas. Development in this designation should retain the rural character of the area and will be relatively low in density. Residential land uses up to one dwelling unit per acre (1 du/ac) are permitted in this designation. These areas should offer access to schools, parks, trails, open spaces, and roads with vehicular access to maintain the quality of life in the rural setting and may allow limited commercial that supports the surrounding Rural area.</p> <p>Zoning districts consistent with this land use designation are: AG, SF-43, SF-18, MH, C-1. Clustering and mixtures of density are acceptable if the overall project does not exceed 1 du/ac.</p>
Neighborhood	N	<p>The Neighborhood designation denotes areas that have a broader range of residential development than Rural, including low to high density. Neighborhood development may include single-family units (attached and detached), and multi-family units, such as apartments and condominiums. Residential land uses in excess of 1 du/ac are permitted in this designation. This land use designation may also include other integrated land uses that support neighborhood functions and contribute to the health and livability of neighborhoods, such as neighborhood scaled shops, parks and recreational facilities, religious institutions, small offices, and educational institutions. While vehicular access is needed in Neighborhood, bikeability, and walkability should also be a priority.</p> <p>Zoning districts consistent with this land use designation are: SF-18, SF-10, SF-6, SF-3, SF-1, MF-1, MF-2, NMU, CMU, C-1.</p>
Master Planned Community	MPC	<p>Master Planned Community denotes areas that are guided by separate development approvals. These approvals establish the land uses, densities and intensities of development, and the character of the area.</p> <p>Zoning district consistent with this land use designation is: CMP.</p>

DESIGNATION	COLOR	LAND USE DESCRIPTION
Business Commerce	BC	<p>Business Commerce denotes areas that comprise both community and regional commercial development. This designation may also support professional offices and business parks. Development in Business Commerce may vary in intensity. Uses should have access to major roads and transit and should provide connections to Neighborhood areas, while also creating opportunities for walkability.</p> <p>Zoning districts that are consistent with this land use designation are: PO, C-2, C-3, BP.</p>
Employment	E	<p>Employment denotes areas of development that have a focus on employment opportunities that contribute to the overall local and regional economy. This may include industrial uses, such as warehouses and manufacturing facilities, as well as business parks. Industrial uses should be buffered and / or separated from existing or planned residential uses. Planned Area Developments (PAD) within a larger center to accommodate ancillary business services and eating and retail establishments may also be appropriate in this land use designation. Uses within the Employment designation should have vehicular access to major arterials.</p> <p>Zoning districts consistent with this land use designation are: I-1, I-2, BP. *Employment designations closer than 1/2 mile to the Neighborhood designation will be limited to I-1, BP, and PO.</p>
Activity Center	AC	<p>Activity Centers denote live, work, play areas that are vibrant mixed-use areas providing destination locations. These may include, but are not limited to, entertainment, research and development / educational campuses, employment complexes, hotels and resorts, and places that draw tourism while contributing to the overall health and livability of the community. Specific area plans will be developed for each Activity Center and such plans should refine land uses, planning concepts, within the theme for each Activity Center. Prior to adoption of a specific area plan, land use proposals should be in general conformance with the theme described in each activity center.</p> <p>While Activity Centers are identified on the Future Land Use Map, these are not static and may include additional centers in the future. It is anticipated that each Activity Center will be further described through a detailed future planning process prior to the full implementation of each center.</p> <p>Each Activity Center will have a unique identity / theme. Each themed Activity Center is developed based on a tailored mix of functions, intensities, and densities of uses. Development and design of Activity Centers should accommodate multi-modal transportation access and should be interconnected with all centers. Six Activity Centers are strategically located and integrated in key areas throughout</p>

DESIGNATION	COLOR	LAND USE DESCRIPTION
<p>Activity Center (cont'd)</p>		<p>Buckeye. The location and theme of each Activity Center is as follows:</p> <ul style="list-style-type: none"> ▶ Buckeye Highlands Activity Center – Located in north Buckeye, the Buckeye Highlands Activity Center will capitalize on its location along the future White Tanks Freeway and near the I-11 Corridor and U.S. 60. This Activity Center is envisioned to be an employment center serving residents and visitors in the northern portion of the City. Uses at Buckeye Highlands may be medical in nature and could serve as a premier medical center for the region. Development in this Activity Center should respect the Luke Air Force Base mission, as it is located within the Luke AFB Base Auxiliary Field Notification Area. ▶ White Tank Mountain Resort Activity Center – Situated west of the White Tank Mountains, this center should capitalize on its setting in the foothills, offering a range of residential, retail, and office uses as well as destination uses such as a lifestyle center and / or resort. ▶ Buckeye Airport Employment Activity Center – This center is expected to serve as a regional employment and retail hub, anchored by the Buckeye Airport. Future uses should complement and support the business functions of the airport and not infringe upon the long-term potential of the airport. ▶ Buckeye Gateway Activity Center – Located south of I-10 near the eastern border of Buckeye, this center is strategically located to capitalize on existing assets such as the West-MEC education center and a number of master planned communities. The center is envisioned as a research and development employment node, educational campus, and entertainment hub, serving the west valley region. ▶ Historic Downtown Buckeye Activity Center – This center is intended as a regional destination to capitalize on the historical and cultural assets available in the area. This center will be Buckeye’s governmental hub and focus for supporting community events. This center also supports a healthy and vibrant core of employment and retail uses. From discovering Buckeye’s historic downtown to exploring the many natural amenities of the Gila River, visitors will be able to enjoy a unique and authentic experience in this Activity Center. ▶ Buckeye Hills Activity Center – Located south of the Buckeye Hills Regional Park, this Activity Center is intended to be the commercial / business community center of south Buckeye. The Buckeye Hills Activity Center is envisioned to provide access to outdoor recreation amenities and transportation-related services for those visiting or passing through Buckeye along the future Hassayampa / I-11 corridor. Coupled with nearby employment, open space, and I-11, this activity center will support

DESIGNATION	COLOR	LAND USE DESCRIPTION
Activity Center (cont'd)		<p>a tourist and resident supported downtown.</p> <p>Zoning districts consistent with this land use designation are: SF-1, SF-3, MF-1, MF-2, C-2, C-3, PO, CMU, RMU, and BP in Buckeye Highlands, Buckeye Airport Employment, and Buckeye Hills Activity Centers.</p>
Open Space	OS	<p>Open Space denotes both active parks and passive natural areas that are intended for public recreation and resource conservation and that contribute to the overall natural character and scenic beauty of Buckeye. This includes landscaped open space and natural open space. Landscaped open space includes active green spaces designed for human activity and allows for incorporation of active lifestyle options, such as community parks and recreational facilities. These areas may be landscaped or otherwise altered by design, and are intended to provide benefits of open space directly for people (i.e. recreation and urban cooling). These kinds of altered landscapes generally do not support biological diversity in the way that natural open spaces do.</p> <p>Natural open spaces include areas that remain in their natural state and are intended for conservation of biodiversity and natural resources, and regional ecological health. Natural open space may include areas of natural significance, such as rivers and washes, wildlife corridors, and generally undeveloped land. Natural open space that remains largely in its natural state can contribute to the overall natural character and scenic beauty of Buckeye and allow for passive human uses such as hiking and mountain biking trails. These areas, particularly wildlife corridors, are sensitive to human activities, and passive human use along corridors should be restricted to activities such as hiking, biking, walking, and bird watching. Organized sports and hard structural recreational development should be avoided in these areas; however, minimal infrastructure such as restrooms, dark sky-friendly lighting, trash containers and signage would be appropriate. It is important that Buckeye plan adequately for both landscaped and natural open spaces.</p> <p>Land within Open Space may include land that is managed by governmental institutions, land trusts, or other similar institutions, but does not include open space or parks within MPCs. Development in this land use designation is limited to structures and facilities that support the open space or recreational areas, such as restroom facilities, and parking. Residential uses may be allowed on privately held or state trust lands at a density of no more than one dwelling unit per acre (1 du/ac).</p> <p>Further definitions and descriptions of open space can be found in the Parks and Recreation Master Plan.</p> <p>Zoning districts are consistent with this land use designation are: AG, SF-43.</p>

DESIGNATION	COLOR	LAND USE DESCRIPTION
Military	M	Military denotes areas that are owned by the federal government for military uses.
Luke Compatibility Area	LCA	<p>Luke Compatibility Area denotes the statutorily defined High Noise or Accident Potential Zones. This designation is established in compliance with Arizona Revised Statutes (A.R.S.) §28-8461 and A.R.S. §28-8481. Pursuant to A.R.S. § 28-8481 (E) and (P) no new residential development within the high noise and accident potential zones surrounding Luke Air Force Base as depicted on Figure 2-3 is allowed unless the subject property had a building permit issued, had a residence constructed, or was approved for residential development in a “development plan” prior to December 31, 2000. Only those uses identified as consistent and compatible with the high noise or accident potential generated by these facilities are allowed.</p> <p>Imagine Buckeye 2040 acknowledges and supports state legislation related to the protection of operations at military installations.</p>

2.2 ECONOMIC DEVELOPMENT

Economic development is an important component of a General Plan, outlining key goals and policies that focus on sustainable growth, strengthening the local economic base, and improving quality of life for community residents. Quality of life policies are discussed in the Stewardship section. The Economic Development Element serves as the foundation for Buckeye’s long-term financial health and sustainability while assisting in maintaining economic viability during fluctuating economic cycles.

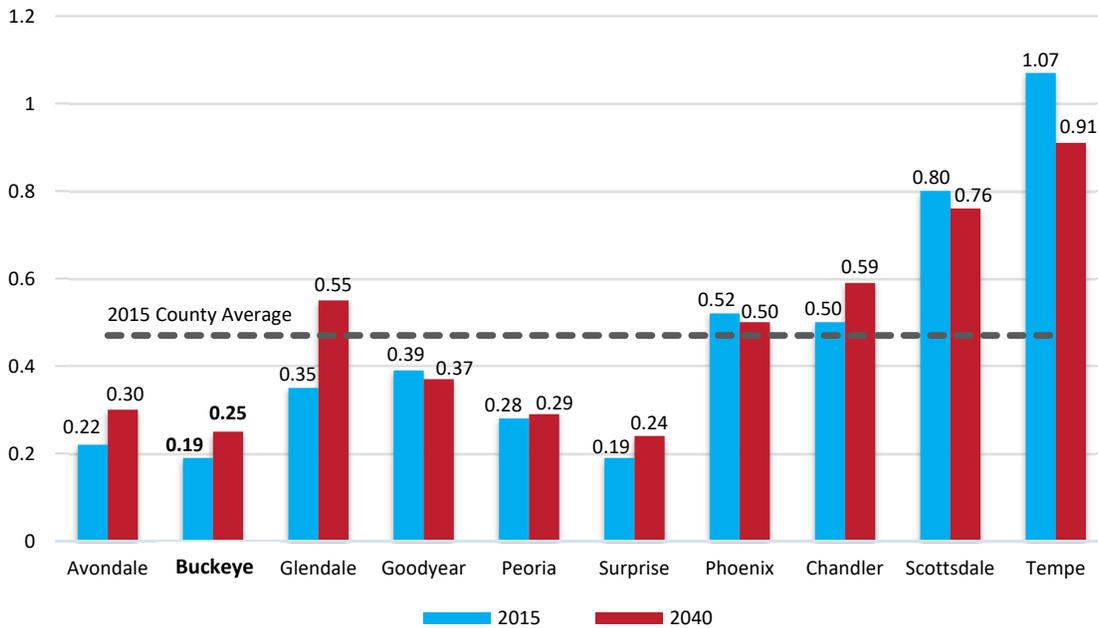
Buckeye has evolved from a small farming community of about 6,500 persons in 2000 to a robust City of almost 73,000 persons in the MPA in 2016, making it the fastest growing municipality in Arizona. Buckeye is forecast to continue to grow rapidly into the future, capturing upwards of 12% of Maricopa County’s population growth over the next 25 years. As the largest City by land area in Arizona, Buckeye has the capacity from a land perspective to accommodate the growth, while still protecting its natural desert assets. By 2040, Buckeye could reach a population of over 310,000 persons.

Buckeye’s location in the valley of several mountain ranges and situation within an expansive river and wash network positions Buckeye to be a leader in urban outdoor recreational offerings. As the economic value of natural desert open space resides largely in its undeveloped state, Buckeye can grow its offerings in the outdoor industry, a leading U.S. economic sector, with a lighter infrastructure investment.

Since 2000, most of the new development in Buckeye has been in the form of master planned communities and single-family subdivisions, and not in retail or other employment complexes. As such, employment growth has not kept pace with the residential growth of the community. An estimated 92% of Buckeye residents commute to work outside the City. Buckeye’s jobs-to-population ratio is estimated at 0.19 in 2015 and is not expected to rise above

0.25 by 2040. In comparison, this ratio averages 0.47 in Maricopa County (see Figure 2-4). Buckeye’s jobs-to-population ratio is lower than the county’s average; however, employment in Buckeye is still expected to grow by nearly 65,000 jobs between 2015 and 2040.

Figure 2-4. Jobs-To-Population Ratio, Selected Cities



Source: MAG Socioeconomic Forecast, 2016

A key issue facing Buckeye is maintaining financial stability while supporting planned growth. While population growth has its benefits, the lack of infrastructure to support that growth creates financial demands for Buckeye and most Arizona cities. In recent years, State legislation and propositions have reduced the ability of cities to address infrastructure needs as well as operations and maintenance for the increased infrastructure needs. Buckeye’s geographic size magnifies the issue of providing infrastructure and City services to its future residents and businesses. The City has employed many alternative funding approaches, such as community facilities districts, to address infrastructure needs and will need to continue to innovate in the future to maintain its financial sustainability as it serves its residents.

In spite of the infrastructure needs facing Buckeye, the City is well-positioned to increase its employment base and diversify its local economy due to its transportation infrastructure and its location as the western gateway to the Phoenix metropolitan area. The City has 20 miles of frontage along I-10 and 26 miles along SR 85. In the future, I-11, a planned interstate highway that extends from Mexico to Nevada, will also pass through Buckeye. Buckeye also has good access to railroad transportation, with over 16 miles of industrial property served by Union Pacific. Additionally, Buckeye has its own municipal airport located on Palo Verde Road, just south of I-10. With this transportation infrastructure, Buckeye is well positioned to compete against nearby cities for manufacturing and distribution uses.

In order to participate in the economic growth of the Phoenix metropolitan area, Buckeye has established strategic partnerships with two entities that are tasked with recruitment of companies to Arizona and the Greater Phoenix area - the Arizona Commerce Authority (ACA) and the Greater Phoenix Economic Council (GPEC). Both organizations play an important role in assisting Buckeye in its economic development recruitment and business retention efforts.

The City of Buckeye has identified seven Targeted Economic Sectors that are designed to diversify its economy, strengthen its workforce, and improve the local economic environment. These are:

- ▶ Retail,
- ▶ Manufacturing, Logistics and Distribution,
- ▶ Higher Education,
- ▶ Healthcare and Healthcare Technologies,
- ▶ Information and Communications Technology (ICT),
- ▶ Agricultural Technology, and
- ▶ Entrepreneurship.

Buckeye has developed a reasoned approach to growing its employment base and economy based on local and regional competitive strengths through the City's Economic Development Strategic Plan.

2.3 GROWTH AREAS

Historically, Buckeye's pattern of growth has been through annexation and development of master planned communities. The large majority of this growth has occurred as "greenfield" development, or land that was formerly vacant open space or agriculture. Generally, development north of I-10 has primarily occurred on natural Sonoran Desert, while development south of I-10 has primarily occurred on agriculture land. Given the extent of Buckeye's Municipal Planning Area (MPA) and the number of approved master plan developments not currently under development, this conversion will continue for the foreseeable future.

The diverse development in Buckeye has helped to provide a range of affordable housing options. These housing resources are a distinct competitive advantage when marketing to new employers. It is also advantageous when trying to attract first time home buyers, young families, as well as empty nesters.

As Buckeye continues to grow, it is important to ensure that development does not outpace the City's ability to provide services to new areas in a cost-effective manner. Identifying areas for growth helps to focus the City's resources on those parts of the City where growth is the most appropriate.

In order to focus future development and efficiently utilize City resources, the Buckeye Growth Areas Element will emphasize two types of growth areas: Generalized Areas for Growth and specifically defined Activity Centers.

Generalized Areas for Growth

Generalized Areas for Growth are areas within the City that have significant advantages due to existing development or access to infrastructure and are expected to experience continued growth in the coming years. The intent of identifying Generalized Areas for Growth is to support both residential and non-residential development in these areas. This also ensures that sound development practices are used to guide growth in a way that is considerate of significant natural resources and open spaces and provides for infrastructure expansion in a fiscally responsible manner. Generalized Areas for Growth should meet one or more of the criteria below:

- ▶ **Infill areas south of I-10 and north of the Gila River.** The most immediate growth in Buckeye is expected to occur as infill development in the partially developed areas south of I-10 and north of the Gila River. This criterion identifies areas for development which have infrastructure to support the existing and future development. This area is largely comprised of agricultural land, partially developed residential subdivisions, master planned communities slated for development, and vacant land.
- ▶ **Areas expanding from existing development.** This criterion identifies the next progression of orderly development in Buckeye. Growth expanding outward from existing developed areas, including the developing Master Planned Community north of I-10, will enable logical infrastructure expansions at more reasonable costs than in scenarios where no prior infrastructure exists nearby.
- ▶ **Areas that can be served by reasonably extending infrastructure.** This criterion is intended to provide expansion to areas where the costs of infrastructure expansion and its resulting maintenance make sense relative to the return to the community, such as the development of employment and retail opportunities.

Activity Centers

The City of Buckeye has identified six key areas where development is expected to occur and will be prioritized. It is anticipated that the three activity centers south of I-10 and north of Gila River will be developed first. Accordingly, specific area plans are programmed to be completed in these areas within the next five years. These areas are referred to as Activity Centers and are described in the Land Use Element, Section 2.1, and represented on the Future Land Use Map (FLUM) shown in Figure 2-3. Activity Centers are mixed-use centers that offer an environment where residents will be able to actively live, work, and play within the same development area. As such, Activity Centers will include a range of medium- and high-density development (6 du/ac) that promotes walking, bicycling, and transit as viable means of getting from one destination to another.

Each Activity Center may include a combination of vertical mixed-use development and horizontal mixed-use development. Vertical mixed-use development combines multiple uses within the same building, typically with retail, restaurants, or commercial businesses on the bottom floors and private residences or hotel rooms on the upper floors. Horizontal mixed-use development consists of a group of buildings that have single or multiple uses next to each other on the same level.

The Activity Centers in Buckeye will be characterized by a number of factors:

- ▶ **Access to major, multi-modal transportation corridors.** This will allow for the swift and efficient movement of people, goods, and services from one destination to the next.

- ▶ **Near existing infrastructure.** This will reduce project startup costs and allow for more efficient expansion or growth.
- ▶ **Attractive areas to private developments.** The locations will be advantageous due to existing natural resources and / or amenities (i.e., the White Tank Mountains, Buckeye Municipal Airport). These resources will be attractants to private developers and will help drive growth within Activity Centers.
- ▶ **Potential to become a regional driver for growth in west Maricopa County.** Activity Centers have the potential to boost growth in the Phoenix metropolitan area due to their unique locations and assets.

Each Activity Center has a unique theme designated to set the tone for future development. The following areas have been identified as Activity Centers.

- ▶ Buckeye Highlands Activity Center
- ▶ White Tank Mountain Resort Activity Center
- ▶ Buckeye Airport Employment Activity Center
- ▶ Buckeye Gateway Activity Center
- ▶ Historic Downtown Buckeye Activity Center
- ▶ Buckeye Hills Activity Center

2.4 HOUSING

The quality, diversity, and affordability of housing are some of the primary factors that support growth and make a community a desirable place to live. In Buckeye, residential development has been the most rapidly growing land use type, with the number of total housing units growing by over 600% between the years 2000 and 2010. The Housing Element guides future housing that meets the needs of, and appeals to, existing and future residents.

Much of the future housing growth within Buckeye is expected to be within the approved Master Planned Communities. Table 2-1 lists the five largest Master Planned Communities in the City based on total residential units planned for development. Although not all communities have been developed, at build out, the 27 Master Planned Communities are projected to add a total of 240,000 residential units to the existing 18,950 units in Buckeye. Also, infill subdivisions within control create an opportunity for entry level housing.

Table 2-1 MPCs with the Most Residential Units

Development Name	Residential Units
Douglas Ranch	84,000
Festival Ranch	24,176
Tartesso West	21,790
Sun Valley South	20,839
Sun Valley	17,546

Source: City of Buckeye, 2016

In addition to the Master Planned Communities and infill subdivisions, there are other opportunities for residential development, such as the residential components that will be part of the mixed-use Activity Centers. The Activity Centers in Buckeye are planned to include both med- and high-density residential developments.

High occupancy rates and affordable housing prices are desirable characteristics of a healthy and livable community, and it will be important for Buckeye’s future to maintain this advantage as Buckeye continues to grow and mature as a City. Table 2-2 provides housing characteristics for Buckeye. As shown on the table, Buckeye is a community predominantly comprised of owner-occupied housing units with affordable housing prices and high occupancy rates compared to Maricopa County. Housing affordability within a community can be judged using a factor derived from the ratio of income-to-home value, which compares the median household income with the median value of a home. For Buckeye, the income-to-home ratio is 2.6, meaning the median home value in Buckeye (\$152,800) is 2.6 times the median household income (\$58,939). For comparison, the ratio for the County is 3.5 and the entire State of Arizona is 3.3.

Table 2-2 Housing Characteristics, 2015

Housing Characteristics	Buckeye	Maricopa County
Tenure		
Owner-Occupied	64.2%	60.7%
Renter-Occupied	35.8%	39.3%
Home Value		
Median Value of Owned	\$152,800	\$187,100
Median Gross Rent	\$1,137	\$962
Income-to-Home Ratio		
	2.6	3.5

Source: 2015 American Community Survey

2.5 COST OF DEVELOPMENT

Over the next 20 years, Buckeye will continue to face strong growth pressures. As growth occurs, it is essential that the City requires new development to pay for its fair share of costs associated with any necessary infrastructure and service expansions needed to serve the development. To do this, Buckeye needs to have the appropriate policies and strategies in place to ensure development and residents are not burdened with the costs of this new growth.

The long-term cost of providing water, wastewater, streets, and public safety services for new residents and businesses is notable, particularly given the size of the City’s MPA. There are numerous funding options available within the State of Arizona, some of which are listed below.

- ▶ **Development Agreements.** Due to the lack of extensive water and sewer infrastructure in the City’s early years of development, homebuilders and land developers were often required to provide the necessary infrastructure improvements through development agreements negotiated with the City. These agreements specified the improvements to be provided by the developer and the City, and how repayments would be achieved from future development near a project in the future.
- ▶ **Impact Fees.** Impact fees are imposed upon developers on a one-time basis at the time of issuance of building permits for the cost of providing public infrastructure related to the project. Buckeye’s impact fees, which were updated in 2014, are based on the geographic location of property in the community and may only be used for the purpose for which the impact fee was assessed and collected.

- ▶ **Community Facilities Districts (CFDs).** This important financing mechanism is often used by developers in Buckeye to construct major public facilities. The districts are created upon petition by developers / property owners and managed by the City. CFD debt, however, is not a liability of the City, and is assessed against the real property that benefits from the improvements. A number of CFDs are active in Buckeye, primarily in master planned communities.
- ▶ **Improvement Districts (IDs).** Improvement districts facilitate the construction of water, sewer, and roadway infrastructure in specific geographic areas. Property owners are assessed a special assessment lien by the City for repayment of the improvement bond. In the case of default by property owners, the City is responsible for any delinquencies and must institute foreclosure proceedings.
- ▶ **Street Light Improvement Districts (SLIDs).** These districts have been required in new subdivisions in Buckeye to pay for the energy costs of street lights through a property tax addition.
- ▶ **Maintenance Improvement Districts (MIDs).** These districts are required in new residential subdivisions and allow the City to add to property taxes in order to maintain the landscaping within the rights of way in a residential subdivision in the event that a Homeowners Association (HOA) should fail.
- ▶ **Financing Authorities.** The City has used two Arizona financing authorities to construct water and sewer infrastructure, streets and drainage improvements, municipal buildings, and other City improvements. The Arizona Water Infrastructure Finance Authority (WIFA) and Greater Arizona Development Authority (GADA) are designed to provide local governments below market interest rates on loans and lower issuance costs. Buckeye has pledged a variety of revenues to cover the bond payments including sales taxes and revenue from water and sewer billings.
- ▶ **Green Building Incentives.** The City can take advantage of any green building incentives available and incorporate use of green infrastructure alternatives wherever possible to potentially save money on infrastructure costs. Additionally, the City can explore offering sustainable development incentives to private developers.

Overall, Buckeye has employed a variety of financing techniques that place some of the burden of providing major public facilities on developers and property owners.

In order to coordinate and plan for public improvements in Buckeye, the City prepares and maintains a Capital Improvement Program (CIP). The recent CIP, adopted in 2017, lists estimated costs and proposed financing for each project that has an anticipated life of five years or more. The CIP is an important component of the City's annual budget and is an important input to the General Plan to help guide decision making on the timing and construction of public improvements.

The goals and policies for Cost of Development are intended to ensure new development pays its proportionate share toward the cost of additional public service and infrastructure needs related to its impacts and the costs of operations and maintenance of this infrastructure.

2.6 GOALS AND POLICIES

This section lists the goals and the corresponding policies for the Growth Theme. The colored blocks indicate which element(s) the goals and policies are related to. Because the themes in this General Plan are often interconnected, colored blocks may be found under more than one theme. Abbreviations for each element are as follows:

Growth	Services	Stewardship
LU – Land Use	PSF – Public Services, Facilities, Buildings, and Safety	EPU – Environmental Planning and Urban Design
ED – Economic Development	E – Education	EC – Energy and Conservation
GA – Growth Areas	T – Transportation/Circulation and Bicycling	NP – Neighborhood Preservation, Rehabilitation, and Redevelopment
H – Housing	WR – Water Resources	HC – Healthy Communities
COD – Cost of Development	ROS – Recreation and Open Space	AC – Arts and Culture

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Goal G-1	To guide a pattern of land use that provides opportunities for diverse, active lifestyles, and excellent quality of life.	■	■	■	■		■		■		■			■	■	
Policy G-1.1	Development within the Neighborhood land use designation should provide opportunities for integrated community uses that support and complement the area, such as schools, places of worship, preserved open spaces similar to parks, public safety facilities, and supportive neighborhood commercial and high-density residential uses at appropriate intensities and locations.	■	■		■		■	■			■			■	■	■
Policy G-1.2	Residential densities greater than 1, but no more than 4 dwelling units per acre per project may be permitted throughout the Neighborhood land use designation.	■			■											
Policy G-1.3	Residential densities greater than 4, but no more than 8 dwelling units per acre may be permitted in the Neighborhood land use designation but should only be designed to take primary access from a major collector or higher street classification	■			■				■							

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy G-1.4	Residential densities greater than 8 dwelling units per acre in the Neighborhood land use designation may be sited as transitional uses adjacent to major collector streets or higher classification, non-residential uses and single-family residential uses in excess of 6 dwelling units per acre.	■			■				■			■				
Policy G-1.5	Land use density and intensity should correspond to existing and / or planned infrastructure capacity and natural resource capacity.	■					■		■	■						
Policy G-1.6	The City of Buckeye will work with Maricopa County and adjacent cities to encourage land uses that are compatible with Buckeye’s Future Open Space and Trails (Figure 4-1) and Parks and Recreation Master Plan (2016).	■		■						■	■					
Policy G-1.7	The City of Buckeye will participate in regional planning efforts that are mutually beneficial to the City and the Phoenix Metropolitan Area.	■														
Policy G-1.8	The City of Buckeye will encourage commerce and business employment centers that respond to the City’s economic needs and that correspond with Buckeye’s targeted economic sectors.	■	■													
Policy G-1.9	Where applicable, development will follow the approved Master Planned Community plan or Area Plan.	■														
Goal G-2	Residential development is considerate of existing adjacent residential development.	■			■			■		■				■		
Policy G-2.1	New development should provide appropriate buffers, lot sizes, and / or setbacks when adjacent to existing residential uses. Specifically, new subdivisions should be designed with adequate transitions to existing subdivisions and land uses.	■			■									■		
Policy G-2.2	Multi-family development should provide enhanced architectural and / or site design features and provide appropriate buffers and / or setbacks when adjacent to existing single-family residential uses.	■			■						■					
Policy G-2.3	Multi-family development should take access from arterial streets.	■						■						■		

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy G-2.4	Uses with different densities, intensities and / or character should incorporate appropriate transitions with developed areas to reduce potential negative impacts. Appropriate transitions may include, but are not limited to, varied lot sizes, landscape buffers, setbacks, and roadway and building design.	■														
Goal G-3	Non-residential development is considerate of existing and future adjacent residential land uses.	■			■			■			■		■			
Policy G-3.1	Commercial development within Rural and Neighborhood areas should provide appropriate site design, buffers, and / or setbacks when adjacent to existing or future single-family residential uses.	■			■								■			
Policy G-3.2	Within the Rural designated areas, commercial development should only take access from an arterial or higher street classification.	■						■			■		■			
Policy G-3.3	Within any quarter (1/4) mile radius, up to five contiguous or non-contiguous acres of commercial development may be permitted within the Rural land use designation.	■											■			
Policy G-3.4	Within Neighborhood designated areas, commercial development should only take access from a major collector or higher street class.	■						■			■		■			
Policy G-3.5	Within any quarter (1/4) mile radius, up to 20 contiguous or non-contiguous acres may be permitted within the Neighborhood land use designation.	■											■			
Policy G-3.6	Business Commerce and Employment designated lands should provide appropriate buffers and or setbacks when adjacent to existing or future residential land uses.	■			■						■		■			
Policy G-3.7	Aggregate resource extraction, as identified by state agencies, is permitted in accordance with ARS 9-461.05.C.1(g).	■			■						■		■			
Policy G-3.8	Mitigation and remediation plans for aggregate resource extraction will be required of the aggregate extractor.	■			■						■		■			

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Goal G-4	Mixed-use land patterns are developed in appropriate areas throughout the community.	■	■	■		■	■		■			■		■	■	
Policy G-4.1	The City of Buckeye will encourage a diverse mix of uses appropriate to support an area, such as in Activity Centers and Neighborhood areas to encourage residents to lead an active lifestyle.	■	■												■	
Policy G-4.2	Mixed-use projects should only be designed to support walkability and livability through complete streets concepts, amenities, and services.	■	■				■		■			■			■	
Policy G-4.3	The City of Buckeye will promote infill development, where possible, in order to more efficiently manage the resulting growth in infrastructure so as to minimize costs of operations and maintenance.	■	■	■		■	■		■				■	■		
Goal G-5	Development is compatible with surrounding airports.	■	■	■		■	■		■			■				
Policy G-5.1	New development within the LCA land use designation, as shown on the Future Land Use Map, will be limited to uses listed in A.R.S. §28-8481 and will comply with sound attenuation requirements provided in the A.R.S §28-8482.	■										■				
Policy G-5.2	The City of Buckeye will require notification and disclosure statements for any residential development within the "Vicinity Box", as shown on the Future Land Use Map, in conformance with A.R.S. 28-8484.	■										■				
Policy G-5.3	The City of Buckeye will support the development of the Buckeye Airport as an Employment Activity Center in close coordination with Luke AFB.	■	■	■					■							
Policy G-5.4	The City of Buckeye will protect operations at the Buckeye Municipal Airport from land uses that are incompatible with the airport operations.	■	■						■							
Goal G-6	Annexations in Buckeye are guided by clear standards.	■	■	■	■	■	■		■		■	■				
Policy G-6.1	The City of Buckeye will consider the cost of operations and maintenance of existing or future planned roads within any proposed annexed area.	■				■	■		■							
Policy G-6.2	The City of Buckeye may assist in facilitating multiple property owners to file single petitions for annexations for contiguous areas, wherever feasible.	■														

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy G-6.3	The City of Buckeye will encourage commercially developed properties in unincorporated county islands to become part of the City.	■	■	■												
Policy G-6.4	The City of Buckeye should work with the Bureau of Land Management to transfer lands that are designated disposal lands.	■								■	■					
Policy G-6.5	The City of Buckeye will review and update its Right-of-Way Annexation Policy Plan.	■						■								
Policy G-6.6	The City of Buckeye will pursue annexations of rights-of-way which are surrounded by incorporated private property where it is economically feasible and meets the Buckeye ROW Annexation Policy.	■				■		■								
Policy G-6.7	Future annexations will plan for the provision of infrastructure and services to serve new development within the annexed territory, in accordance with A.R.S §9-471.	■		■		■	■	■	■	■	■					
Policy G-6.8	The City of Buckeye will prepare a comprehensive annexation strategy to ensure future annexations consider the benefits to the City and the provisions of City services, and the benefits and provisions of regional ecological connectivity, and where possible, prioritizing annexed land to address gaps in regional ecological connectivity.	■		■		■	■	■	■	■	■					
Goal G-7	Buckeye has a strong employment base providing a range of job opportunities with competitive salaries.	■	■		■									■		
Policy G-7.1	The City of Buckeye should identify and protect areas suitable for large scale office park and industrial activities, such as distribution, logistics, manufacturing, and other employment type uses within the City's MPA.	■	■													
Policy G-7.2	The City of Buckeye will encourage the use of the land adjacent to existing rail corridors for light and general industrial employment uses.	■	■													
Policy G-7.3	The City of Buckeye will have an average of one to one jobs per household.	■	■		■									■		
Policy G-7.4	The City of Buckeye should protect existing industrial development from encroachment by incompatible development.	■	■													
Policy G-7.5	Employment uses should mitigate potential negative impacts of associated operations including negative impacts to the natural environment.	■	■													

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Goal G-8	Buckeye Activity Centers are regional destinations that are developed with a concentrated mix of uses promoting a vibrant, dynamic, synergistic energy, and appropriate transitions.	■	■	■	■	■			■		■	■		■	■	■
Policy G-8.1	Specific Area Plans will be developed for each Activity Center and such plans should refine land uses, planning concepts, within the theme for each Activity Center.	■		■												
Policy G-8.2	Residential uses within Activity Centers should only be permitted at densities of six dwelling units per acre (6 du/ac) or greater.	■		■	■											
Policy G-8.3	Strip commercial development should be discouraged within Activity Centers.	■	■	■												
Policy G-8.4	Non-residential uses within Activity Centers should be designed as identifiable, unique destinations with retail and employment that serves the region.	■	■	■												
Policy G-8.5	The City of Buckeye will encourage the development of an appropriate balance of employment generating land uses (i.e., retail, office, entertainment / cultural) and future open spaces (i.e. trails, ecosystem services, and wildlife / outdoor recreation) integrated with medium to higher density residential uses in Activity Centers.	■	■	■	■						■		■	■	■	
Policy G-8.6	Each Activity Center should be developed with at least one compact, mixed-use urban core.	■	■	■							■			■		
Policy G-8.7	The City of Buckeye should study potential incentives to encourage the development of Activity Centers.	■	■	■		■										
Policy G-8.8	New development within Activity Centers should provide appropriate site and architectural design strategies to mitigate impacts between adjacent uses and open space areas.	■		■						■	■					
Policy G-8.9	Development within Activity Centers should provide a transition between uses with differing densities / intensities by incorporating compatible land use strategies.	■		■									■			
Policy G-8.10	Activity Centers should be located adjacent to major transportation corridors and should consist of urban mixed-use developments.	■		■				■								

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Goal G-9	Buckeye has an expansive and diverse economy.	■	■	■		■			■					■	■	■
Policy G-9.1	The City of Buckeye’s economic development effort should focus on three overarching areas: business attraction, business retention / expansion, and entrepreneurial development.		■													
Policy G-9.2	The City of Buckeye should continue business attraction efforts that focus on the City’s Targeted Economic Sectors.		■													
Policy G-9.3	The City of Buckeye should protect its primary industrial and commercial corridors (areas with access to highways and railroads) from conversion to non-employment uses or encroachment by uses that would limit future uses on these sites.	■	■	■				■								
Policy G-9.4	The City of Buckeye should evaluate current targeted economic sectors and update the list to add new sectors if they meet the City’s overall economic goals and objectives.		■													
Policy G-9.5	The City of Buckeye should evaluate use of a range of incentives, such as expedited permit approvals, dedicated project managers, permit fee reimbursement, infrastructure assistance, and other forms of inducements to attract desired uses where doing so are advantageous to the City.	■	■			■										
Policy G-9.6	The City of Buckeye should take advantage of its transportation assets for highway-related retail and hospitality uses.		■					■								
Policy G-9.7	The City of Buckeye will support the long-term revitalization effort for Downtown Buckeye.		■										■		■	
Policy G-9.8	The City of Buckeye should take advantage of natural resource and outdoor recreation assets adjacent and within the future City for ecotourism and outdoor recreation uses.	■	■							■						
Goal G-10	Buckeye fosters local entrepreneurship and its economy is supported by small firms.		■		■			■					■			
Policy G-10.1	The City of Buckeye will cooperate with other agencies and institutions to identify programs and services to assist in the creation of new small businesses.		■													
Policy G-10.2	The City of Buckeye should promote start-up businesses with technical assistance on an individual basis, as needed by local businesses.		■					■								

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy G-10.3	The City of Buckeye should review its ordinances and regulations in order to identify and remove barriers to allowing home-based businesses to be successful.		■		■									■		
Policy G-10.4	The City of Buckeye should utilize a range of incentives, such as tax rate incentives, financial incentives, and operating incentives for small business expansion and renovation, where doing so is advantageous to the City.		■			■								■		
Policy G-10.5	The City of Buckeye should continue to promote entrepreneurship by forging partnerships with higher education institutions to provide entrepreneurship resources, networking opportunities, classes, and programming for new business expansion.		■					■								
Goal G-11	Buckeye is an economic leader in Maricopa County.		■			■										
Policy G-11.1	The City of Buckeye should maintain contact with its major employers regarding expansion opportunities.		■													
Policy G-11.2	The City of Buckeye will maintain and build on its relationship and partnership with Greater Phoenix Economic Council and Arizona Commerce Authority.		■													
Policy G-11.3	The City of Buckeye should actively pursue mid- and large-sized local, regional, and national companies that enhance the employment base and offer salaries above the regional average.		■													
Policy G-11.4	The City of Buckeye should continue to support the policy of performance-based reimbursement of permit fees, construction sales taxes, and other City fees for qualified economic development projects that produce desired employment or other economic benefits in the community, subject to any restrictions in state law where doing so is advantageous to the City.		■			■										
Policy G-11.5	The City of Buckeye should refine an expedited permit review and approval procedure to facilitate the development of strategic projects that fulfill the City's larger economic development goals.		■													

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Goal G-12	Buckeye provides a wide array of educational opportunities and workforce development.		■					■								
Policy G-12.1	The City of Buckeye should continue to support the Estrella Mountain Community College Buckeye Education Center and the West-MEC Southwest Campus in expanding their curricula and facilities as needed to support economic development efforts, provide opportunities for life-long learning, and grow an educated workforce.		■					■								
Policy G-12.2	The City of Buckeye should work with local elementary and high school districts to highlight local school districts' strengths and achievements as part of a collective economic development strategy.		■					■								
Policy G-12.3	The City of Buckeye should partner with local businesses to identify desired or needed training programs.		■					■								
Policy G-12.4	The City of Buckeye should work with education providers and employers to connect students to internships, apprenticeships, and employment.		■					■								
Goal G-13	Buckeye has an innovative capital improvement plan and utilizes the plan as a successful economic investment tool.		■			■	■									
Policy G-13.1	The City of Buckeye will evaluate proposed Capital Improvement Program (CIP) projects to determine a project's potential economic impact.		■			■										
Policy G-13.2	The City of Buckeye should determine the viability of investing in telecommunications infrastructure improvements.		■			■	■									
Goal G-14	Buckeye has low unemployment, is economically stable, and has a high standard of living.		■													
Policy G-14.1	The City of Buckeye's economic development strategic plan should focus on the attraction of 'Base' industries, or industries that export goods and services to out-of-state customers, thereby bringing new money into Buckeye.		■													
Policy G-14.2	The business attraction incentives should be limited to employers offering high-value jobs.		■													
Policy G-14.3	Business attraction incentives should include wage eligibility thresholds that require average wages to be above the Buckeye median wage.		■													

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy G-14.4	The City of Buckeye should collaborate with other local agencies and institutions to help unemployed and underemployed persons connect with potential employers.		■													
Goal G-15	Buckeye is a thriving city that is an attractive destination for new growth.	■		■	■	■	■					■				
Policy G-15.1	The City of Buckeye should only prioritize growth in areas with existing infrastructure or areas where infrastructure can be expanded in a fiscally sound manner.			■		■	■		■							
Policy G-15.2	Green infrastructure should support the ecological and natural resource process / services and be designed in such a way as to compliment those processes without impeding them.			■		■			■		■	■				
Policy G-15.3	The City of Buckeye should provide incentives to attract employment type uses to identified growth areas.		■	■		■										
Goal G-16	Buckeye's Generalized Areas for Growth are developed in a manner that promotes the most efficient use of resources and maintains or improves the quality of life for residents.	■		■		■	■			■	■		■	■		
Policy G-16.1	Development should only progress with logical extensions of infrastructure that do not span long distances.			■			■		■							
Policy G-16.2	New development within Generalized Areas for Growth should meet or exceed the quality of design for the area in which it is located.			■							■			■		
Policy G-16.3	New development should provide a transition between uses with differing densities / intensities by incorporating compatible land use strategies.	■		■									■			
Policy G-16.5	The City of Buckeye should evaluate the projects and programs within the Capital Improvements Program based on their location in relationship to the City's designated growth areas.			■		■										
Policy G-16.6	Rezoning within open spaces should be discouraged, especially where wildlife habitat values are high.	■		■			■									
Goal G-17	Buckeye has a diverse stock of housing types, styles, and options for all incomes.	■	■		■	■					■		■	■		
Policy G-17.1	The City of Buckeye should encourage a variety of housing types that meet the demands and needs of existing and future residents.				■											
Policy G-17.2	The City of Buckeye should promote diversity in size, design, and densities in new residential developments.	■			■								■			

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy G-17.3	The City of Buckeye should support housing areas that allow homeowners to move up in home size, quality, and price as well as provide for homeowners looking to downsize in size and price.				■							■		■		
Policy G-17.4	The City of Buckeye should encourage mixed-use residential/commercial projects to include live-work and work-live units where housing and offices or other commercial uses are compatible.	■	■		■							■			■	
Policy G-17.5	The City of Buckeye should evaluate the provision of incentives to encourage the development of diverse housing types, such as affordable workforce housing.				■	■								■		
Policy G-17.6	The City of Buckeye should promote the preservation and expansion of existing affordable housing and rental options.				■									■		
Goal G-18	Buckeye has housing choices that serve special needs groups.				■									■	■	
Policy G-18.1	The City of Buckeye should promote housing that is available to all members of the community including the elderly and those with special needs.				■		■		■					■	■	
Policy G-18.2	The City of Buckeye should encourage the incorporation of senior housing and special needs housing options within neighborhoods that have access to transit and other non-vehicular connections to health services, shopping, and community facilities.				■		■		■					■	■	
Goal G-19	Buckeye has attractive, high quality, and healthy neighborhoods.	■			■		■	■	■	■	■	■	■	■	■	
Policy G-19.1	Residential developments should promote sustainability in their design and placement.				■				■		■	■	■	■	■	
Policy G-19.2	The City of Buckeye should promote the development of active communities that are designed to promote pedestrian and bike usage and provide equitable and convenient access to parks, schools, recreation facilities, other public facilities, and shopping areas that are interconnected by trails.				■		■	■	■		■			■	■	
Policy G-19.3	The City of Buckeye should require the physical design of neighborhoods to preserve significant natural open spaces and views.				■					■	■		■	■		
Policy G-19.4	The City of Buckeye should require that new residential development be interconnected with nearby and adjacent developments.	■			■			■			■		■	■		

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Goal G-20	Buckeye’s existing and older housing stock is well-maintained providing for attractive, healthy, and livable neighborhoods.	■	■		■							■		■		■
Policy G-20.1	Within established neighborhoods, the City of Buckeye should support new infill residential development that has the character, size, density and quality that respects the existing neighborhood character and maintains the quality of life for existing and future residents.	■			■							■		■		
Policy G-20.2	The City of Buckeye of Buckeye should promote the occupancy and maintenance of existing and vacant homes.				■								■			
Policy G-20.3	The City of Buckeye should maintain a level of housing code enforcement sufficient to correct unsafe, unsanitary or illegal conditions and to preserve the inventory of safe housing.				■								■			
Policy G-20.4	The City of Buckeye should support the preservation of historic homes and other types of historic residential buildings, and unique or landmark neighborhood features.		■		■								■			■
Policy G-20.5	The City of Buckeye should encourage and support creative strategies for the rehabilitation, adaptation, and reuse of commercial and industrial structures for housing.				■								■			
Goal G-21	New development and redevelopment projects pay their fair share of costs related to infrastructure and public facilities.					■	■		■	■			■			
Policy G-21.1	The City of Buckeye will require all new developments and redevelopments to contribute appropriate impact fees for public facilities (or proportionate share, thereof) within or adjacent to the development that are required to serve that development.					■	■		■				■			
Policy G-21.2	The City of Buckeye should continue to use CFDs and IDs to cover the cost burden of improvements on the City as they are related to a specific project, where appropriate.					■										
Policy G-21.3	The City of Buckeye should continue to employ infrastructure related development agreements in the entitlement process in order to formalize responsibilities for the provision of capital improvements, where appropriate.					■	■		■							

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy G-21.4	The City of Buckeye should create an infill incentive district that encourages redevelopment and infill development in areas that have existing infrastructure to allow for reductions or the elimination of contributions or fees.					■	■			■						
Policy G-21.5	The City of Buckeye should seek to establish public-private partnerships to share the cost of infrastructure and services.		■			■	■		■	■						
Goal G-22	The City's Capital Improvement Program is financially sound, prioritized, and is well coordinated with new development.	■	■			■	■		■	■						
Policy G-22.1	The City of Buckeye should use the City's infrastructure planning process and CIP to direct and promote private investment, particularly as a catalyst for commercial and industrial development.	■	■			■	■		■	■						
Policy G-22.2	The City of Buckeye will consider ongoing annual cost of operation and maintenance for all new public facilities.					■	■									
Policy G-22.3	The City of Buckeye should coordinate CIP projects with private utilities and developers to create economies of scale when practical.		■			■	■		■							
Goal G-23	Infrastructure investments and land use decisions are coordinated to ensure infrastructure needs and long-term, economic stability goals for the City of Buckeye are met.	■	■			■	■									■
Policy G-23.1	The City of Buckeye should support revenue generating development to support the implementation of the CIP.		■			■										
Policy G-23.2	The City of Buckeye should continuously examine additional funding sources to support necessary infrastructure and facility expansions.		■			■	■		■	■						
Policy G-23.3	The City of Buckeye will use a variety of financial resources to fund public services and facilities.					■	■		■							
Policy G-23.4	The City of Buckeye should encourage public dialogue that addresses the community's desires, the costs associated with them, and potential funding for them.					■										■
Goal G-24	Impact fees are fair and meet sound legal standards.					■	■		■	■	■					
Policy G-24.1	Impact fees should result in a beneficial use to the development, be roughly proportional to the development's impact and bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development.					■	■		■	■	■					

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Goal G-25	Identify innovative financing mechanisms as a legislative priority for Arizona.		■	■	■	■	■	■	■	■	■					
Policy G-25.1	The City of Buckeye should support legislative efforts through the Arizona Legislature, cities, and towns to gain innovative financing mechanisms as an economic and infrastructure development tool.		■	■	■	■	■	■	■	■						

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Services

Modern, efficient, and reliable infrastructure is the backbone of the local community. It provides for a healthy, safe community to raise a family and is an indispensable link to the regional economy and beyond.

The Services theme provides guidance for the investment and development of City of Buckeye services. The Services elements are:

- ▶ **Public Services, Facilities, Buildings, and Safety.** This element provides policies for managing and investing in public utilities and buildings as well as the services that promote public health and public safety in the community.
- ▶ **Education.** Education contains policies for coordinating and planning with school districts to ensure that existing and future residents' needs are met.
- ▶ **Transportation Network.** The master planned transportation network provides strategies for the movement of people, goods, and services into and within the City. This includes guidance for planning roads and highways, transit facilities, active transportation components, aviation facilities, rail infrastructure, and designated freight routes. The City of Buckeye Transportation Master Plan provides guidance and direction regarding the ultimate transportation network for build out conditions.
- ▶ **Water Resources.** Water Resources includes policies for the use, protection, and enhancement of the water resources in the City, including municipal water systems, facilities, and associated resources.
- ▶ **Parks Recreation and Open Space.** The Recreation and Open Space element sets policy for the development, use, and conservation of natural resources in order to promote healthy and active lifestyles. The element also provides guidance on the recreation facilities and programs that support a strong community.

3.1 PUBLIC SERVICES, FACILITIES, BUILDINGS, AND SAFETY

The Public Services, Facilities, Buildings, and Safety Element focuses on the city services that the City of Buckeye provides, including public safety, solid waste and recycling, fleet maintenance, and street maintenance. This element also includes facilities and buildings such as City Hall, the Buckeye Municipal Airport, libraries, community recreation centers, parks, libraries, Police and Fire Department station, water treatment facilities, Buckeye Community Center, and cemeteries. The City's total facilities inventory to date is 37 buildings at approximately 470,000 square feet located throughout the MPA, see Figure 3-1. The quality and location of these services and facilities have a direct impact on residents' quality of life.

Buckeye Police Department

Buckeye Police Department comprises 83 sworn officers, 12 command staff, and 24 civilian staff. There are approximately 1.1 police officers per 1,000 residents. The Buckeye Police Department has a target ratio of 1.5 officers per 1,000 residents. The department currently operates out of three police stations, two of which are located south of I-10 and east of SR 85, and the third of which is located in Festival Ranch, see Figure 3-1. It is expected that facility and officer expansion will occur as the City continues to grow into undeveloped areas in the coming years.

Buckeye Fire Medical Rescue Department

The City of Buckeye Fire Medical Rescue Department is responsible for fire prevention, emergency response, enforcing the municipal fire code, arson investigation, and runs a number of other safety programs through the Fire Prevention Division. The department comprises 88 staff members, half of which are certified as paramedics. There are six fire stations throughout Buckeye, each located in the most populated communities in the City, which are: Downtown, Sundance, Verrado, Festival Ranch, Tartesso, and Westpark. These fire stations, shown on Figure 3-1, serve the whole community through designated services areas. With the current staffing and facilities, the department can serve 80% of the City with an average response time of four minutes.

The Buckeye Fire Department also oversees the Louis B. Hazelton Memorial Cemetery, which provides burial services to Buckeye residents. The cemetery is located off Broadway, east of Watson Road. Originally established in 1938 by the American Legion Hazelton-Butler Post 53, the cemetery is named in the honor of the first person from Buckeye who lost his life in World War I. In 1947, the Legion transferred ownership of the cemetery to what was then the Town of Buckeye. There is also another cemetery located in the Buckeye MPA approximately a quarter mile south of MC 85 on Tuthill Road and is currently owned by the State of Arizona. The Cemetery is called Liberty Cemetery and is currently privately maintained.

Services

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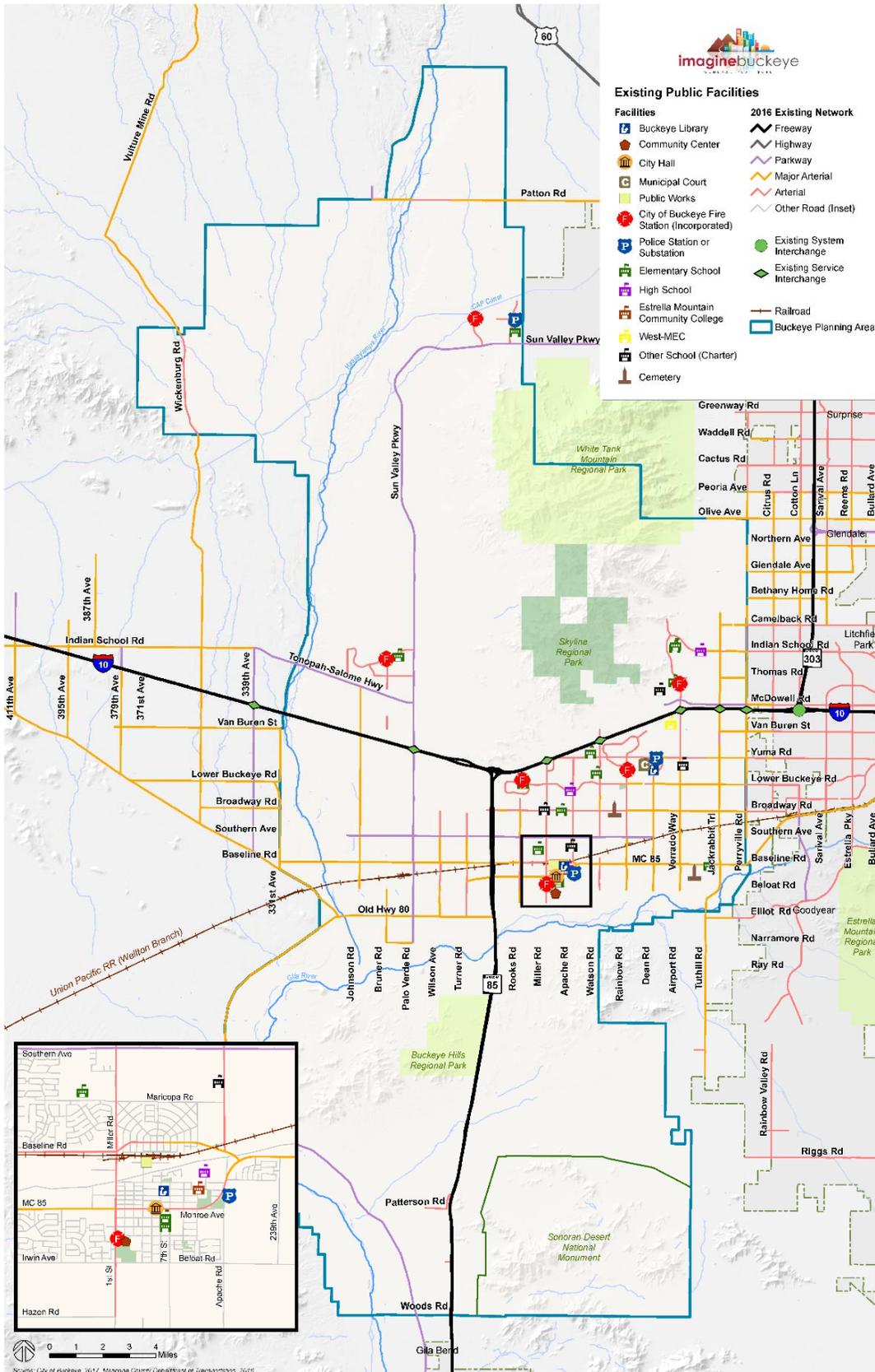


Figure 3-1

Existing Public Facilities

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Libraries

There are two libraries within Buckeye: The Downtown Library and the Coyote Branch, which are shown on Figure 3-1. The libraries offer a number of programs and services, including a traveling bookmobile that operates as a mobile library. While the existing library facilities are well-loved amenities in the community, there are large portions of the City that are underserved by libraries. Both the libraries in Buckeye are located south of I-10, leaving much of the developed areas north of I-10 without any permanent facilities.

In May of 2017, the City of Buckeye completed a community library assessment with the help of Providence Associates, LLC. The purpose of this assessment was to evaluate current library services and provide recommendations for future improvements. Strategies recommended in the final report include the adoption of collection retention standards, focusing new library materials on community desires, and assessing staffing levels and job classifications, assessing and refining the services and materials offered by the Downtown library and the Bookmobile Service. Finally, the report recommended the next future library be located north of I-10 with staffing levels, operating budget, collection and services to be modeled after the Coyote Branch Library.

Solid Waste and Recycling

The City's Public Works Department provides solid waste and recycling services for the residents of Buckeye. Services include curbside trash and recycling pickup, annual Christmas tree disposal, household hazardous waste collection and disposal, as well as quarterly bulk trash pickup. A part of these services is the management of the Buckeye Pollution Control Corporation, which operates the Southwest Regional Landfill located south of Buckeye Hills Regional Park. Southwest Regional Landfill is a public-private partnership in its operation. The City of Buckeye, through the Buckeye Pollution Control Corporation owns the landfill and Republic Services operates it.

3.2 EDUCATION

Educational facilities are an integral part of a community, providing a foundation for neighborhoods and opportunities for education and training from preschool through adult education. In Buckeye, there are various forms of educational institutions, each bringing unique opportunities to the community. Although, the City of Buckeye does not have jurisdiction over public education, the relationship between the City and education providers is vital to maintaining a high quality of life in the community.

Public School Districts

Quality public schooling is the first step in creating a competitive educational environment where students can develop a sense of readiness for future schooling and, eventually, entering the workforce. Within Buckeye, there are 14 public school districts; 9 elementary districts and 5 high school districts, each with their own independent governing board. A map illustrating existing schools in Buckeye is provided on Figure 3-1.

The school districts have a cooperative relationship with the City of Buckeye, especially during the development review process. Through the development process, school districts are notified of development within the boundaries of the school district. Additionally, developers are encouraged to meet with applicable school districts to address concerns

related to new development. The City encourages and supports the colocation of joint recreational facilities with public schools, which saves resources and reduces costs for both agencies.

Post-Secondary Education

Currently, there is not a post-secondary campus in Buckeye; however, two institutions (Grand Canyon University and Estrella Mountain Community College Educational Center) provide limited course work and workforce training in the City. Expanding the presence of post-secondary education in Buckeye can be a catalyst for attracting employers and enhancing the community's quality of life.

3.3 COMPREHENSIVE TRANSPORTATION NETWORK

Efficient transportation and circulation throughout the City is a vital component to success. It can often be the deciding factor in what makes a City desirable for residents, visitors, and business. The "Buckeye in Motion" Transportation Master Plan focuses on strategies to construct a comprehensive transportation network for the efficient movement of people, goods, and services through the City. This includes guidance on the planning of major infrastructure components such as but not limited to roads, active transportation components, transit stops, aviation, freight, and rail.

The comprehensive transportation network that is envisioned in the "Buckeye in Motion" Transportation Master Plan, is a complete multi-modal network that focuses on the anticipated growth projected in this General Plan at build out. It specifically considers the following modes of transportation:

1. Vehicular
2. Transit
3. Active Transportation
4. Aviation
5. Rail
6. Freight

The Transportation Master Plan aims at connecting people, goods, and services, through their selected mode of transportation, from their origin to their destination in the most efficient manner possible. This requires that each of the modes listed above have its own designated system that fits holistically within the overall transportation network. Each modes system considers not only the adjacent land uses, but the other adjacent modal systems, so that it may provide a complete, connected, and robust transportation network. Consider a resident whom wants to ride his bike from their point of origin in the north side of the City to their destination in the south. That can be more than 50 miles away and is not convenient with the Active Transportation system alone. However by tying the Active Transportation system into the Transit system, the master transportation network can conveniently facilitate this opportunity. Another example is goods flown into the Buckeye Regional Airport whose ultimate destination is on the north side of the City. This example requires the Air system and Freight system to work together to get the goods across the City in the most efficient manner possible.

Additionally the Transportation Master Plan was coordinated with the regional system (Freeways, Highways, and Roads of Regional Significance), as well as all bordering municipalities to ensure reasonable transitions into City of Buckeye. In particular the transportation master plan evaluated the draft tier I EIS proposed alignments for the Interstate 11 corridor (depicted in Figure 3-3), and provided input and recommendations where the Interstate is within or in proximity to Buckeye. The City prefers a slightly modified version of the purple alternative which is detailed further in the transportation master plan. The “Buckeye in Motion” Transportation Master Plan directly aims at providing a robust, complete, and connected master planned transportation network, that is convenient for a variety of modal transportation options, from several points of origin to several points of destination. It is a critical infrastructure component and the central nervous system of the City!

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3.4 WATER RESOURCES

The Water Resources Element is intended to help guide the management of the City’s water resources by addressing current and future water demands and water resource needs.

Water

Water service areas in Buckeye are confined to developed areas. These areas are served by three water providers: EPCOR, Arizona Water Company, and the City of Buckeye.

Buckeye currently relies entirely on groundwater as the source of potable water for the City. There are four interconnected groundwater sub basins that the City manages: Lower Hassayampa, West Salt River Valley, Gila Bend, and Rainbow Valley. Water supplied to residents is pumped from the West Salt River Valley and Hassayampa sub basins. Within Buckeye there are two irrigation districts, Buckeye Water Conservation and Drainage District and Roosevelt Irrigation District, both of which supply effluent water, or reclaimed water, and groundwater to the City for irrigation purposes only. Table 3-1 provides a brief look at the current water infrastructure in Buckeye.

The City of Buckeye currently does not have a Designation of Assured Water Supply (DAWS) through the Arizona Assured Water Supply Program. This designation provides proof of a 100-year supply of water. Without this designation, all final subdivision plats in the City are required to obtain their own Assured Water Supply Certificates prior to plat recordation.

The City has three water treatment plants: Sundance, North Airport Road, and Sonoran Vista. These three treatment systems treat the groundwater to bring it up to potable water standards then distribute the potable water from the treatment facility. There are 15 proposed treatment plants with associated wells, which brings the total water supply to 242 million gallons per day (mgd). As of June 2017, the max day demand for water supply is less than 10 mgd for all systems combined.

In June of 2017, the City of Buckeye created the Integrated Water Master Plan with the help of Carollo Engineers, an environmental engineering firm. The purpose of the Plan was to identify near term water related capital improvements to improve water services to current customers and to create a strategy for developing efficient water and wastewater systems. Recommendations were made for water resources, the Valencia Water System, the water system, the wastewater system, the reclaimed water system, and water quality.

A recommendation for water resources that was made in the Integrated Water Master Plan was to obtain a DAWS to manage water resources and demands. Recommendations for the Valencia Water System were to replace the Sonoran WTP with the proposed Apache Road WTP and to convert to Buckeye Pressure Zone boundaries. A recommendation

Table 3-1 City of Buckeye Water Infrastructure

Infrastructure	Quantity
Potable Wells	53
Storage Tanks	33
Storage Tank Capacity	14.8 million gallons
Drain Wells	9
Wastewater Treatment Plants	3
Lift Stations	3
Sewer Lines	400 miles
Water Lines	265 miles
Water Meters Installed	18,000
Sewer Customers	17,630
Recharge Facilities	0
Water Treatment Plants	3

Source: City of Buckeye Water Assets Factsheet

for the water system included implementing the regional water services area concept for future development. For the wastewater system, it was recommended to adjust the number of water reclamation facilities based on land area development or lack thereof. The Plan provided recommendations for developing the reclaimed water system in Buckeye, including conducting a hydro-geologic study. For water quality, the plan recommended finding well water that does not require treatment for total dissolved solids. The Buckeye Integrated Water Master Plan will be consistent with the MAG 208 Water Quality Management Plan, which is prepared for Maricopa County.

Waste Reclamation

There are currently four Water Reclamation Facilities that serve Buckeye. The facilities have a combined capacity of 10.3mgd. The four produce A+ effluent. According to the Arizona Department of Water Resources (ADWR) Reclaimed Water Quality Standards, A+ reclaimed water is wastewater that has gone through secondary treatment, filtration, nitrogen removal treatment, and disinfection. The effluent produced is reused for different functions throughout the City, including irrigating golf courses and parks, street sweeping, and training activities by the Buckeye Fire Department, all of which are allowable uses for A+ effluent according to ADWR.

3.5 PARKS RECREATION AND OPEN SPACE

Parks, recreation and open space amenities offer intrinsic value to a community. They offer an opportunity for residents to gather in a social context, enhance property values, and promote healthy lifestyles. As Buckeye continues to grow and develop, the City has the opportunity to ensure that future development incorporates appropriate recreational opportunities and open space amenities for all residents, providing residents with opportunities to access healthy lifestyle options. In an effort to achieve this, the City adopted the Parks and Recreation Master Plan in 2016. The Master Plan addresses recreation and open space in four categories: parks, open space, recreation, and paths / trails. Goal and policies from the Council adopted 2016 Parks and Recreation Master Plan have been included in Section 3.6 of this General Plan. Further, open spaces are detailed in the Future Open Space and Trail Map (Figure 4.1). Detailed approaches to recreation and open space not covered in the General Plan are further delineated in the 2016 Parks and Recreation Master Plan.

Parks

As of 2016, Buckeye has a total of 391 acres of parks, which includes parks owned by the City and parks owned by developers or Homeowners Associations (HOAs). The 2016 Parks and Recreation Master Plan sets the City’s standard of 4 acres of public parks per 1,000 residents. Buckeye currently provides 1.1 acres of public parks, not including conservation parks, per 1,000 residents and 6.2 acres of public and private parks combined. It is important to note that Master Planned Communities with development agreements or grandfathering requirements for open space supersede the minimum standards for parks set out by the Parks and Recreation Master Plan.

Table 3-2 Park Classifications and Acreages

Park Type	City Public Park Acres	HOA Private Park Acres	Total Park Acres
Pocket	13.3	183.3	196.6
Neighborhood	7.4	92.4	99.8
Community	50.4	44.2	94.6
Municipal Sports Complex	-	-	-
Conservation	8,675.0	-	8,675.0
Total Acres	8,746.1	319.9	9,066.0

Source: Buckeye Parks and Recreation Master Plan, 2016

There are four types of parks noted in the 2016 Parks and Recreation Master Plan that are designed to provide different levels of service. The four types of parks and the associated existing acreages are shown in Table 3-2 and are briefly described:

- ▶ **Pocket Park.** 1-acre or less with a service radius of 1/4 mile. Pocket Parks serve a limited population and are located in neighborhoods and higher density residential areas.
- ▶ **Neighborhood Park.** 5 to 15 acres with a service area of 1/2 mile. Neighborhood Parks are parks where recreational activities, such as baseball and soccer, take place. These parks are located near public schools.
- ▶ **Community Park.** 25 to 50 acres with a service area of up to 2.5 miles. Community Parks provide diverse recreational opportunities and are located throughout the City.
- ▶ **Large Municipal Park / Sports Complex.** 75 to 200 acres with a service area of 5 miles. These parks are natural or developed parks that provide outdoor activities. These parks may have facilities for day and night activity for team sports.

In addition to City parks, there are regional parks that provide active recreation, such as camping and hiking. These regional parks are further discussed in the Stewardship section.

Recreation

Recreation refers to programming within the City that utilizes the parks, pathways, trails, and open space areas that Buckeye enjoys. Recreation opportunities offer residents numerous benefits to their social, physical, economic, and mental health. Since 2012, Buckeye has been designated as a Playful City USA, meaning the City is providing a wealth of opportunities for children, particularly children from low-income families, to get the balanced and active play opportunities they need.

The Dr. Saide Recreation Center offers a number of programs that primarily serve youths and teens. The center offers free programs and events as well as fee based recreation programs. For sporting events, the City offers the Earl Edgar Recreational Facility, which includes ball fields and courts. Sundance Park is another park that offers ball fields and courts as well as a covered playground and dog park. The Buckeye Community Center, a facility near downtown, provides programs and services for older adults including congregate and home delivered meals, socialization and exercise programs. Additionally, Buckeye has one Aquatic Center and a skate park, both of which are located in Buckeye Town Park in downtown Buckeye.

Open Space

Open space has many benefits to a community. It preserves natural resources and scenic views, provides greater resident access to open space and passive recreation opportunities, enhances public health, sets aside important space for wildlife, assists in regulating temperatures from the heat island effect, protects land from flooding, increases property values and enhances the quality of new development. The 2016 Parks and Recreation Master Plan addresses the Open Space and Recreation Element required as part of the Arizona Revised State Statutes.

3.6 GOALS AND POLICIES

This section lists the goals and the corresponding policies for the Services Theme. The colored blocks indicate which element(s) the goals and policies are related to. Because the themes in this General Plan are often interconnected, colored blocks may be found under more than one theme. Abbreviations for each element are as follows:

Growth	Services	Stewardship
LU – Land Use	PSF – Public Services, Facilities, Buildings, and Safety	EPU – Environmental Planning and Urban Design
ED – Economic Development	E – Education	EC – Energy and Conservation
GA – Growth Areas	T – Transportation/Circulation and Bicycling	NP – Neighborhood Preservation, Rehabilitation, and Redevelopment
H – Housing	WR – Water Resources	HC – Healthy Communities
COD – Cost of Development	ROS – Recreation and Open Space	AC – Arts and Culture

Reference No.	Goals and Policies	Growth					Services					Stewardship					
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC	
Goal S-1	Growth in Buckeye is supported by first-rate public facilities and services.	■	■	■		■	■	■	■	■	■	■				■	■
Policy S-1.1	The City of Buckeye should prioritize public facility infrastructure improvement and investment projects in areas where there is existing development and funding for operations and maintenance.			■		■	■										
Policy S-1.2	The City of Buckeye should promote private / public partnerships and work with developers where appropriate to plan and potentially partner in public facility and service expansion.	■	■	■		■	■		■	■	■						
Policy S-1.3	The City of Buckeye should prepare a targeted infrastructure expansion and modernization plan for Generalized Areas for Growth and Activity Centers.			■			■		■	■							
Policy S-1.4	All planning for new services and facilities will include provisions for the operations and maintenance of the planned projects.					■	■			■							
Policy S-1.5	The City of Buckeye buildings, facilities, and public gathering areas should be built to reflect the community’s goals, and be compatible with the surrounding area.	■					■					■				■	
Policy S-1.6	The City of Buckeye buildings, facilities, and public gathering areas should be maintained to reflect the community’s goals.						■					■				■	

Services

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Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy S-1.7	The City of Buckeye should continue to enhance library services to meet the needs of all residents, such as utilizing bookmobiles in parts of the City that are not located near permanent libraries.						■	■							■	■
Policy S-1.8	The City of Buckeye will identify potential sites for a third library to be located north of I-10 based on demand and availability of infrastructure, such as transportation and water resources.	■	■			■	■	■							■	■
Policy S-1.9	Public buildings and facilities should be designed to be joint-use facilities, wherever possible.						■	■							■	
Policy S-1.10	The City of Buckeye will encourage public activities, programs, and events that foster interactions between various age groups and cultures.						■			■					■	■
Policy S-1.11	Public services will be accessible to all populations, including the elderly, youth, and those with special needs.						■			■					■	■
Goal S-2	Buckeye owns and maintains a sustainable solid waste collection and disposal system.						■	■				■	■			
Policy S-2.1	The City of Buckeye should continue to actively seek innovative cost-effective and environmentally sound methods of solid waste collection, recycling, and disposal.						■					■	■			
Policy S-2.2	The City of Buckeye should continue to support residential recycling and encourage commercial recycling.						■					■	■			
Policy S-2.3	The City of Buckeye should promote and find new ways to encourage recycling solid waste reduction programs, and proper disposal of hazardous wastes.						■	■				■	■			
Policy S-2.4	The City of Buckeye should promote waste reduction alternatives.						■	■				■	■			
Goal S-3	Buckeye has a reputation of being a safe community with strong law enforcement services.						■	■						■	■	
Policy S-3.1	The City of Buckeye will provide law enforcement services that are well coordinated and responsive to community growth.						■							■	■	
Policy S-3.2	The City of Buckeye should strive to provide 1.5 police officers per 1,000 residents.						■							■	■	
Policy S-3.3	The City of Buckeye will monitor the needs for additional or expanded police facilities as the community continues to grow in population, and geographic size.						■							■	■	

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy S-3.4	The City of Buckeye should maintain its 3.5-minute police response time for Priority 1 calls and continue to decrease response times for Priority 2 and 3 calls.						■							■	■	
Policy S-3.5	The City of Buckeye will conduct safety education programs throughout the community.						■	■						■	■	
Policy S-3.6	The City of Buckeye will encourage communication between law enforcement and residents.						■							■	■	
Policy S-3.7	The City of Buckeye will support neighborhood watch programs throughout the community.						■	■						■	■	
Goal S-4	Buckeye has effective and efficient emergency response systems including fire protection, police safety and emergency medical response.						■							■	■	
Policy S-4.1	The City of Buckeye will promote fire prevention programs and increase the overall public awareness of fire hazards.						■	■						■	■	
Policy S-4.2	The Buckeye Fire Medical Rescue Department should strive to meet a response time of four minutes for fire and emergency response within existing and new developments.						■							■	■	
Policy S-4.3	The City of Buckeye will maintain and update an Emergency Operations Plan on a regular basis.						■							■	■	
Policy S-4.4	Emergency evacuation routes should be identified and communicated to the public.						■	■								
Policy S-4.5	The City of Buckeye will continue to coordinate emergency planning with county, state, and federal emergency planning agencies.						■									
Goal S-5	Buckeye proactively mitigates safety hazards through planning and design.	■			■		■							■	■	
Policy S-5.1	The City of Buckeye will encourage crime prevention through design, such as through the national Crime Prevention through Environmental Design (CPTED) program.	■			■		■							■	■	
Policy S-5.2	The City of Buckeye will continue to ensure the safety of citizens through proactive enforcement of codes and ordinances.	■			■		■							■		
Policy S-5.3	The City of Buckeye will continue its Public Safety Executive Partnership to enhance public safety and health response and mitigation.						■							■		
Goal S-6	Growth in Buckeye is supported by a high-quality educational system.	■				■	■	■							■	
Policy S-6.2	The City of Buckeye will ensure that school districts are involved in the planning and development process of master planned communities, residential subdivisions, population forecasting, and other strategic planning efforts.	■						■								

Services

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Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy S-6.3	Where appropriate, the City of Buckeye, developers and school districts should provide joint-use facilities at their schools, such as swimming pools, playgrounds and parks, and other recreational facilities.	■				■	■	■			■					
Goal S-7	Post-secondary schools in Buckeye are regarded as regional places of educational excellence.	■	■					■	■							■
Policy S-7.1	The City of Buckeye should support the development of new quality post-secondary education institutions.		■					■								■
Policy G-7.2	The City of Buckeye should identify opportunities to increase the presence of existing post-secondary institutions in Buckeye.		■					■								■
Policy G-7.3	Post-secondary institutions should be located in areas that are convenient, accessible and regionally beneficial.	■						■	■							
Goal S-8	Buckeye's educational institutions meet the needs of a growing and diverse community.	■	■	■				■					■	■		
Policy S-8.1	New schools and school facilities should be constructed to coincide with Buckeye's growing population and its associated demand.			■				■								
Policy S-8.2	The City of Buckeye should work to attract diverse educational and vocational institutions.		■				■	■								
Policy S-8.3	Schools will be sited and designed to enhance safety and accessibility.	■						■								
Policy S-8.4	The City of Buckeye will work with schools to develop and implement a Safe Routes to School Program.						■	■					■	■		
Goal S-9	Buckeye is a connected community with an efficient multimodal transportation network.	■		■		■			■	■					■	
Policy S-9.1	The City of Buckeye will require new development to provide connectivity to existing transportation networks to provide accessibility and efficient connections to adjacent parcels, neighborhoods, Activity Centers, and the region.	■		■					■						■	
Policy S-9.2	New development should provide active transportation facilities, such as pedestrian paths, bike paths, and trails that enhance connectivity between community green spaces and to regional parks and the Maricopa County trail system.	■							■	■					■	
Policy S-9.3	The City of Buckeye should ensure that the transportation network is managed, operated, and maintained efficiently.					■		■								
Policy S-9.4	The City of Buckeye should design roads for multimodal accessibility.								■						■	
Policy S-9.5	Collector streets should continue and connect master planned communities to provide	■							■						■	

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
	alternative pedestrian, bike, and transportation routes without dependency on arterial network.															
Policy S-9.6	The City of Buckeye should ensure that transit options are provided to Activity Centers and other destination locations.			■				■							■	
Policy S-9.7	The City of Buckeye will support expanding capacity on the existing I-10 and SR85.	■						■								
Policy S-9.8	The City of Buckeye will actively promote and lobby for the expansion and development of new key transportation facilities, including commuter rail and other regional transportation opportunities.	■						■								
Goal S-10	Buckeye has a regional approach to transportation planning.	■	■	■		■		■		■					■	
Policy S-10.1	The City of Buckeye will continue to use the adopted I-10/Hassayampa Valley Roadway Framework Study as the base for its future roadway network.							■								
Policy S-10.2	The City of Buckeye will work to expand partnerships with ADOT, MCDOT, MAG, and adjacent municipalities when planning and funding transportation infrastructure.					■		■								
Policy S-10.3	The City of Buckeye should regularly update transportation plans consistent with regional objectives.	■	■	■				■								
Policy S-10.4	The City of Buckeye should work with MCDOT to assess the future viability of attached or detached bicycle and pedestrian paths on Sun Valley Parkway.							■							■	
Policy S-10.5	The City of Buckeye should seek intergovernmental agreements with canal districts, utility providers, and the flood control district for shared use of maintenance roads for pedestrians and bicyclists.							■		■					■	
Goal S-11	Buckeye has a roadway system that is safe and efficient.	■	■			■		■						■	■	
Policy S-11.1	The City of Buckeye should plan for future transportation corridors by identifying and preserving adequate rights-of-way during the planning and development process.	■				■		■								
Policy S-11.2	The City of Buckeye should update the Capital Improvement Plan with needed road improvements on an annual basis.					■		■								

Services

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Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy S-11.3	The City of Buckeye should improve the flow of traffic by addressing missing links in the arterial network.		■						■							
Policy S-11.4	The City of Buckeye should designate appropriate truck routes that provide efficient connections to industrial and commercial uses and do not adversely impact residential land uses.	■	■						■						■	
Policy S-11.5	The City of Buckeye should continue to support the update and implementation of the Intelligent Transportation Systems (ITS) Master Plan.		■						■						■	
Policy S-11.6	New development should provide connectivity to adjacent neighborhoods to minimize arterial dependency.	■							■					■	■	
Goal S-12	Buckeye’s multimodal system provides alternatives for modes of travel.	■	■		■	■	■		■			■			■	
Policy S-12.1	The City of Buckeye should integrate the regional transit system with the local Buckeye circulator services.				■				■						■	
Policy S-12.2	The City of Buckeye should continue to work with transit agencies and surrounding jurisdictions for expanded transit services.		■						■						■	
Policy S-12.3	The City of Buckeye should explore options for adding high capacity transit, such as commuter rail.		■						■			■			■	
Policy S-12.4	The City of Buckeye should promote and encourage community-wide transit ridership.								■						■	
Policy S-12.5	The City of Buckeye should continue to provide transportation options for the elderly and special needs residents.								■						■	
Policy S-12.6	The City of Buckeye should continue to promote methods of air pollution reduction related to transportation, such as the Travel Reduction Program.								■			■			■	
Policy S-12.7	New development will plan, design and construct, where appropriate, roadways in conformance with Figure 3-3, Future Transportation Network.	■				■	■		■						■	
Policy S-12.8	The City of Buckeye will identify and pursue dedicated transportation funding sources for all City transportation needs.	■				■	■		■							
Policy S-12.9	The City of Buckeye will support work to reopen the UPRR Wellton Branch.		■						■							

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Goal S-13	The Buckeye Municipal Airport is a key growth center and protected from encroachment.	■	■		■				■							
Policy S-13.1	The City of Buckeye should continue to support the expansion of operations at the Buckeye Municipal Airport in close coordination with Luke AFB.	■	■						■							
Policy S-13.2	Proposed land uses and development proposals will be consistent with the 2007 Buckeye Municipal Airport Master Plan.	■	■						■							
Policy S-13.3	Multimodal connections should be provided to the Buckeye Municipal Airport.		■						■							
Policy S-13.4	The City of Buckeye will improve public awareness of the airport through public outreach and education campaigns.								■							
Policy S-13.5	The City of Buckeye should expand telecommunications at the airport to support “state of the art” technology, such as wireless internet access and fiber optics.		■						■							
Policy S-13.6	The City of Buckeye will support work to extend the runway at Buckeye Municipal Airport in close coordination with Luke AFB.		■						■							
Goal S-14	The bicycle and pedestrian circulation system is a well-connected and maintained network, enabling access to all parts of the City.	■	■	■			■	■		■	■		■	■	■	■
Policy S-14.1	The City of Buckeye should utilize its pedestrian & Bicycle Master Plan and the City's Parks and Recreation Master Plan for guidance.								■						■	
Policy S-14.2	The City of Buckeye will promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provide access to key destinations, including community facilities (such as schools, libraries, and parks), shopping areas, jobs, and activity centers, with appropriate linkages to neighborhoods.				■		■	■			■		■	■		
Policy S-14.3	The City of Buckeye should connect parks to planned bicycle routes and recreation corridors, including trails, such as along the Hassayampa River, Gila River, and to Skyline Park and White Tank Mountains Regional Park.								■						■	
Policy S-14.4	The City of Buckeye will develop a comprehensive multimodal transportation plan that supports all						■	■		■					■	■

Services

3.0

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
	modes of transportation within the transportation network.															
Policy S-14.5	The City of Buckeye should provide bicycle access in and near Activity Centers, neighborhoods, community centers, parks, and other appropriate destinations.		■	■			■		■						■	
Policy S-14.6	The City of Buckeye will require new development to provide and maintain appropriate bicycle infrastructure such as bicycle racks, lockers, lanes, and paths.	■							■							
Policy S-14.7	The City of Buckeye should ensure that streets in Activity Centers support high levels of pedestrian activity.			■					■						■	
Goal S-15	Buckeye has a reliable and sustainable supply of water.	■	■							■		■			■	
Policy S-15.1	The City of Buckeye will promote the use of reclaimed and effluent water.									■						
Policy S-15.2	The City of Buckeye will actively seek out additional water resources as the population and water demand increases in water service areas.	■	■							■						
Policy S-15.3	The City of Buckeye will evaluate methods to secure additional Central Arizona Project (CAP) water.	■	■							■					■	
Policy S-15.4	The City of Buckeye should secure a 100-year Assured Water Supply designation from ADWR.	■	■							■						
Goal S-16	Buckeye balances water availability with growth.	■	■		■	■	■		■	■	■	■				
Policy S-16.1	New master planned communities and residential subdivisions will provide adequate water resources in development plans to support the projected population of the development and transfer available water rights to the City of Buckeye.	■			■		■			■		■				
Policy S-16.2	Development proposals will be reviewed by the City of Buckeye to ensure that there are no potential adverse impacts to the City's water supply associated with the development.									■		■				
Policy S-16.3	The City of Buckeye should be proactive in encouraging various property owners to form ownership groups to help fund infrastructure development and expansion.		■			■	■		■	■	■					
Goal S-17	There is regional cooperation and communication between Buckeye and other public and private water agencies.						■			■		■				

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy S-17.1	The City of Buckeye will coordinate with private water supply entities to ensure a safe and reliable water supply for its residents.						■			■		■				
Policy S-17.2	The City of Buckeye should encourage and assist private water companies to conserve and plan for water in the community.						■			■		■				
Policy S-17.3	The City of Buckeye should participate in regional and local strategies related to the water supplies in the West Valley.						■			■		■				
Policy S-17.4	The City of Buckeye will coordinate with the Irrigation Districts when planning for new development.		■		■		■			■		■				
Goal S-18	Buckeye is dedicated to protecting and conserving water.	■						■		■		■	■		■	
Policy S-18.1	The City of Buckeye should encourage the implementation of alternative water conservation methods including grey-water systems.									■						
Policy S-18.2	The City of Buckeye will rely on renewable water supplies to the greatest extent possible.									■		■	■			
Policy S-18.3	The City of Buckeye should educate residents on water conservation practices through outreach programs.							■		■		■				
Policy S-18.4	The City of Buckeye should maintain a maximum water demand of 125 gallons per person per day in areas within the Water Service Area.									■		■				
Policy S-18.5	The use of man-made water features will be discouraged or the use of reclaimed water for artificial water features will be promoted.	■								■		■				
Policy S-18.6	Development will promote the use of drought tolerant and native plants for landscaping.	■								■		■			■	
Policy S-18.7	The City of Buckeye will utilize low water use fixtures in all facilities and low water use irrigation systems.									■		■				
Policy S-18.8	The City of Buckeye will utilize water management practices that promote recharging of groundwater and reduction of runoff.									■						
Goal S-19	Parks and recreation amenities are distributed equitably throughout the City of Buckeye.	■	■				■			■			■	■		
Policy S-19.1	The City of Buckeye should design, develop, and maintain parks and public recreation facilities throughout the City, providing equitable access to all residents.									■			■	■		
Policy S-19.2	The City of Buckeye should provide 4 acres per 1,000 residents of City-owned and maintained parks from 1.1 acres per 1,000 residents by 2025.									■			■	■		

Services

3.0

Reference No.	Goals and Policies	Growth					Services					Stewardship																								
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC																				
Policy S-19.3	<p>The City of Buckeye should utilize the following recreational facility standards for City owned parks:</p> <table border="1"> <thead> <tr> <th>Amenity</th> <th>Level of Service</th> </tr> </thead> <tbody> <tr> <td>Ramadas</td> <td>1 per 4,000 residents</td> </tr> <tr> <td>Baseball / Softball Fields</td> <td>1 per 5,000 residents</td> </tr> <tr> <td>Soccer / Football</td> <td>1 per 7,000 residents</td> </tr> <tr> <td>Playgrounds</td> <td>1 per 8,000 residents</td> </tr> <tr> <td>Basketball Courts</td> <td>1 per 10,000 residents</td> </tr> <tr> <td>Sports Courts (Volleyball, Racquetball, Tennis)</td> <td>1 per 10,000 residents</td> </tr> <tr> <td>Dog Parks</td> <td>1 per 25,000 residents</td> </tr> <tr> <td>Recreation / Community / Multi-Generational Centers</td> <td>1 per 30,000 residents</td> </tr> <tr> <td>Swimming Pools</td> <td>1 per 46,000 residents</td> </tr> </tbody> </table>	Amenity	Level of Service	Ramadas	1 per 4,000 residents	Baseball / Softball Fields	1 per 5,000 residents	Soccer / Football	1 per 7,000 residents	Playgrounds	1 per 8,000 residents	Basketball Courts	1 per 10,000 residents	Sports Courts (Volleyball, Racquetball, Tennis)	1 per 10,000 residents	Dog Parks	1 per 25,000 residents	Recreation / Community / Multi-Generational Centers	1 per 30,000 residents	Swimming Pools	1 per 46,000 residents										■			■	■	
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Policy S-19.4	Residential development will meet or exceed the level of service standards for parks and provide residents with a diverse array of quality amenities as established in the Parks and Recreation Master Plan.										■				■																					
Policy S-19.5	The City of Buckeye should work with developers to set performance standards to allow City owned parks in master planned communities.	■									■																									
Policy S-19.6	Parks will be appropriately scaled to meet the needs of nearby development	■									■				■																					
Policy S-19.7	The City of Buckeye should develop a prioritization schedule for public park improvements.						■				■				■																					
Policy S-19.8	The City of Buckeye should encourage non-residential development to provide outdoor plazas, green space or other gathering areas for customers and employees.	■	■								■				■																					
Goal S-20	Buckeye's recreational opportunities support the diverse needs of the community and economic development.		■				■	■			■			■	■																					
Policy S-20.1	The City of Buckeye should work with the Arizona Game and Fish Department to enhance and / or expand fish and wildlife related recreation opportunities that support the increasing demand for outdoor recreation.										■				■																					
Policy S-20.2	Recreation facilities should be designed for year-round use, minimizing impacts of extreme heat and inclement weather.										■			■	■																					
Policy S-20.3	The City of Buckeye should work with the Arizona Game and Fish Department to evaluate the economics that wildlife related recreation brings and expand on programs to increase these		■				■				■																									

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
	opportunities, while attracting higher hunting recruitment, school programs, out of City residents, events, and youth outdoor programs.															
Policy S-20.4	The City should work with the Arizona Game and Fish Department for opportunities to bring wildlife related education, recreation, and events into schools or bring schools to the areas managed for this recreation.							■			■				■	
Policy S-20.5	The City of Buckeye should equitably provide recreation facilities, such as recreation centers and aquatic facilities, for use and enjoyment by Buckeye residents.						■				■				■	



Stewardship

Environmental conditions, whether through the built or natural environment, affect human health and well-being. Stewardship is the management and / or protection of something considered worth caring for and preserving. Stewardship can mean the preservation of natural open space, but it can also be the development of a well-designed community or the adaptive reuse of a historic building. Both have value in contributing to a community’s overall sense of well-being.

The Stewardship theme includes several components that influence Buckeye’s quality of life. The Stewardship elements are:

- ▶ **Environmental Planning and Urban Design.** Environmental Planning and Urban Design provides policies for the City to grow in an environmentally and sustainable way through sensible use of its natural resources and creating a built environment that is sensitive to the unique desert environment.
- ▶ **Energy and Conservation.** The Energy and Conservation element provides strategies to guide energy efficiency, and encourage efficient urban design and natural resource conservation.
- ▶ **Neighborhood Preservation, Rehabilitation, and Redevelopment.** Neighborhood Preservation, Rehabilitation, and Redevelopment acknowledges the importance of preserving established neighborhoods, historic structures and landmarks by providing policies for the redevelopment of aging infrastructure and the conservation or rehabilitation of City assets.
- ▶ **Healthy Communities.** The Healthy Communities’ element acknowledges the importance of improving residents’ health. This is done through policies that improve the planning and design of the built environment in order to help residents live a healthy lifestyle.
- ▶ **Arts and Culture.** Arts and Culture supports local residents’ desire for a higher quality of life while encouraging visitors to experience the Buckeye culture.

4.1 ENVIRONMENTAL PLANNING AND URBAN DESIGN

The Environmental Planning and Urban Design Element details the City's efforts to grow in an environmentally sustainable way through the sensible use of its natural resources and creating a built environment that is sensitive to the unique desert environment. Finding a suitable balance between the natural and built environments will be supportive of Buckeye's character while maintaining compatibility with the surrounding natural environment. The goals and policies in this element are largely broad-based with community-wide applicability. The discussion and strategies are also intended to complement and support related issues in other Elements of this Plan.

Natural Areas

Buckeye has a high quality of life with many natural areas that contribute to Buckeye's character and heritage. These areas include river corridors, mountains, and desert monuments. Not only do these resources provide remarkable passive recreation and active places for residents and visitors to recreate, but these areas also provide habitats for wildlife that both live in and travel through Buckeye. This movement helps support sustainable wildlife and vegetation populations and thus, biodiversity.

The larger natural areas and corridors within the Buckeye MPA include the Gila and Hassayampa Rivers as well as the White Tank Mountains and the Buckeye Hills. These areas will eventually experience the pressure of future growth and development. The City has the benefit of the agencies, such as of the BLM and the County Parks and Recreation Department that controls and manages large natural areas in the MPA. The City has leveraged the presence of these agencies to improve some of these natural areas with an example being Skyline Park. The City will need to continue to take proactive steps to conserve and protect these natural and open spaces while allowing for their passive and active use.

Urban Design

Urban design defines the built environment of a City. It influences not only the aesthetics of the vertical built environment, but also the horizontal public spaces such as streets, parks, plazas, and other gathering spaces. Buckeye is a young city with an abundance of natural resources that, when combined with the design features of the built environment, has the potential to create a world-class City that is connected to the natural environment through the celebration of the City's rivers, washes, hills, plains, and mountains.

This element provides broad recommendations to help lead the City to a more proactive approach in guiding development of the built environment. The primary issue that the City needs to focus on includes the establishment of an urban identity. This should not be one defined identity across the entire MPA but a more thoughtful approach that recognizes the unique and distinct subareas throughout the City. This is partially addressed in the Land Use Element with the establishment of the Activity Centers and a recommendation to further the planning of these areas through a more detailed Specific Area Plan.

Similarly, the City needs to address the design of the built environment and its integration with the natural environment through cohesive Design Review Standards that help guide future development in Buckeye. At present, Buckeye has Design Review Standards in the development code; however, they can be broadened and refined to address several

important issues such as, the need for quality architecture to define public spaces, guidance for establishing a connected and usable pedestrian circulation system, connectivity between individual development sites and ease of access between residential and non-residential development and landscaping that respects the desert Sonoran environment while creating a unique identity for Buckeye. In short, the goal of the Standards should not be to prescribe specific design but instead to encourage the incorporation of elements of urban design and placemaking, such as creating distinct architectural environments with compact, bikeable, and walkable neighborhoods with distinctive focal points, a mix of land uses connected by transit, and shared public spaces that are the center of community activity. By doing so, Buckeye will be fulfilling the Vision of this Plan.

Paths and Trails

Existing trails in Buckeye are generally owned and maintained by homeowner associations or Maricopa County. Maricopa County owns and maintains the Maricopa Trail that connects White Tank Mountain Regional Park to Estrella Mountain Regional Park and to Buckeye Hills Regional Park. The 310-mile Maricopa Trail is still in development, and upon completion, it will connect all County Parks in Maricopa County.

City-owned trails are limited to those in Skyline Regional Park and City-owned pathways are limited to walking paths surrounding the perimeter of Sundance Park and Earl Edgar Recreational Facility. In coming years, it is the intent of the City to develop and construct paths that will connect regional resources, such as connections between mountain ranges and rivers in the MPA.

The 2016 Parks and Recreation Master Plan defines a pathway as having a hard surface (e.g., concrete or asphalt) and a trail as having a soft surface (e.g., compacted and stabilized decomposed granite or native soils). Paths may appeal more to bicyclists and walkers whereas trails may appeal to hikers, equestrians, and mountain bikers. Paths and trails can be used to enhance connectivity between destinations within the City and provide an alternative mode of transportation for those who commute to work by means other than a motorized vehicle. The following are descriptions of the paths and trails in the Plan, which are shown on Figure 4-1.

- ▶ **Primary Path.** Primary paths are highly functional for different users and connect regional parks and other natural resources to the community. These paths would connect significant recreation resources to each other by connecting the White Tank Mountains to the Hassayampa and Gila Rivers and south to the Buckeye Hills and Sonoran Desert National Monument.
- ▶ **Secondary Path.** Secondary paths serve a community-wide function and are located throughout the City, providing connectivity between community parks, schools, commercial areas, and employment centers.
- ▶ **Accessible Trail.** Accessible trails allow for a more natural outdoor experience through the use of decomposed granite mainly along powerline corridors.

The 2016 Parks and Recreation Master Plan also plans for major and minor trailheads to connect paths and trails. The trailheads vary in amenities based on demand. For example, both types of trailheads would have amenities such as lighting, signage, shade, seating, and drinking water; however, the size of trailhead and parking spaces would be greater for major trailheads. Major trailheads would also be accessible for equestrian use, while minor trailheads would not.

Wildlife Connectivity

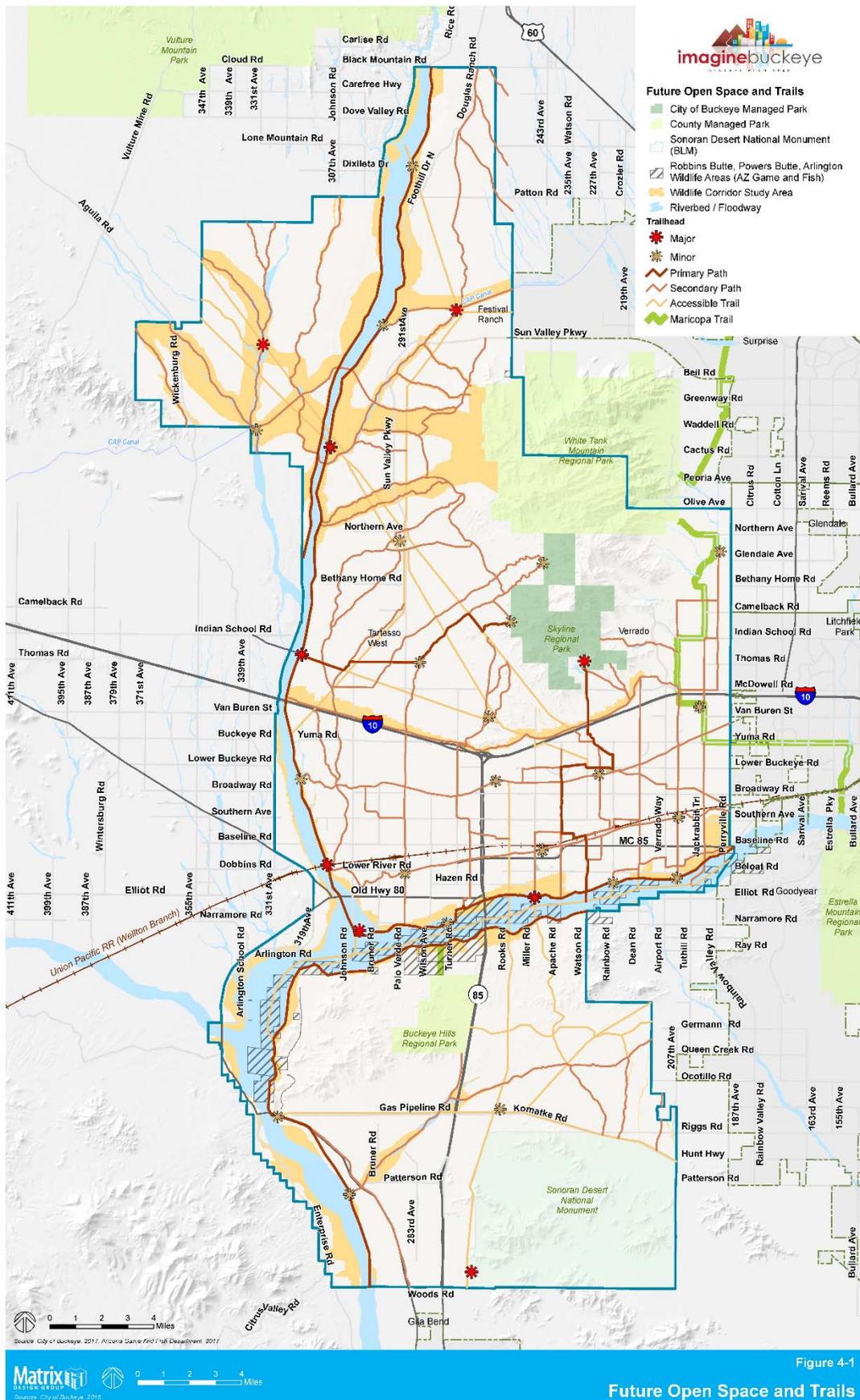
The White Tank Mountains are flanked to the south and east by existing development. Buckeye, largely undeveloped, lies to the west of the White Tanks, spanning the valley floor that connects the White Tanks to other mountain ranges, known as the Hassayampa Plain. An extensive and ecologically essential natural wash and river network throughout the landscape captures and transports floodwaters via complex mountain alluvial fans to desert washes and ultimately the Hassayampa River. A diverse assemblage of wildlife freely inhabits and moves throughout the landscape using river and wash networks as habitat and travel corridors between the White Tank Mountains, Hassayampa River and Plain, and other regional mountains in search of food, water, cover, and mates. Animals disperse seed throughout their ranges serving an important role in sustaining biodiversity of the region's flora.

Fragmentation of animal habitats results in ecosystem disturbances affecting wildlife distribution, breeding success, predator prey dynamics, foraging success, and seed dispersal. Development can result in environmental degradation from structures, roadways, and utility corridors, which cause increased pollution stressors to wildlife (air, water, noise and light). Roads, freeways, transit systems and infrastructure put in place to connect people reduce connectivity for wildlife and increase wildlife roadway mortality. Development competes with wildlife for natural resources such as water, and changes local habitat suitability by influencing noise, light, air, and temperature regimes. Habitat fragmentation leads to changes in species diversity and can lead to local, regional, or species level extinction of native flora and fauna. It is important to retain wildlife habitat connectivity as Buckeye grows in the form of protected wildlife corridors. Wildlife corridors of natural desert landscape also provide other ecosystem services such as urban cooling, water capture and recharge, and scenic nature viewing for residents and visitors.

Water Quality

Because groundwater is the sole source of drinking water in Buckeye, it is important to ensure that drainageways and stormwater basins are regulated to protect groundwater from becoming contaminated. Groundwater can be contaminated from pollutants come from a number of sources including buildings, pavement and other impervious surfaces. As described in the Water Resources Element, there are water treatment facilities in Buckeye that treat the City's potable water supply; however, to protect groundwater from contaminants due to stormwater runoff, the City has adopted the Storm Water Drainage System Design Manual.

As of 2016, Buckeye came under the Arizona Department of Environmental Quality (ADEQ) permit for MS4 Phase II communities. From 2016 through 2017 the City has been in the process of drafting a Stormwater Management Plan (SWMP) and will have it completed by the end of 2017 in accordance with the ADEQ permit. As a newly permitted community, Buckeye will diligently follow the requirements of the permit and will implement the Best Management Practices (BMP) that are required of the Clean Water Act.



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Light Pollution

Light pollution is the presence of obtrusive artificial light imposed onto the environment. Light pollution is especially noticeable in rural and natural areas, inhibiting the ability to see the night sky. While light pollution affects the quality of life for those seeking to experience a rural feel in Buckeye, light pollution can also disrupt wildlife, especially nocturnal species. The Development Code currently has rudimentary lighting standards in Article 5.10, Exterior Lighting, which generally follows the State’s Light Pollution statute. The 2016 Parks and Recreation Master Plan discusses the importance of protecting the City’s dark skies and provides policies for their protection. Moving forward, it will be important for the City to consider development impacts on dark skies while still providing safety for residents.

Noise Pollution

A part of the appeal to Buckeye is its quiet rural nature. Noise pollution is the presence of noise, which above certain levels, may be disruptive to residents and visitors. Noise pollution can be derived from various sources including, but not limited to, vehicles, railroads, airplanes, construction operations, and radios. Disturbing and unnecessary noise is prohibited per the City Code.

4.2 ENERGY AND CONSERVATION

The Energy and Conservation Element promotes the efficient use of energy and encourages renewable energy sources. Arizona’s high potential for solar energy and the increasingly high energy demands during the summer months have brought the issue of energy to the forefront of the public view. Buckeye has the unique opportunity to grow with energy conservation and renewable energy use in mind, whereas largely developed cities must retrofit their infrastructure and facilities to increase energy efficiency. Energy efficiency has the potential to contribute to economic development through the advancement of new energy industries, can improve quality of energy services to residents and businesses, and can reduce energy costs associated with municipal operations.

While energy efficiency is an important component to a growing city, so is the conservation of the wealth of natural resources Buckeye possesses including soils, floodplains, watersheds, and aggregates. The conservation of natural resources is especially important as the City continues to grow outwards. This element will be an integral part of ensuring the City’s natural resources are not lost or permanently damaged.

Energy

Buckeye’s energy supply largely comes from coal, natural gas, and nuclear-powered plants owned and operated by utility suppliers. The electricity provided by these suppliers helps support the functions of the City and the everyday lives of the residents in Buckeye and businesses in the City. It is important to note that most of the electricity supplied to Buckeye residents comes from nonrenewable resources, meaning they come from sources that have a finite supply on the planet. As Buckeye’s population is projected to more than quadruple by 2040, the City’s total energy demand will be increasing dramatically. It will be important for Buckeye to diversify its energy sources to include renewable energy sources to provide for a more resilient and stable energy system.

Energy Conservation

The City of Buckeye has implemented various measures to conserve energy in municipal operations. These include the following:

- ▶ The Fleet Management Division uses refined engine oils, synthetic transmission fluid, and biodiesel fuels and reclaims waste, such as oil, tires, and metal.
- ▶ Fire Department Fire Station 703 has a Leadership in Energy and Environmental Design (LEED) Gold Certification. The Fire Station has a 35-kilowatt photovoltaic system, a thermal hot water system, and a back-up diesel power generator.
- ▶ The City of Buckeye Development Code encourages new buildings to incorporate renewable power in their design.
- ▶ Skyline Regional Park restrooms and gatehouse are reliant solely on solar power.

Energy Education

The City of Buckeye spreads the education of energy resources and efficiency through the following:

- ▶ The City of Buckeye has participated in the Arizona SciTech Festival, a state-wide festival promoting science, technology, engineering and math (STEM, or STEAM if “art” is included) by launching the inaugural Buckeye SciTech Trail in 2015 and the Arizona Scitech Buckeye Festival at the Buckeye Air Fair.

Conservation

Development always alters the natural environment. Development can have negative impacts by damaging soils and aggregates, altering floodplain capacities, contaminating watersheds, and limiting wildlife movement. As Buckeye is a rapidly growing community and development is expected to continue for the foreseeable future, the City and developers will need to consider the effects that development can have on the natural environment to ensure that these natural resources are not degraded or destroyed, and to maintain the biodiversity of the region. Disruption of natural systems that filter pollutants, provide storm water drainage, absorb heat and perform other ecological functions makes human populations vulnerable to disturbances such as flooding, soil and water toxicity, and heat waves. The biodiversity and ecosystem health of Buckeye and the Sun Valley region has important ecoservice benefits to Buckeye residents. Once damaged, it can be costly or impossible to repair the affected components of the environment.

Soils

The good quality arable soil in Buckeye is due to the Gila River which supports a watershed that drains over half the State of Arizona. Almost every major river in Arizona eventually flows to the Gila, which along with its tributaries has irrigated vast agricultural lands from the time of the Hohokam people to the present day. This agricultural heritage defines the Buckeye Valley. As growth continues to move into undeveloped desert land, soil resources will be impacted by new development, disrupting soils and exposing the City to more erosion.

Aggregates

The most common aggregates that are mined in Buckeye are sand and gravel. Although mining contributes to the Buckeye economy, it can impact the environment during extraction and after mining is complete. After a mine is closed, there is a need to ensure effective reclamation of the mine. The reclamation of mines is pursuant with Arizona Revised Statute (ARS) 9-461.05, which states that General Plans in Arizona should seek to preserve existing identified aggregates that are “sufficient for future development”. For example, in the Gila River basin, the groundwater table is high and water can be found at a depth of just a few feet below the surface. Because of this, lakes are formed as a result of mining activity, which can provide benefits, such as recreation opportunities, but can also pose potential contamination and water loss issues. Maps are available on the website for the Arizona Geological Survey, which identify sources for aggregate materials. It is anticipated that current existing aggregate land uses are sufficient to meet future development needs.

Watersheds

A watershed is an area of land that drains the rivers and washes in a common area and includes both groundwater and surface water such as rivers, lakes, and drainageways. Water scarcity is a primary concern in the southwest which has suffered a period of prolonged drought and faces strong predictions of severe drought over the next 30 years. The protection of the watershed is important because the water quality within the watershed is affected by human and natural activities within the watershed. Altered surface hydrology and groundwater depletion from pumping have been identified as top stressors of Arizona wildlife as these activities impact the quantity and timing of stream flow which in turn alter important plant and animal habitat including physical structure, water and land temperature, and sediment transport necessary for survival of plant and animal species. Diversion of water through grey infrastructure such as concrete canals, for municipal and agricultural use, reduces the amount of water that returns to the ground to recharge the water table. As Buckeye’s water supply is solely reliant on groundwater, it will be important for the City to prioritize the protection of Buckeye’s various watersheds.

Floodways and Floodplains

Floodways and their associated floodplains are natural resources that are located throughout Buckeye. The main floodways in Buckeye are along the Hassayampa River and the Gila River. Floodplains, which adjoin the floodways, are the areas that may be inundated by a 100-Year Flood. A 100-Year Flood is a flood that has a 1% chance of occurring in any given year. The General Plan identifies future land uses planned for areas within the floodplains. However, it is important to note that developments in these areas need to consider the hazards and the sensitivities associated with developing in a floodplain as well as the conservation of these natural resources.

4.3 NEIGHBORHOOD PRESERVATION, REHABILITATION, AND REDEVELOPMENT

Neighborhoods are the foundation of any community and where residents most feel a “sense of place”. Neighborhoods are the fundamental building blocks of a city. The Neighborhood Preservation, Rehabilitation, and Redevelopment Element recognizes the importance neighborhoods have for all members of the community and will address ways in which neighborhoods can be identified, preserved, rehabilitated, and redeveloped.

Neighborhood Identity

The majority of neighborhoods in Buckeye are located within Master Planned Communities (MPCs) that are developed with their own unique and distinctive character. Because of this, residents may identify with their neighborhood or master planned community more than Buckeye as a whole. This makes it necessary to ensure that neighborhoods throughout Buckeye are interconnected, but in a way that does not disrupt or eliminate the identity of individual neighborhoods.

Neighborhood Preservation, Rehabilitation, and Redevelopment

As neighborhoods within the City begin to age, it is imperative that these areas receive regular investment to maintain their identity and place in the community. Neighborhoods that are not properly maintained negatively affects a resident's sense of safety and security. Appropriate property maintenance represents one way in which neighborhoods can be maintained and preserved. Maintenance is a vital component of preservation because property conditions reflect the identity, quality, and value of a neighborhood. A maintenance code should enforce property maintenance for both residential and nonresidential premises.

When there are attributes of neighborhoods that are in further stages of deterioration, the rehabilitation of the neighborhood may be appropriate. Rehabilitation would be necessary for aging and obsolete infrastructure as well as infrastructure that is absent, but necessary in the neighborhood. Finally, if neighborhoods are unable to be successfully preserved or rehabilitated, redevelopment may need to be considered to prevent further decline of the affected neighborhood and prevent any decline from spreading to adjacent neighborhoods.

Neighborhood Communications

Neighborhoods are the core of the City, making it a place for building relationships and generating constructive ideas for neighborhood improvements. Residents will know what needs and deficiencies are present within their neighborhoods and can be advocates for the preservation and rehabilitation of their respective neighborhoods. Establishing partnerships between community members and the City will assist in creating stable neighborhoods.

4.4 HEALTHY COMMUNITIES

For many of the significant health issues found in Buckeye and the United State as a whole, healthier environments and access to outdoor exercise and activities can help reduce the prevalence of illness, such as cardiovascular disease and diabetes and can help reduce obesity. In 2011, the leading cause of death in Buckeye was cancer followed by cardiovascular disease. The Healthy Communities Element outlines opportunities for Buckeye to improve the built environment in a way that promotes healthy lifestyles through access to recreation and open space, healthy food options, medical services, and public engagement.

Health and Medical Services

Preventive and emergency medical care, including health programs and medical facilities, are vital to maintaining health throughout the community. There are two health centers and two urgent care facilities in Buckeye, all of which are located south of I-10 on Yuma Road and Watson Road. While there are medical care options in Buckeye, they are concentrated in the same geographical area, making them more difficult to access for those residing north of I-10. In

the event of injury or accident, residents should have convenient access to medical facilities for care. Additionally, Buckeye residents should have access to behavioral health services that support good mental health.

Access to Recreation and Open Space

Physical activities are needed for sustaining good health. Residents who live near open space and recreation areas have been shown to have reduced risks of heart disease, stress, and an improved mood by giving residents the opportunity to participate in active lifestyles. It is generally accepted that residents should be within a $\frac{1}{4}$ to $\frac{1}{2}$ mile of a park to benefit from open spaces. To support active lifestyles, the City offers health classes, such as fitness classes and youth and adult sports programs through the Community Services Department. More opportunities like this should be made available throughout all areas of Buckeye.

Recreation and open spaces are further discussed in the Recreation and Open Space element in the Services theme.

Buckeye Fire Medical Rescue Department

In 2015, the Buckeye Fire Medical Rescue Department started the Community Paramedicine Program to help reduce readmission rates for patients after they are discharged from the hospital. The pilot program centers on patients from Banner Estrella Medical Center, in Phoenix, who have suffered heart attacks, congestive heart failure, pneumonia, hip and knee replacements, and other high-risk illnesses. The Community Paramedicine Program serves as a bridge between hospital visits and follow-up from primary care physicians.

In 2016, there were over 130 patients receiving house calls. Since the program has started, the readmission rate for enrolled patients is 5.3%, compared to approximately 17% regionally. The Community Paramedicine Program has provided a number of qualitative benefits to Buckeye residents as well, mainly building trust between citizens and the firefighters protecting them and improving residents' long-term health and well-being.

Healthy Food Options

Health is influenced by the food we consume. Healthy, affordable, and accessible food options contribute to nutrition, disease prevention, and mental health. According to the United States Department of Agriculture (USDA), an area may be a food desert if residents have low access to a supermarket or large grocery store. Residents living in communities with access to supermarkets are more likely to have healthier diets, lowering the rates of health issues as residents do not have to rely on fast food or convenience stores for meals. As Buckeye continues to grow and develop, it will be important to plan for balanced food options near residential neighborhoods.

At present, most grocery stores in Buckeye are located south of I-10, east of SR 85. This is generally the case due to the majority of the development being located south of I-10 in Buckeye. As Master Planned Communities become developed, grocery stores will need to be incorporated to ensure that residents have easier access to healthy food choices.

Healthy Community Design

The design of the built environment affects how residents utilize the City and engage with other residents. Studies have shown that the planning and design of a community can affect residents' diets, physical activity and exercise habits, and mental health. For example, residents who live in neighborhoods that are dependent on automobiles get less physical activity, which can lead to increased obesity rates and associated risks of chronic disease, and lowered quality of life. Conversely, residents who live in mixed-use neighborhoods with good pedestrian environments and local shopping walk more and in turn, get more daily exercise. Components of healthy community design include ways in which residents navigate the City, such as having walkable, livable spaces and multi-modal transportation options. Additionally, transit-oriented developments can help bring people closer to key destinations by designing communities that are located near transit stations and connected to a mix of housing, places of employment, shopping, restaurants, recreation, and entertainment. Additional information regarding transportation in the community is further detailed in the Transportation Element in the Services theme.

While the built environment can support a healthy community, access to green spaces is also needed to encourage and support a balanced community. This could include native tree canopy along sidewalks to provide shade as well as open spaces with natural vegetation. Accessibility to open spaces is further acknowledged in the Environmental Planning Element in this theme and the Parks and Open Space Element in the Services theme.

Air Quality

Maintaining good air quality is necessary for the overall health of the community as well as the attractiveness of the City. Air quality and air pollution are regional issues, affecting Buckeye as well as much of the Phoenix metropolitan area. Maricopa County has a network of air quality monitoring stations throughout the valley, one of which is located in Buckeye off MC 85 and SR 85. The County monitors six criteria air pollutants: ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, particulate matter, and lead, which are set by the Environmental Protection Agency (EPA) as pollutants that require National Ambient Air Quality standards.

As of February 2017, the County is in nonattainment for ozone and particulate matter (PM-10). Because there are several sources for PM-10 in Buckeye, the City has adopted a Dust Control Ordinance to control and limit the generation of particulates.

There is always the risk of declining air quality as a community develops. Degradations in quality can be due to a number of reasons including increased vehicle miles traveled (VMT) on city roads leading to increased damaging car emissions, increased energy requirements leading to elevated fossil fuel use, and many others. While on road emissions have been decreasing in the region, as Buckeye continues to develop and increase in population, it will be vital for the City to continue to have clean air for its residents and to be a good steward of the environment.

Public Engagement

Decisions made at the local level are more in tune with the community's overall vision of the city when the community is a part of the decision-making process. Residents serve as an integral component for local decision-making as they experience the City on a day-to-day basis. As such, the public should have the opportunity to be engaged in planning decisions that affect their everyday lives, especially when municipal decisions can have the potential to impact public

health. Creating such opportunities for residents will help Buckeye to grow in a way that is aligned with the community's values while gaining support and trust by residents in their municipal government.

4.5 ARTS AND CULTURE

The land encompassed by Buckeye has a rich cultural history dating back over a thousand years when the Hohokam Indians lived and farmed along the Gila River. Although the Hohokam left the Buckeye Valley over 700 years ago, their artisanship and farming culture have been carried throughout Buckeye's history and culture today. Celebrating Buckeye's culture and heritage is essential for the cultural growth of the City. Acknowledging and creating art, both physical art pieces and performance art, within the City is one way in which Buckeye's culture can be celebrated while also adding to the overall character of the community. As arts and culture-related resources are generally found in maturely developed areas, many of these resources in Buckeye are located south of I-10. As development expands north of I-10, it will be important for City and private developers to help facilitate an environment suitable for arts and culture.

The Arts and Culture Element addresses the conservation and recognition of Buckeye's heritage, including arts, history, and diversity. Detailed approaches to arts and culture that are not covered in the General Plan are further delineated in the 2016 Parks and Recreation Master Plan.

Historic Resources

Buckeye's history is visible throughout the community through historic structures. Buckeye has two properties listed on the National Register of Historic Places (NRHP), which are the Buckeye Union High School A-Wing and the Hassayampa Bridge. Both places were built in the 1920s and have been restored or repaired, giving them a continued historic presence.

There are other historic places in Buckeye that are not on the NRHP, but are historically significant to Buckeye. These include the Liberty United Methodist Church and the First Southern Baptist Church, both of which are still active in the community as well as Liberty Cemetery. Other historic buildings include the Ware Building, the Buckeye Courthouse and Jail, the Joslin Building, the Buckeye Women's Club, the Milestone Café, and the May Building.

Another way in which Buckeye's heritage is preserved is through the Buckeye Valley Museum. The museum first opened in 1954 by the Buckeye Valley Historical and Archaeological Society. The society continued to operate the museum until 2007, when the City officially took over operations of the facility.

Through the museum, artifacts are collected and exhibited to showcase the heritage of Buckeye, including the City's deep running agricultural roots. The museum has also participated in the Arizona Memory Project, which includes a series of 15 audio interviews of Buckeye locals telling their own personal histories.

Arts in Buckeye

The arts are a way to express Buckeye's heritage and culture while continually evolving as a community. Art can be expressed through public art and creative art disciplines. Public art can enhance the community identity and create a sense of place. This type of art can also be functional, such as proving shade structures to pedestrian.

The Community Services Department is responsible for providing creative art programs to Buckeye residents. The Community Services Department is a great resource for arts and culture activities and is available to all residents in Buckeye. Given the Department's primary presence in downtown, the majority of services can be found in this vicinity. Because the recreation center is located in downtown Buckeye, arts programs are not currently readily accessible for residents who live further north of the downtown area.

4.6 GOALS AND POLICIES

This section lists the goals and the corresponding policies for the Stewardship Theme. The colored blocks indicate which element(s) the goals and policies are related to. Because the themes in this General Plan are often interconnected, colored blocks may be found under more than one theme. Abbreviations for each element are as follows:

Growth	Services	Stewardship
LU – Land Use	PSF – Public Services, Facilities, Buildings, and Safety	EPU – Environmental Planning and Urban Design
ED – Economic Development	E – Education	EC – Energy and Conservation
GA – Growth Areas	T – Transportation/Circulation and Bicycling	NP – Neighborhood Preservation, Rehabilitation, and Redevelopment
H – Housing	WR – Water Resources	HC – Healthy Communities
COD – Cost of Development	ROS – Recreation and Open Space	AC – Arts and Culture

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Goal ST-1	Buckeye is dedicated to preserving the aesthetic and environmental qualities of the desert.	■	■								■	■	■		■	■
Policy ST-1.1	The City of Buckeye should preserve unique and rare landscape elements throughout the MPA, such as mountains, hills, rock outcroppings and buttes, rivers, washes, drainages, tracts of mature and healthy native vegetation, canyons, and slopes and should provide accessibility to these unique landscape elements as appropriate.	■									■	■				
Policy ST-1.2	The City of Buckeye should protect the views of mountain ridge lines and other natural landscapes that contribute to the identity of Buckeye.	■	■									■	■		■	■

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy ST-1.3	The City of Buckeye will continue its collaborative efforts with the Arizona Game and Fish Department, developers, property owners, and advocacy groups, such as the White Tank Mountains Conservancy, to plan, design, and implement solutions for barriers to wildlife passage through washes, drainage ways, and other open space corridors where appropriate.	■	■						■		■	■	■		■	■
Policy ST-1.4	The City of Buckeye will continue to collaborate with the Arizona Game and Fish Department, public agencies, and property owners to determine methods for preserving and restoring the Gila River and Hassayampa River.	■										■	■		■	■
Policy ST-1.5	The City of Buckeye will strive to maintain wash corridors in a natural state, with exceptions for clearance for fire protection, flood mitigation, and / or invasive species eradication.	■										■	■			■
Policy ST-1.6	The City of Buckeye should consider focusing resources on the enhancement of the rivers to ridges concept with greenways that connect the White Tank Mountains, Buckeye Hills, Maricopa Mountains and the Gila and Hassayampa Rivers to surrounding undeveloped landscapes.									■		■	■		■	■
Policy ST-1.7	In order to actively seek to reduce, avoid, or minimize impacts, the City of Buckeye should work to include a requirement during the initial phases of planning by the developer to consult the Open Space and Trails plan, wildlife linkages, and drainage ordinances to identify where impacts may be potential.	■										■	■			
Goal ST-2	Important natural assets are protected from the man-made environment.	■								■		■	■		■	
Policy ST-2.1	The City of Buckeye should develop a consistent strategy with the Arizona Game and Fish Department for buffering land uses adjacent to natural environments and wildlife habitats, such as river corridors and natural drainageways, to minimize impacts caused by urbanization. Such strategy may include the placement of parks and trails on the fringes of known corridors, to buffer uses and should include requirements under ordinances with a measurable buffer.	■								■		■	■		■	

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy ST-2.2	Development, including transportation infrastructure, should limit impacts on the natural environment through mitigation measures, such as buffer zones, open edge treatments, low impact drainage design, and retaining wildlife corridors where appropriate. Impacts should be avoided, minimized, and / or mitigated appropriately in consultation with the Arizona Game and Fish Department to inform placements, designs, and monitoring.	■							■		■	■	■			
Policy ST-2.3	The City of Buckeye should strive to protect environmentally sensitive areas from disturbances due to construction.	■										■	■			
Policy ST-2.4	The City of Buckeye will work will encourage a pattern of development that protects ecological connectivity from the White Tank Mountains to the Hassayampa River and to neighboring mountain ranges.	■										■				
Policy ST-2.5	The City of Buckeye should require future MPCs to conform to a plan that ensures regional ecological connectivity	■										■				
Policy ST-2.6	The City of Buckeye should provide for wildlife crossings where needed in the transportation plan.	■										■				
Policy ST-2.7	New development should provide appropriate buffers and / or setbacks when adjacent to wildlife corridors or protected natural open space.	■										■				
Goal ST-3	Landscaping and architecture are compatible with the desert character.	■							■			■				
Policy ST-3.1	The City of Buckeye will encourage the use of drought tolerant and native plants for landscaping.								■			■				
Policy ST-3.2	The City of Buckeye should update the Native Plant Inventory Program to protect native plants and preserve the desert landscape.											■				
Policy ST-3.3	The City of Buckeye should develop an invasive plant strategy to encourage removal, reduce movement, and decrease facilitated growth of invasive species.											■				
Policy ST-3.4	The City of Buckeye should promote architecture, including materials selection, building scale, and color scheme, that is compatible with the desert landscape.	■										■				

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Goal ST-4	Buckeye upholds a standard of high-quality design in the built-environment.	■	■	■						■		■	■	■		■
Policy ST-4.1	Activity Centers should be developed with a focus on walkability, bikeability, and overall pedestrian connectivity.									■		■	■			■
Policy ST-4.2	Activity Centers and Master Planned Communities should integrate civic spaces with parks, plazas or other gathering places and be designed to include public art.										■	■				■
Policy ST-4.3	Where possible, new development should minimize surface parking and design projects to encourage use of alternate modes of transportation.	■								■		■				■
Policy ST-4.4	Development in vacant open space should create a visual edge beyond which the impact to the natural environment will be minimized.	■		■								■	■			
Policy ST-4.5	Development should create an appropriate sense of arrival into and from its project boundary.	■	■							■		■				■
Policy ST-4.6	Activity Centers should provide enhanced way-finding and destination signage to create a sense of arrival.		■	■								■				■
Goal ST-5	Buckeye has a network of paths and trails that provide local and regional links.	■					■	■	■		■	■				■
Policy ST-5.1	The City of Buckeye should develop a comprehensive network of paths and trails between natural and man-made linear features, such as canals and powerline corridors, to provide connectivity between open spaces.									■		■				■
Policy ST-5.2	The City of Buckeye should provide multi-use paths and trails between parks and other passive and active recreational facilities.						■		■		■	■				■
Policy ST-5.3	The City of Buckeye should encourage paths between planned communities and trail networks.	■								■		■				■
Policy ST-5.4	The City of Buckeye will coordinate with adjacent cities and Maricopa County to establish connections with trails identified in their parks or trails Master Plans.	■	■							■		■				■
Policy ST-5.5	The City of Buckeye will partner with Maricopa County to develop the Maricopa Trail through Buckeye’s MPA and ensure linkages to the trail as well as regional parks in coordination with the TMP.	■	■							■		■				■

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy ST-5.6	The City of Buckeye should prioritize open space connectivity between natural resources, such as Rivers to Ridges, by connecting the White Tank Mountains south to the Gila River and west to the Hassayampa River.	■	■								■	■		■		
Goal ST-6	Stormwater is efficiently managed throughout the City.	■					■		■		■	■		■		
Policy ST-6.1	The City of Buckeye should consider establishing a Stormwater Quality Utility Division under the Public Works Department to manage water quality controls of stormwater runoff.						■				■					
Policy ST-6.2	The City of Buckeye should evaluate methods of and encourage the use of sustainable stormwater management, such as pervious pavements, vegetated roofs, and utilization of natural desert washes.								■		■	■		■		
Goal ST-7	Light and noise pollution is minimized.	■						■			■	■	■	■		
Policy ST-7.1	The City of Buckeye will update the Exterior Lighting ordinance to include additional dark sky standards and develop standards for public right-of-way and hillside lighting.	■						■			■					
Policy ST-7.2	The City of Buckeye should implement designs for reducing light dissipation and glare.	■									■		■	■		
Policy ST-7.3	The City of Buckeye will require appropriate noise attenuation strategies in non-residential site plans where proposed uses may generate high noise.	■									■		■	■		
Policy ST-7.4	The City of Buckeye should develop and / or adopt the dark skies ordinances set forth by other cities and counties.	■									■			■		
Goal ST-8	Energy in Buckeye is used responsibly and efficiently.	■				■	■	■			■	■	■			
Policy ST-8.1	The City of Buckeye should implement citywide strategic energy plan and measures to reduce energy used by municipal buildings.						■					■				
Policy ST-8.2	The City of Buckeye should actively educate residents and property owners on strategies to conserve and efficiently use energy.							■				■				

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy ST-8.3	The City of Buckeye should encourage developers to maximize the use of native vegetation for shade around buildings, parking surfaces, and sidewalks to reduce heat absorption and energy used for cooling. The City should also encourage the retention of natural wash corridors and open spaces to reduce heat absorption and energy used for cooling.	■							■			■	■			
Policy ST-8.4	The City of Buckeye should provide incentives for new construction, renovations, and redevelopment projects that implement energy conservation measures, such as the installation of energy saving retrofits, including double-paned windows and light-emitting diode (LED) lightbulbs when appropriate and compliance with the Energy Conservation Code.					■						■	■			
Policy ST-8.5	The City of Buckeye should promote and encourage the use of alternative and / or renewable fuel and energy sources for City vehicle fleets.						■					■				
Goal ST-9	Green building practices are utilized in Buckeye.	■					■					■				
Policy ST-9.1	The City of Buckeye should support sustainable initiatives, such as LEED certification and Sustainable SITES Initiative for new municipal buildings where appropriate.						■					■				
Policy ST-9.2	The City of Buckeye should encourage innovative waste-to-energy solutions to be utilized in new development.	■					■					■				
Policy ST-9.3	The City of Buckeye should encourage buildings and structures to be oriented in a way that maximizes solar energy generation potential.	■										■				
Goal ST-10	Natural resources are protected through conservation management strategies.	■					■		■	■	■	■		■		
Policy ST-10.1	The City of Buckeye should develop a natural resource preservation plan.								■		■	■				
Policy ST-10.2	The City of Buckeye will work with the Bureau of Land Management, Arizona State Land Department and other State and federal agencies to help regulate the appropriate use the use of their lands and prevent illegal use and dumping.	■									■	■				
Policy ST-10.3	The City of Buckeye should require that new development include soil testing and analysis of geological hazards.	■										■				

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy ST-10.4	The City of Buckeye will require mining remediation plans to ensure that impacts of sand and gravel operations are mitigated during operations and long term after mining operations cease.	■										■	■		■	
Policy ST-10.5	The City of Buckeye should work with volunteer groups to host litter clean up days throughout the MPA.						■			■		■				
Policy ST-10.6	The City of Buckeye will protect all watersheds within the MPA of contaminants from human activities.	■										■	■		■	
Policy ST-10.7	Developers should conserve significant natural resources in their development plans, such as wash corridors, hillsides, viewsheds, and mature vegetation.	■							■	■		■	■		■	
Goal ST-11	Neighborhoods in Buckeye are unified while maintaining their own unique character.				■		■		■	■		■	■	■	■	
Policy ST-11.1	The City of Buckeye will encourage residential developers to use design elements, such as architecture, landscaping, design, and signage to enhance neighborhood identity.													■	■	
Policy ST-11.2	The City of Buckeye should support Homeowners Associations (HOA) and other neighborhood groups working to maintain and / or improve neighborhood character.				■									■	■	
Policy ST-11.3	The City of Buckeye should utilize paths, trails, open space, and community facilities to link neighborhoods.						■		■	■		■	■	■	■	
Policy ST-11.4	The City of Buckeye should identify neighborhoods that do not have HOAs and seek to accommodate these neighborhoods with the appropriate maintenance support.				■		■							■	■	
Goal ST-12	Neighborhoods that are in need of rehabilitation or redevelopment are revitalized, creating vibrant places in Buckeye.	■	■	■	■	■	■					■	■	■	■	
Policy ST-12.1	The City of Buckeye should work with groups representing older neighborhoods to monitor and evaluate ongoing needs for maintenance of property and structures.	■			■		■							■		
Policy ST-12.2	The City of Buckeye should prioritize efforts for neighborhood revitalization in targeted areas that need the most improvement to quality of life.	■			■									■	■	
Policy ST-12.3	The City of Buckeye should encourage infill development for the revitalization of neighborhoods, including Historic Downtown, especially where there is an excess of vacant lots, deteriorated or underutilized properties.	■	■	■	■							■		■	■	

Stewardship

4.0

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy ST-12.4	The City of Buckeye should identify deficiencies in community amenities within neighborhoods and work with local groups to improve neighborhood services and amenities.						■							■	■	
Policy ST-12.5	The City of Buckeye should invest in areas with underserved populations.					■								■	■	
Policy ST-12.6	The City of Buckeye should monitor illegal dumping of trash and debris within neighborhoods and throughout the MPA.	■				■	■						■		■	
Goal ST-13	The City of Buckeye and neighborhoods have a constructive relationship built on strong communication.	■						■						■	■	■
Policy ST-13.1	The City of Buckeye should provide educational materials regarding neighborhood improvements to communities.							■						■	■	
Policy ST-13.2	The City of Buckeye will encourage ongoing citizen participation in land use planning.	■												■	■	■
Policy ST-13.3	The City of Buckeye should encourage and facilitate neighborhood participation in community events and programs.													■	■	■
Goal ST-14	Buckeye is an active city with programs and facilities that enable healthy lifestyles.	■	■				■	■		■	■			■		
Policy ST-14.1	The City of Buckeye should facilitate, sustain, and improve the health and well-being of all persons in the community through public education and expanded social service programming.						■	■							■	
Policy ST - 14.2	The City of Buckeye should plan neighborhoods to be within ¼ mile to ½ mile of a pocket or neighborhood park and paths and trails that connect them into a system.									■	■				■	
Policy ST - 14.3	The City of Buckeye should continue to encourage developers of Master Planned Communities to incorporate a variety of park types from pocket, neighborhood, to community parks as well as natural desert open space into plans.	■								■					■	
Policy ST - 14.4	The City of Buckeye should encourage the development and programming of public gathering places in Master Planned Communities.	■	■							■				■	■	
Policy ST - 14.5	The City of Buckeye should provide a system of off-street paths and trails that connect parks and open spaces with residential and commercial areas.	■							■	■	■				■	

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Goal ST-15	Medical facilities provide convenient access to health care for Buckeye residents.															
Policy ST - 15.1	The City of Buckeye should support and encourage the expansion of para-transit and transit to medical facilities in the community.															
Policy ST - 15.2	The City of Buckeye should review the effectiveness and potential expansion of the Community Paramedicine Program through the preparation of a City-wide Health Impact Assessment.															
Goal ST-16	Residents in Buckeye have access to healthy food options.	■			■							■				■
Policy ST- 16.1	The City of Buckeye should commission a study with recommendations to encourage and expand healthy food options for Buckeye residents.															
Policy ST- 16.2	The City of Buckeye should amend zoning regulations to allow community gardens, farmers markets, and urban agriculture in all residential zoning districts.	■			■							■				■
Policy ST- 16.3	The City of Buckeye should encourage developers and HOAs to relax private garden restrictions and provide community gardens.	■			■											
Policy ST- 16.4	The City of Buckeye should work with commercial developers to ensure food outlets are incorporated into development around the community to ensure easy and convenient access.	■	■													■
Policy ST- 16.5	The City of Buckeye should encourage the use of appropriate edible landscaping (agriscaping) to provide additional food resources for residents and wildlife.	■										■				■
Goal ST-17	Air quality is protected while balancing the needs of the community.	■										■				■
Policy ST- 17.1	The City of Buckeye should review the City's ordinances and regulations to identify and implement policy changes to improve air quality standards for the control of particulates associated with construction.	■					■					■				■
Goal ST-18	The Buckeye community is celebrated through the arts, events, and programs.	■	■			■	■	■			■					■
Policy ST- 18.1	The City of Buckeye should recognize art and cultural heritage as a necessary component to improved quality of life and sense of identity in Buckeye.										■					■

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy ST-18.2	The City of Buckeye should encourage and support the celebration and preservation of diverse traditions, such as the City’s agricultural heritage, through cultural activities, arts, and special events.		■								■				■	■
Policy ST-18.3	The City of Buckeye should develop resources and programs through public venues, such as community centers, that educate residents and visitors about the diverse cultures within Buckeye.						■	■			■				■	■
Policy ST-18.4	The City of Buckeye should continue to promote and support existing events and festivals, such as the Buckeye Melodrama, Buckeye Air Fair, Buckeye Marathon, and Holiday Boutique, which celebrates arts and craft while continually creating new opportunities to bring unique experiences to the community.		■								■				■	■
Policy ST-18.5	The City of Buckeye should identify opportunities and potential funding sources to expand its current offerings of performing, visual, and literary arts programs for all age groups and abilities.		■			■	■				■					■
Policy ST-18.6	The City of Buckeye should evaluate opportunities to extend arts programs to areas in Buckeye that currently do not have access to existing recreation centers.						■				■					■
Policy ST-18.7	The City of Buckeye should foster public art within the community by identifying opportunities to partner with schools and various local art groups to enhance the presence of physical and functional art in public places, such as City facilities.						■	■								■
Policy ST-18.8	The City of Buckeye should consider incentives for developers of Master Planned Communities to incorporate art that reflects the Buckeye identity into their projects.	■				■										
Goal ST-19	Buckeye’s history is well preserved.	■													■	■
Policy ST-19.1	The City of Buckeye should protect and preserve significant historical and archaeological sites to the maximum extent possible.	■														■
Policy ST-19.2	The City of Buckeye should maintain a list of Nationally Registered Historic Places or eligible properties through a Historical Resource Inventory.	■														■
Policy ST-19.3	The City of Buckeye should seek funding to support the maintenance of Nationally Registered Historic Places and other locally significant landmarks.															■

Reference No.	Goals and Policies	Growth					Services					Stewardship				
		LU	ED	GA	H	COD	PSF	E	T	WR	ROS	EPU	EC	NP	HC	AC
Policy ST-19.4	The City of Buckeye should support a well curated Buckeye Valley Museum as a place that preserves, educates, and celebrates Buckeye’s history.		■													■
Policy ST-19.5	The City of Buckeye should work with the community to evaluate the potential for additional historic designations of landmarks or districts as requested by the community.														■	■
Policy ST-19.6	The City of Buckeye should promote and encourage visitation to historic sites throughout Buckeye.		■													■
Goal ST-20	Buckeye’s art and culture promotes the City of Buckeye as a desirable destination for visitors and residents.		■			■	■			■					■	■
Policy ST-20.1	The City of Buckeye should promote cultural venues, including performing arts and art exhibition facilities.		■				■								■	■
Policy ST-20.2	The City of Buckeye should focus resources on future tourism initiatives.		■			■										■
Policy ST-20.3	The City of Buckeye should develop enhanced access to local recreational attractions.									■					■	■
Goal ST-21	Local decisions reflect the shared community vision.	■						■						■	■	■
Policy ST-21.1	The City of Buckeye will actively promote citizen participation in local decision-making processes and continually educate citizens on how they can contribute to these community decisions.	■						■							■	■
Policy ST-21.2	The City of Buckeye will encourage participation from community members and involve affected neighborhood groups when municipal decisions can affect them, especially when public health can be impacted.	■											■	■	■	
Policy ST-21.3	The City of Buckeye should assess and monitor residents’ needs through regularly scheduled citizen satisfaction surveys.							■							■	■
Goal ST-22	Buckeye is a regional tourist destination.		■							■						■
Policy ST-22.1	The City of Buckeye should promote existing attractions as well as a variety of additional year-round tourist attractions.		■							■						■
Policy ST-22.2	The City of Buckeye should create opportunities for ecotourism and agritourism throughout the community.		■							■						■

Implementation

5.1 Implementation Actions

Plans are of little value unless they lead to action. To help move the General Plan from the role of guidance to implementation, the City has identified a set of actions it will carry out over the next twenty years to accomplish the goals and policies included in this General Plan.

This section utilizes a table format to help outline the implementation actions included in this General Plan. A guide to reading this table is provided below and illustrated on Figure 5-1.

Figure 5-1. How to Read the Implementation Program

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going	Complete
Land Use							
1.	Prepare a specific area plan for the Buckeye Airport Employment Activity Center in close coordination with Luke AFB.	Goal G-5 Goal G-8	■				

Action Number:
Action number (numbered by theme).

Implementation Action:
Specific action to be taken to implement the relevant goal.

Relevant Goal:
The goals supported by the given Action.

Timeframe:
Year in which each action should be completed:

- Short (1-5 years)
- Mid (5-10 years)
- Long (11 or more years)
- On-going
- Complete

Some items can have both a number of years

Plan Element

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5.2 Growth Theme

The following are the implementation actions for the Growth Theme.

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going	Complete
Land Use							
1.	Coordinate with Maricopa County to ensure adjacent land uses are compatible.	Goal G-1 Goal G-5				■	
2.	Participate on regional planning efforts.	Goal G-1				■	
3.	Amend the Development Code to establish buffered transitions between unlike uses and from sensitive environmental areas.	Goal G-2	■				
4.	Establish enhanced noticing program for development located within Luke AFB High Noise or Accident Potential Zones. (2019)	Goal G-5	■				■
5.	Maintain coordination with BLM and Arizona State Land Department regarding BLM property in the Buckeye MPA that is or may be designated for disposal and to prevent illegal use and dumping.	Goal G-6 Goal ST-10				■	
6.	Prepare and implement a City-wide annexation policy to guide the expansion of future City limits.	Goal G-6	■			■	
Economic Development							
7.	Update the Economic Development Strategic Plan.	Goal G-9	■				
8.	Prepare and implement a redevelopment and revitalization plan for downtown Buckeye.	Goal G-9 Goal ST-12				■	
9.	Identify sites for food truck venues and incubator sites for small businesses and entrepreneurs.	Goal G-10	■				

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going	Complete
10.	Participate on local and regional economic committees, including the Buckeye Valley Chamber of Commerce, the Arizona Association for Economic Development (AAED), WESTMARC, MAG, GPEC, and similar organizations.	Goal G-11				■	
11.	Refine expedited permitting program to facilitate the development of strategic economic development projects.	Goal G-11	■			■	
12.	Conduct fiscal impact analyses on major economic development projects to determine costs and impacts to the City, both immediate and long term (operations and maintenance).	Goal G-11				■	
Growth Areas							
13.	Prepare a specific area plan for the Historic Downtown Buckeye Activity Center.	Goal G-5 Goal G-8	■				
14.	Prepare a specific area plan for the Buckeye Gateway Activity Center.	Goal G-5 Goal G-8	■				
15.	Prepare a specific area plan for the Buckeye Airport Employment Activity Center in close coordination with Luke AFB.	Goal G-5 Goal G-8	■				
16.	Prepare a specific area plan for the White Tank Mountain Resort Activity Center.	Goal G-5 Goal G-8		■			
17.	Prepare a specific area plan for the Buckeye Highlands Activity Center.	Goal G-5 Goal G-8			■		
18.	Prepare a specific area plan for the Buckeye Hills Activity Center.	Goal G-5 Goal G-8			■		
19.	Prepare targeted infrastructure expansion and specific area plans for Generalized Areas for Growth and Activity Centers.	Goal G-5 Goal G-8 Goal S-1		■			
Housing							

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going	Complete
20.	Prepare a housing needs' assessment every five years.	Goal G-17		■		■	
21.	Implement a neighborhood enhancement program to help identify, enhance and maintain the City's older housing stock.	Goal G-20			■	■	
Cost of Development							
22.	Prepare an infill incentive district that encourages redevelopment and infill development.	Goal G-19 Goal G-21 Goal ST-11 Goal ST-12			■		
23.	Update and implement impact fees.	Goal G-21 Goal G-24	■			■	
24.	Pursue public-private partnership to share loss of infrastructure / services.	Goal G-21 Goal S-1				■	

5.3 Services Theme

The following are the implementation actions for the Services Theme.

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going	Complete
Public Services, Facilities, Buildings, and Safety							
25.	Develop and maintain a 5-year CIP and update on an annual basis.	Goal S-1		■		■	
26.	Begin a feasibility study with U.S. Army Corps of Engineers for ring levee around the Beloit waste water treatment plant.	Goal S-1	■				
27.	Conduct and maintain a hazardous waste audit.	Goal S-2 Goal S-5	■			■	
28.	Implement fire and police safety education programs.	Goal S-3				■	
29.	Identify emergency evacuation routes and communicate to the public.	Goal S-4	■			■	
30.	Develop and maintain an emergency evacuation routes plan.	Goal S-4	■			■	

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going	Complete
31.	Update emergency and disaster preparedness plans.	Goal S-5				■	
Education							
32.	Develop local government education programs that can be integrated with school districts' curriculum.	Goal S-6 Goal S-7 Goal S-8		■		■	
33.	Develop and maintain a City-sponsored lifelong learning program for residents.	Goal S-6 Goal S-7 Goal S-8			■	■	
Transportation/Circulation and Bicycling							
34.	Develop a Transportation Master Plan. (2019)	Goal S-9 Goal S-11	■				■
35.	Develop contextually sensitive street cross sections and complete streets design standards.	Goal S-9 Goal S-11 Goal S-14		■			
36.	Work with local, state, and federal transportation agencies to develop long term transportation funding strategies.	Goal S-10				■	
37.	Update the City Code for street related improvements.	Goal S-11	■			■	
38.	Update and implement Right of Way Annexation Policy.	Goal G-6 Goal S-11		■			
39.	Implement the Intelligent Transportation Systems Strategic Plan.	Goal S-11				■	
40.	Develop a truck route plan. (2019)	Goal S-11		■			■
41.	Expand City-wide transit circulator service.	Goal S-12			■		
42.	Update transportation plans to be consistent with regional objectives. (2019)	Goal S-10				■	■
43.	Promote and lobby efforts for transportation facilities in Buckeye including I-11, SR 30, Loop 303, I-10 interchanges and improvements and reopening of ongoing UPRR Wellton Branch.	Goal S-10				■	
44.	Update CIP with needed road improvement on an annual basis.	Goal S-11				■	

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going	Complete
45.	Extend Valley Metro service to Buckeye Municipal Airport.	Goal S-12			■		
46.	Update the Buckeye Municipal Airport Master Plan in close coordination with Luke AFB.	Goal S-13				■	
47.	Create a Bicycle and Pedestrian Master Plan. (2019)	Goal S-14	■				■
Water Resources							
48.	Establish and maintain a 100 year Assured Water Supply designation from ADWR.	Goal S-15				■	
49.	Acquire new water resources through partnership and or acquisition of private water companies.	Goal S-17			■	■	
50.	Review and update the Water Conservation Plan and prepare an emergency drought management plan, coordinate with private water companies to ensure safe, reliable, and cost-effective water supply, and educate public on both.	Goal S-17 Goal S-18		■		■	
Parks and Recreation							
51.	Include public park improvement needs in the Capital Improvement Plan and update and prioritize annually.	Goal S-19				■	
52.	Increase level of service for Buckeye parks in accordance with the 2016 Parks and Recreation Plan to underserved areas of the City.	Goal S-19	■			■	
53.	Consider bonding to fund new City parks and facility projects.	Goal S-19				■	
54.	Collaborate with other City departments, including parks, recreation facilities, fire stations, police substations, and water campuses.	Goal S-19				■	

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going	Complete
55.	Develop a master joint use facilities agreement with the school districts.	Goal S-19				■	
56.	Work with developers during the master planning and platting processes to secure pathway and trail corridors.	Goal S-19				■	
57.	Focus resources to establish Rivers to Ridges Trails to connect Buckeye's natural resources throughout the City's MPA.	Goal S-19 Goal ST-1				■	
58.	Continue the strong partnership with Maricopa County Parks and Recreation on the 310-mile Maricopa Trail and El Rio Trail that will connect the White Tanks south to Estrella Mountain Regional Park and Buckeye Hills Regional Park.	Goal S-19 Goal ST-5				■	
59.	Construct and maintain entrances and trailheads to important Sonoran Desert environments.	Goal S-19		■		■	
60.	Evaluate undeveloped open space land to determine whether the City could benefit from their use for parks and recreation.	Goal S-19				■	
61.	Update Parks and Recreation Plan to include locations and policies for connections of trails across jurisdictional boundaries.	Goal S-19		■			
62.	Conduct an analysis on the types of recreation programs offered by the City and from non-profits and private companies to determine areas that should be strengthened to better serve Buckeye residents.	Goal S-19	■			■	
63.	Survey residents annually to determine the types of recreational programs and events that are desired.	Goal S-20				■	

5.4 Stewardship Theme

The following are the implementation actions for the Stewardship Theme.

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going	Complete
Environmental Planning and Urban Design							
64.	Acquire and preserve environmentally sensitive areas.	Goal ST-1 Goal ST-2				■	
65.	Develop an environmentally sensitive lands ordinance.	Goal ST-1 Goal ST-2 Goal ST-10			■		
66.	Update the City's Hillside Ordinance.	Goal ST-1 Goal ST-2		■			
67.	Contact and collaborate with the Arizona Game and Fish Department and White Tank Mountains Conservancy to develop and implement a best practices guide for wildlife corridors and crossings.	Goal ST-1 Goal ST-2	■				
68.	Develop guideline and incentives that encourage floodplains and washes to be left in a natural state.	Goal ST-1 Goal ST-10		■			
69.	Develop a land preservation plan that indicates prioritization for acquisition that are critical to be preserved because of their open space value.	Goal ST-1 Goal ST-10		■			
70.	Create a multi-agency implementation plan for restoration within the El Rio District.	Goal ST-1		■			
71.	Establish and begin implementation of an In-Lieu Program with the Arizona Game and Fish Department.	Goal ST-1				■	
72.	Explore the adoption of the future updated Sun Valley Area Drainage Master Plan.	Goal ST-2	■				
73.	Create edge treatments and buffer guidelines around significant natural resources.	Goal ST-2		■			
74.	Update the Natural Plant Inventory program.	Goal ST-3				■	

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going	Complete
75.	Explore the creation of a streetscape and design standard plan for prominent roadways in the City.	Goal ST-3		■			
76.	Amend the Development Code to refine architectural and site design standards.	Goal ST-4 Goal G-2 Goal G-8	■				
77.	Expand or create a new zoning district overlay to address building material in industrial areas.	Goal ST-4	■				
78.	Partner with Maricopa County to develop Maricopa Trails through the Buckeye MPA and ensure linkage to trails and regional parks.	Goal ST-5				■	
79.	Update the Storm Water Drainage System Design Manual.	Goal ST-6	■				
80.	Amend the Lighting Code in relation to Dark Sky standards for hillsides and rights-of-way.	Goal ST-7	■				
Energy and Conservation							
81.	Develop and implement City-wide strategic energy plan.	Goal ST-8 Goal ST-9	■			■	
82.	Develop and implement a City Vehicles Transition Plan from Fossil Fuels to Renewable Fuels.	Goal ST-8			■	■	
83.	Amend building code to include LEED standards and encourage LEED certification for certain types of developments	Goal ST-9			■		
84.	Maintain a resident volunteer cleanup program.	Goal ST-10				■	
Neighborhood Preservation, Rehabilitation, and Redevelopment							
85.	Identify historic neighborhoods and develop, adopt, and administer design standards for historic neighborhoods.	Goal ST-11		■		■	
86.	Continue to enforce code requirements to correct unsafe, unsanitary or illegal conditions and to preserve the inventory of safe housing.	Goal G-19 Goal ST-11				■	

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going	Complete
87.	Seek public-private partnerships to restore, rehabilitate, protect, and preserve historic structures and properties.	Goal ST-12				■	
88.	Identify and pursue CDBG programs for residential housing rehabilitation, lead abatement and code improvements to address health, safety, ADA standards, and other applicable standards.	Goal ST-12				■	
89.	Identify reduced property development standards to support and encourage development of infill properties.	Goal ST-12			■		
Healthy Communities							
90.	Develop public educational brochures on the benefits of a healthy community and what Buckeye provides.	Goal ST-14		■			
91.	Conduct a Community Health Needs Assessments and continue to monitor citizen needs through requested citizen satisfaction surveys.	Goal ST-15		■		■	
92.	Expand the Paramedical Program.	Goal ST-15				■	
93.	Amend Development Code to allow community gardens, farmers markets, and urban agriculture in all zoning districts.	Goal ST-16		■			
Arts and Culture							
94.	Develop a comprehensive City-wide arts and culture program.	Goal ST-18			■		
95.	Develop public art incentive program.	Goal ST-18			■		
96.	Continue to promote, support, and expand events and festivals and promote and encourage visitation to historic and cultural sites.	Goal ST-18				■	

Action Number	Implementation Action	Relevant Goal	Short Term	Mid Term	Long Term	On-going	Complete
97.	Identify and maintain list of National Registered Historic Places and evaluate potential for adding additional sites.	Goal ST-19		■		■	




BUCKEYE, AZ




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