



North End Framework Vision Plan

June 2011

Community Participation



Town of FLORENCE

North End Framework Plan

 Swack Partners, pllc
Architecture, Planning & Interiors

JUNE 2011

Create a catalyst for expanding Florence's Main Street as the heart of a vibrant, charming and authentic Arizona community; integrating commerce, government, culture, recreation, entertainment along with high performance development practices that are financially sound, and environmentally sensitive.



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Preservation and Restoration



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Established Project Principles

1. Create Holistically Coordinated Connectivity

- The some of the parts is greater than the whole
- Major linkages to downtown
- Significant connections to north Florence (physical and desired)
- Transition to the River
- Land Use / Transit linkages
- Blocks vs suburban cul-de-sacs

2. Integrated Open Space Fabric

- Necklace of vistas and social realm
- Network of parks and plazas
- Open space enhancing land value
- Agriculture and Open Space
- Creative opportunities for shade and relief
- Streets and sidewalks as open space system

3. Flexibility for the Future

- Balance and blend mixed (horizontal and vertical uses)
- Moderated densities and intensities
- Identify potential catalyst components
- Private / Public Partnerships
- Regional Collaboration

4. Design Excellence

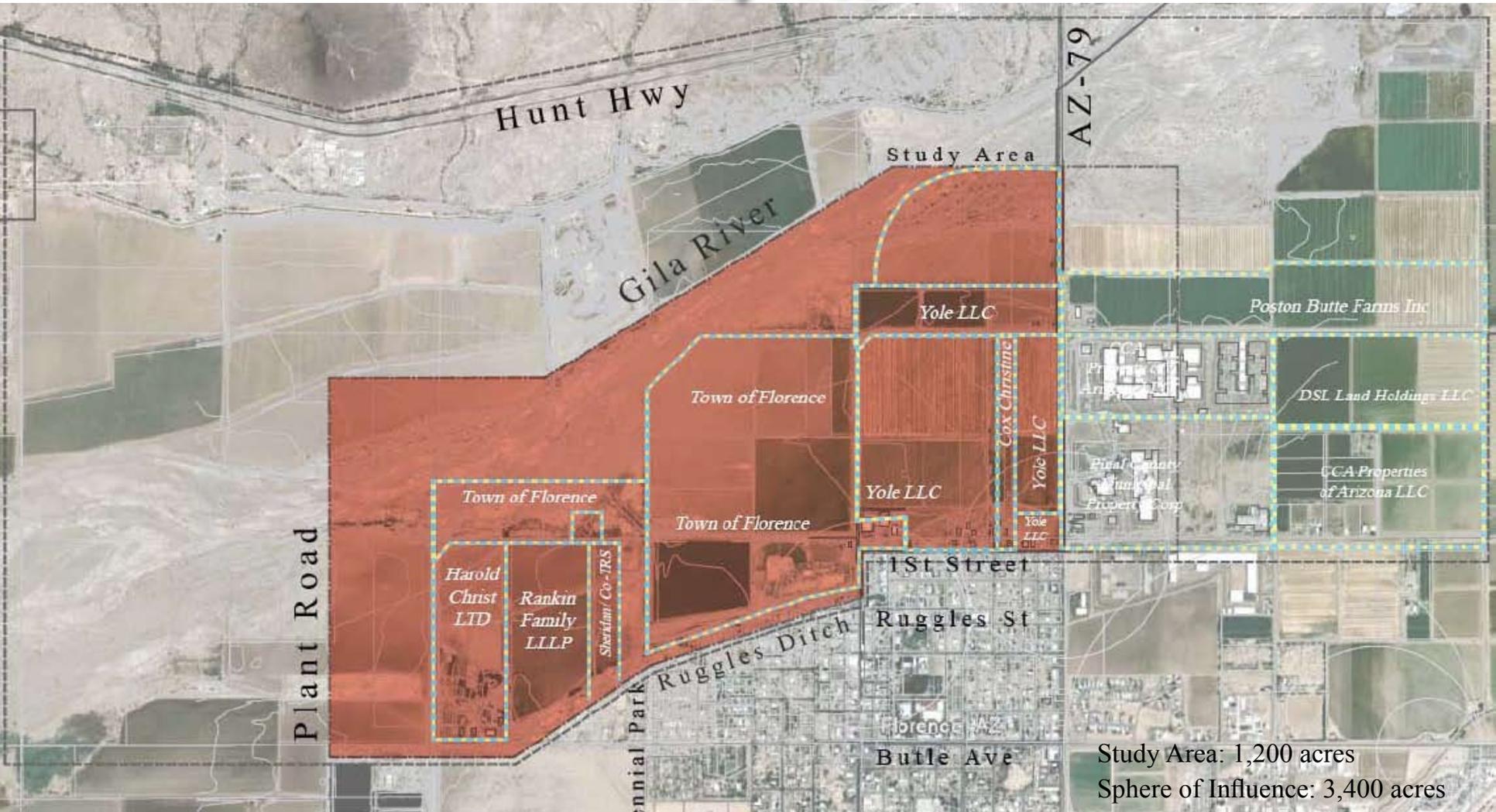
- Authentic architecture
- Foster unique character vs. sameness
- Compliment the existing downtown character
- Position design for branding opportunities
- Charming and vibrant town vs. busy urbanism

5. Significant Sustainability

- Make growth “Smart”
- Consider implementing sustainability programs
- Strive for Green building/ LEED
- Consider LEED ND
- Study One Planet Communities



Study Area



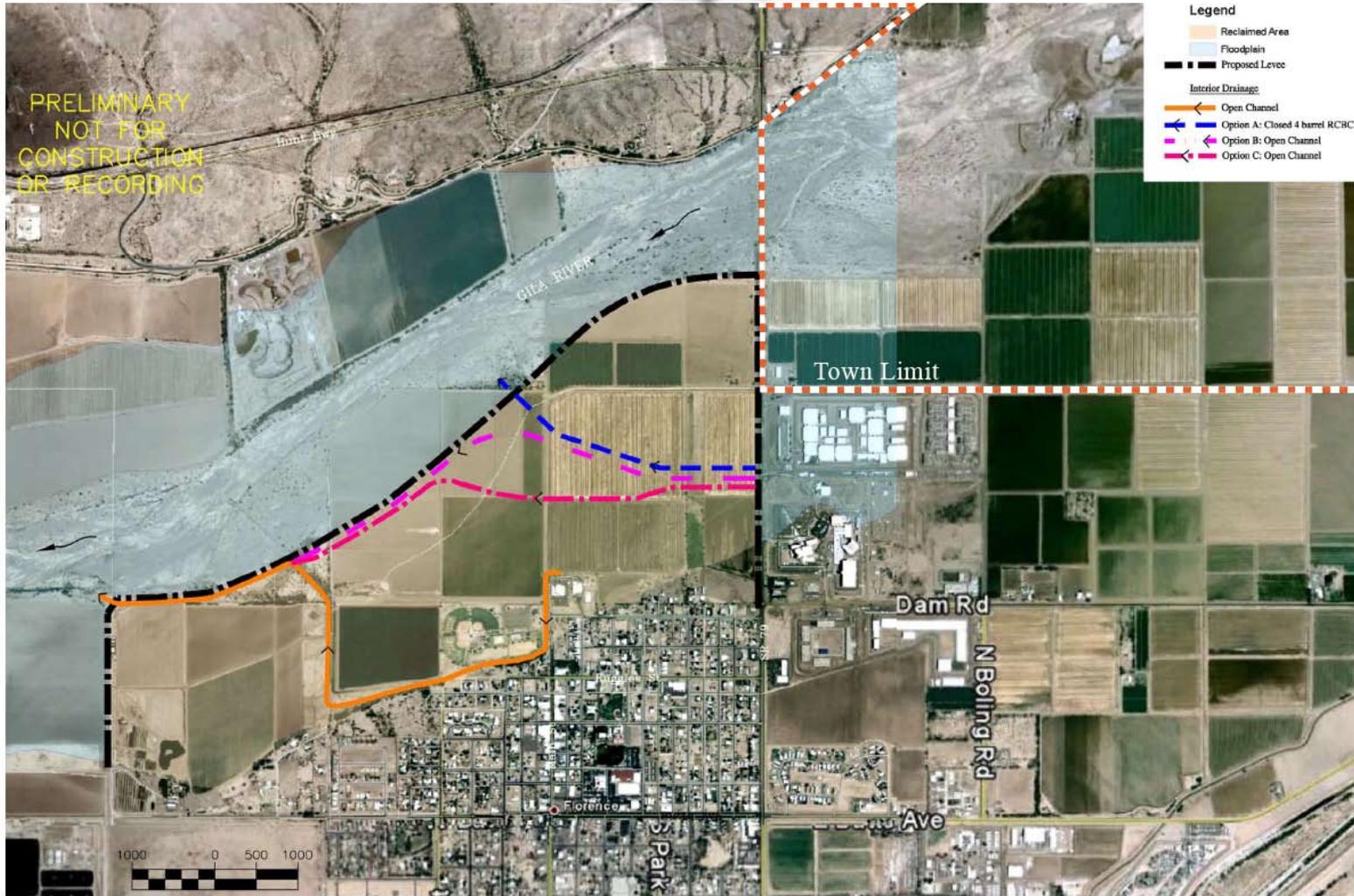
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Floodplain



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Engineer Issues Levee Option



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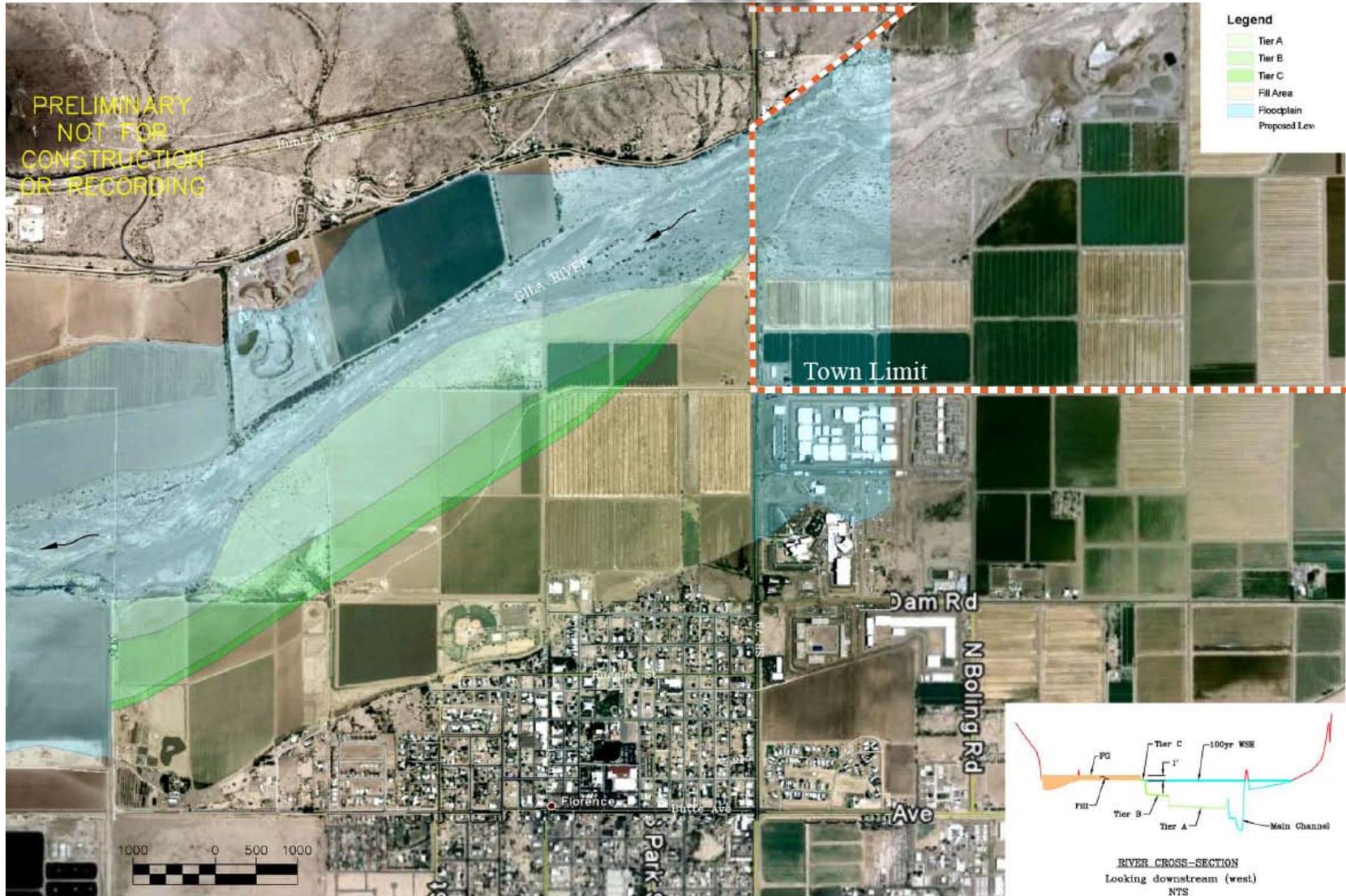
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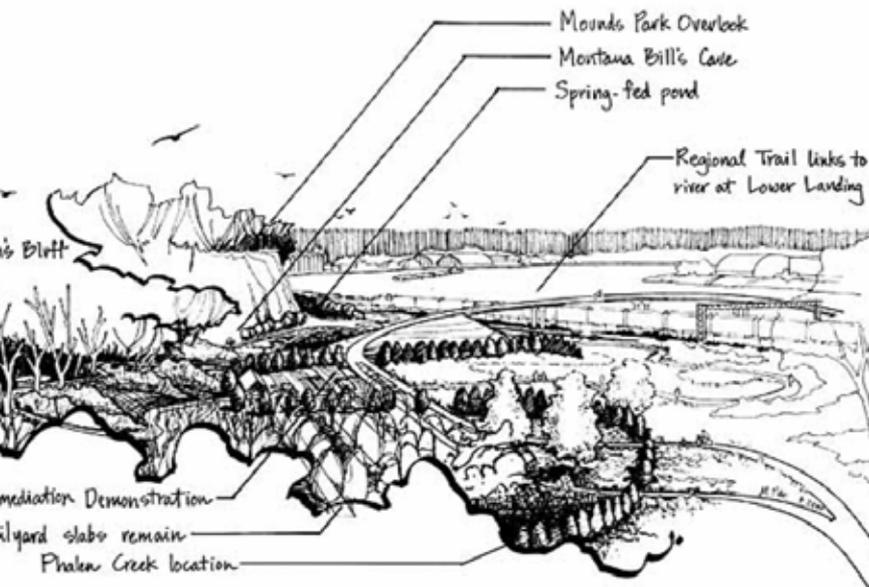
Non-Levee



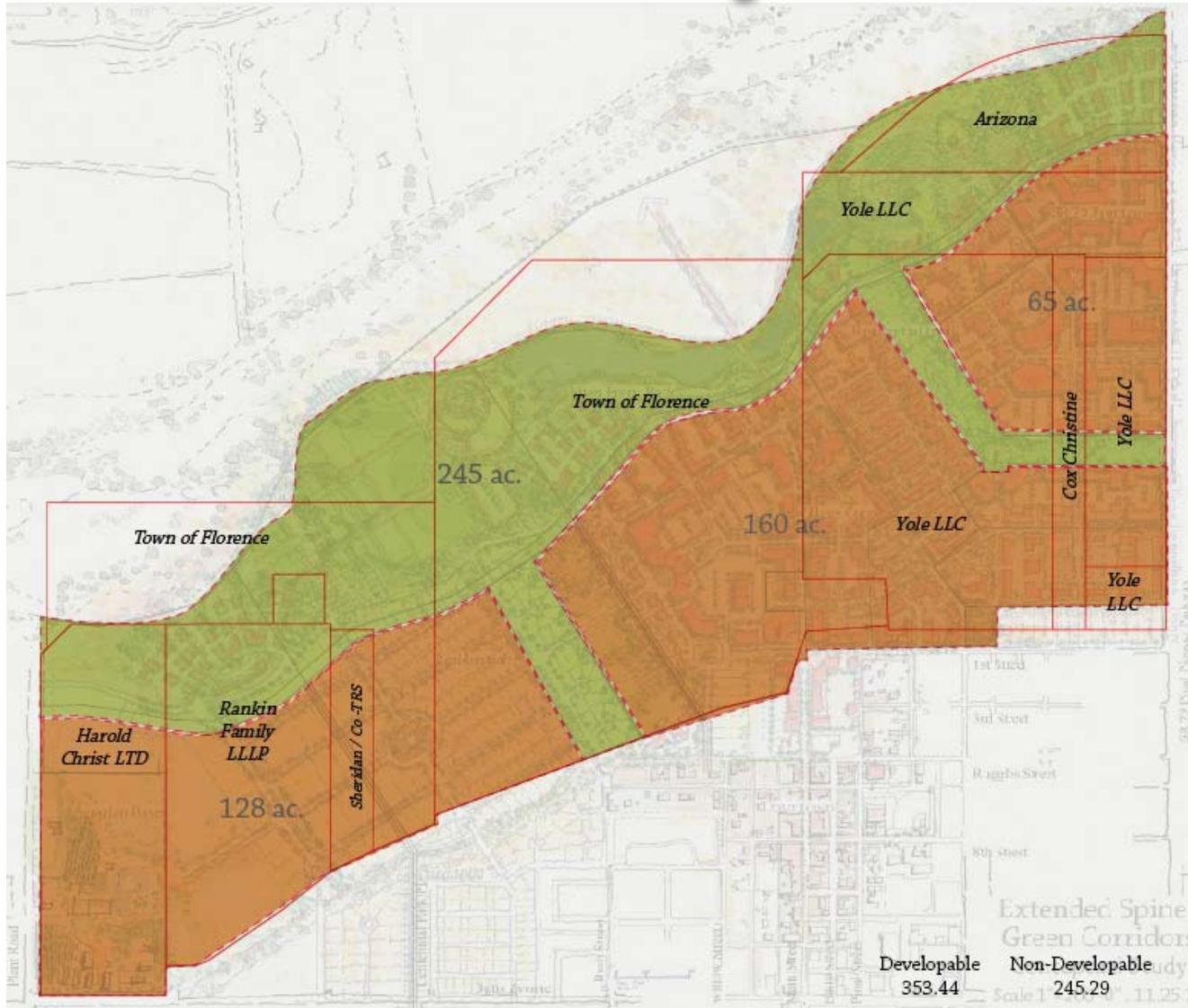
Option 3 (Non-Levee)



Engineer Issues Non-Levee Option



Land Use Budget



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Key Zones



River Front

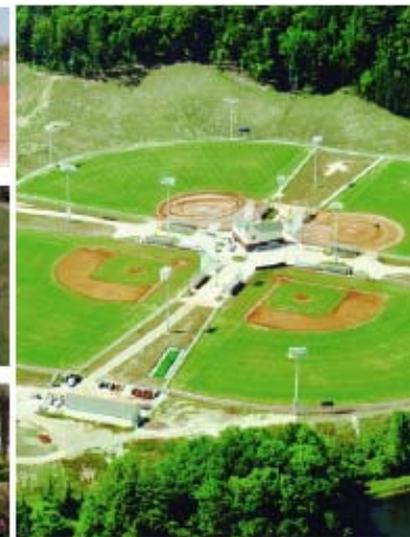


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River Front



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Urban Wilderness



Wildlife Habitat

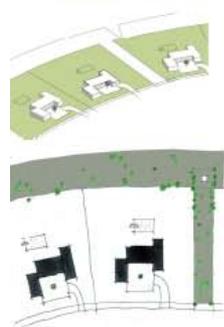


Plant Diversity

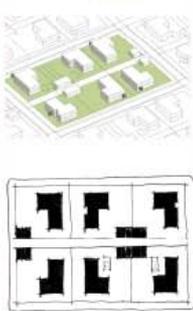


Residential Densities

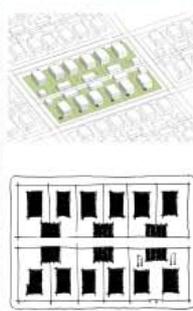
Increasing Density →



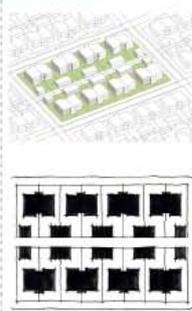
1 du/ac net
0.65 du/ac gross
Golf Lots
200' x 210'
1-2 Floors



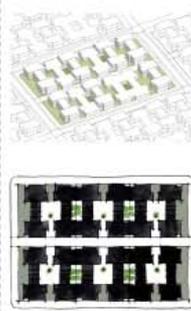
4 du/ac net
2.6 du/ac gross
Quarter Acre Lots
100' x 90'
1-3 Floors



8-12 du/ac net
5.2-8.0 du/ac gross
Eighth Acre Lots
50' x 90'
2-3 Floors



10-14 du/ac net
6.5-9.2 du/ac gross
Duplexes
40' x 90'
2-3 Floors



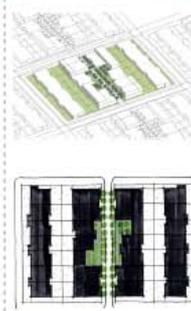
12-16 du/ac net
7.8-10.5 du/ac gross
Courtyard Townhouses
50' x 50' (100'x100' for 4)
2-3 floors



12-16 du/ac
7.8-10.5 du/ac gross
Traditional Townhouses
30' x 90'
2-3 Floors



18-24 du/ac net
11.8-15.7 du/ac gross
Pedestrian Court Townhouse Block;
30'-45' wide to 50'-75' deep
2-3 Floors
(some stacked townhouses)



30-35 du/ac net
19.6-22.8 du/ac gross
Stacked Townhouses
on Podium
30' x 60'
2-4 Floors



35-45 du/ac net
22.8-29.4 du/ac gross
Wrap Apartments
30' x 50'
3-6 Floors, 2 Floors Above
Grade Parking



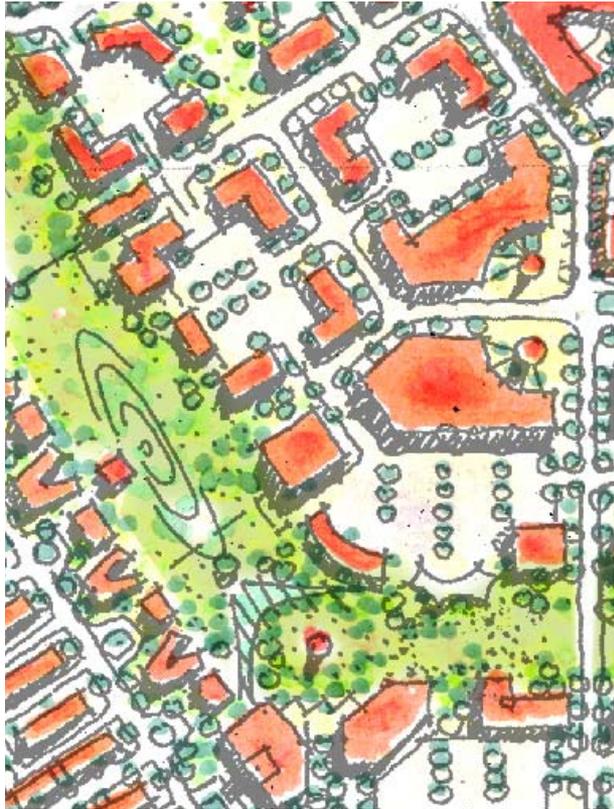
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Residential Densities



Higher Density



Medium Density



Lower Density



Residential Densities



Higher Density



Residential Densities



Medium Density



Residential Densities



Lower Density



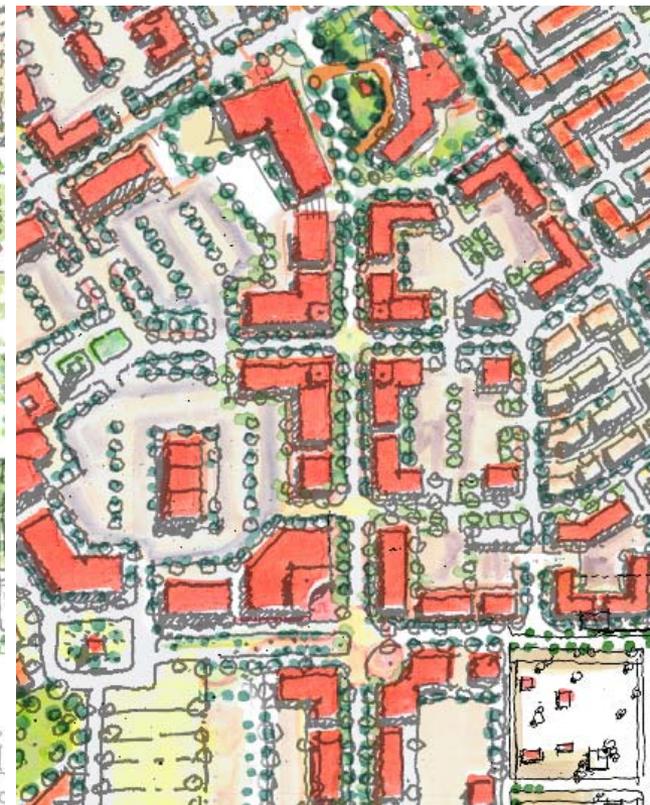
Main Street Link



Couplet Core
Conceptual Study



Village Square
Conceptual Study



Extended Spine
Conceptual Study



Main Street Link



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Main Street Link



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79 Corridor



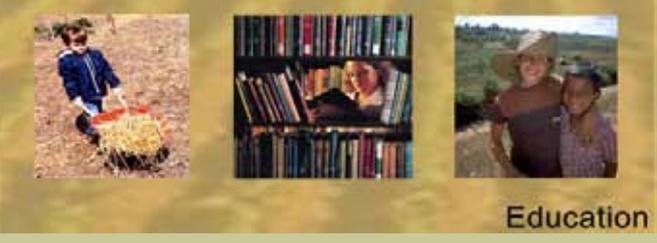
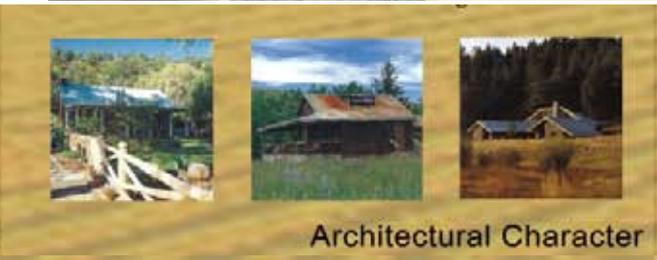
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Agrarian Base



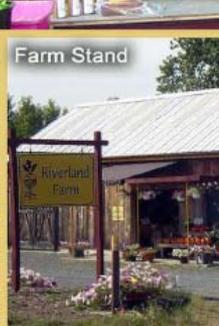
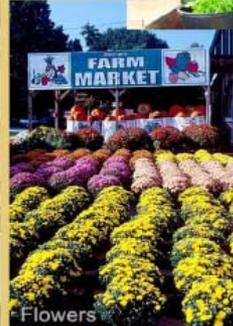
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Agrarian Base



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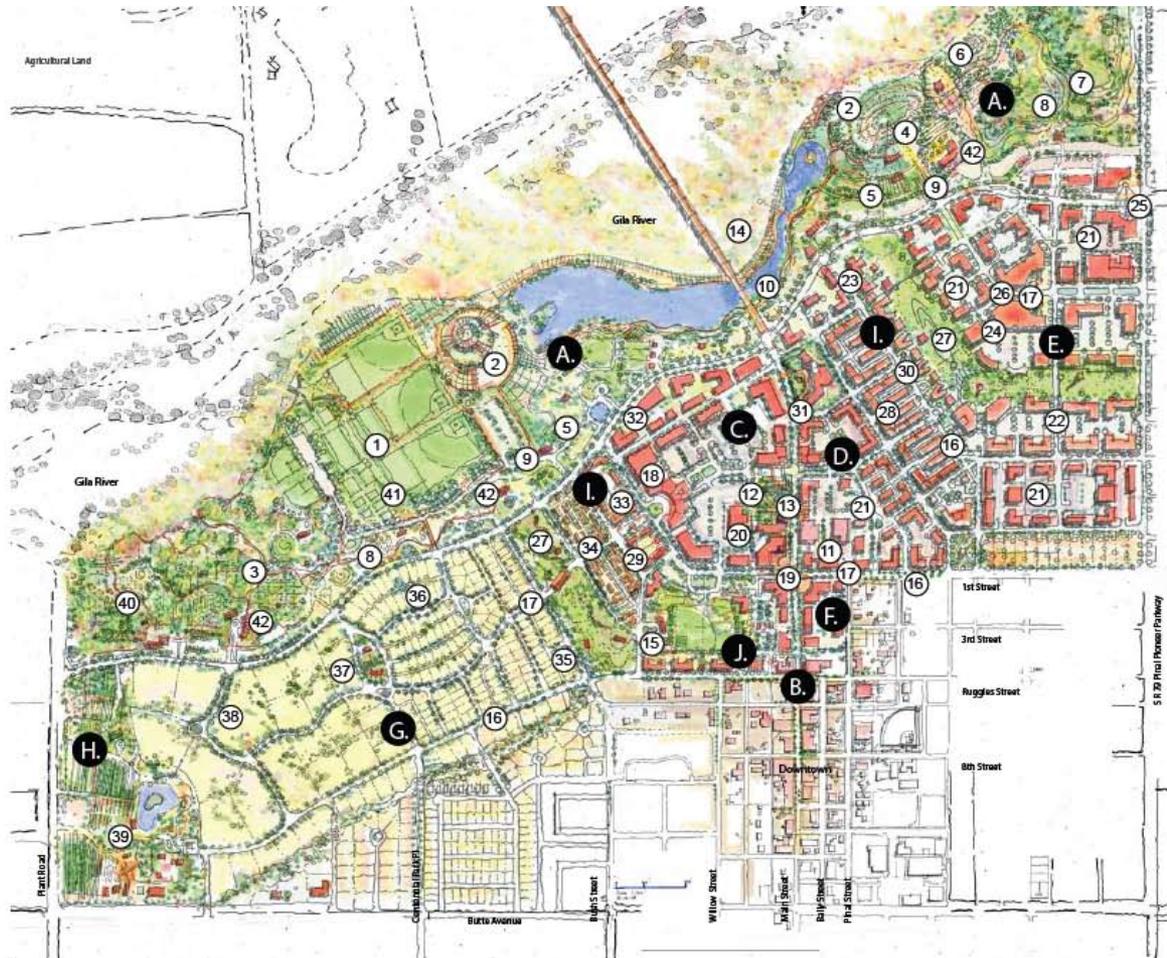
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North End Framework Vision Plan

Key Components

- A.** Riverfront Park
- B.** Main Street Extension
- C.** Civic / Municipal Campus
- D.** Corporate Office Center
- E.** Regional Commercial Center
- F.** Mixed-Use Core
- G.** Residential Village
- H.** Special Agrarian Cornerstone
- I.** Multi-Family
- J.** Heritage Park Enhancement



4. Vision: Aspirations

Special Features

- | | |
|-----------------------------|---------------------------|
| 1 Sport Fields | 22 Corporate Offices |
| 2 Community Gardens | 23 Offices Suites |
| 3 Farm Fields (leased) | 24 Incubator Facilities |
| 4 Amphitheater | 25 Route 79 Corridor |
| 5 Urban Gardens | 26 Big Box Brand Retail |
| 6 Orchards | 27 Green Belt |
| 7 The Grove | 28 Residential Town Homes |
| 8 Path and Trails | 29 Residential Duplexes |
| 9 Access Parking | 30 Live Work |
| 10 Irrigation Pond | 31 Neighborhood Retail |
| 11 Re-Purposed Ex-Town Hall | 32 Specialty Office |
| 12 Gateway Civic | 33 Multi-Family |
| 13 Village Green | 34 Duplexes |
| 14 Bridge Crossing | 35 Small Lot SFD |
| 15 Heritage Park Enhanced | 36 Medium Lot SFD |
| 16 On-Street Parking | 37 Garden Lots |
| 17 Shaded Sidewalks | 38 Farmstead Lots |
| 18 New Town Hall | 39 The Windmill Winery |
| 19 Clock Tower | 40 Multi-Purpose Fields |
| 20 Focal Civic Building | 41 Playgrounds |
| 21 Parking Pods | 42 Pavilions |



North End Framework Vision Plan . Perspective



- 1 SR 79 Frontage . Regional Commercial Corridor
- 2 Office
- 3 Residential . High Density
- 4 River Front Park
- 5 Open Space Linkage
- 6 Bridge Crossing
- 7 Mixed Use Main Street
- 8 Civic Campus
- 9 Residential . Medium Density
- 10 Residential . Low Density
- 11 Agrarian Base



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Main Street View



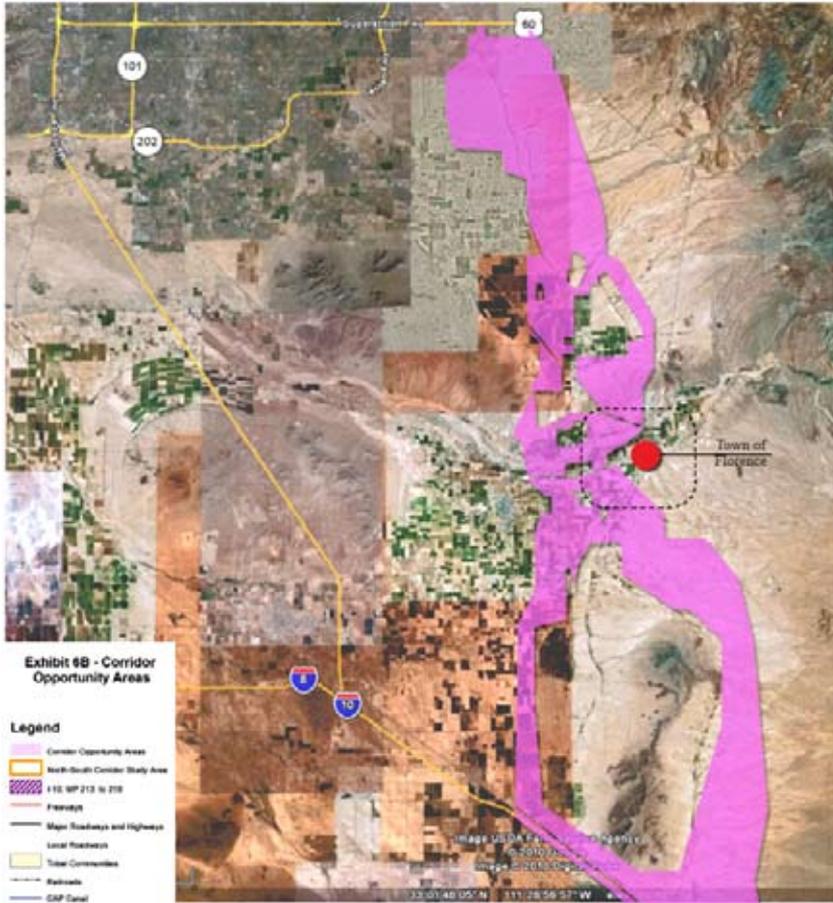
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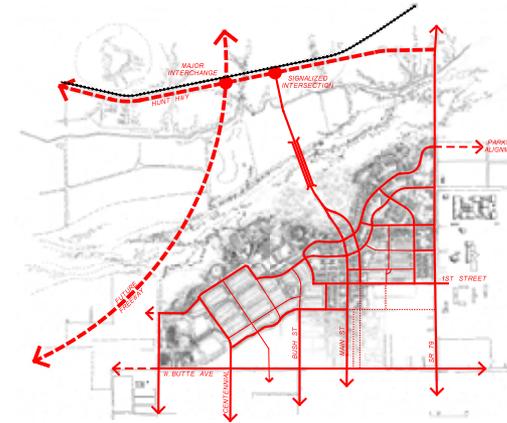
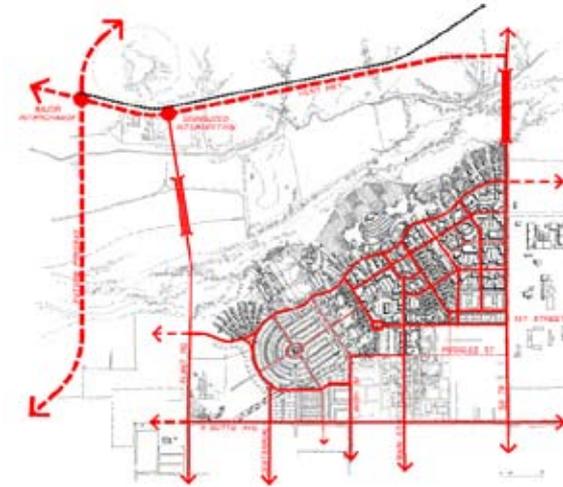
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Transportation



North - South Corridor Opportunity Areas



Phasing Opportunity

Infrastructure Engineering Model

Infrastructure Costs	\$ 4,653,400.00	Required Value	Average Projected
Construction Contingency (20%)	\$ 930,680.00	Per Acre (4:1)	Per Acre Value
Subtotal Costs	\$ 5,584,080.00		
District Incidentals (Est. @ 25%)	\$ 1,396,020.00		
Total Project Costs	\$ 6,980,100.00		
Total to be Assessed	\$ 6,980,100.00		
Capitalized Interest (8% @ 18 months)	\$ 962,772.41		
Reserve Fund (1%)	\$ 80,231.03		
Total Assessed with Capitalized Interest	\$ 8,023,103.45		
Cost Per Acre based on: 353.44	\$ 22,700.04	\$ 90,800.17	\$ 167,924.69

Floodplain Engineering Model

Floodplain Costs	\$ 6,406,500.00	Required Value	Average Projected
Construction Contingency (20%)	\$ 1,281,300.00	Per Acre (4:1)	Per Acre Value
Subtotal Costs	\$ 7,687,800.00		
District Incidentals (Est. @ 25%)	\$ 1,921,950.00		
Total Project Costs	\$ 9,609,750.00		
Total to be Assessed	\$ 9,609,750.00		
Capitalized Interest (8% @ 18 months)	\$ 1,325,482.76		
Reserve Fund (1%)	\$ 110,456.90		
Total to be Assessed with Capitalized Interest	\$ 11,045,689.66		
Cost Per Acre based on: 353.44	\$ 31,251.95	\$ 125,007.81	\$ 167,924.69

Reverse Engineering Models

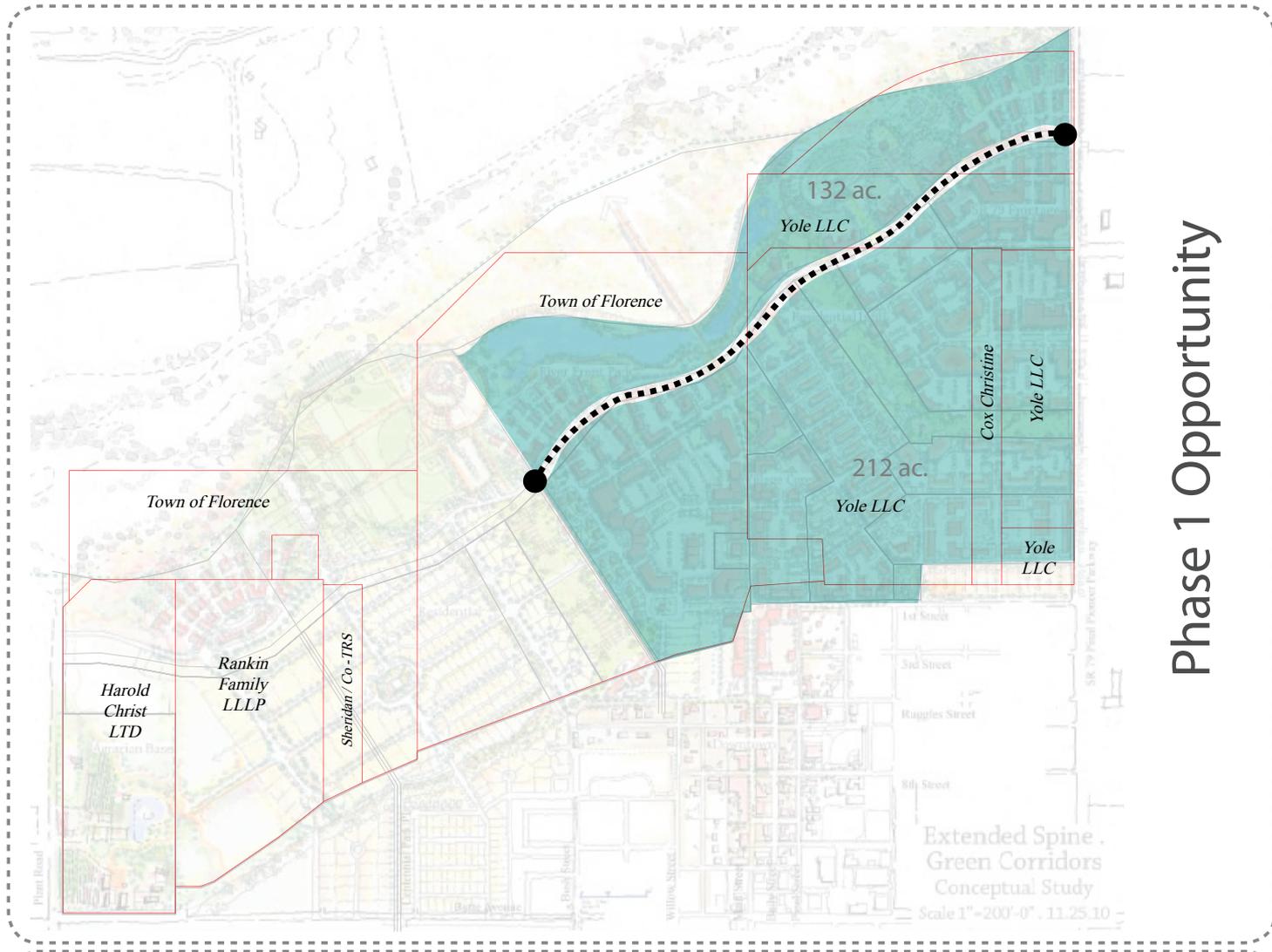
Total Acres	353.44
Average Projected Cost Per Acre	\$ 167,924.69
Total Projected Land Value based on Total Acres	\$ 59,351,303.69
Applying a 4:1 Value to Lien Ratio	\$ 14,837,825.92
Total Bond Issuance	\$ 14,837,825.92

Potential Mix of Development	Acres	Project Land Values per Acre
Open Space	0	\$ -
Gila River	0	\$ -
N/A	4.78	\$ -
Park	3.02	\$ -
Muni	60.48	\$ 217,800.00
C-O	31.06	\$ 270,000.00
Specialty Agr	31.2	\$ 76,625.00
Special Retail	13.69	\$ 196,000.00
Regional	37.82	\$ 283,140.00
ResMed	95.77	\$ 105,857.00
ResHigh	75.62	\$ 157,000.00
	353.44	

Weighted Average Value per Acre \$ 167,924.69



Phasing Opportunity



Phase 1 Opportunity



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Next Steps

Planning Consideration

- *Continued support with the ADOT NS Corridor Study*
- *Development of an Area Specific Plan*
- *Update of the General Plan*
- *Consideration of New Zoning for the NEFP area (maybe a form based code)*
- *Due Diligence Analysis of Federal Funding Opportunities for the “finished” riverfront and the Main Street Bridge*
- *Identification of short-term initiatives (PR/ promotion and downtown improvements).*



Next Steps

Engineering Consideration

- *Research possible funding mechanisms to augment the potential NEFVP assessments through agencies such as; ADOT, Pinal County, Federal Highway or WIFA for either flood mitigation or infrastructure.*
- *Prepare Water and Wastewater Master Plans for the NEFVP Area Specific Plan along with an update to the existing Town Master Plans.*
- *Prepare a Circulation Master Plan for the NEFVP Area Specific Plan.*
- *Prepare a Master Drainage Plan for the NEFVP to determine preliminary drainage infrastructure and estimate the area within the multi use open space required for drainage related elements.*
- *Prepare a Design Concept for the Flood Plain mitigation grading for NEFVP to investigate proposed channel and drainage improvements necessary to remove the area from the flood plain.*
- *Provide preliminary costs for the NEFVP Area Specific Plan infrastructure and grading.*



Next Steps

Economic/Development Strategies

- *Develop a standard Development Agreement form that provides for: the tract/map dedications listed above; reimbursement agreements across owners and phases; special user fees assessed; participation and specific performance in special districts as a precondition for zoning.*
- *Establish a Campus Plan for governmental uses as an adjunct to the Town's Economic Development plan*
- *Establish a Master Property Owners Association with sub-associations guiding the governance and maintenance obligations of owners under each phase.*
- *Develop an Affordable Housing Program designating certain parcels for tax credit rental housing.*
- *Conduct an economic/appraisal analysis of the incremental value of open space based upon premiums achieved by land parcels adjoining open space tracts.*
- *Develop a Parks District funding by property user fees (see 19 above) that establishes an income based value for recreation land uses. Consider major venue for performing arts as an anchor.*
- *Update the Town's Economic Development plan to incorporate marketing to retail, residential service businesses and residential rental/sales to correctional industry and service employees.*



Next Steps

Financing Consideration

- *Prepare a map of dedication to facilitate the use of an improvement district (Infrastructure in public rights-of-ways). Should be listed under Engineering or Planning.....*
- *Coordination with Town of Florence Financial Advisors to augment NEFVP special district financing.*
- *Research potential reduction of construction contingencies utilized upon further due diligence with engineering design.*
- *Seek developer financial participation. (Most districts utilized today still need some developer financial participation)*
- *Investigate disproportionate assessments. (ie. Town of Florence for parks and open space).*
- *Preparation of master development agreement and any sub-agreements.*



“None of us lives at the point
where the Creation began, but
every one of us lives at a point
where the Creation continues”

—*Scott Russell Sanders*

THANK YOU