

GILBERT

A R I Z O N A

**GENERAL
P L A N**



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General Plan Policy Guide

Town of Gilbert General Plan Update Gilbert, Arizona

Adopted
May 24, 1994

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Table of Contents

	Page
COMMUNITY VISION	1
A. INTRODUCTION	3
A.1 Overview	3
A.2 General Plan Organization	5
A.3 General Plan Intent	5
A.4 Planning Considerations	6
Planning Considerations Map	7
B COMMUNITY DESIGN ELEMENT	10
B.1 General Community Design Goals	10
B.2 Residential Area Design	10
B.3 Commercial Area Design	11
B.4 Employment Area Design	11
B.5 Streetscape Design	11
B.6 Heritage and Cultural Enrichment	12
B.7 Buffering Land Uses	12
C. LAND USE ELEMENT	14
C.1 General Land Use Goals	14
C.2 Description of the Plan	14
C.3 Residential Land Uses	15
C.3 Commercial Land Uses	17
C.4 Employment Land Uses	18
Gilbert General Plan Summary Land Use Data	19
INSERT LAND USE ELEMENT PLAN MAP	
D. OPEN SPACE AND RECREATION	23
D.1 General Open Space and Recreation Goals	23
D.2 Recreation	23
D.3 Open Space	24
Open Space Trails Plan Map	25
E. CIRCULATION/TRANSPORTATION ELEMENT	28
E.1 General Circulation Goals	28
E.2 Vehicular Transportation Policies	28
Circulation Plan Map	29
E.3 Bicycle/Pedestrian/Equestrian Policies	31
E.4 Mass Transit	32
F. PUBLIC FACILITIES AND SERVICES ELEMENT	35
F.1 Intergovernmental Agreements	35
F.2 Government and Special Services	35
F.3 Water and Wastewater Facilities	36
F.4 Utility Corridors	36

G. ECONOMIC DEVELOPMENT ELEMENT .....	.37
G.1 General Economic Development Goals .....	.37
H. ENVIRONMENTAL MANAGEMENT ELEMENT .....	.39
H.1 Resource Conservation .....	.39
I. GROWTH COORDINATION PROGRAM .....	.41
I.1 Capital Improvements .....	.41
I.2 Annexation Policies .....	.41
I.3 Uniform Development Standards .....	.41
I.4 Municipal Programs42
 APPENDIX	
Glossary43
Amendments to the General Plan45
Activities47

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Gilbert is a Town that flourishes as a forward-looking, family-oriented community with a small town atmosphere. Gilbert has the resources and desire to grow and develop as a quality community. Its well-educated, concerned residents want to manage their future. The community vision statement provides an overview of the future as identified by the 1993/1994 General Plan Update Task Force.

Community Vision

Greenreflects the agricultural heritage of Gilbert's farming past. An open space system is proposed in the plan which utilizes parks, the existing canal system, and drainage areas as primary elements.

Wateris a resource that Gilbert will conserve and utilize to create oasis-like environments where the air will be cooled and the soil enriched.

Education ..serves a vital role in the community providing life-long learning, cultural, recreational and civic enrichment for all citizens. Schools are focal points for neighborhoods, and serve as educational, recreational, and community meeting facilities.

Balancein growth and development is a key to achieving sustainability. It will allow Gilbert to attract people and commerce, balancing community aspirations with available resources.

A. INTRODUCTION

The intent of the Gilbert General Plan is to insure quality growth and development. The General Plan is a policy document which provides guidance for new development and the enhancement of existing portions of the community. The General Plan Update involved the community, General Plan Task Force, Planning and Zoning Commission, Town Council, and Town Staff. The General Plan Update Task Force worked with committees representing Business and Industry, the Environment, Real Estate and Development, and Neighborhoods. Each committee consisted of a diverse group of citizens that provided input on the current General Plan from the perspective of the committee's topic. The Planning and Zoning Commission utilized the General Plan Task Force information in developing the revised General Plan.

A.1 OVERVIEW

Gilbert has grown at a pace unparalleled by most communities in the United States, increasing in population from 5,717 in 1980 to approximately 45,000 in 1993. It is expected that Gilbert will double again by the year 2000. The Town is experiencing a rapid transition from a rural agricultural community to a suburb of the Phoenix Metropolitan Area. As Gilbert has grown, the community has



recognized the need to develop a strong, diverse economy. Business and industry bring needed revenue, enabling the Town to maintain and improve its level of service.

The Gilbert General Plan provides guidance for a 55.2 square mile Planning area that encompasses approximately 35,380 acres of incorporated and non-incorporated lands in Maricopa County. The northern boundary of Gilbert is located generally along Baseline Road, one-half mile south of the Superstition Freeway adjoining the City of Mesa. The eastern boundary of Gilbert is Power Road across from Williams Gateway Airport. The southern boundary of Gilbert generally adjoins the Town of Queen Creek along Germann Road to the southeast and City of Chandler to the southwest. The western boundary of Gilbert also adjoins the City of Chandler beginning at Arizona Avenue to the north and extending along Gilbert Road to the south.

Implementation. Implementation of the General Plan is dependent on the private and public sectors. The private sector can provide market responsive projects, quality design and private investment. The public sector can provide conducive policies, development standards, public safety, capital improvements and investment mechanisms. The public and private sectors share the responsibility of balancing market and economic factors with the long range quality of life of the community.

Amendments to the General Plan. The General Plan will be considered every six months in order to remain consistent with the desires and needs of the community. Procedures required for processing a General Plan Amendment are outlined in the Zoning Ordinance No. 802. Revisions of one plan element may necessitate adjustment of other elements to maintain a coordinated plan. Special amendment requests may be considered outside the regular schedule. The Private sector may also initiate General Plan amendments. Criteria that will be utilized in evaluating the necessity of a General Plan amendment may include:

- Change of density
- Change of a specific land use
- Change of traffic volumes
- Change of the transportation network
- Change of development standards
- Change of State law
- Change of planning determinants
and community needs

After a determination is made that an amendment is necessary, the request will be scheduled for appropriate reviews and public hearings, consistent with State statute and current Town of Gilbert codes and ordinances. To amend the General Plan it is necessary to make a finding that the amendment is not in conflict with any portion of the General Plan that is not being amended; and, that the amendment constitutes a substantial benefit to the community. Substantial community benefit may be established after examination of impacts on:

- Proximate areas and neighborhoods
- Community's ability to sustain physical resources
- Community's ability to sustain cultural resources
- Demands of present and future residents
- On and off-site environmental impacts

The Town Staff will prepare an annual work plan for discussion and review by the Planning and Zoning Commission and Town Council. The work plan will serve as a focus for planning related activities and may lead to General Plan revisions as required.

In any section, subsection, sentence, clause, phrase or portion of this general plan is for any reason held invalid or unconstitutional by a court of competent jurisdiction or repealed by action of the citizens through exercise of their rights of referendum or initiative, this general plan is void. The provisions of this general plan are intended to be nonseverable.

A.2 GENERAL PLAN ORGANIZATION

The General Plan is organized in sections by Plan Element. Each Plan Element is based on previous General Plan policy, current expectations, and opportunities and constraints.

- Community Design
- Land Use
- Open Space/Recreation
- Circulation/Transportation
- Public Facilities and Services
- Environmental Management
- Economic Development
- Growth Coordination

The General Plan also refers to the following development information which is available at the Planning Department.

- Buffer Policy
- Canal Design Guidelines
- Downtown Redevelopment Plan
- Economic Development Plan
- Gilbert 2000
- Mass Transit Plan
- Parks Plan
- Streetscape Design Guidelines
- 1993 General Plan Update Committee Reports
- Crossroads Community Core Guidelines Report

A.3 GENERAL PLAN INTENT

The underlying motivation of Gilbert is to create a quality community that will distinguish it from others in the Southwest. The General Plan is a conceptual model of development formulated to reflect citizen attitudes and values. The community recognizes the necessity for the General Plan to be realistic, manageable and enforceable. It is not a zoning map. It is flexible to allow for innovative solutions to municipal and/or project specific problems.

The General Plan is a tool for measuring the propriety of each development proposal and provides a framework for all participants in the community to assess and integrate long range goals in day-to-day decision-making.

All General Plan users should utilize the following criteria in evaluating projects for quality and General Plan conformity.

- Proximity to infrastructure
- Relationship to zoning and land use policy
- Traffic and transportation considerations
- Functional and aesthetic quality of open space
- Emergency service and public safety requirements
- Environmental impacts
- Educational impacts

Primary General Plan Users

- Citizens. The success of the General Plan depends upon responsible citizen involvement. The General Plan provides a long range vision that can be utilized to measure the merits of each development proposal or action as an incremental step in the community's growth and progress.
- Landowners. The Plan indicates the type, location and extent of development. Applicants for development approvals should demonstrate adherence to the General Plan goals and policies.
- Decision Makers. The General Plan policies provide a guide for growth and land use decisions for the Town Council and members of advisory commissions and boards. Decision-makers will use the General Plan to measure the merits of each project and/or matter brought before them relative to its impact on achievement of long range community goals.
- Town Staff. Staff should work with the community and landowners to achieve the best utilization of property consistent with the General Plan policies. The General Plan will be the primary source for staff recommendations to the Town Council and advisory bodies regarding community development activities.

A.4 PLANNING CONSIDERATIONS

Envisioned as a largely self-contained community, the General Plan has been structured to provide sufficient jobs within the community for its resident workers. The Plan includes a range of employment, shopping, entertainment, civic/cultural, educational, recreational and residential uses, linked by a grid major street system, and open space with pedestrian and equestrian trails, and bikeways.

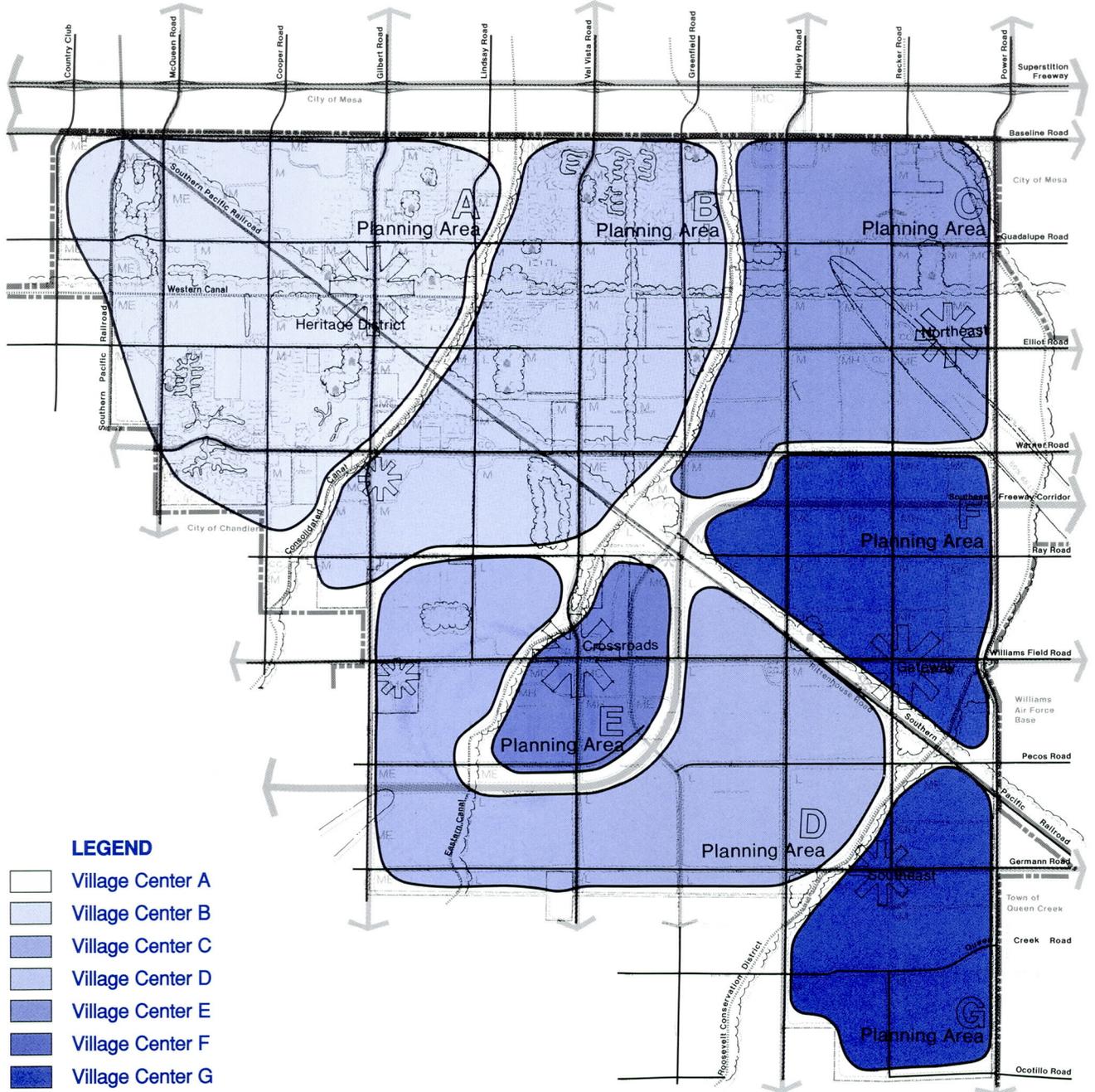
Primary features of the Plan have been delineated on the Planning Considerations exhibit and include: an interconnected open space system; a variety of unique Village Centers; and planning areas defined by size, predominant use and identifiable geographic area.

Planning Areas provide the framework for more detailed planning in the future, where the optimum locations of commercial, industrial, and residential land use mixes will be identified according to General Plan goals and policies.

Village Centers have also been identified as generalized locations for present and future multiple-use areas that will have a strong pedestrian emphasis. Land use mixes and intensities should vary based on the Land Use Plan. The Land Use Plan indicates one possible configuration for Village Centers and is subject to revision or refinement in response to market conditions and the policies of the General Plan once a specific plan for the area has been created.

GILBERT

ARIZONA



PLANNING CONSIDERATIONS

GILBERT

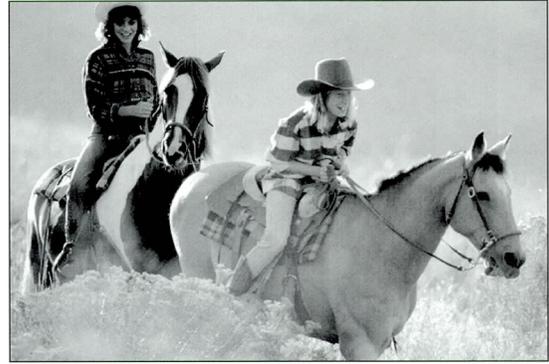
A R I Z O N A

Community Design Element

B. COMMUNITY DESIGN ELEMENT

The Community Design Element describes desirable physical characteristics which ensure that future development will enhance Gilbert's unique identity and quality. An emphasis is placed on pedestrian and equestrian scaled facilities which perpetuate the Town's rural heritage and small town atmosphere. Major community design elements and techniques that should be encouraged in the development of the Town include:

- vista corridors to the mountain and rural areas
- public places for cultural activities
- activity centers/villages at appropriate scales
- development patterns which enhance open space
- gateways with appropriate signage and monumentation
- improved pedestrian, equestrian and bikeway access throughout the community
- encouragement of public art and interest in public spaces



B.1 GENERAL COMMUNITY DESIGN GOALS

1. Foster the creation of pleasant, appropriate environments for the enjoyment of Gilbert's residents.
2. Promote well designed development which reflects Gilbert's character and differentiates it from surrounding communities.
3. Establish an image for each district within the community (ie., downtown, industrial/business park, residential).
4. Require the use of comprehensive design principles to maintain a standard of excellence.



B.2 RESIDENTIAL AREA DESIGN

Purpose: The primary emphasis of Gilbert's residential areas will be on the creation of livable neighborhoods.

B.2.1 Residential Design Policies

1. Design neighborhoods as safe and friendly environments which encourage informal interaction through the provision of pedestrian and equestrian scaled amenities, including pathways, parks, and other common facilities.
2. Link residential areas to schools, parks, commercial services and other neighborhoods with landscaped pedestrian walkways and bikeways.
3. Plan for adequate open space in the form of mini-parks, neighborhood parks, community parks and school sites that are easily accessible for all residents.
4. Plan for streets that serve the characteristics of each neighborhood with consideration given to the manner in which streets enhance appearance, safety and function.
5. Design collector streets to carry local traffic.
6. Discourage through traffic in neighborhoods between community arterials.
7. Develop a unified streetscape program utilizing xeriscape principles and native/ drought tolerant plant materials in order to enhance neighborhood identity and provide shade while reducing glare and heat.



B.3 COMMERCIAL AREA DESIGN

Purpose: Commercial areas should be designed to create an image that is distinguished from other areas in the Valley.

B.3.1 Commercial Design Policies

1. Promote the appearance and design of Convenience Commercial facilities to portray a scale appropriate to adjoining areas, emphasizing the individuality of shops or offices.
2. Design Community, General and Regional Commercial facilities to address neighborhood, community and regional retail service needs respectively.
3. Promote with an emphasis on pleasant pedestrian experiences, interesting building elevations with varying setbacks, use of shade devices, landscape, sculpture, and public seating.
4. Promote interior public spaces at larger centers, using daylighting, plantscapes, lighting, art, sculpture, and decorative displays to accomplish unique commercial environments.
5. Discourage large massing, singular roof structures, repetitive architectural features, long horizontal elements, and typical "L" shaped shopping center designs.

B.4 EMPLOYMENT AREA DESIGN

Purpose: To create contemporary, campus atmospheres in office, industrial, and business park development.

B.4.1 Employment Area Design Policies

1. Create functional environments for each employment center by considering the provision of support services and amenities such as copy centers, restaurants, recreation areas, health clubs, day care facilities integral to the project plan.
2. Create a design image in each industrial development that is complementary to the image of future individual users.
3. Promote facilities that are attractive, well landscaped, and in harmony with the overall project design parameters.
4. Design employment facilities to screen less attractive elements from arterials and residential areas, placing these elements away from main streets to preserve visible areas for more attractive quality office, industrial uses and unique features.

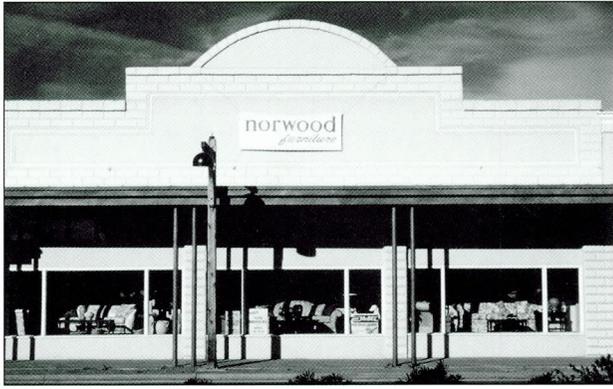


B.5 STREETScape DESIGN

Purpose: The street character of the community should provide visual unity and enhance the environment of adjoining land uses.

B.5.1 Streetscape Policies

1. Promote attractive, safe, accessible street environments.
2. Develop streetscape standards, design guidelines and plans for minor, major and principal arterial streets.
3. Soften the heavy traffic impact at major arterial intersections through the use of landscape easements.



4. Enhance community identity through creation of gateways which convey a sense of entry into the Town through use of landscaping, monumentation, signs, and public art.
5. Avoid abrupt changes in landscape setbacks between districts along arterial streets. Adjust adjacent setbacks to accommodate smooth streetscape transitions.
6. Avoid long, continuous landscape setbacks which parallel the curb by encouraging use of massing of plant materials, undulation of screen walls, sidewalks and berming.

7. Establish sign guidelines that are readable and compatible in scale and character with its uses and surroundings.
8. Create high quality development and landscaping along arterial streets to enhance the Town's image.

B.6 HERITAGE AND CULTURAL ENRICHMENT

Purpose: To provide for the appreciation of the history of the area and recognition of the need for cultural opportunities.

B.6.1 Heritage & Cultural Enrichment

1. Protect and enhance the heritage of Gilbert by preserving elements of historical significance, and sites which are recognized as landmarks.
2. Where preservation of a building or site is not practical, or extensive alteration to a historic building is anticipated, provision should be made for documentation of the property to the Gilbert Historical Society and/or State Historic Preservation Office. Such Documentation should be made prior to redevelopment. Developers of properties facing demolition or extensive alteration are required to invite the Historical Society to retrieve artifacts to benefit community education and historic preservation.
3. Develop cultural opportunities for residents of all ages.
4. Preserve sites and buildings of local cultural significance and develop new sites for cultural activities.
5. Expand public library and cultural facilities to effectively meet the needs of the community.
6. Encourage the provision of art in public places and enhance cultural development within the community.
7. Encourage the maintenance and redevelopment of the unique character of the Heritage District. (Refer to Downtown Redevelopment Plan)



B.7 BUFFERING LAND USES

Purpose: To provide appropriate buffering between land uses depending on their relative compatibility and the needs of the community; and to encourage flexibility in addressing design solutions for each project. (Refer to Buffer Policy)

Land Use Element

C. LAND USE ELEMENT

The Land Use Element establishes preferred development patterns within the Town. It guides the location, type and extent of uses which meet the goals of the community; respond to development constraints and opportunities; and consider the provision of infrastructure and community facilities. The Plan provides a full range of living, working and leisure activities for Gilbert. Primary land use patterns and techniques that should be given consideration include:

- Use of the Buffer Policy
- Consideration of lot size and density to determine buffer
- Greater variety of residential types
- Identification of commercial and employment land uses
- Village Center configuration opportunities
- Commercial and Employment integrated with higher density residential

C.1 GENERAL LAND USE GOALS

1. Create a balanced community where residents can live, work and play, and have their essential needs met.
2. Achieve orderly land development patterns which provide for compatible, functional, cost-effective development.
3. Encourage development that can be adequately supported by required services and facilities; and which conserves, to the extent possible, the natural and man-made environment.
4. Protect property values while providing opportunities for development which meet the health, safety and welfare needs of Town residents.
5. Encourage development and maintenance of quality projects.
6. Protect an adequate portion of land as permanent open space.
7. Agree on project design standards prior to granting land use allocations, to aid in the beautification and improvement of living conditions in the community.
8. Encourage infill development in close proximity to existing facilities to promote orderly growth while reducing the cost and extent of public services.
9. Designate areas impacted by existing and future noise levels of 65 Ldn or greater as commercial and employment centers with residential development discouraged. Residential may be allowed within the 65 Ldn contour when appropriate noise attenuation measures have been implemented.

C.2 DESCRIPTION OF THE PLAN

The Land Use Plan provides for a wide variety of employment, shopping, entertainment, civic/cultural, educational, and residential uses linked by a grid major street system, open space and pedestrian trails and bikeways. The allocation of land uses within the community has been based primarily on General Plan goals and policies, economic development strategies, circulation system, peripheral land use and policy influences, site characteristics and relationships.

Area Plans and special studies which provide additional information and a greater level of specificity in the form of design guidelines, detailed land use planning, development standards should be provided for the Village Centers and other undeveloped planning units of the Town.

C.2.1 General Plan Land Use Classifications

Land Use Classifications Potential Zoning Districts

RESIDENTIAL

Low Density Residential (0 - 3 du/ac)	AG, R1-43, R1-35, R1-20, R1-15, R1-10, PAD
Medium Density Residential (0 - 4 du/ac)	AG, R1-43, R1-35, R1-20, R1-15, R1-10, R1-8, R1-7, R1-5, PAD
Medium High Density Residential (4 - 8 du/ac)	R1-7, R1-5, R-2, R-3, R-4, PAD
High Density Residential (8 - 22 du/ac)	R-2, R-3, R-4, R-5, PAD

COMMERCIAL/EMPLOYMENT

Convenience .....	.RS, RCC
Community Center .....	.C-1, C-2
Multi-Use Commercial .....	.C-1, C-2, IB, I-1, R-3, R-4, PAD
Multi-Use Employment .....	.C-1, C-2, IB, I-1, I-2, R-3, R-4, PAD

C.3 RESIDENTIAL LAND USES

Purpose: Residential areas will be developed with an emphasis on creating safe, attractive neighborhoods. They will include adequate open space and will be linked to schools, commercial services, parks and other neighborhoods by landscaped pedestrian ways, bicycle paths, and residential scale streets.

C.3.1 Residential Land Use Policies

1. Preserve older and existing residential neighborhoods. Promote the improvement and revitalization of residential areas within the original townsite of Gilbert.
2. Foster positive neighborhood, home, and community atmosphere for existing and new residential areas in the Town.
3. Create high quality residential environments which provide for safe and convenient vehicular circulation, open space and recreational opportunities, while buffering residential areas from non-residential uses and other non-compatible residential.
4. Encourage the development of a range of housing types and densities based upon orderly development patterns.
5. Encourage new residential development to locate within areas currently served by adequate water, wastewater and other community services.
6. Ensure, by administrative procedures, ordinances, policies and programs, the orderly and efficient residential development.
7. Permit the location of clean, properly developed commercial and employment uses within close proximity to residential uses and the location of residential uses within close proximity to commercial and employment uses. (Refer to Buffer Policy)

C.3.2 Residential Land Use Classifications

The residential land use classifications provide for a range of residential types in the community. Each classification provides for a set of compatible residential products and locations as indicated on the Land Use Plan, with the exception of High Density Residential which can be located in the Multi-Use Commercial and Multi-Use Employment areas.

Residential development is expressed in density ranges for each residential land use classification. Target densities have been provided to define baseline densities for each residential classification range. Receiving an approval to develop the maximum density of a range should not be considered an assumed right. Obtaining densities higher than the target density in a designated range will require superior quality development, optimal site planning, significant open space, mitigation of impacts on community facilities, and implementation of the concepts and goals of the General Plan. The densities on the Land Use Plan refer to the Gross Residential Area (GRA).

- *Low Density Residential (L: 0-3 du/ac, target density = 2.0 du/ac).* Low Density Residential areas will not exceed a density of three single-family detached dwelling units per acre. A PAD may be utilized with a minimum lot size of 10,000 SF. Low Density Residential allows for enhancement of the rural character of Gilbert, and the buffering and transitions around existing low density single-family residences. Such buffers and transitions may consist of open space/retention areas, lots that are pie-shaped or other wise designed to be larger than standard sized lots within the subdivision or a combination of these and other appropriate design techniques, this may include allowing the inclusion of existing homes into a proposed development.
- *Medium Density Residential (M: 0-4 du/ac, target density = 3.5 du/ac).* Medium Density Residential areas will typically contain densities which range from two to four single family detached dwelling

units per acre. The PAD District may be utilized with the requirement that the minimum lot size be 5,000 SF.

- *Medium High Density Residential (MH: 4-8 DU/Ac, target density = 6 du/ac).* Medium High Density Residential areas will contain overall densities which range from four to eight dwelling units per acre and can include single family, patio, townhome and multi-family type units. The PAD district may be utilized. The developer must demonstrate that the project provides a quality living environment. Transferring of credits for multi-family units from separate, previously approved single-family developments shall not be considered.
- *High Density Residential (H: 8-22 Du/Ac, target density = 12 du/ac).* High Density Residential areas will contain densities which range from eight to twenty-two dwelling units per acre and can include townhome and multi-family residential product types.

Multi-Family in Multi-Use Commercial and Multi-Use Employment Areas. High Density Residential projects can be developed in the Multi-Use Commercial and Multi-Use Employment land use classifications with a cap of 20% of the land area. Evaluation of multi-family proposals for such areas should take into consideration appropriate buffers of residential uses from incompatible employment and commercial uses; and protection of commercial visibility on major street frontages by limiting the frontage given-up to multi-family projects. Multi-family proposals within the Heritage District; multi-use commercial and employment industrial areas shall be considered on their own merits. The maximum of twenty-two dwelling units per acre will be allowed in such areas. This density will only be allowed in developments which can demonstrate they provide a beneficial living environment for the user group, the community, and all impacts on community facilities have been mitigated.

Multi-Family in PAD's. Multi-family development proposals will also be considered on their own merits in planned area developments. The maximum of twenty-two dwelling units per acre will be allowed in such areas. The developer must demonstrate that the multi-family proposal provides a quality living environment. Transferring of credits for multi-family units from separate, previously approved single-family development shall not be considered.

- *Residential Transition Areas (T).* Transition Areas may have unique density caps and targets developed to meet specific planning characteristics of that area. The planning characteristics may include existing and future land use conditions which affect the subject land or adjoining land where a land use transition may be useful in creating better land use compatibility and/or design solutions.

Transition Area "A". Transition Area "A" is identified on the Land Use Plan. It is located between Ray and Williams Field, Lindsay and Val Vista Roads. The land in this Transition Area may develop with a target density of 2.5 du/ac with a maximum density (cap) of 3 du/ac if the following criteria are complied with:

- Appropriate buffers/transitions around existing single-family residences that are and will remain exceptions from the three Transition Area properties. Such buffers/transitions may consist of open space/retention areas, lots that are pie-shaped or other wise designed to be larger than standard sized lots within the subdivision or a combination of these and/or other appropriate design techniques. Future development on the Transition Area properties shall not, unless otherwise desired by existing single-family owners abutting such properties, isolate the existing homes from future development with solid fences or other uninterrupted visual barriers. Instead, if desired by such existing single-family homeowners, subdivision design techniques shall be used to appropriately integrate the existing homes with future development.
- Appropriate street connections between developing Transition Area properties.
- Appropriate pedestrian/equestrian connections to the Eastern Canal.
- Encourage a diversity of lot sizes, as design permits, with a minimum lot size of 7,000 SF.

Future zoning and platting decisions concerning the Transition area properties may cap such properties' densities at 3 du/ac and may adopt conditions of approval confirming these buffer/transition, street system, canal access and minimum lot size criteria.

C.4 COMMERCIAL LAND USES

Purpose: Commercial uses which serve the retail and service needs of the community will be conveniently dispersed throughout the Town.

Commercial uses have been classified and located by the type of services and goods provided and the major roadway system. The community prefers a residential scale at intersections of minor-minor arterials. The Land Use Plan indicates locations for Community Centers and Multi-Use Commercial at intersections of major-major and major-minor arterials. The Town will exercise broad authority to evaluate each commercial proposal on its own merits. The evaluation of each center may include: neighborhood compatibility, architectural and site design, traffic impacts, circulation network impacts, economic development benefit, tax base/revenue impacts, job creation, noise and other activity related disturbances to the proximate area.

Village Centers have been indicated on the planning considerations exhibit and consist of unique mixes of multi-Use Commercial and Employment; Community Commercial; residential; civic; cultural; and educational facilities as indicated on the Land Use Plan. The Village Centers provide dispersed services and amenities to the community fostering pedestrian access and interaction. Each proposed and existing Village Center is adjacent to the community-wide open space system providing the opportunity to link each Village Center with the community with pedestrian, equestrian and bicycle pathways. In addition, fixed rail and street transit can be utilized to connect with each Village Center.

C.4.1 Commercial Land Use Policies

1. Promote and maintain balanced commercial activity that is viable and responsive to the needs of the community.
2. Allow only the development of retail/service establishments which are safe, attractive, convenient, expand the tax base, and provide a wide selection of merchandise and services.
3. Promote the location of commercial establishments indicated on the Land Use Plan. Avoid strip development along arterial streets by clustering commercial uses at arterial intersections.
4. Promote safe and convenient access to shopping and services from residential areas by providing pedestrian/bicycle access.
5. Establish Multi-Use Commercial areas to provide retail services and residential in Village Centers for the Town.
 - A. Preserve the Gilbert Road Corridor as a multi-use Village Center allowing commercial, retail, office and high intensity residential uses.
 - B. Encourage the development of Village Centers with a strong pedestrian and multi-use character at Williams Gateway, the Crossroads Community Core, and at North Recker and South Recker locations.
6. Encourage the development of Multi-Use Commercial uses along the Superstition Freeway, Gilbert Road, Baseline Road, San Tan Freeway, Williams Field and Power Road Corridors.
7. Develop a Multi-Use Commercial area around the civic center complex to provide complementary uses, promote efficient development, and enliven the civic center with supportive businesses, accommodating both day and night activities.

C.4.2 Commercial Land Use Classifications

- *Convenience Commercial.* Convenience Commercial facilities provide shopping and basic services for the immediate area, and should be no greater than five (5) acres. Convenience facilities may be located at minor or major arterial intersections (limit of two corners per intersection) and at appropriate locations adjoining or within residential, employment, commercial areas with access to arterials. Convenience Commercial facilities are not identified on the Land Use Plan map and can be located in any land use classification based on the merits of the development proposal.

- *Community Centers (C)*. Community Centers provide for the daily commercial needs of the population within the surrounding area and are preferred at major arterial intersections. Community Centers may be located at other intersections or locations with reasonable access to major arterials based on the merits of the development proposal including adequate traffic documentation, neighborhood compatibility, architectural and site design, traffic impacts, circulation network impacts, economic development benefit, tax base/revenue impacts, job creation, noise and other activity related disturbances to the proximate area. Preferred Community Center locations are identified on the Land Use Plan. The acreage of all Community Center uses at any one intersection should not exceed approximately fifty acres (50).
- *Multi-Use Commercial (MC)*. The intent of Multi-Use Commercial is to provide for high intensity uses with a retail commercial emphasis. The designation may include general and regional commercial; High Density Residential (20% cap); hotel/motel; and office uses.

C.5 EMPLOYMENT LAND USES

Purpose: To encourage facilities which provide employment opportunities and help raise the Town's tax base. The primary emphasis of the employment classification is quality planned office and industrial uses. Commercial uses which directly relate to and support industrial and office uses will be allowed; as will higher density residential which are not impacted by noise and safety factors of airport flight patterns.



C.5.1 Employment Policies

1. Encourage the development of Multi-Use Employment uses along the San Tan Freeway and Power Road Corridors to serve Gilbert and adjacent cities.
2. Facilitate the development of Multi-Use Employment at Village Centers, including Williams Gateway, the Crossroads Community Core, Heritage District, and North and South Recker Village Center locations.
3. Accommodate the development of diversified industrial uses which will provide an employment base for the citizens of Gilbert and enhance the revenue base for the Town.
4. Encourage development of clean, high technology industries.
5. Minimize impacts of industrial on less intense uses.
6. Encourage the creation of quality industrial/business parks which provide amenities such as parks, lakes, health clubs, golf courses, restaurants; commercial support uses and housing.
7. Designate sufficient industrial lands throughout the community to accommodate the needs of businesses and to provide employment opportunities within the Town of Gilbert.

C.5.2 Employment Land Use Classifications

- *Multi-Use Employment*. The intent of Multi-Use Employment classification is to provide for high intensity uses with an employment emphasis. Multi-Use Employment locations are indicated on the Land Use Plan. The designation may include commercial; high residential (20% cap); hotel/motel; and office and industrial uses.

GILBERT GENERAL PLAN SUMMARY LAND USE DATA

Gilbert Planning Area

The Land Use Summary identifies planned land use classifications, gross acres, dwelling units and percentage of total land use for the Town of Gilbert General Plan. The table reflects land use assumptions for projected open space and the proportional mix of land uses within each multi-use classification.

LAND USE CLASSIFICATION	Planned Acres	Dwelling Units	% of Total
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MH-Medium High (4-8 du/ac)	2,084	15,516	5.7%
H-High (8-22 du/ac)	1,528	18,336	4.2%
Residential Total (a)	24,227	93,617	66.7%
COMMERCIAL/EMPLOYMENT			
C-Community Commercial	2,055		5.7%
MC-Multi-Use Commercial	2,498		6.9%
ME-Multi-Use Employment	3,482		9.6%
Commercial and Employment Total (b)	8,035		22.2%
OPEN SPACE			
PL-Public Linkage (c)	485		
PP-Public Parks (d)	1,228		
POS-Project Open Space (e)	1,695		
GC-Golf Course (f)	630		
Open Space Total	4,038		11.1%
TOTAL	36,380		100%

(a) Residential acres less open space

(b) Commercial/Employment less 20% target for high density residential

(c) Estimated future open space along canal, railroad and transmission R-O-W's

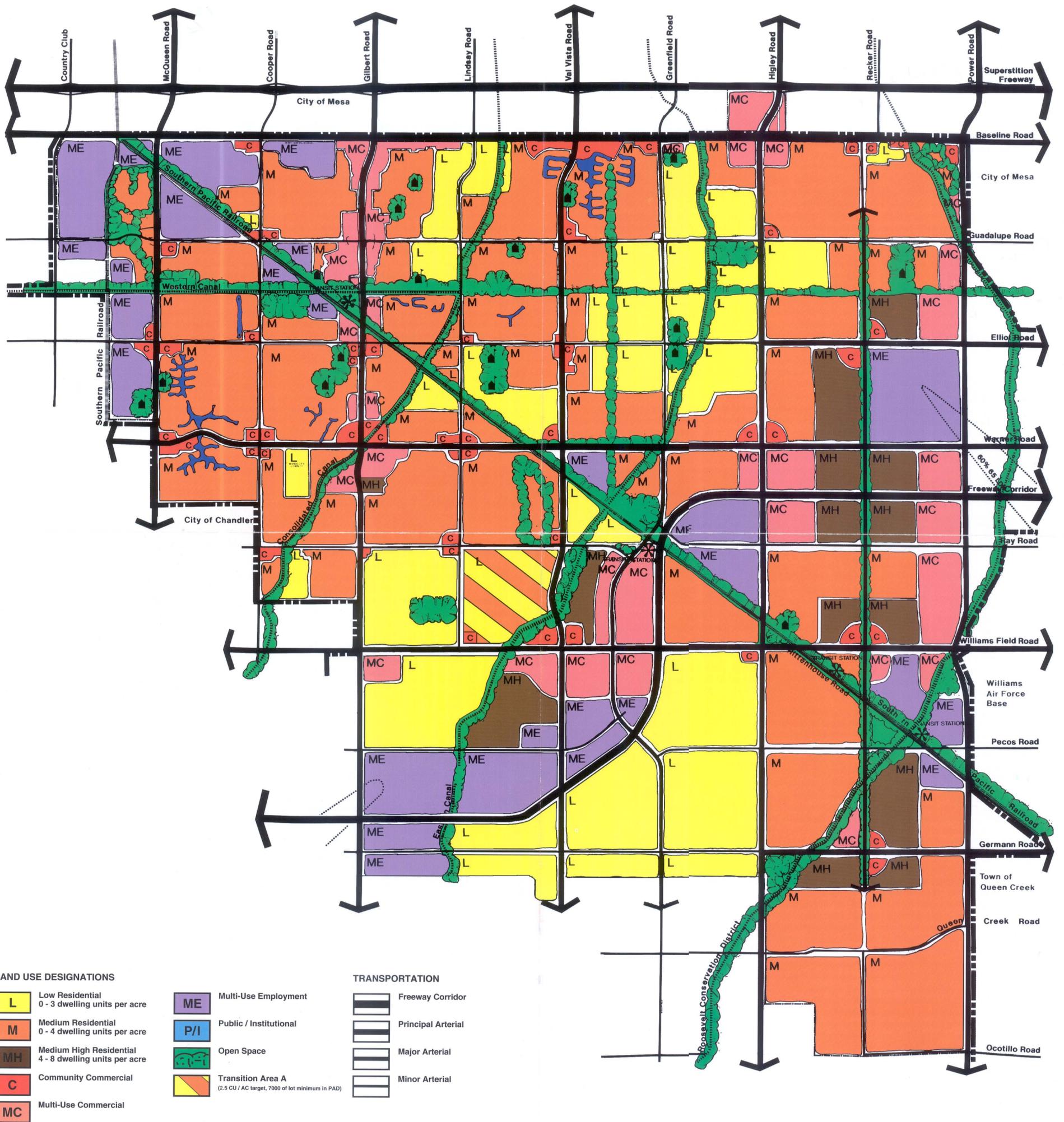
(d) Estimated existing and future regional/district park allocation

(e) Estimated 7% of project related open space

(f) Estimated existing and future golf courses

GILBERT

ARIZONA



LAND USE PLAN

Schematic: locations depicted are generalized for planning purposes.

Land Use Element

C. LAND USE ELEMENT

The Land Use Element establishes preferred development patterns within the Town. It guides the location, type and extent of uses which meet the goals of the community; respond to development constraints and opportunities; and consider the provision of infrastructure and community facilities. The Plan provides a full range of living, working and leisure activities for Gilbert. Primary land use patterns and techniques that should be given consideration include:

- Use of the Buffer Policy
- Consideration of lot size and density to determine buffer
- Greater variety of residential types
- Identification of commercial and employment land uses
- Village Center configuration opportunities
- Commercial and Employment integrated with higher density residential

C.1 GENERAL LAND USE GOALS

1. Create a balanced community where residents can live, work and play, and have their essential needs met.
2. Achieve orderly land development patterns which provide for compatible, functional, cost-effective development.
3. Encourage development that can be adequately supported by required services and facilities; and which conserves, to the extent possible, the natural and man-made environment.
4. Protect property values while providing opportunities for development which meet the health, safety and welfare needs of Town residents.
5. Encourage development and maintenance of quality projects.
6. Protect an adequate portion of land as permanent open space.
7. Agree on project design standards prior to granting land use allocations, to aid in the beautification and improvement of living conditions in the community.
8. Encourage infill development in close proximity to existing facilities to promote orderly growth while reducing the cost and extent of public services.
9. Designate areas impacted by existing and future noise levels of 65 Ldn or greater as commercial and employment centers with residential development discouraged. Residential may be allowed within the 65 Ldn contour when appropriate noise attenuation measures have been implemented.

C.2 DESCRIPTION OF THE PLAN

The Land Use Plan provides for a wide variety of employment, shopping, entertainment, civic/cultural, educational, and residential uses linked by a grid major street system, open space and pedestrian trails and bikeways. The allocation of land uses within the community has been based primarily on General Plan goals and policies, economic development strategies, circulation system, peripheral land use and policy influences, site characteristics and relationships.

Area Plans and special studies which provide additional information and a greater level of specificity in the form of design guidelines, detailed land use planning, development standards should be provided for the Village Centers and other undeveloped planning units of the Town.

C.2.1 General Plan Land Use Classifications

Land Use Classifications Potential Zoning Districts

Classification	Potential Zoning Districts
RESIDENTIAL	
Low Density Residential (0 - 3 du/ac)	AG, RI-43, RI-35, RI-20, RI-15, RI-10, PAD
Medium Density Residential (0 - 4 du/ac)	AG, RI-43, RI-35, RI-20, RI-15, RI-10, RI-8, RI-7, RI-5, PAD
Medium High Density Residential (4 - 8 du/ac)	RI-7, RI-5, R2, R3, R4, PAD
High Density Residential (8 - 22 du/ac)	R2, R3, R4, R5, PAD
COMMERCIAL/EMPLOYMENT	
Convenience	RS, RCC
Community Center	C1, C2
Multi-Use Commercial	C1, C2, IB, H, R3, R4, PAD
Multi-Use Employment	C1, C2, IB, H, I2, R3, R4, PAD

C.3 RESIDENTIAL LAND USES

Purpose: Residential areas will be developed with an emphasis on creating safe, attractive neighborhoods. They will include adequate open space and will be linked to schools, commercial services, parks and other neighborhoods by landscaped pedestrian ways, bicycle paths, and residential scale streets.

C.3.1 Residential Land Use Policies

1. Preserve older and existing residential neighborhoods. Promote the improvement and revitalization of residential areas within the original townsites of Gilbert.
2. Foster positive neighborhood, home, and community atmosphere for existing and new residential areas in the Town.
3. Create high quality residential environments which provide for safe and convenient vehicular circulation, open space and recreational opportunities, while buffering residential areas from non-residential uses and other non-compatible residential.
4. Encourage the development of a range of housing types and densities based upon orderly development patterns.
5. Encourage new residential development to locate within areas currently served by adequate water, wastewater and other community services.
6. Ensure, by administrative procedures, ordinances, policies and programs, the orderly and efficient residential development.
7. Permit the location of clean, properly developed commercial and employment uses within close proximity to residential uses and the location of residential uses within close proximity to commercial and employment uses. (Refer to Buffer Policy)

C.3.2 Residential Land Use Classifications

The residential land use classifications provide for a range of residential types in the community. Each classification provides for a set of compatible residential products and locations as indicated on the Land Use Plan, with the exception of High Density Residential which can be located in the Multi-Use Commercial and Multi-Use Employment areas.

Residential development is expressed in density ranges for each residential land use classification. Target densities have been provided to define baseline densities for each residential classification range. Receiving an approval to develop the maximum density of a range should not be considered an assumed right. Obtaining densities higher than the target density in a designated range will require superior quality development, optimal site planning, significant open space, mitigation of impacts on community facilities, and implementation of the concepts and goals of the General Plan. The densities on the Land Use Plan refer to the Gross Residential Area (GRA).

- **Low Density Residential (L):** 0-3 du/ac, target density = 2.0 du/ac. Low Density Residential areas will not exceed a density of three single-family detached dwelling units per acre. A PAD may be utilized with a minimum lot size of 10,000 SF. Low Density Residential allows for enhancement of the rural character of Gilbert, and the buffering and transitions around existing low density single-family residences. Such buffers and transitions may consist of open space/retention areas, lots that are pie-shaped or other wise designed to be larger than standard sized lots within the subdivision or a combination of these and other appropriate design techniques, this may include allowing the inclusion of existing homes into a proposed development.
- **Medium Density Residential (M):** 0-4 du/ac, target density = 3.5 du/ac. Medium Density Residential areas will typically contain densities which range from two to four single family detached dwelling units per acre. The PAD District may be utilized with the requirement that the minimum lot size be 5,000 SF.
- **Medium High Density Residential (MH):** 4-8 DU/AC, target density = 6 du/ac. Medium High Density Residential areas will contain overall densities which range from four to eight dwelling units per acre and can include single family, patio, townhome and multi-family type units. The PAD district may be utilized. The developer must demonstrate that the project provides a quality living environment. Transferring of credits for multi-family units from separate, previously approved single-family developments shall not be considered.
- **High Density Residential (H):** 8-22 DU/AC, target density = 12 du/ac. High Density Residential areas will contain densities which range from eight to twenty-two dwelling units per acre and can include townhome and multi-family residential product types.

Multi-Family in Multi-Use Commercial and Multi-Use Employment Areas. High Density Residential projects can be developed in the Multi-Use Commercial and Multi-Use Employment land use classifications with a cap of 20% of the land area. Evaluation of multi-family proposals for such areas should take into consideration appropriate buffers of residential uses from incompatible employment and commercial uses; and protection of commercial visibility on major street frontages by limiting the frontage given-up to multi-family projects. Multi-family proposals within the Heritage District; multi-use commercial and employment industrial areas shall be considered on their own merits. The maximum of twenty-two dwelling units per acre will be allowed in such areas. This density will only be allowed in developments which can demonstrate they provide a beneficial living environment for the user group, the community, and all impacts on community facilities have been mitigated.

Multi-Family in PAD's. Multi-family development proposals will also be considered on their own merits in planned area developments. The maximum of twenty-two dwelling units per acre will be allowed in such areas. The developer must demonstrate that the multi-family proposal provides a quality living environment. Transferring of credits for multi-family units from separate, previously approved single-family development shall not be considered.

- **Residential Transition Areas (T).** Transition Areas may have unique density caps and targets developed to meet specific planning characteristics of that area. The planning characteristics may include existing and future land use conditions which affect the subject land or adjoining land where a land use transition may be useful in creating better land use compatibility and/or design solutions.

Transition Area "A". Transition Area "A" is identified on the Land Use Plan. It is located between Ray and Williams Field, Lindsay and Val Vista Roads. The land in this Transition Area may develop with a target density of 2.5 du/ac with a maximum density (cap) of 3 du/ac if the following criteria are complied with:

- Appropriate buffers/transitions around existing single-family residences that are and will remain exceptions from the three Transition Area properties. Such buffers/transitions may consist of open space/retention areas, lots that are pie-shaped or other wise designed to be larger than standard sized lots within the subdivision or a combination of these and/or other appropriate design techniques. Future development on the Transition Area properties shall not, unless otherwise desired by existing single-family owners abutting such properties, isolate the existing homes from future development with solid fences or other uninterrupted

visual barriers. Instead, if desired by such existing single-family homeowners, subdivision design techniques shall be used to appropriately integrate the existing homes with future development.

- Appropriate street connections between developing Transition Area properties.
- Appropriate pedestrian/equestrian connections to the Eastern Canal.
- Encourage a diversity of lot sizes, as design permits, with a minimum lot size of 7,000 SF.

Future zoning and platting decisions concerning the Transition area properties may cap such properties' densities at 3 du/ac and may adopt conditions of approval confirming these buffer/transition, street system, canal access and minimum lot size criteria.

C.4 COMMERCIAL LAND USES

Purpose: Commercial uses which serve the retail and service needs of the community will be conveniently dispersed throughout the Town.

Commercial uses have been classified and located by the type of services and goods provided and the major roadway system. The community prefers a residential scale at intersections of minor/minor arterials. The Land Use Plan indicates locations for Community Centers and Multi-Use Commercial at intersections of major/minor and major/minor arterials. The Town will exercise broad authority to evaluate each commercial proposal on its own merits. The evaluation of each center may include: neighborhood compatibility, architectural and site design, traffic impacts, circulation network impacts, economic development benefit, tax base/revenue impacts, job creation, noise and other activity related disturbances to the proximate area.

Village Centers have been indicated on the planning considerations exhibit and consist of unique mixes of Multi-Use Commercial and Employment; Community Commercial; residential; civic; cultural; and educational facilities as indicated on the Land Use Plan. The Village Centers provide dispersed services and amenities to the community fostering pedestrian access and interaction. Each proposed and existing Village Center is adjacent to the community-wide open space system providing the opportunity to link each Village Center with the community with pedestrian, equestrian and bicycle pathways. In addition, fixed rail and street transit can be utilized to connect with each Village Center.

C.4.1 Commercial Land Use Policies

1. Promote and maintain balanced commercial activity that is viable and responsive to the needs of the community.
2. Allow only the development of retail/service establishments which are safe, attractive, convenient, expand the tax base, and provide a wide selection of merchandise and services.
3. Promote the location of commercial establishments indicated on the Land Use Plan. Avoid strip development along arterial streets by clustering commercial uses at arterial intersections.
4. Promote safe and convenient access to shopping and services from residential areas by providing pedestrian/bicycle access.
5. Establish Multi-Use Commercial areas to provide retail services and residential in Village Centers for the Town.
 - A. Preserve the Gilbert Road Corridor as a multi-use Village Center allowing commercial, retail, office and high intensity residential uses.
 - B. Encourage the development of Village Centers with a strong pedestrian and multi-use character at Williams Gateway, the Crossroads Community Core, and at North Recker and South Recker locations.
6. Encourage the development of Multi-Use Commercial uses along the Superstition Freeway, Gilbert Road, Baseline Road, San Tan Freeway, Williams Field and Power Road Corridors.
7. Develop a Multi-Use Commercial area around the civic center complex to provide complementary uses, promote efficient development, and enliven the civic center with supportive businesses, accommodating both day and night activities.

C.4.2 Commercial Land Use Classifications

- **Convenience Commercial.** Convenience Commercial facilities provide shopping and basic services for the immediate area, and should be no greater than five (5) acres. Convenience facilities may be located at minor or major arterial intersections (limit of two corners per intersection) and at appropriate locations adjoining or within residential, employment, commercial areas with access to arterials. Convenience Commercial facilities are not identified on the Land Use Plan map and can be located in any land use classification based on the merits of the development proposal.
- **Community Centers (C).** Community Centers provide for the daily commercial needs of the population within the surrounding area and are preferred at major arterial intersections. Community Centers may be located at other intersections or locations with reasonable access to major arterials based on the merits of the development proposal including adequate traffic documentation, neighborhood compatibility, architectural and site design, traffic impacts, circulation network impacts, economic development benefit, tax base/revenue impacts, job creation, noise and other activity related disturbances to the proximate area. Preferred Community Center locations are identified on the Land Use Plan. The acreage of all Community Center uses at any one intersection should not exceed approximately fifty acres (50).
- **Multi-Use Commercial (MC).** The intent of Multi-Use Commercial is to provide for high intensity uses with a retail commercial emphasis. The designation may include general and regional commercial; High Density Residential (20% cap); hotel/motel; and office uses.

C.5 EMPLOYMENT LAND USES

Purpose: To encourage facilities which provide employment opportunities and help raise the Town's tax base. The primary emphasis of the employment classification is quality planned office and industrial uses. Commercial uses which directly relate to and support industrial and office uses will be allowed, as will higher density residential which are not impacted by noise and safety factors of airport flight patterns.

C.5.1 Employment Policies

1. Encourage the development of Multi-Use Employment uses along the San Tan Freeway and Power Road Corridors to serve Gilbert and adjacent cities.
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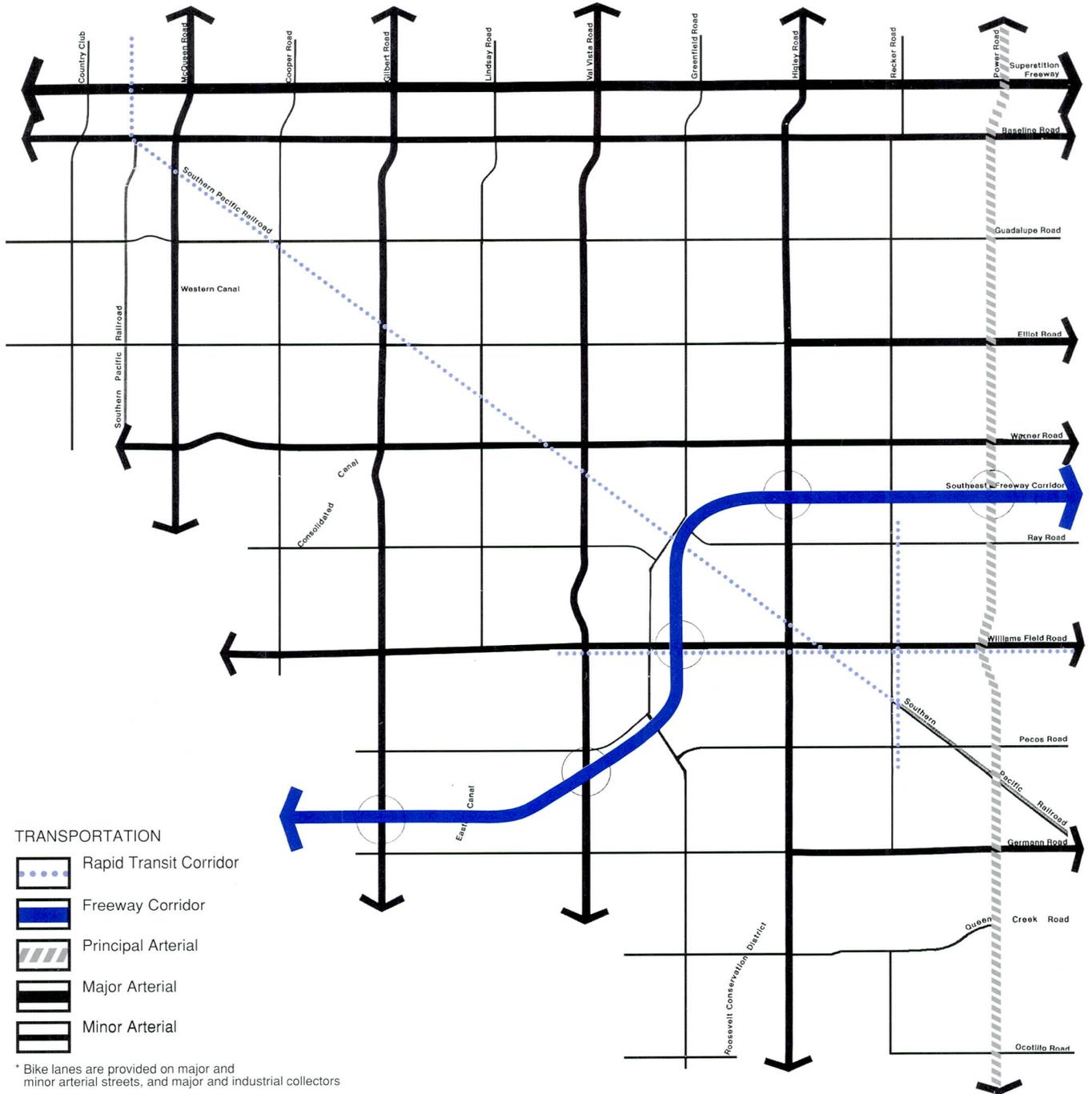
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GILBERT

ARIZONA



CIRCULATION PLAN

GILBERT

A R I Z O N A

Open Space and Recreation Element



D. OPEN SPACE AND RECREATION ELEMENT

The Open Space and Recreation Element is intended to provide for community open space and recreational needs.

- Passive and active parks and open areas at the neighborhood and community level
- System of trails to link parks, schools, community centers and neighborhoods. (Refer to Open Space and Recreation Master Plan)

D.1 GENERAL OPEN SPACE AND RECREATION GOALS

1. Provide functional open space and recreational areas for neighborhoods and the Town.
2. Assure the provision of adequate opportunities for active and passive recreation for residents of all ages.
3. Develop an equitable means for all development to participate in the provision of open space while meeting the recreational needs of the community.

D.2 RECREATION

Purpose: Provide recreational opportunities to take advantage of Gilbert's mild winter climate and outdoor oriented lifestyle.

D.2.1 Recreation Policies

1. Provide a variety of recreation resources ranging from neighborhood parks to major field and sport complexes which adequately meet the needs of Gilbert residents of all ages.

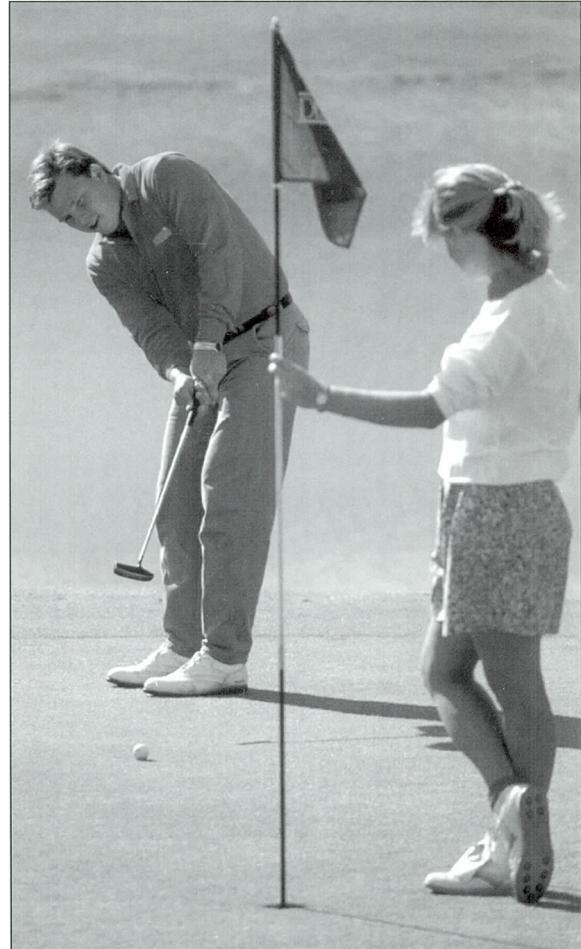
- A. Provide small scale active and passive recreational facilities such as pools, barbecues, tot lots, ramadas, picnic tables, etc. which are easily accessible to residents.
 - B. Provide parks to accommodate a broad range of recreational activities for each square mile of residential development. Community parks may be combined with school sites to maximize the use and minimize the cost of maintenance through joint use.
 - C. Work with other area governments and the private sector to program and develop a joint-use regional park.
2. Utilize joint use agreements with RWCA, SRP, home owners associations and school districts to maximize land utilization.
 3. Design, construct and maintain park facilities in safe, economical, aesthetic and functional manner. Design parameters for facilities should include multiple use, public safety, low water consumption, low maintenance and drainage.
 4. Encourage cultural opportunities, including museums, theaters, amphitheaters, and special events that promote the community's lifestyle. Cultural opportunities may be promoted by private, public, or cooperative efforts.

D.3 OPEN SPACE

Purpose: Provide open space through acquisition or site design, in order to preserve the open space heritage of the community.

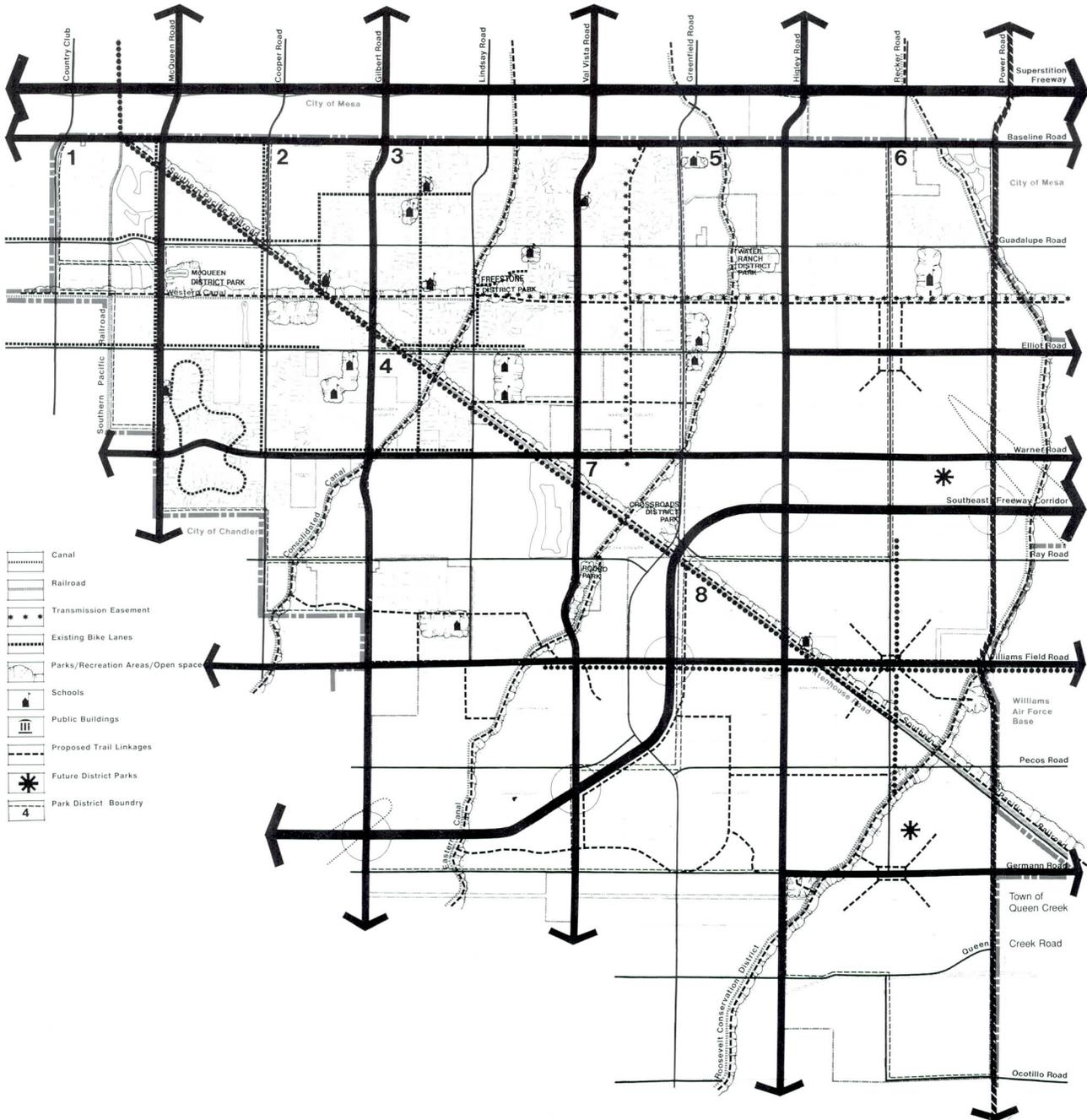
D.3.1 Open Space Policies

1. Developments should provide open space and facilities to serve new and existing neighborhoods. Designs should emphasize multi-use, public safety, low maintenance, and drainage.
2. Combine proposed open space of new residential developments with existing open space and recreation facilities and/or select sites where future facilities can be combined.
3. Establish areas for district parks in advance of development, using drainage basin districts and purchase agreements to facilitate participation in district parks by all new development.
4. Develop design criteria and incentives to maximize useable recreation open space in areas used for storm water retention.
5. Provide an appropriate amount of open-space in all residential developments to implement the recreational goals of the plan.
6. Secure permanent interconnected open-space which provides visual and functional links with parks, schools, and neighborhoods. Utilize both sides of canals, railroad and electrical transmission line corridors, providing for hiking, bicycling, jogging, equestrian and non-motorized transportation.
7. Take advantage of Gilbert's natural and man-made open space such as flood plains, canals, historic sites or unusual landscape.
8. Identify specific mechanisms for obtaining, developing, and maintaining open space.



GILBERT

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OPEN SPACE TRAILS PLAN

Circulation/Transportation Element

E. CIRCULATION/TRANSPORTATION ELEMENT

The Circulation/Transportation Element provides for the safe, convenient and efficient system of transporting people and goods to, from and throughout the Town including:

- Designation of a street hierarchy
- Implementation of the Transit Plan
- Creation of a trail system for recreational/service needs
- Consideration of a rapid rail service

E.1 GENERAL CIRCULATION GOALS

1. Provide for ease of movement and safety for auto, bicycle, pedestrian, and equestrian modes of transportation.
2. Encourage the use of alternate modes of transportation.
3. Minimize automobile trips and encourage safe and convenient environment for bicyclists and pedestrians.

E.2 VEHICULAR TRANSPORTATION POLICIES

1. Develop a safe and efficient street system which meets the circulation needs of the community, including public safety and school transportation requirements.
2. Provide relief to the one-mile arterial street grid by encouraging curvilinear arterial alignments where appropriate.
3. Create quality development and landscape themes along arterial streets to beautify the streetscape.
4. Protect the carrying capacity of arterial streets by encouraging site designs which minimize the number and frequency of curb and median cuts necessary to serve the site.
5. Develop neighborhood street patterns which preserve neighborhood integrity by limiting traffic volume, traffic speed, noise and exhaust fumes; promote the safety and convenience of vehicular, bicycle and pedestrian traffic; protect the safety of neighborhood residents; encourage efficient use of land; minimize the number of crossings between collector streets and pedestrian and bicycle paths; discourage through traffic.
6. Establish a north-south transportation corridor on Power Road between Pecos and the Superstition Freeway as a Principal Arterial. The Principal Arterial will have access limited to mile, one-half AND one-quarter mile intervals

The Power Road Principal Arterial may be implemented by:

- A. Reserve 150 feet of right-of-way, one-quarter mile north and south of each major cross street.
 - B. Avoid the placement of utilities in Power Road.
 - C. Avoid the placement of major gravity flow utilities such as sewers and storm drains in the major cross streets.
 - D. Advocate the addition of Power Road into the regional and State highway systems.
 - E. Explore funding options with municipal, regional and State officials.
7. Encourage implementation of the San Tan Freeway by requiring full dedication of the ultimate Freeway Right of Way and appropriate short term street improvements as adjacent development projects are submitted for approval.
 8. Improve access to the Heritage District. (*Refer to the Redevelopment Plan*)



E.3 BICYCLE/PEDESTRIAN/EQUESTRIAN POLICIES

1. Establish a trail system, which serves as a recreational amenity and alternative transportation network, connecting schools, churches, parks, neighborhoods and local commercial development. The network should accommodate pedestrian, bicycle and equestrian uses. Trail links should be secured by agreement prior to final plat approval.
2. Develop canal banks and adjacent retention areas, transmission line easements, railroad corridors, and drainage ways with paths for bicycle, pedestrian and equestrian use.
3. Secure pedestrian, equestrian and bicycle access across major barriers (canals, railroads) and provide bicycle routes along arterial and collector streets.
4. Sponsor educational programs, in cooperation with schools and service clubs, to teach bicycle laws and safety.
5. Encourage the linkage of neighborhoods, schools, community and district parks, and commercial centers, with bicycle and pedestrian paths.
6. Promote trail development that is visually pleasing to the user, as well as to those living adjacent to the trail. Neighborhood designs should provide access to the trails.
7. Consider trails as an urban amenity, as well as an alternative means for transportation.
8. Establish programs such as "adopt-a-trail" to assist with trail development and maintenance.
9. Promote special events to encourage use of the trail system.
10. Orient equestrian trail development to accessing equestrian subdivisions, low density areas and Rodeo Park, and limit conflicts with street traffic.
11. Locate trails in easements outside maintenance roads.
12. Create complementary trail design themes that are compatible with the surrounding area or a specific destination that has a design theme.
13. Recognize regional trail systems such as the Sun Circle Trail.
14. Provide accessibility for all citizens to the trail network.

E.4 MASS TRANSIT

Purpose: Actively participate with other Valley communities to establish an integrated public transit system linking Gilbert to other communities and regional facilities when feasible.
(Refer to Mass Transit Master Plan)

1. Plan park-and-ride lots for roads of regional significance, and railroad and freeway corridors.
2. Plan for a rapid rail corridor on the existing SPRR line.
3. Promote trip reduction by providing information to existing businesses and institutions.
4. Plan the transit system to provide service as jobs and population shift.
5. Promote Gilbert for a "demonstration" RPTA service in the Gilbert, Elliot, and Baseline Road corridors.

Public Facilities and Services Element



Economic Development Element



Environmental Management Element



Growth Coordination Program

F. PUBLIC FACILITIES AND SERVICES ELEMENT

The Public Facilities and Services Element provides for the coordination and provision of public facilities and services which meet the physical and social needs of the community. Activities include:

- Planning for capital improvements
- Joint use of facilities with schools and other agencies
- Provision of neighborhood programs
- Provision of special services

F.1 GOVERNMENTAL AGREEMENTS

Purpose: Planning for the joint use of facilities offers an opportunity for the community to be cost effective while providing essential services. Intergovernmental agreements can be used for public projects and services. Intergovernmental agreements should be developed as required with the following agencies:

- School Districts
- Maricopa County
- Utility Companies
- Adjoining municipalities
- Agencies, quasi-governmental and associations

F.2 GOVERNMENT AND SPECIAL SERVICES

Purpose: Maintain and encourage the development of a family atmosphere by providing necessary services. Maintenance of existing facilities and programs should receive equal attention as the planning of new programs and/or facilities.

F.2.1 General Government and Services Policies

1. Provide facilities at the neighborhood level by public or private resources and may include libraries, recreation facilities, local community centers, day care centers, recycling centers, community courts and emergency substations.
2. Coordinate with local community groups and organizations to implement programs such as festivals, public arts, and other special events that promote cultural development.
3. Facilitate planning for special services such as day care, hospitals, shelters, cemeteries, and other social programs that will support all citizens of the community.
4. Promote school support of neighborhood activities. School sites should be planned according to school district policy and developing land patterns.
5. Maintain and expand emergency service programs as the community grows. Levels of service shall be determined by acceptable emergency response standards.
6. Planning for any public program or facility shall include an analysis of the costs associated with maintenance of that facility or program.



F.2.2 Public Services and Cultural Facilities

1. Provide the highest levels of municipal fire protection, emergency police and medical services for Gilbert.
2. Encourage the provision of civic, cultural and library facilities for community activities and Town services.

3. Disperse facilities throughout the community to provide for convenient access and community-wide cultural growth.
4. Concentrate civic and cultural facilities in Village Centers to create efficient service and localized community identity.
5. Locate facilities near bicycle/pedestrian paths when possible.

F.2.3 Schools and Educational Facilities

1. Encourage the provision of high quality education to residents.
2. Encourage private development to participate equitably in the provision of school facilities.
3. Encourage the location of schools within the neighborhoods they serve.
4. Combine school sites with community parks.
5. Provide pedestrian and bicycle paths which connect schools to neighborhoods with minimal street crossings.
6. Provide timely notice of General Plan amendments and zoning cases to school districts.
7. Request development applicants to meet with school districts to discuss projected impacts on the districts at the pre-application stage of the submittal process.
8. School districts will calculate and submit projected primary and secondary school enrollment based on actual enrollment history for each zoning case and General Plan amendment.
9. Encourage developers to present plans which provide solutions to the problems created by the incremental burden placed upon the Town and the districts as a result of the proposed development.
10. Consider higher density or open space allowances for developments which provide property to the Town or districts.
11. Assist districts in selecting school sites which promote student safety, avoid environmental concerns and incompatible commercial/industrial uses in close proximity to school sites.
12. Encourage the districts to work with the developers to properly locate school sites which may be acquired through reservations and/or dedications.



F.3 WATER AND WASTEWATER FACILITIES

Purpose: Provide for the health, safety and welfare of present and future residents with an adequate water supply and efficient wastewater system. The future extensions of water and wastewater service should be based upon projected need as determined in part by the General Plan.

F.3.1 Water and Wastewater Facility Policies

1. Develop a comprehensive, efficient and cost-effective wastewater system to provide safe disposal of liquid wastes from homes, commercial and employment facilities.
2. Develop a comprehensive, efficient and cost-effective water system to provide potable water to homes, commercial and employment facilities.
3. Private development should participate in improvements to the major wastewater and water systems through connection fees and construction of facilities.

F.4 UTILITY CORRIDORS

Utility corridors may occur on major street, canal, railroad and transmission line rights-of-way. Specific locations of utility corridors should be taken into consideration in the design of projects.

G. ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element sustains a quality lifestyle for the residents of Gilbert by providing the economic capacity to provide services and facilities. (Refer to Gilbert Economic Development Strategy)



G.1 GENERAL ECONOMIC DEVELOPMENT GOALS

1. Identify and attract basic industries that will expand and/or strengthen Gilbert's industry clusters.
2. Develop and implement an annual marketing plan for Gilbert that will present a positive business image.
3. Develop programs that will inform Gilbert's residents and businesses of its economic development goals and successes.
4. Attract service and support businesses that complement and enhance Gilbert's commercial and employment "mix".
5. Promote programs and partnerships which support and encourage the retention and expansion of Gilbert businesses.
6. Encourage the improvement of Gilbert's business environment and attract businesses to broaden Gilbert's tax base.
7. Identify the requirements of tourism as part of the community economic development strategy.

G.1.1 Economic Development Policies

1. Develop incentives to attract desirable businesses.
2. Encourage incubator and/or home-based businesses with flexible standards while protecting neighborhood integrity.
3. Coordinate with educational institutions to maintain a well-trained work force in the community.
4. Organize and implement a community marketing program.
5. Promote programs which encourage retention and expansion of existing businesses.
6. Increase the jobs to resident worker ratio to allow for growth beyond a "bedroom community" status.
7. Environmental responsibility shall be emphasized in all business activities to promote a quality living environment for Gilbert.

H. ENVIRONMENTAL MANAGEMENT ELEMENT

The Gilbert Environmental Management Element assists in maintaining and enhancing the quality of life of the community, including:

H.1 RESOURCE CONSERVATION

Purpose: To manage the use and consumption of resources in the design and development of public and private facilities.

H.1.1 Resource Conservation Policies

1. Conserve water and encourage its beneficial use.
 - A. Consider future development impacts on water.
 - B. Develop an effluent reuse system, and management policies to guide efficient use of reclaimed water.
 - C. Establish a water management plan to reduce water consumption of underground sources to meet Arizona Department of Water Resources standards.
 - D. Consider multiple use of facilities when planning resource conservation programs, including the integration of recharge sites with natural habitat.
2. Encourage design of energy efficient structures for public and private development including protection of solar access.
3. Promote use of native, drought tolerant plant materials to conserve energy and water in parks and right-of-ways.
4. Promote energy efficient development patterns.
 - A. Encourage infilling of vacant parcels.
 - B. Encourage land use patterns that shorten travel distances for employment and essential services.
5. Develop a comprehensive storm water management plan.
6. Expand recycling to all citizens and businesses of Gilbert.
7. Evaluate and monitor public facility environmental standards.
8. Support air quality enhancement efforts including landscape education programs, tree planting projects, and other regional strategies that aid air quality.



I. GROWTH COORDINATION PROGRAM

The Town prefers to plan, rather than react to the area's rapid population growth. Coordination of development activities and Town management strategies can assist in enhancing existing lifestyles and creating value for future generations. As a part of the growth coordination effort the following factors should be considered:

- Balanced land use plan
- Planning in undeveloped areas prior to the approval of specific development proposals
- Residential lot size and site development standards
- Development proposals should reflect characteristics of rural lifestyles in the expression of new development
- Infill of Village Centers
- Sustainable growth

I.1 CAPITAL IMPROVEMENTS

Capital improvement planning is the responsibility of the Citizen's Bond Project Review Committee.

1. Provide funding for sufficient capital improvements to provide for the physical and social development of the community.
2. Prioritize capital improvements with the General Plan.
 - A. Analyze all potential projects based on population, social, fiscal, and land use impacts
 - B. Investigate all possible funding sources.
 - C. Conduct public hearings for community input.
 - E. Select projects to be included in the annual budget
3. Priority should be placed on continuing improvements to the reclaimed water system and other water facilities.
4. Utilize water and wastewater system connection fees to ensure new development will continue to pay its fair share for growth.
5. Develop modern street signs at arterial street intersections.
6. Maintain the existing street system concurrently with the development of new capital improvements.

I.2 ANNEXATION POLICIES

The Town should develop policies to govern annexation in conformance with applicable State law and, at a minimum, require positive findings regarding: cost/benefit analysis; General Plan compatibility; and municipal service capacity. Maricopa County areas are not subject to the Town of Gilbert's ordinances until such properties are incorporated into the Town.

I.3 UNIFORM DEVELOPMENT STANDARDS

The Town should provide for development continuity with Maricopa County, including: standardizing engineering and design criteria for streets, roadways, grading and drainage and other public systems. Developments will provide self-contained systems and/or design standards which tie-in to existing and/or future facilities.

I.4 MUNICIPAL PROGRAMS

The Town shares responsibility for implementing the Plan. Rules and regulations should be consistent with the Plan's intent. Municipal management controls include the following:

- **Budget.** Initiatives undertaken to fulfill General Plan goals must be consistent with budget policy. The community demands fiscal responsibility along with the foresight to improve the Town of Gilbert's lifestyle. Implementation actions should be assessed in terms of costs and benefits.
- **Financing.** The Town intends "pay as you go" financing to avoid burdensome tax rates and other costs of government. The annual Capital Improvements Program updating process should incorporate evaluations of planned civic expenditures as they relate to achieving Plan objectives.
- **Development Fees.** Development fees will be assessed to defray the expense of extending municipal services to new homes or businesses, including an assessment of both the "impact" of present costs and the cost of buying into the system.
- **Assessment Districts.** Town-financed improvements may be considered for improvement financing. Some projects, such as future wastewater installation, may be undertaken as a series of improvement district assessments. These districts could allocate assessments for service extension costs under the management of a Town-financed municipal system which pays for central facilities, such as expanded treatment plant capacities. Self-contained "facilities" or community facilities district financing for basic services may include cost recovery (user fees and/or differential rates) to compensate the Town for administration and future system incorporation.
- **Special Studies/Plans.** As provided by statute, The Town of Gilbert may utilize detailed planning programs for defined, sensitive or special-purpose areas within the community.
- **Administrative Oversight.** Town staff are charged with the day-to-day application of the Plan. All local government decisions should contain references to Plan compatibility and policy guidance in the administrative recommendation.
- **Municipal Growth Monitoring.** Town staff will be responsible for instituting and maintaining a data base and measurement system for the regular reporting of municipal development.

APPENDIX

Glossary of terms for General Plan

ACTIVE PARK - A PARK FACILITY WITH PLAY EQUIPMENT, SOCCER FIELDS, BALL FIELDS, ETC.

AREA PLANS - SPECIAL STUDY AREAS WITHIN THE GENERAL PLAN THAT REQUIRE MORE DETAILED STUDY AND GUIDANCE FOR DEVELOPMENT.

ARTERIAL STREET - THE MAJOR STREET GRID USED IN ARIZONA TO MOVE LARGE VOLUMES OF TRAFFIC.

CAPITAL IMPROVEMENTS - CONSTRUCTION PROJECTS GENERALLY ASSOCIATED WITH GOVERNMENT, SUCH AS BUILDINGS, PARKS, STREETS, ETC.

COLLECTORS STREET - A LOCAL STREET USED TO COLLECT NEIGHBORHOOD TRAFFIC TO BE PLACED ON THE ARTERIAL STREET SYSTEM.

EFFLUENT - RECYCLED OR RECLAIMED WATER.

EQUESTRIAN - RELATING TO THE USE OF HORSES FOR PLEASURE OR WORK.

GROSS RESIDENTIAL AREA - A TERM USED TO DESCRIBE THE AREA USED FOR DENSITY CALCULATIONS. IN GILBERT'S CASE, GRA IS THE AREA OF A PROJECT MINUS ANY NONRESIDENTIAL PARCEL, ARTERIAL RIGHT-OF-WAY BEING DEDICATED, AND SCHOOL SITE BEING RESERVED.

INFILL DEVELOPMENT - DEVELOPMENT THAT OCCURS IN CLOSE PROXIMITY TO EXISTING SERVICES SUCH AS WATER, SEWER, EMERGENCY RESPONSE, ETC.

INFRASTRUCTURE - UTILITIES SUCH AS WATER, SEWER, ELECTRIC AND STREETS THAT SERVE SUBDIVISIONS.

PASSIVE PARK - A PARK FACILITY NOT PROVIDING PLAY EQUIPMENT, BALL FIELDS, ETC.

PRIVATE SECTOR - THOSE NOT INVOLVED IN GOVERNMENT SERVICE DELIVERY.

PUBLIC SECTOR - GOVERNMENT OR QUASI-GOVERNMENT AGENCIES PROVIDING SERVICES.

RETENTION AREA - THE AREA WITHIN A PROJECT USED TO HOLD, OR RETAIN STORMWATER FOR A PERIOD OF TIME.

REVENUE BASE - IN GILBERT, THIS IS THE SOURCE OF FUNDS FOR PROVIDING SERVICES TO THE CITIZENS. THE MAIN REVENUE BASE IS SALES TAX, NOT PROPERTY TAX.

STRIP DEVELOPMENT - DEVELOPMENT THAT MAY OCCUR ALONG A "STRIP" OF STREET FRONTAGE RATHER THAN "CLUSTERED" AT AN INTERSECTION.

SUSTAINABILITY - THE ABILITY OF A COMMUNITY TO USE RESOURCES IN A MANNER SUCH THAT NONE ARE COMPROMISED FOR USE BY FUTURE GENERATIONS.

VILLAGE CENTERS - A LAND USE TERM MEANING AN ACTIVITY CENTER WHERE SEVERAL TYPES OF LAND USE WILL BE LOCATED AND WILL BE OF GREATER INTENSITY AND PEDESTRIAN ORIENTED.

XERISCAPE - LOW WATER CONSUMPTIVE LANDSCAPING PRINCIPLES.

Amendments to the General Plan

1. Amendments to the General Plan will be considered every six months. The filing deadline for each cycle is the close of regular business on the first Friday of January and June.

Special amendment requests may be considered outside the regular amendment schedule. These may be submitted at any time. An amendment initiated by the municipality may take place at any time.

2. All development requests will be referred to the Planning Director for review of the need to amend the General Plan. The Director has the responsibility to determine if a specific proposal represents a zoning change or a change to either the text or the land use map that requires an amendment to the General Plan. Some of the factors used to determine if an amendment is necessary may include, change of densities or specific land use, change of traffic volumes or transportation network, change of development standards, change of State law or change of special study areas.

If the applicant is in disagreement with the Planning Director's decision, a request for review can be made to an amendment review committee consisting of one Planning and Zoning Commissioner, one Council member and one citizen, appointed by the Council, familiar with the General Plan. The Planning Director may also refer requests to the review committee. This committee will review proposals using similar factors listed above.

After a determination is made that an amendment is necessary, the request will be scheduled for appropriate reviews and public hearings, consistent with State statute and current municipal codes and ordinances.

3. It is necessary to make the following findings of fact in order to amend the General Plan:
 - A. That the amendment is not in conflict with any portion of the General Plan not being amended and is consistent with existing policy.
 - B. That the amendment constitutes a substantial benefit to the community and is not solely for the good or benefit of a particular landowner or owners at a particular point in time. A substantial community benefit may be established after examination of the following impacts:

NEIGHBORHOOD

The extent to which the proposed amendment impacts or is impacted by neighborhoods within an approximate half mile radius of the boundary of the property. If only a portion of a neighborhood is included in the half mile radius, the entire neighborhood should be considered as impacted. The applicant shall provide evidence of support or will address neighborhood concerns.

MUNICIPAL SERVICES

1) Infrastructure

The ability and capacity of the water and sewer system to provide for the needs of the proposed development without system extensions or improvements beyond those to be completed by the applicant. The applicant shall provide needed improvements to public streets and/or other transportation systems to meet projected travel demands.

2) Public Safety

The ability of police and fire to provide adequate emergency services according to acceptable response standards set by the community. The applicant shall provide adequate mitigation measures, if necessary, to meet acceptable response standards.

3) Leisure Services

The ability of the proposed public and private open space, recreation and park facilities to provide for the needs of the proposed development. The applicant shall provide adequate mitigation measures, if necessary to meet any needs beyond the scope of the community's open space, parks, library and recreation policies and programs.

4) Revenue

The capacity of the community to absorb the proposed growth while receiving sufficient income to mitigate impacts of the development.

PUBLIC SCHOOLS

The capacity of the appropriate school district to accommodate the children expected within the proposed area. The applicant shall provide adequate mitigation measures, if necessary, to meet any needs for planned student populations and will consider all other development policies.

LAND USE

1) Harmony with Land Use Goals

The extent to which the proposed amendment is compatible with the land use goals of the General Plan and avoids creation of isolation uses that will cause incompatible community form and a burden on services.

2) Site Design

Contribution of the proposed amendment to the overall welfare of the immediate area as determined by the following indicators:

- a) Orientation and configuration of conceptual land uses;
- b) Efficiency of traffic circulation in the area;
- c) Compliance with bufferyard standards;
- d) Continuity of design with adjacent properties.

3) Environmental

The ability of the community to sustain a balance of resources, including physical and cultural, to meet the demands of present and future residents. The applicant shall provide mitigation measures, when necessary, to address the development's impact on air, water, land and cultural resources. The applicant shall also evaluate off-site environmental impacts on the proposed development, as well as specific impacts the development may have on other sites within an approximate half-mile radius.

Activities

Introduction

These activities are intended to demonstrate some of the goals and principles of the General Plan through actual experience.

Activity 1

Providing public facilities and services includes many things, as noted in the specific actions we should take as a community to ensure our sustained quality growth. One facility now being constructed, is a Surface Water Treatment Plant.

To understand how this facility works and how important it is, try this activity:

- Materials needed:
1. A flour sifter, or a container with a screen bottom.
 2. Absorbent cotton.
 3. Course, clean sand.
 4. Clean gravel.
 5. A large glass jar.
 6. Small glass jar with muddy water.

Cover the screen at the bottom of the sifter or container with a layer of cotton, next a one-inch layer of the coarse sand, then a one-inch layer of the gravel. Set the sifter over the jar. Slowly pour the muddy water into the sifter. Look at the water when it comes out the bottom of the sifter into the jar. The water is no longer muddy, and the solid "stuff" in the water is in the sifter. You cannot really drink the water, because it may still have germs. In a water treatment plant the process is similar, on a much larger scale, and chemicals are added to help purify the water.

Make a list of ways you and your family can save water.

Visit our sewer treatment plant or the new water treatment plant when it is completed.

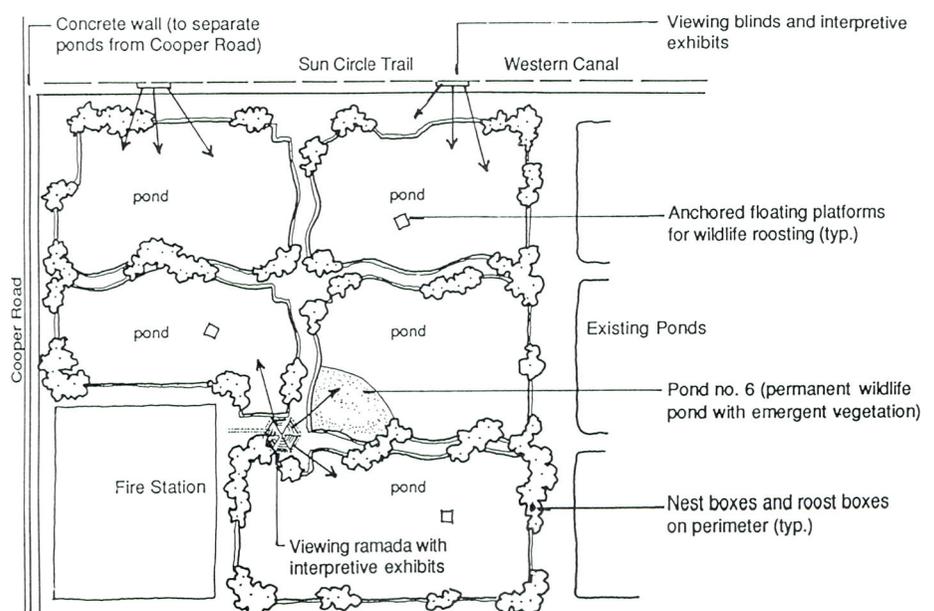
Activity 2

Parks and open spaces are often those areas where we can best observe the plants and animals that help make Gilbert a desirable place to live. We often times do not pay attention to the natural processes that occur around us and sustain us.

- Materials needed:
1. Pencil and small notebook.
 2. Binoculars, if available.

Using the map provided for this activity, visit our wastewater recharge ponds and take a walk to the ponds, as indicated on the map. There have been 15 of a total of 150 species of birds sighted at or near these ponds that are considered sensitive or endangered. You may be able to see some of these birds and read about them during this activity.

1. Walk quietly along the ponds, as indicated on the map.
2. Listen for any birds sounds. Write a description of the bird or draw a sketch showing distinguishing marks, colors, etc.



3. Describe their behavior in your notebook.
4. Write down what you think they may eat, based on their behavior.
5. Match your descriptions, sketches, thoughts, etc. to the birds listed below. Remember, these are considered sensitive species.

- Clark's Grebe. Seen during the spring, fall or winter; considered fairly uncommon; swimming and diving bird, about 9 inches in length, feathers are white and brown, high chicken-like bill will dive or sink slowly into water; range is U.S. and Canada.
- Great Egret. Uncommon in the area during the fall, spring or winter and rare during summer; feathers are white, bill is yellow and feet black, about 32 inches in length and wing span of 55 inches; range is Mexico and the southwest in winter and west coast and mid-west in winter.
- Snowy Egret. Appears same as Great Egret; feathers are white, bill is thin and black and feet range from pale green to bright yellow, about 20 inches in length and a wing span of 38 inches; range is isolated in the south, west and southeast, it is only seen in Arizona when migrating.
- Black-Crowned Night-Heron. Same appearances as Egrets; heavy body, short thick neck; feathers are dark on the back and all white on the bottom with short yellow feet, about 20 inches long with a wing span of 44 inches; the birds are often roosting during the day and active at night; range is far west, midwest and east; seen in Arizona during fall migrations.
- Black-Bellied Whistling Duck. Appearances are fairly common all year, this is rather unusual since it is generally isolated to northern Mexico; black underparts with large white areas on the wings; neck and legs are unusually long, bill may be red, yellow and blue; about 13 inches long with a wing span of 37 inches.
- Osprey. Uncommon appearances all year long; feathers are dark above and light below, there is a conspicuous crook in the wings and a black wrist marking on the wings; they hover at heights of 50 to 150 feet and then may suddenly plunge into the water for fish; 2 inches long with a wing span of 54 inches; seen in Arizona mainly during spring and fall migrations.
- Northern Harrier. A hawk that is uncommon in the area all year long; slim with long rounded wings; female has a dark color above and brown underside, the male has a dark color above and a white underside; commonly fly only a few feet above the ground looking for rodents; 16-17 inches long and a wing span of 42 inches; range is North America.
- Ferruginous Hawk. Fairly common during the fall and winter months; rust colored feathers on top with very white underside, tail and head, wings are black tipped; 20 inches long with a wing span of 54 inches; range is the west half of North America.
- Peregrine Falcon. The only species officially listed as endangered; seen rarely during the spring, fall and winter; long pointed wings and tail that narrows at the tip; feathers are brown and white on bottom and dark colored on top, especially the head with a dark "hood"; preys on other birds and is a very swift flier; length is 15 inches and wing span is 40 inches; the range is the United States and Canada; these have been spotted roosting especially on the large electric transmission towers.

- Snowy Plover. Rarely seen only during the fall months when migrating; wading bird that has a white underside with brown wings, an incomplete black band at the neck; dark bill and dark legs; length is just over 5 inches; range is generally restricted to the coasts along the west and southeast U.S.
- Black-Necked Stilt. Fairly common except during winter months; long thin legs, neck and bill; feathers are black above and white below, legs are generally reddish; length is 13 inches; range is generally the western U.S., migrating from west to southeast coasts.
- American Avocet. Similar to the Stilt for viewing; long legs and bill, bill is needle-like and curves upward, legs are bluish; feathers are brownish in the neck area and black and white body with a distinctive white stripe on the black wings; length is 15 inches; range is from southwest coast of North America to northern plains and Canada, seen here mainly during migrations.
- Belted Kingfisher. Seen uncommonly during the spring, fall and winter; large head with black and white feathers, short tail, very short legs; will perch near water waiting to dive for fish; only Kingfisher seen above Arizona; 12 inches in length; ranges from the southwest into all of the United States and Canada.
- Tree Swallow. Seen uncommonly during the spring, summer and fall; green feathers above with a white underside, very small bill, wings are swept back during flight; length is 5 inches; range is generally along the southern coasts and into the northern parts of North America.
- White-Crowned Sparrow. Uncommon sightings during the spring, fall and winter; yellowish bill, gray throat and breast and a streaked head (black and white); length is 5 inches; range is from Alaska to northern Mexico.

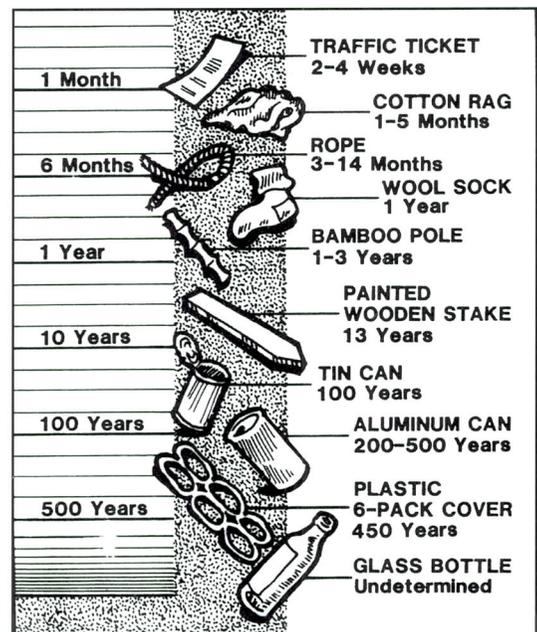
These are the sensitive or endangered species, there are many other species that have been seen, including Pelicans, Herons, Geese, many varieties of Ducks and Hawks.

Activity 3

Environmental management is key to our ability to preserve Gilbert as a place where "housing" becomes neighborhoods, "municipality" becomes community, and ultimately, our natural environment becomes our home. This activity will help understand that better environmental management begins by asking questions and searching out facts.

- Materials needed:
1. Notebook and pencil.
 2. Plastic bag for collecting material.
 3. Map of your neighborhood, U.S., and world.

1. Walk your neighborhood collecting at least five bits of different kinds of trash. Place them in your specimen bag.
2. Use your notebook to catalog each item. Indicate a description of the item, an estimate on how long it may have been there and where it may have originated. Indicate on your neighborhood map where you found the items and where they may have originated.



"How Long Does Litter Last?" an illustration from the Recycling "Bright Ideas," provided by Phoenix Clean and Beautiful.

3. Write down what you think the item is made of. Then, trace back the origins of the material. For instance, paper comes from paper mills, which process trees, which come from a number of forests around the country. Indicate on your U.S. or world map possible places of origin of the material that make up your items.
4. Indicate what percentage of your items is paper? glass? aluminum? plastic?
5. Next, use the table below to research approximately how long your items may be around on the earth, in their present form. Then, indicate what you think they may become beyond their present "lifespan".
6. Write a summary of your findings and what this could mean for our environment, based on the facts you have gathered. Share your conclusions with a friend, neighbor, school class, or government officials.

Activity 4

Every decision that is made by the Town Council will have some affect on the Gilbert economy. It is interesting to note that economy, the managing of "our house", and ecology, the study of "our house", are very closely related. In order for Gilbert to be a sustainable community we need to understand that quality economic development must be balanced with our desire to keep a unique character. This activity will help understand that all decisions, including economic development, affect the developed state of our community.

Materials needed:

1. 12 Dixie cups.
2. Small cards, numbered 1, 2 and 3 for each cup.
3. 12 pennies.

This activity is actually a game that you will play with a home-made computer. Your computer consists of 12 dixie cups, numbered 1 through 12. Each cup should contain three small cards, numbered 1, 2, and 3. Place the 12 cups on a table opposite of where you are sitting as though the cups are your opposing player. Place 12 pennies in the middle of the table. During this game you and your opponent, the computer, have the option of removing 1, 2 or 3 pennies from the collection of twelve in the middle of the table. The player removing the last penny is the loser.

You may begin by either you or the computer removing 1, 2 or 3 pennies. You must help your opponent by picking from the cups in the following manner:

- if there are 12 pennies on the table, pick a card from cup number 12 to determine the number of pennies to pick up. If there are 11, pick a card from cup number 11, and so on.

You will find that it will be very easy, at first, to beat the computer. However, you must remove the last card that cost the computer the game each time it loses. As you continue to remove cards the computer is "learning" and it will become increasingly harder to win as the computer makes fewer and fewer mistakes.

1. Plot the wins v. the losses of the computer over the number of rounds. You will notice a "learning" curve on the part of the computer.

The decisions we make affect all aspects of our community. As we make decisions, like the computer, we learn and try to "win". Economic development is a part of the whole (one of the cards in the cups) that we need in order to win a balance in our community.

Activity 5

Land use and Community design are important "livability" issues for all of us. This exercise is intended to have you imagine the potential Gilbert has for future development.

Materials needed:

1. Map of the Gilbert planning area (included in this activity)
2. pencil or marker

The map provided for you in this activity shows the Gilbert planning area. Study the map to get yourself oriented, where you live, where the downtown is, your grocery store, etc. After you have become familiar with the map, think of specific locations on the map and answer the following:

1. What do I like about the location? (Example: building design, landscaping, historic features, views, etc.)
2. What do I dislike about the location? (Example: unsightly design, no landscaping, emphasis on cars, noisy, smells, etc.)

Lastly, make some comments on the plan about what you would like to have happen at specific locations for the future. This may be a type of development, a design feature, or nothing at all (open space).

Share your comments with friends, neighbors or school classes. Send a copy, if you feel it is appropriate, to local community leaders. These kind of comments mean a lot in planning for the future.

