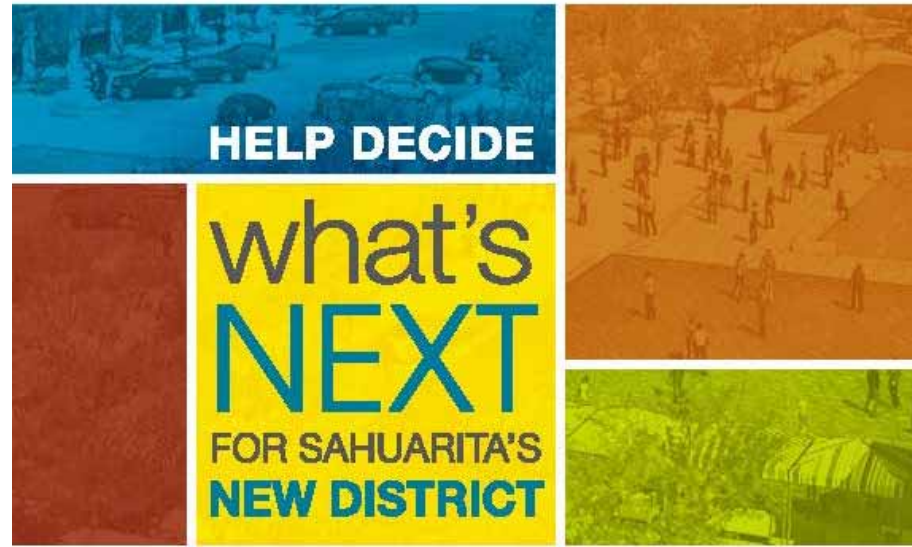


Open House Findings & Takeaways



HELP DECIDE

**what's
NEXT**
FOR SAHUARITA'S
NEW DISTRICT

Ask Questions ▾ View Concepts ▾ Give Feedback ▾ Share Ideas

SAHUARITA'S TOWN CENTER DISTRICT OPEN HOUSES
Thursday, November 2, 2017

1:30-2:30 pm at Quail Creek ClubHouse
1:45 pm Brief Presentation
2055 E. Quail Crossing Blvd.

6-7:30 pm at Sahuarita Town Hall
6:15 pm Brief Presentation
375 W. Sahuarita Center Way



A vision for the District

OPPORTUNITIES

- ▶ Retail
- ▶ Restaurants
- ▶ Arts & Culture
- ▶ Play Spaces
- ▶ Green Space
- ▶ Water Features
- ▶ Hotels
- ▶ Office
- ▶ Event Venues
- ▶ Gathering Spots
- ▶ Residential
- ▶ Streetscapes

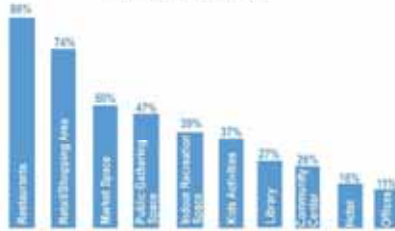
Top 3 uses:

-  Restaurants
-  Retail/Shopping
-  Market Space

Other uses respondents would be excited to have in a Town Center include Bicycle and Pedestrian Amenities, Pickleball, and a Dog Park.



Question 1: What types of uses would you be excited to have in or around a Town Center in Sahuarita?



Question 2: What kinds of public space associated with a Town Center would improve livability in Sahuarita?



Question 3: What are preferred business types that you would like to see in or around a Town Center District?



Question 4: Please select your top six (6) desired uses from the selections in Questions 2 and 3.



Top 3 public space to improve livability:

-  Central Plaza
-  Special Event Space
-  Splash Pad

Top 5 preferred business types:

-  Dinner Restaurants
-  Lunch Restaurants
-  Breakfast Restaurants
-  Coffee Shops
-  Bars/Breweries

Top 3 desired uses:



Top 3 desired uses:

-  Dinner Restaurants
-  Lunch Restaurants
-  Bars/Breweries

Sahuarita residents want places to play, eat and socialize.

79% of Questionnaire respondents believe that Sahuarita should establish an outdoor public gathering space.

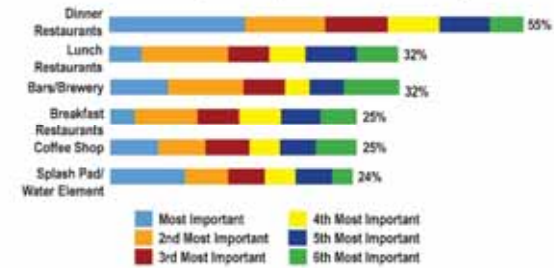


39% of questionnaire respondents were between the ages of 34 and 54.

91% of Questionnaire respondents are Town of Sahuarita residents.

41% of respondents live in Rancho Sahuarita
23% of respondents live in Quail Creek.

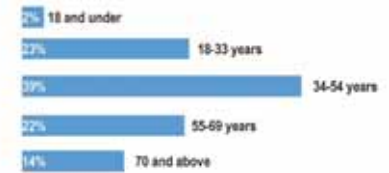
Question 5: Based on the items listed in the previous questions, please rank the six most important items in order from 1-6, with 1 being the most important use in the Town Center to you.



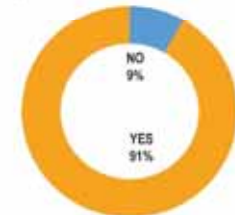
Question 6: Should Sahuarita establish an outdoor public gathering space, such as a Central Plaza, Town Green, Performance Stage, etc., to diversify the activities and establish a more aesthetically pleasing Town Center?



Question 7: What is your age?



Question 8: Are you a resident of the Town of Sahuarita?



EXISTING TENANTS AND USES

1



RETAIL/SHOPPING: Petco, Big 5 Sporting Goods
RESTAURANTS: Twist and Shout 50s Diner
PROFESSIONAL: Truly Nolan Pest Control, Hickey Automotive



SINGLE FAMILY: Los Arroyos
MULTI-FAMILY: Del Coronado Apartments
OPEN SPACE: Titan Missile Museum

USES AND TENANTS - DUVAL ROAD/OLD NOGALES HIGHWAY



- RETAIL/SHOPPING:**
 - Ashley Home Store
 - Jo-Ann Fabrics and Crafts
 - Safeway
 - Green Valley Bike Hub
 - Stitch N Vaders Embroidery Supply
 - Sahuarita Cums
 - Green Valley RV
 - Hydronix Cabinet Store
 - Ross Dress for Less
 - Walmart Supercenter
 - Walgreens
 - 99 Cents Only Stores
 - Petco Animal Supplies
 - AutoZone
 - Matress Firm Green Valley
- RESTAURANTS:**
 - Denny's
 - Taco Bell
 - Coach's All American Bar and Grill
 - Mountain View Cafe and Bakery
 - Manuel's Mexican
 - Two Girls Pizzeria
 - Triple Play
 - Jerry Bob's
 - El Patio
 - Panda House
 - Rigoberto's Mexican Food
- SINGLE-FAMILY:**
 - Green Valley RV Resort
 - Valle Verde
 - Green Valley Vista
 - La Joya Verde
 - Villas Santa Rita
 - Green Valley Farms
- PROFESSIONAL:**
 - Desert Sky Cinema
 - Green Valley RV Resort
 - Jim Click Ford Green Valley
 - American Southwest Credit Union
 - Truly Nolan Pest and Termite Control
 - Vagabond Inn Green Valley Sahuarita
 - Del Norte Dental Associates
 - Talk of the Town Beauty Salon
 - Saguaro Automotive
 - Green Valley Groomers
 - Hickey Automotive
 - Valley Accounting Tax Services
 - Best Alteration
 - Saigon Nail Spa
- MULTI-FAMILY:**
 - Sahuarita Mission Apartments
 - Del Coronado Apartments
 - Via Alamos Apartments
- OPEN SPACE:**
 - Titan Missile Museum

EXISTING TENANTS AND USES

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Opportunities

Include neighborhood-serving retail and services (grocery store, urgent care).

Family-friendly recreation facilities and activities.

Job-creating businesses.

A town center should include opportunities to attract companies that can offer better-paying jobs in addition to service jobs in retail and restaurants.

Desirable employment sectors:

- Healthcare
- Professional Services
- Manufacturing
- Technology
- Clean Energy
- Trade School
- Higher Education
- Hospitality
- Neighborhood Services (daycare, senior-care)

Ensure all neighborhoods and communities of the greater Sahuarita area have the opportunity to offer input.

STREETSCAPES



BUILDINGS AND MATERIALS



GATHERING SPACES



OPEN SPACE



Streetscape



Comfortable pedestrian-oriented spaces.

Shade and street trees.

Safe and lighted spaces.

Proximity to street/building edge ground-floor activation.

Character



Open to a range of scales from 2 to 4 stories.

Materials desired should respect and complement the region.

Mix of traditional Spanish revival and contemporary architectural styles.

Suggested forms for buildings might be 3 stories with Spanish-influenced contemporary design. Perhaps porticos, breezeways, and wide shaded sidewalks with ground-floor activation, and two stories of office and residential above.

Gathering Spaces



Variety, flexibility, and a casual feel in common gathering areas.

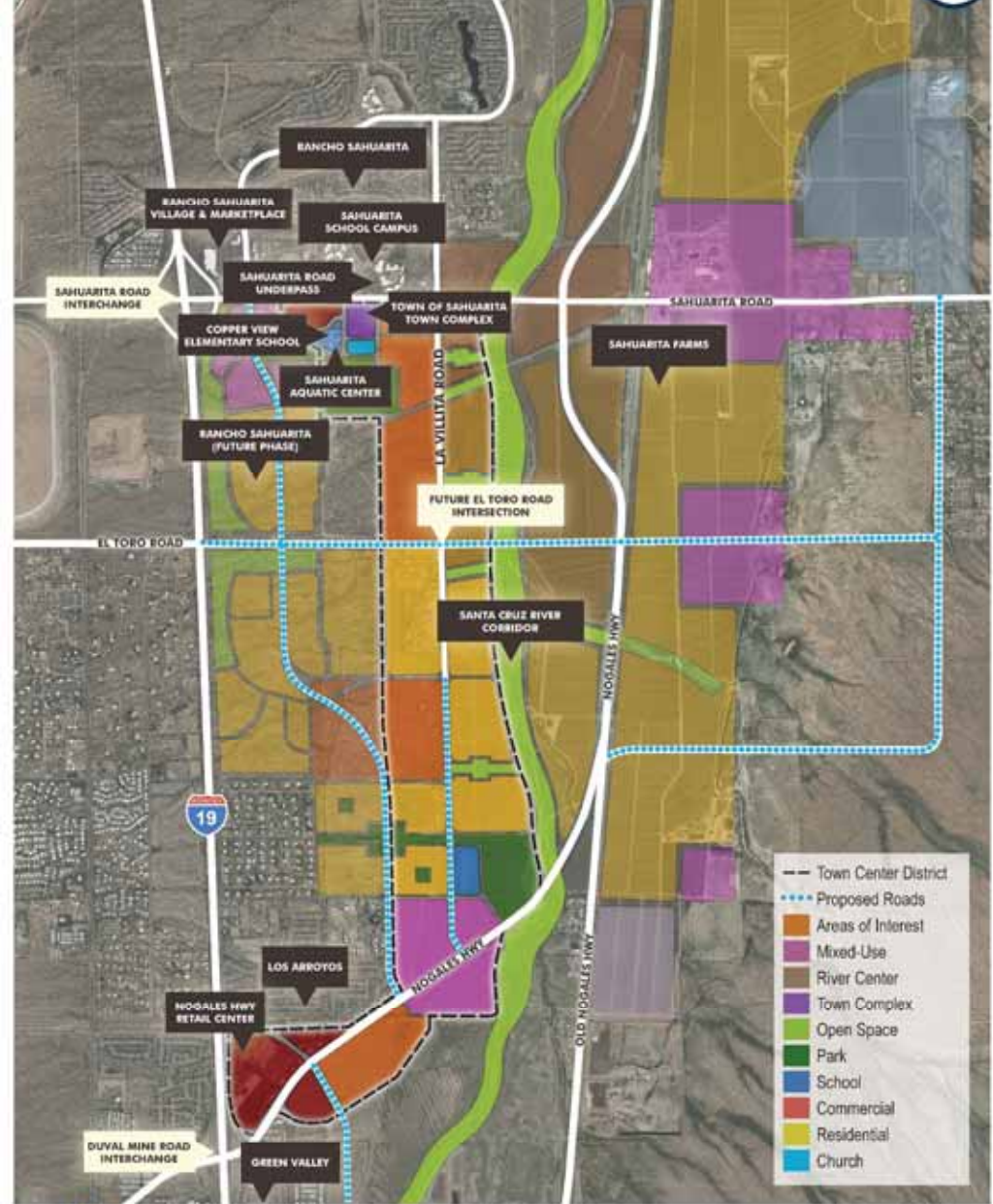
A plaza-scaled space that was flexible, activated by surrounding businesses along the edge, and of quality materials, shade, and seating that allowed the space to feel welcoming and relaxing to be in.

Open Spaces



Provide a diversity of recreation and community uses.

Open spaces that can cater to a broader range of age groups, uses less water, and offers shade.





District & Phase 1 Key Findings

The District will help **bring the Sahuarita Community together.**

Broader town planning strategy should **seek greater connection to more isolated areas towards the southern end of town.**

More types of transportation choices (transit – bus, maybe rail, bike share, golf carts).

Expanded, more complete and connected infrastructure (infill roadways, expanded pedestrian/bicycle routes/trails and sidewalks, golf cart access).

Flexibility to change with market trend.

Attract job growth and foster retention of youth for future employment.

Introduce more event-supporting uses that create attraction and destination (amphitheater, movie theater, natatorium, mixed use sports, hotel, emerging industry employers/sponsors).

Housing, services, and amenities should **address the needs of a broader target audience including young professionals and the local workforce** (teachers, police, fire, border patrol).

District & Phase 1 Key Findings

Mix of uses that address the broad needs of the user, **connectivity** that is comprehensive, complete and variety of modes, and **flexible comfortable spaces** that are well landscaped, shaded, and can be utilized for passive uses, **pop-up events and commerce** (farmers markets, food trucks, art fairs, community events).

Preferred **a pedestrian promenade** street concept.

Pedestrian-oriented designs felt safe and conducive for interacting with others.

Positive reaction to **the modern take on a traditional small town.**

Seek to maintain a small town feel with growth.

Foster a unique, diverse and eclectic feel.

Want a **unique, walkable district** with a **distinct style and feel** that is more **inclusive in identity** that can **reflect all of Sahuarita.**