

# QUEEN CREEK

## DOWNTOWN CORE ACTION PLAN 2024-2029



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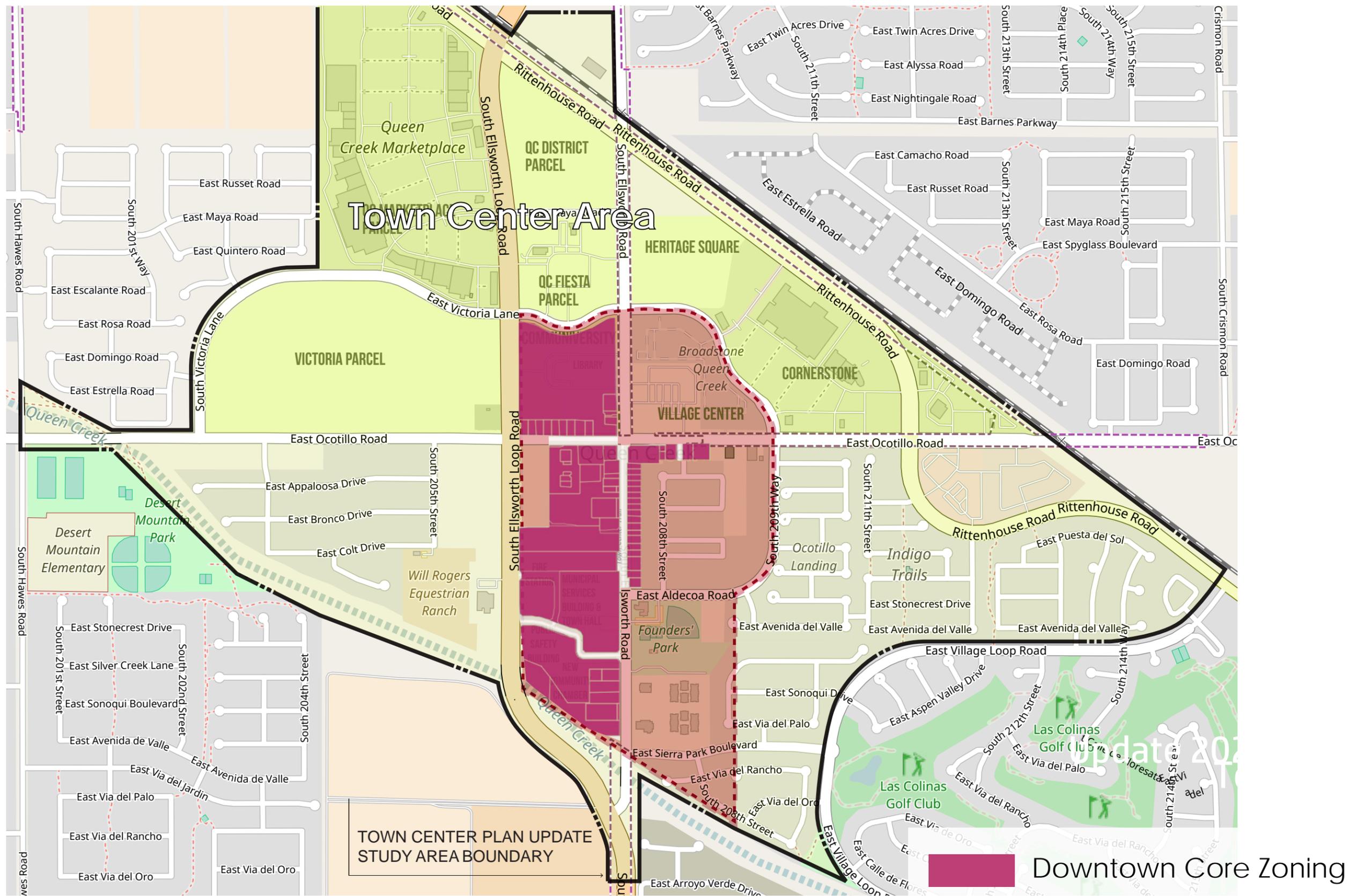
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Version 2





# CONTEXT MAP



# PRIORITY ACTION PLAN 2024-2029

*The Priority Action Plan 2024-2029 includes recommendations, goals and strategies derived from the recent Town Center Plan/Downtown Core 2024 Update, community engagement activities and national best practices in downtown development. The recommendations within the action plan are categorized as lower, moderate and higher priority. The priority levels, consider the level of impact, urgency, importance, and value of each recommendation.*

*In addition to the action plan recommendations, the Town should continue to:*

- *Be proactive in purchasing strategic properties*
- *Promote and attract unique private development*
- *Commit to public capital expenditures (.i.e. roadways and public parking) to ensure and entice private sector development*
- *Analyze municipal codes, ordinances, and approval processes to ensure there are no cumbersome roadblocks to private sector investment*
- *Engage with the greater community to ensure the vision's evolution is based on consensus*



# PRIORITY ACTION PLAN 2024-2029

## HIGHER PRIORITY

### 1. Review and update the Downtown Core Zoning and Design Guidelines section of the zoning ordinance

- Continue to evaluate changes needed to the permitted use table, zoning and design guidelines.

### 2. Evaluate future use of Founder's Park

- Analyze and determine the highest and best use.

### 3. Evaluate next investment opportunities for Town Council (roadways, infrastructure, etc)

- Determine priorities of Capital Improvement Projects in the area for the next five years.

- Produce a cost analysis of future infrastructure needs (ie. additional roadways or improvements, under-grounding utilities, drainage, etc).

### 4. Establish Village Green/Square area (public- private partnership)

- Evaluate investment opportunities with private developers for "Village Green/Square area"

### 5. Conduct a future parking needs assessment, parking management plan and identify locations for shared public parking

- Engage consultant to evaluate the "trigger" for when additional public parking is needed, identify locations for shared public parking and provide a cost estimate for public surface parking and parking garage structures.

- Evaluate changes in parking trends.

### 6. Phase out Façade Improvement Program by June 30, 2024

- Work with any property owners that are already approved for grants and any inquires that have been made prior to January 2024.

- Evaluate other programs for incentivizing quality development and integration of decorative/art elements.

### 7. Evaluate the use of the Town Center Fund - Queen Creek Special District - if the 0.25% sales tax is sunsetted, continue to evaluate and incentivize strategic projects

- Evaluate the future/use of the Town Center Fund.

- Ensure that funding from sales of Town owned land or other funding sources are allocated for future projects in the area.

# PRIORITY ACTION PLAN 2024-2029

## MODERATE PRIORITY

### 1. Explore options for trash easements and shared trash locations/models

*- Evaluate shared trash models and potential locations for larger trash enclosures.*

### 2. Initiate a pedestrian and bicycle connectivity study

*-A study will identify existing connectivity gaps that impede bicycle and pedestrian travel throughout the Town Center area, and provide recommendations to link residential neighborhoods within the Downtown Core, Queen Creek Wash and surroundings.*

### 3. Evaluate when to issue RFP's for remaining Town Owned Land

*-Continue to monitor economic conditions and developer interest on remaining Town owned land.*

### 4. Analyze potential opportunities for additional property acquisition based on Town's future goals

*-Evaluate strategic acquisition of sites for Town Council consideration.*

### 5. Analyze the existing Downtown Core zoning (ie. (as it relates to existing nonconforming and transitional land uses)

### 6. Evaluate branding, wayfinding and signage opportunities

*-Determine the approach and timing to formally brand the area.*

*-Evaluate the need for way-finding signage that directs visitors to public parking locations and other landmarks.*

### 7. Continue to work with property owners on community preservation, beautification efforts, and code compliance

*-Ensure that properties continue to stay code compliant, clean and safe.*

# PRIORITY ACTION PLAN 2024-2029

## LOWER PRIORITY

1. Assess drainage needs and develop a plan for undergrounding drainage for small properties along Old Ellsworth Road
2. Encourage the Chamber of Commerce to work collaboratively with the downtown core business owners on projects that will benefit this key area while increasing the economic vitality of the entire community
3. Evaluate existing events and attraction of new events in Downtown Core
4. Implement Recommendations from Approved Downtown Queen Creek Art & Placemaking Plan 2023
5. Evaluate the need for a “Downtown Task Force” to assist with Downtown programs and projects



# MASTER PLAN PERSPECTIVE

