Southwest Apache Junction
Masterplan Community
OUR MISSION

To create places inspired by local history and natural beauty of the surrounding environment to enhance the quality of life for the client, community, and local ecology now, and for the future.

This book contains all of the research conducted by Southwest Native Design prior to the start of the design process for the Southwest quadrant of Apache Junction. The final design concepts proposed by each group member are also included.
01 | Context
The City of Apache Junction is located thirty-six miles east of Phoenix, Arizona.
Our group focused on the Southwest quadrant of Apache Junction.

The site boundary ran east along 16th avenue, south down Tomahawk until connecting with the city limits and following the border west to Meridian road and connecting back up to 16th avenue.
1863
Arizona split from the territory of New Mexico to form Arizona Territory.

1891
Jacob Waltz dies and leaves location of Lost Dutchman Gold Mine Unknown.

1893
Goldfield Mining Town was established.

1912
Arizona became 48th State.

1977
Lost Dutchman State Park is open and dedicated on December 5.

1978
Apache Junction established as a city on November 24.

2003
Central Arizona Aqueducts designed as a National Recreational Trail.
02 | INVENTORY
Apache Junction has an annual high temperature of 85.3 degrees F and an annual low temperature of 57.3 degrees F. Rainfall occurs the most during the winter months, as well as August during the monsoon season, receiving about 13.21 inches per year.
Apache Junction has a .5% slope.
MAJOR FEATURES

- Weekes Wash regularly floods intersecting streets during heavy rainfall
- Central Arizona Project (CAP) Canal
BIRDS
• Gila Woodpecker
• Sparrows
• Quail

MAMMALS
• Several species of bats
• Antelope Jackrabbit
• Kit fox
• Mule Deer

REPTILES
• Gila Monster
• Several species of snakes
• Sonoran Desert Tortoise
- Blue Palo Verde
- Saguaro
- Catclaw Acacia
- Ironwood

- Creosote
- White Bursage

- Barrel Cactus
- Ocotillo

- Blue Palo Verde
- Cholla
- Foothills Palo Verde
- Prickly Pear Cactus
- Saguaro
- Velvet Mesquite
Currently Apache Junction contains two main organizations that manage health opportunities for lower income families or homeless. If an individual lives in the east side of the city, their health organization will send them to another health facility on the other side of the city division line. However, if an individual lives on the west side, their health organization sends them over the county line to find help in Maricopa County, making the entire process extremely confusing.
One of the unique characteristics of the Phoenix metro area that Apache Junction contains is one of the many canals running through the outskirts of the city, specifically in the Southwest quadrant.

The canal, if opened to the public, would provide a pedestrian connection from Apache Junction to the greater Phoenix-metro area through networks of miles of trails.
03 | LAND USE
The majority of the Southwestern quadrant of Apache Junction is composed by open space, with the second largest zone being residential. The area also contains the city landfill, which will be closed down within the next decade. The area also hosts a school, a golf course, and some small light industrial areas. Commercial spaces are almost non-existant.
The majority of land uses are either compatible or very compatible. Really the only type of zoning to be aware of is light industrial.
Largest land use increase within the Southwestern quadrant of Apache Junction was commercial, centered around U.S. 60 to draw in visitors. Large amounts of residential were also proposed for potential future migrating middle-class families from nearby Gilbert and Chandler. Agricultural space was added because of the benefits of flooding from Weekes Wash.
04 | DESIGN PROPOSALS

COMMUNITY CONNECTIVITY THROUGH RECREATION

DENISE TORLONI
VISION

To capture the beauty of Apache Junction and cater to its avid outdoor culture. An intricate chain of trails and parks will provide residents with more means to explore the outdoors, and attract visitors trying to escape the city!

OBJECTIVES

1. Highlight Apache Junction’s Natural Beauty—the Superstition Mountains
2. Promote Community Connectivity through recreation
3. Create an Identity for Apache Junction
**Land Use Compatibility Matrix**

Looking at the data it is observed that the proposed (top) and the existing (left) don’t have any major conflicting areas, with the exception of light industrial. Being that the 40 Acres that was chosen to focus on does not contain any major industrial buildings, there are no outstanding conflicts that need to be addressed.
Comparing the existing (left) and proposed (right.) It can be observed that the major changes proposed is more residential space with recreational land/trails cutting through it to connect the neighborhoods with each other.
EMERALD NECKLACE

Inspiration for Dutchman’s Necklace

Boston | Fredrick Olmsted | 1,100 Acres

Includes:
- 3 Public Gardens
- Riverway
- Jamaica Pond
- Arboretum
- The Fens
- Boston Commons
- Multiple Gardens
Running its path throughout Apache Junction, it links neighborhoods, passes through existing parks and even the O.K Corral, leading to one of the main trails to The Superstition Mountains!
With multiple zones within close proximity, it makes for a community to feel more like home.
- Residential near recreational and
Recreational close to Commercial.
DUTCHMAN'S TRAIL
VISION

Create a healthy community that is fully aware of the food that is produced for their family and friends dinner table, while creating a fun and inviting natural desert community.

OBJECTIVES

1. Create easy access to seasonally locally grown food
2. Provide opportunities for a new form of community engagement
3. Create a new business opportunity for the City of Apache Junction
4. Establish a new form of community living
SOUTHWEST APACHE JUNCTION

05 | URBAN AGRICULTURE

LAND USE ALLOCATION MAP

Pre-Existing Land Use Allocation Plan

- Commercial: 2%
- Residential: 28%
- Open Space: 62%
- Special Use: 2.5%
- Institutional: 2%
- Light Industrial: 1.5%
- Civic/Infrastructure: 2%

1" = 1 MILE

Proposed Land Use Allocation Plan

- Commercial: 8%
- Residential: 46.8%
- Agriculture: 13%
- Recreational: 8%
- Open Space: 14%
- Special Use: 2.8%
- Institutional: 4%
- Light Industrial: 2%
- Civic/Infrastructure: 2%

1" = 3/4 MILE
SOUTHWEST APACHE JUNCTION
05 | URBAN AGRICULTURE

EXISTING

PROPOSED
VISION

To design a healthy community that invites travelers as well as those in need to Apache Junction. To utilize Apache Junction’s natural beauty and contributes to building a prosperous city. Arizona has a market for rehabilitation and therapy. Apache Junction’s location and cost of living makes it an ideal place to build a community around health and wellness.

OBJECTIVES

1. Build Apache Junction to invite a Health and Recreation District.
2. Utilize the need for affordable and convenient health care by commercial and recreational design.
3. Attract passage to Apache Junction with nearby airport.
SOUTHWEST APACHE JUNCTION
06 | HEALTH SERVICES

EXISTING HEALTH FACILITIES

- REHABILITATION
- ASSISTED LIVING
- WELLNESS CENTER

1" = 3/4 MILE

FACILITIES ONSITE
SITE LANDMARKS

1" = 3/4 MILE
**OPP:**
- MAJORITY OF PROJECT SITE IS OPEN LAND
- AIRPORT NEARBY

**CON:**
- SATURATION OF OPEN LAND
- NO HEALTH FACILITIES ON SITE
INPATIENT DRUG AND ALCOHOL

- luxury private facilities
- state funded or privately funded
- addiction and mental facilities
• Travel Medical Assistant
• Private Health Advisors
• Private Physician Practice
• Total Care Platform
- Treatment Services
- Sober Living Houses

- Intellectual Wellness
- Physical Wellness
- Spiritual Wellness
- Emotional Wellness
• Principally Community Organization
• Technical Assistance
• Rural Healthcare Delivery
• Training and Employment

• Medical Manufacturing
• Real Estate Development
• Economic Prosperity
1. Weekes Wash Recreation Center
2. Medical Center
3. Circular Retirement Community
4. Transitional Living Community
5. TLC Community Center
6. Weeks Canal Reservoir
07 | DESIGN PROPOSALS

COMMUNITY WALKABILITY

SHINYE KIM
VISION

The purpose of this project is to develop a community within Apache Junction by providing complete streets that are safe, accessible, and pleasing to all age groups. All modes of transportation, including biking, walking, and public transportation, are encouraged by the design and give pedestrians convenient, affordable, and healthy options for travel.

OBJECTIVES

1. Provide multi-use transit system throughout Apache Junction by bringing in a bus route system that connects Apache Junction to nearby cities.
2. Build bike stations throughout the site to encourage a different mode of transportation for a more accessible way of travel.
3. Design mixed land use that will encourage community engagement through connections of varied sectors that interact at provided corridors.
### Existing Land Use

<table>
<thead>
<tr>
<th>ZONE COLOR</th>
<th>LANDUSE</th>
<th># OF ACRES</th>
<th>% OF ACRES</th>
<th># OF ACRES</th>
<th>% OF ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (Low)</td>
<td>1792 ACRES</td>
<td>28 %</td>
<td>1600 ACRES</td>
<td>25 %</td>
<td></td>
</tr>
<tr>
<td>Residential (Medium)</td>
<td>0 ACRES</td>
<td>0 %</td>
<td>384 ACRES</td>
<td>6 %</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>128 ACRES</td>
<td>2 %</td>
<td>704 ACRES</td>
<td>11 %</td>
<td></td>
</tr>
<tr>
<td>Institutional</td>
<td>128 ACRES</td>
<td>2 %</td>
<td>224 ACRES</td>
<td>3.5 %</td>
<td></td>
</tr>
<tr>
<td>Light Industrial</td>
<td>96 ACRES</td>
<td>1.5 %</td>
<td>486.4 ACRES</td>
<td>7.6 %</td>
<td></td>
</tr>
<tr>
<td>Agricultural</td>
<td>0 ACRES</td>
<td>0 %</td>
<td>544 ACRES</td>
<td>8.5 %</td>
<td></td>
</tr>
<tr>
<td>Open Land</td>
<td>3968 ACRES</td>
<td>62 %</td>
<td>1049.6 ACRES</td>
<td>16.4 %</td>
<td></td>
</tr>
<tr>
<td>Recreational</td>
<td>160 ACRES</td>
<td>2.5 %</td>
<td>1280 ACRES</td>
<td>20 %</td>
<td></td>
</tr>
<tr>
<td>Infrastructure</td>
<td>128 ACRES</td>
<td>2 %</td>
<td>128 ACRES</td>
<td>2 %</td>
<td></td>
</tr>
<tr>
<td>TOTAL:</td>
<td>6,400 ACRES</td>
<td>100%</td>
<td>6,400 ACRES</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

### Proposed Land Use
The majority of the existing landuse was covered by open land and 28% of residential space for single-family homes. There was only 2% of commercial landuse which was surprising due to having direct access to the U.S. 60 FWY. The beauty of having this part of the Apache Junction was because of that open space in the site. There was a lot of room for growth and to design it into a place where more of a community involvement can be achieve.

The proposed landuse was distributed to bring in more of a walking friendly neighborhood. I have added medium density housing which include some townhomes and condos. I brought this into the site to offer different type of housing to Southwest quadrant and to accommodate mixed landuse in the area. A big portion of recreational space was designed to create walkable and bikeable corridor space.
Currently there are no existing bus routes through Apache Junction. The closest one is located on Southern Ave. & Power Rd.
This is the purposed bus route system that can be incorporated into Southwest quadrant of Apache Junction. Southern Ave. travels straight through our site which was a great opportunity for my project since the closest stop of existing bus routes was Southern Ave & Power Rd.

The purpose of bike corridor was to help the residents and visitor to give them another option of travel through their community. It was designed to encourage people to increase their daily steps and to chose to walk rather than drive because it was accessible.
40 ACRES SITE

COMMERCIAL
- Local Markets
- Coffee Shops

RESIDENTIAL
- Medium Density Housing: Condos

RECREATIONAL
- Community Center
- Canal Trail System
- Dog Park

SOUTHWEST APACHE JUNCTION
07 | Community Walkability

Masterplan: Community Core

1" = 1/2 MILES
One of the bike stations located in site to connect with trail systems and recreational area.

Local markets, coffee shops and outside seating areas with the view of the canal trail.

Recreational area in site include potential dog park and gathering open space for the community.

The trail system along the canal is a connecting routes to other parts of Apache Junction.
VISION

To create an environment and sense of place, inspired by the unique cultural influence of the community of Apache Junction whereas the arts and cultures are vibrantly expressed and displayed through the gathering of the community at a central community hub, also known as THE VILLAGE.

OBJECTIVES

1. Create an environment that develops a unique cultural sense of place
2. Provide the necessities for comfort: food, shade, seating, etc.
3. Develop a community hub that is capable of providing for a multi-use land platform
SOUTHWEST APACHE JUNCTION

05 | ARTS AND CULTURE

Simplistically, the perfect community is the meshing of three factors: ENGAGEMENT, FUNCTION, AND CULTURE. The active engagement of the local populace and the city itself, the cultural identity created by the unique character of the community, and the simple functionality providing for the basic needs of the local inhabitants creates the environment for a vibrant successful community.
The current land use allocation for Southwest Apache Junction consists primarily of open space and residential with a few various other land uses. Looking forward into the future and seeing Apache Junction expanding, the proposed land use projects more residential development and turning some of the open space into recreational space with connecting trails and corridors. Also along the US60, the development of a commercial shopping center is projected to provide for the incoming residents moving into the new neighborhood developments.
The Village is a multi use community center that incorporates a multi story family housing complex for the families being attracted to the community, a commercial shopping plaza, a community rec center, and the focal point, the “main street” walk, lined with restaurants and shops that opens up to a park and entertainment center. All of these combined give enormous opportunity for culture and community engagement to develop.
Perspective looking across park northwest toward the Superstition Mountains.
09 | DESIGN PROPOSALS

URBAN FORESTRY

KATRYN SQUYRES
VISION

To create a community within Apache Junction rooted in a firm ecological understanding and sense of stewardship towards surrounding vegetated urban environments. Community residents and visitors will benefit from a green, living environment, both physically and psychologically throughout their every day lives.

OBJECTIVES

1. Create 40% Urban Canopy coverage
2. Use native trees with a high CO2 capture rate
3. Establish a network of green pedestrian, equestrian, and bike trail systems throughout the site
4. Provide adequate housing designed to encourage outdoor recreation
5. Encourage a community that is actively aware of the benefits attained from a marriage between the urban and natural environments
Urban Forestry is composed of a number of living, green elements implemented within a community, including community gardens, bioswales, green roofs, and open spaces. However, Trees are probably the most important element to implement within an urban environment. Trees have a vast number of benefits, a few of which include:

- absorbing and increasing oxygen levels with a site
- mitigate the urban heat island effect by producing natural shade
- act as a buffer and reduce noise pollution
- health benefits, including reducing stress and lengthening lifespans
- reduce stormwater runoff and erosion
Apache Junction asked for our group to think about solutions pertaining to four categories: Positively Apache Junction, Homelessness, Solid Waste, and Dog Parks. Before beginning the design process the Positively Apache Junction category was used to encompass the remaining categories. Each group was then viewed through the lens of Urban Forestry, and solutions for each were recognized.

- **Homelessness**
  - shelter
  - food
  - employment

- **Solid Waste**
  - health benefits

- **Dog Park**
  - public open space
  - shade
  - trail system
Proposed zoning in Apache Junction was laid out in an attempt to preserve the unique element of this corner of the city: untouched native open land. Recreational trail spaces were increased dramatically to preserve the native ecosystems. Residential zoning was also increased to provide for future middle-class families migrating from Gilbert and Chandler—major technology driven centers to the west becoming increasingly more expensive to live in.
1. Tree pallet comprised of species native to the region; primarily Palo Verde, Mesquite, and Desert Ironwood
2. Backyard Access to native designed trail system
3. Smaller tree species planted around intersections to increase visibility
4. Community open spaces provide opportunities for community gardens
5. Public parks provide opportunities for community gatherings
6. Termination of Idaho Rd acts as a pedestrian gateway between urban and natural landscapes
7. Public sports park
Pedestrian and Equestrian Friendly trails
Wash bed trails during dry season
Wash bed trail during wet season include flood warning signage
Native Arroyo Vegetation Trail information signage
Pedestrian and Bike Trails parallel to canals
Easy Trail Access from Residential Communities

1"=1 1/2 MILES
1"=20'-0"
THANK YOU!

SOUTHWEST NATIVE DESIGN
LANDSCAPE ARCHITECTS AND PLANNERS

TIA BIAKAIDDY
SHINYE KIM
ANTHONY MARTIN
DYLAN MAYO
KATRYN SQUYRES
DENISE TORLONI