

GENERAL PLAN

Sun City West

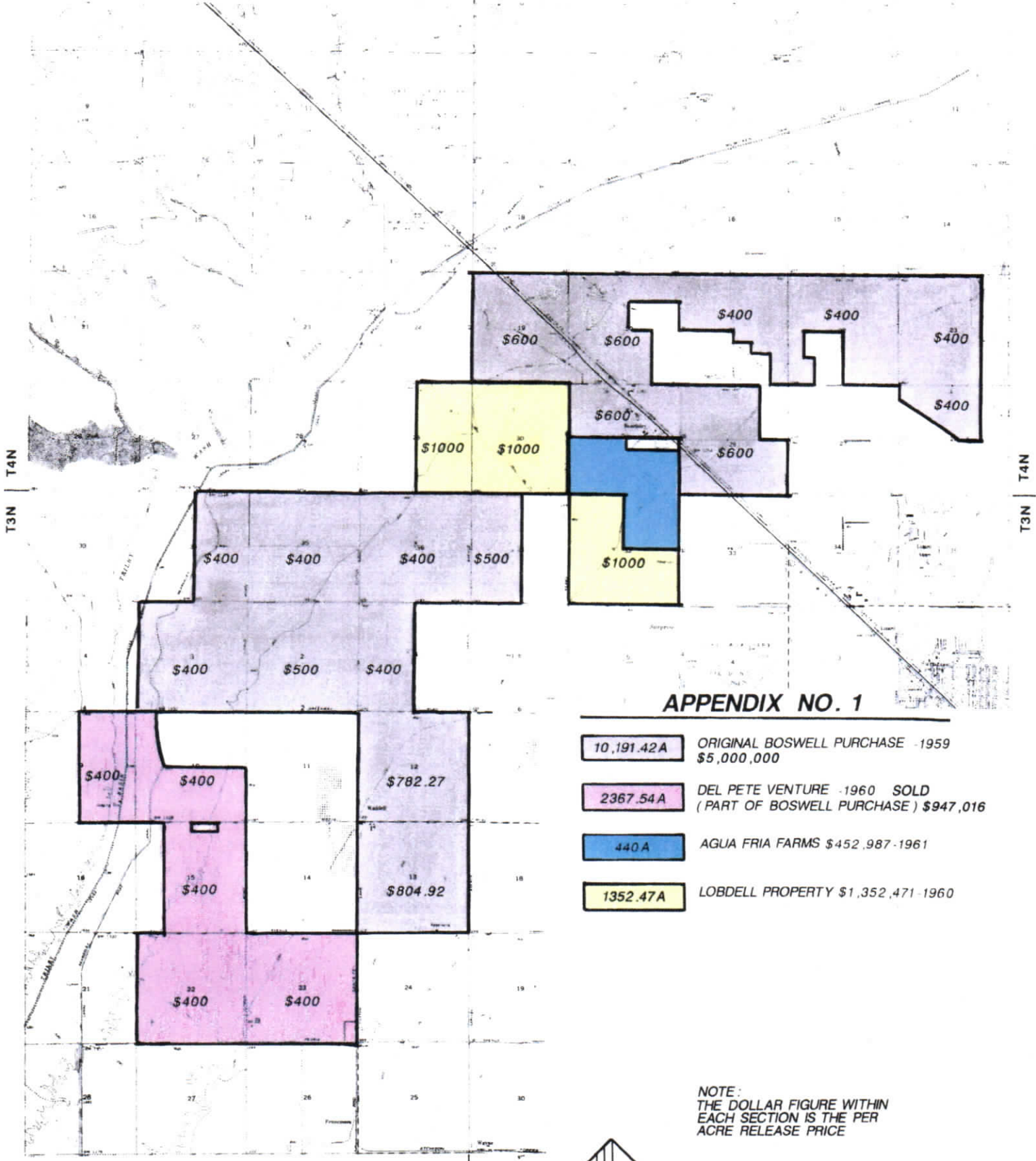
HENNINGSON, GURHAM & RICHARDSON INC.
ARCHITECTS - ENGINEERS

DATE
60

PLATE 2

SANTA FE RANCHES, LOBDELL, AGUA FRIA FARMS AND SMITH PURCHASES

R2W | R1W



APPENDIX NO. 1

- 10,191.42A ORIGINAL BOSWELL PURCHASE -1959
\$5,000,000
- 2367.54A DEL PETE VENTURE -1960 SOLD
(PART OF BOSWELL PURCHASE) \$947,016
- 440A AGUA FRIA FARMS \$452,987-1961
- 1352.47A LOBDELL PROPERTY \$1,352,471-1960

NOTE:
THE DOLLAR FIGURE WITHIN
EACH SECTION IS THE PER
ACRE RELEASE PRICE

R2W | R1W



AWAITS APPROVAL

Webb submits plans for Sun City West

By **TIM CLARK**
Staff Writer

A proposed master plan for the first phase of Sun City West, a sister retirement community west of Sun City, has been submitted to county officials, the News-Sun has learned.

The plan, submitted by Del E. Webb Development Co., envisions a retirement community similar to Sun City with a projected population of 32,500.

The proposal states that the 5,700-acre development—only the first half of the entire Sun City West—will be completed in seven to nine years at a construction cost of \$817 million, measured in 1976 dollars.

PENDING approval of the plan, construction of a central commercial-residential core is scheduled to begin this year. Residential construction is planned to start by summer 1978.

The proposed master plan must be approved by the Maricopa County Planning and Zoning Commission as well as the board of supervisors.

It is subject to alteration before final approval.

PHASE I of Sun City West will be bounded by Bell Road on the south, Grand Avenue on the west, Deer Valley Road on the north, and an extension of El Mirage Road on the east.

The master plan proposal was submitted to the county planning and zoning department and has been distributed to other county and state agencies as well as to towns and cities on the northwest side.

"THE MOST adequate description of the proposed new community—its appearance; form; sensitivity to site, environment and market factors; quality of development, and quality of life within—is the existing Sun City," the document states.

It adds that Sun City West will be geographically and organizationally distinct from Sun City.

The proposal for the first phase of Sun City West includes, at full development:

- 17,000 housing units.
- Six 18-hole golf courses.
- Three recreation centers, one main facility and two smaller, satellite facilities.
- A central shopping area, anchored by a major department store.
- THREE** neighborhood shopping centers and six additional commercial sites, designed principally for gas stations and financial institutions.
- A hospital, fire station, cemetery, and at least 10 sites for churches or synagogues.
- A complex of professional and medical offices.

—An area for nursing home and extended care facilities.

A key concept in the proposed development is a central core of commercial and recreational facilities.

THAT AREA, which is scheduled as the first part to be built, will include an 18-hole golf course, the main recreation center, commercial buildings, vacation apartments, a 7,500-seat, covered amphitheater, model homes, and a sales office.

The proposal indicates that initial residential construction will be south and east from the centrally-located core area, in the direction toward Grand Avenue.

The proposal predicts, based on the firm's experience in Sun City, that 65 per cent of the residential units will be single-family dwellings.

FIFTEEN per cent of the units are expected to be duplexes, with the remaining 20 per cent consisting of condominium apartments.

In a section examining the economic impact of the proposed development, the document states that the completed development will represent a 3 per cent increase in Maricopa County's population and a 4 per cent increase in current county property tax revenues.

"In terms of direct relationships, (Sun City West) will give far more than it will receive," the proposal states.

OTHER predicted economic impacts include a total of 55,880 jobs in construction and related employment. Those are expected to have a total payroll in excess of \$661 million.

The development also is expected to produce 2,100 permanent retail and service jobs within the community and an additional 350 jobs at professional and managerial levels.

The precise relationship between the existing Sun City and the proposed Sun City West remains unclear from the planning document.

ON FIRE protection, for example, the document states that a local fire district will be organized and lists options of annexation to the existing Sun City district or formation of an independent district.

(Continued on 3A)

Sun City West...

(Continued from Page 1)

Boswell Memorial Hospital in Sun City is expected to serve the population of Sun City West "until such time as a hospital may be constructed in the new community," the document states.

Some overlap is retail trade areas between the two communities also is expected.

GRAND Avenue and Bell Road will provide access between the two communities.

As an unincorporated area, Sun City West will receive police protection from the Maricopa County Sheriff's Office.

A sheriff's substation and regional jail are planned in the area of Dysart and Bell Road, immediately south of the proposed development, on land donated by the Webb firm.

No construction date for the facility has been set, however. The document predicts that the sheriff's facility will be expanded later to include a courtroom and county administrative offices.

THE WEBB firm will build, at cost, sewer and water facilities in Sun City West. Those facilities will be owned and operated by Citizen Utilities, which holds the franchises for the area.

CITIZEN Utilities, a Connecticut-based firm, owns Sun City Sewer and Water Co. in Sun City.

The proposal calls for a sewage treatment plant to be constructed at an unspecified site north of the proposed Sun City West.

THE SEWER system will be "a completely self-contained service system, not dependent upon other systems for disposal," the document states.

Treated effluent (liquid matter) from the proposed sewer plant will be used to

irrigate golf courses within Sun City West, the document proposes.

No effluent will be discharged elsewhere, and sludge (purified solid matter) will be injected into the soil, it adds.

WATER FOR home and commercial use will come from 10 wells on the site. Those now are being used for irrigation purposes.

"Wells in the area are capable of producing all of the water required by (Sun City West) Phase I," the document states.

A water survey done in January 1975 indicated that the water table will drop no more than seven feet per year when the first phase of Sun City West reaches its ultimate population, the document states.

WHILE TREATED wastewater from the sewage treatment plant will supply golf course irrigation needs, the plan also proposes to use irrigation water from Lake Pleasant for golf course watering purposes.

In addition, Citizens Utilities has received an allotment of water from the Central Arizona Project for both Sun City and Sun City West.

A lengthy section of the proposed master plan deals with drainage and flood control.

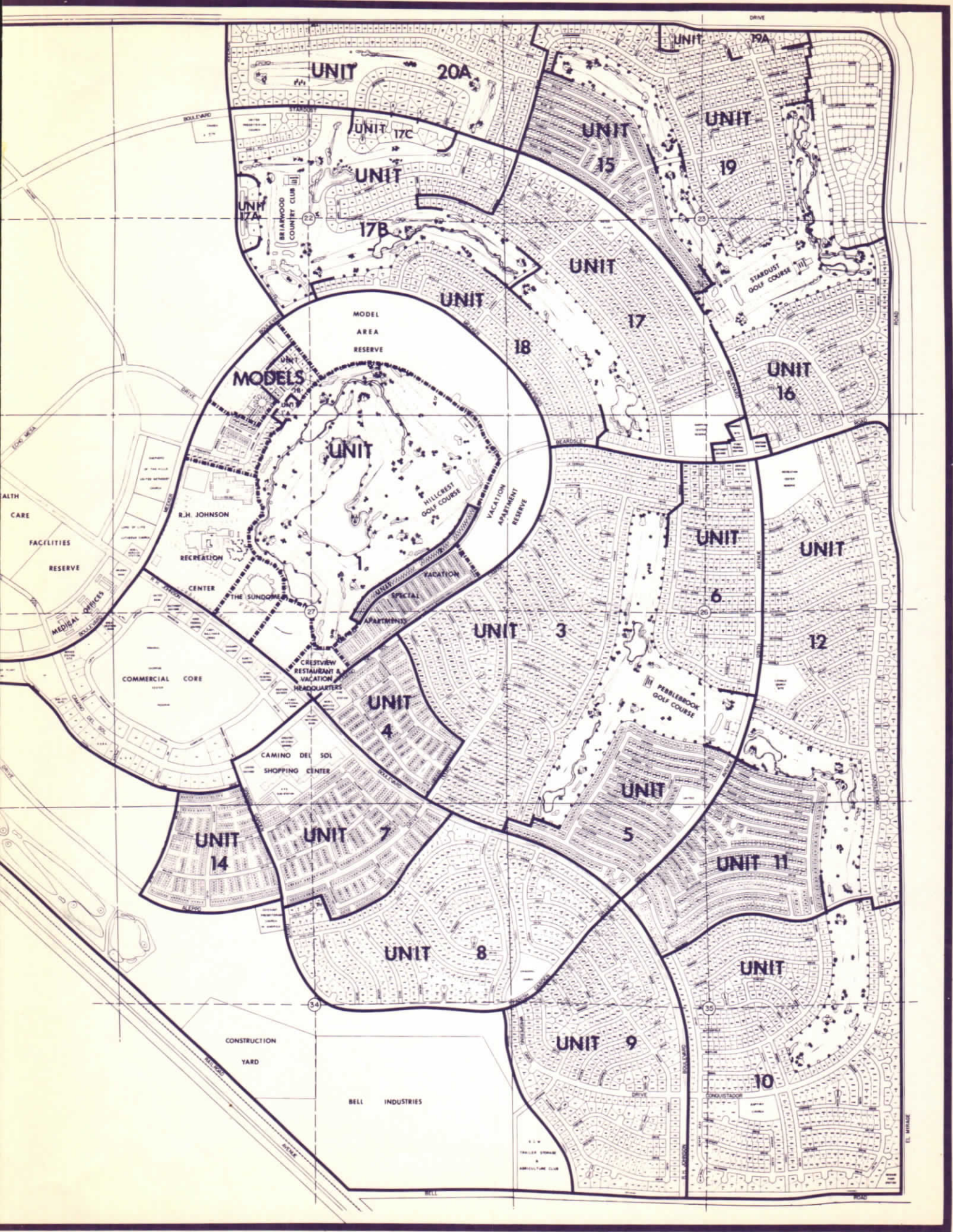
"The entire project site is above the delineated flood plain of the Agua Fria River as shown on the flood plan maps prepared by the Maricopa County Flood Control District," the document states.

IN GENERAL, the drainage system will divert all potential flood waters from north of the proposed Sun City West into the Agua Fria River.

Rainfall inside the proposed development also will be diverted to the Agua Fria, using roads and drainage channels.

The drainage master plan is designed for a "100-year frequency flood," and internal drainage within Sun City West is designed to handle a 100-year frequency storm of 24-hour duration.

As a side benefit of the development, the document states that flood protection for Sun City West also will provide protection for the community of Surprise.



Judy Schaeberle 544-9955

Mary Silvia 584-1631

John Larson 584-1507

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