

*Comments from Kristen Zimmerman, via email to Julia Fonseca
2-20-09*

-----Original Message-----

From: Kristen Zimmerman [<mailto:KZimmerman@pagnet.org>]

Sent: Friday, February 20, 2009 10:19 AM

To: Julia Fonseca

Subject: urban growth model comments

Hi Julia,

Thanks so much for calling me and keeping me in the loop on the urban growth model you built with your stellar GIS team; I really appreciated it, and I learned some things, too. It was a good idea to only use the urban TAZs from the 2030 TAZ dataset because the assumptions regarding future growth have since been waylaid, e.g. the nearer term growth potential of the Houghton corridor was vastly overstated and the nearer term growth potential of Marana was under stated in the 2030 dataset. I also think your assumptions regarding growth potential near and far term are good. Despite the rhetoric, nothing substantial has happened on any state lands and growth continues status quo, except where large developments are going in on former ag land in Marana. Also, not including future employment locations (e.g., commercial, etc) is probably ok because residential will be most disperse.

It might help to organize in terms of future areas of growth, their respective future assumed market share (based on your analysis of actual locations of issued building permits), and factors (e.g., suitability) important for each area. I think the model effectively did this, but it might be more clear in the write up.

- Large master planned communities, e.g., Arroyo Grande, Mission Peaks, etc.

- Smaller scale planned growth on outskirts of current urban form

- Infill within current build environment

- Unplanned, wildcat

Pg. 5 - PAG assumes suitability for planned development also increases with proximity to interstate/freeway interchanges. The non-urban parts of Oracle and Ajo could be considered freeways.

Pg. 5 - Were current ag lands included as eligible for future growth, or are they considered vacant?? This is a big factor in Marana.

Question - Pg. 6 - Why did you guys pick 9/21/05-6/30/08 for building permits?? Were earlier geocoded ones not available?

FYI - PAG is finalizing the 2040 TAZ dataset in the next couple of months. I know it is after you wanted to complete the MSCP, but I just thought I'd mention it.

Can I get a copy of the planned development shapefile you guys used? It's mentioned on pg 5. Thanks, I'd like to compare it to a similar one we have.

Ok, thanks so much Julia, and good luck with your effort!

-Kristen