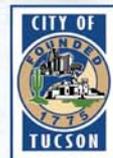


MASTER PLAN *for* Fantasy Island TRAILS PARK



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Executive Summary

Section 1: Introduction

<i>Introduction</i>	1-1
<i>History of the Fantasy Island Trail System</i>	1-1
<i>The Need for a Mountain Bike Park</i>	1-2
<i>Community Benefits of Preserving the Fantasy Island Property and Its Trail System</i>	1-3
<i>Current Conditions, City Council Action, and the Establishment of the Fantasy Island Task Force</i>	1-4
<i>Purpose of the Master Plan</i>	1-5
<i>Activities of the Task Force</i>	1-6
<i>Coordination with the Arizona State Land Department</i>	1-6
<i>Coordination with the City of Tucson</i>	1-7
<i>Coordination with Pima County</i>	1-7
<i>Organization of this Report</i>	1-8

Section 2: Existing Conditions

<i>Existing Trail System</i>	2-1
<i>Existing Land Ownership</i>	2-1
<i>Existing Land Use</i>	2-1
<i>Existing Zoning Designations</i>	2-2
<i>Houghton Area Master Plan (HAMP)</i>	2-2
<i>Existing Site Access</i>	2-3
<i>Existing Utilities</i>	2-3
<i>Existing Topography</i>	2-4
<i>Existing Biotic Communities</i>	2-4
<i>Washes and Drainageways</i>	2-5

Section 3: Site Assessment and Analysis

<i>Development Constraints</i>	3-1
<i>Mapping of Development Constraints</i>	3-1
<i>Other Conditions with Potential Impact on Land Value</i>	3-2
<i>Potential Need to Dedicate Preserved Natural Open Space</i>	3-2
<i>Open Space Dedication within Other Recent Metropolitan Tucson Developments</i>	3-2
<i>Conclusions and Recommendations</i>	3-3

Section 4: Fantasy Island Trails Park Master Plan

<i>Introduction</i>	4-1
<i>Park Boundary</i>	4-1
<i>Existing Trails to be Retained</i>	4-1
<i>New Pedestrian / Multiple Use Trails to be Constructed</i>	4-2
<i>Proposed Trailheads and Access Locations</i>	4-2
<i>Proposed Community Park</i>	4-2
<i>Integration of the Trails Park with Public-Use Facilities at the Irvington Road Landfill Site</i>	4-3
<i>Residential and Mixed-Use Development on Adjacent Lands</i>	4-3

Table of Contents

Section 5: Plan Implementation

<i>Introduction</i>	5-1
<i>Key Steps in the Recommended Planning Process</i>	5-1
<i>Benefits of Recommended Approach to Plan Implementation</i>	5-2
<i>Action Items and Implementation Schedule</i>	5-3

Section 6: Operations, Maintenance and Monitoring

<i>Introduction</i>	6-1
<i>Operation and Maintenance</i>	6-1
<i>Potential Collaboration with Pima County</i>	6-2
<i>Site Monitoring</i>	6-2
<i>Fund Raising and User Fees</i>	6-2

Appendix

<i>Fantasy Island Task Force Approval / Adoption Resolution</i>	
<i>Pima Trails Association Resolution (2005)</i>	
<i>Tucson-Pima County Bicycle Advisory Committee Resolution (2005)</i>	
<i>Platinum Challenge Steering Committee Resolution (2005)</i>	
<i>State of Arizona House Concurrent Resolution 2050 (2006)</i>	
<i>Houghton Area Master Plan (HAMP) Resolution (2005)</i>	

List of Figures

Executive Summary

Conceptual Master Plan for Fantasy Island Trails Park Executive Summary - 4

Section 1: Introduction

Figure 1-A Location Map 1-9

Section 2: Existing Conditions

Figure 2-A Existing Trail Map 2-6

Figure 2-B Land Ownership Map 2-7

Figure 2-C Existing Land Use 2-8

Figure 2-D Existing Zoning 2-9

Figure 2-E Houghton Area Master Plan (HAMP) 2-10

Figure 2-F Site Access Map 2-11

Figure 2-G Existing Utilities 2-12

Figure 2-H Existing Topography 2-13

Figure 2-I Biotic Communities and Drainageways 2-14

Section 3: Site Assessment and Analysis

Figure 3-A Composite Constraints Map 3-5

Section 4: Fantasy Island Trails Park Master Plan

Figure 4-A Conceptual Master Plan for Fantasy Island Trails Park 4-4

Introduction:

This Master Plan Report was prepared by the Fantasy Island Task Force and includes a summary of recommendations related to the establishment, operation, and perpetual protection of the proposed Fantasy Island Trails Park.

The Fantasy Island Task Force:

The Fantasy Island Task Force was established in April, 2005 by the City of Tucson Mayor and Council in collaboration with the Pima County Board of Supervisors. The Task Force includes five members appointed by the City Manager and five members appointed by the County Administrator.

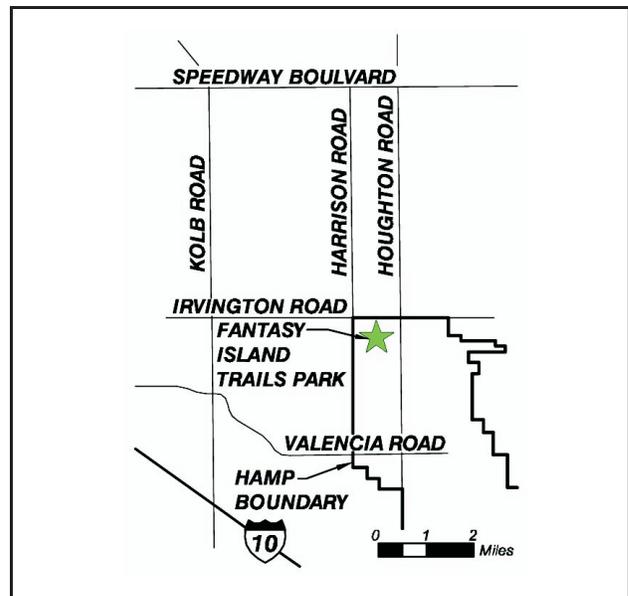
The Task Force was charged with developing a plan and recommending actions that will provide for the preservation and perpetual protection of the natural and recreational resources associated with the Fantasy Island site.

The Fantasy Island Site:

The Fantasy Island site is located within Section 2 (Township 15 South, Range 15 East). The site is near the intersection of Irvington and Houghton Roads within the City of Tucson.

The proposed Fantasy Island Trails Park is located on State Trust Land and on land owned by the City of Tucson. The proposed park consists of a total of 341 acres, 207 acres of State Trust Land and 134 acres of City land. The entire site is located within the City's Houghton Area Master Plan, or HAMP, planning boundary. The HAMP, which was adopted by the Tucson City Council in May, 2005 identifies the site as a "proposed recreation area."

The Fantasy Island site is characterized by steep topography, deeply incised washes, heavily vegetated riparian corridors, and associated Sonoran Desert upland areas. The site supports biotic communities that have both scenic value and value as wildlife habitat. It is adjacent to a closed City of Tucson solid waste landfill and adjacent to the proposed site for a Pima County wastewater treatment facility.



Development of the Existing Trail System:

The creation of the Fantasy Island trail system was initiated in the late 1990's by local mountain bike enthusiasts who lost their prime riding area due to development. A nearby replacement was sought and trail riders gravitated to the Fantasy Island site. The site contained the remnants of an existing trail system that had been created by motorized dirt bike use dating back to the 1960's. The site also contained many small wildcat dump sites.

Over a period of several years, the existing single-track trail system was enhanced to create a network of sustainable trails that wind through the rugged topography of the site. The trail construction work was implemented by volunteers without public funding or assistance. The trail system now consists of approximately 12 miles of singletrack mountain bike trail.

Status of the Trail System as a Recreational Resource:

The skill with which the trail system was designed and constructed, combined with the varied and interesting terrain it covers, caused Fantasy Island to become a valued and renowned recreational resource for the citizens of the City of Tucson, Pima County, and the State of Arizona. The trail system has been featured in, and has received high commendation from, several national and international publications. This exposure, combined with word-of-mouth communication among riders, has resulted in tourists from other states and other countries becoming regular users of the facility.

Current Conditions, Issues, and Challenges:

The Fantasy Island site is located in one of metropolitan Tucson's fastest growing real estate markets. In response to the demand for developable land in this area, the State Land Department may decide to bring to public auction the Trust Land portion of the Fantasy Island site along with adjacent Trust Lands to the south. The sale of the subject Trust Land to a private entity would likely result in portions of the site being developed, the demolition of significant portions of the trail system, and the closure of this important recreational resource.

The current challenge, and the purpose of this report, is to identify a plan that will result in Fantasy Island being preserved in perpetuity as a natural, cultural, and recreational resource for the benefit of the citizens and visitors to Tucson and Pima County.

State Land Department Involvement:

The Arizona State Land Department, though not an active participant in the development of the trail system, has been involved in the public's use of this facility. State Land Department Staff assisted with the installation of pass-through gates and signs at the site. On several occasions, State Land Department staff sold Recreational Use Permits at the Fantasy Island site.

More recently, State Land Department staff members attended several of the Task Force meetings. At these meetings, Department staff identified two key agencies concerns. One of these concerns

Executive Summary

was that the planning work being performed by the Task Force had not been sanctioned by the State Land Department and was being performed in a manner that was not consistent with Department guidelines. It is the position of the City and the Task Force that the current planning work is being done for the sole purpose of developing a plan that will be presented to local officials for their consideration. The current planning work is not the advance planning work that is typically done before the sale or disposition of Trust Land and as such need not, and should not, be performed in the manner prescribed by the Department's guidelines.

A second question raised was whether or not possession of a State Land Recreational Permit allows a citizens to ride a mountain bike on the site. After review of the Department's on-line and other publications, the Task Force concluded that mountain biking was indeed a "non-consumptive and environmentally compatible recreational activity" that does "not take precedence over, nor disrupt or interfere with the land's primary lease activities." As of the date of this report, the City had not received a response to its request for written statement of the Department's position on this issue.

The Fantasy Island Task Force acknowledges that portions of the Fantasy Island trail system are on State Trust land and are willing and anxious to work with the State Land Department to develop a mutually acceptable plan. It is the hope of the Task Force that the State Land Department will engage in the collaborative process described herein and work with the Tucson community to develop a solution that addresses community needs and aspirations while also meeting the statutory and constitutional mandates of the Department.

Options Considered by the Fantasy Island Task Force:

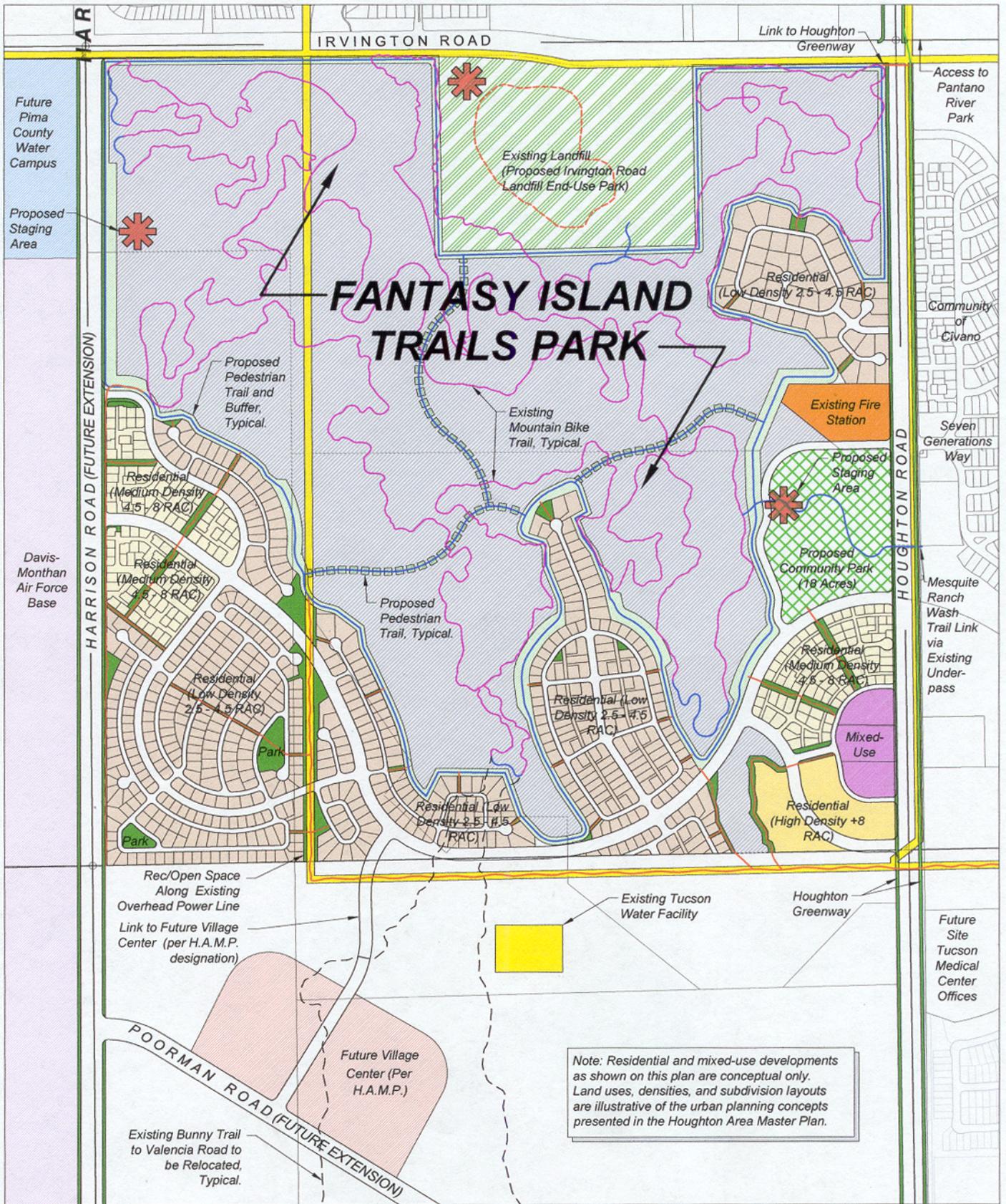
The Task Force considered several alternatives for the preservation of the Fantasy Island trail system. These ranged from the designation of all of Sections 2, 11, and 14 as preserved open space to various alternatives that limited the size and scope of the proposed trail park.

The approach recommended herein will preserve much of the existing trail system while accommodating mixed-use urban development within the balance of Section 2. Two bunny trails, or beginner trails, that extend to the south will be relocated with the plan proposed.

Recommended Concept for Fantasy Island Trails Park:

The alternative recommended by the Task Force calls for the preservation of approximately 341 acres of land in Section 2 as the Fantasy Island Trails Park. Included will be 207 acres of State Trust Land and 134 acres of City land. The preserved park land will ultimately be conveyed to the City of Tucson or other appropriate public agencies and made a integral part of the community's open space and park system. Key elements of the plan include:

- Preservation of most of the existing mountain bike trail system, exclusive of the bunny trails.*
- Development of new pedestrian trails at the perimeter of the site and at other key locations.*
- The development of staging areas at appropriate locations.*
- The development of a Community Park adjacent to Houghton Road near the entry to the community of Civano.*



**CONCEPTUAL MASTER PLAN FOR FANTASY ISLAND TRAILS PARK
(AND OTHER SECTION 2, T15S-R15E LANDS)**



Executive Summary

- Integration of the proposed Trails Park with the proposed Irvington Road Landfill End-Use Park.
- Integration with regional trails and greenways, including the Pantano River Park and the Houghton Road Greenway.
- Integration with future open space and trail systems developed within adjacent residential neighborhoods.

A Conceptual Master Plan drawing illustrating these features is included on the preceding page.

In addition to the preservation of certain lands, the Task Force endorses the sale and development of the balance of the land in Section 2 subject to:

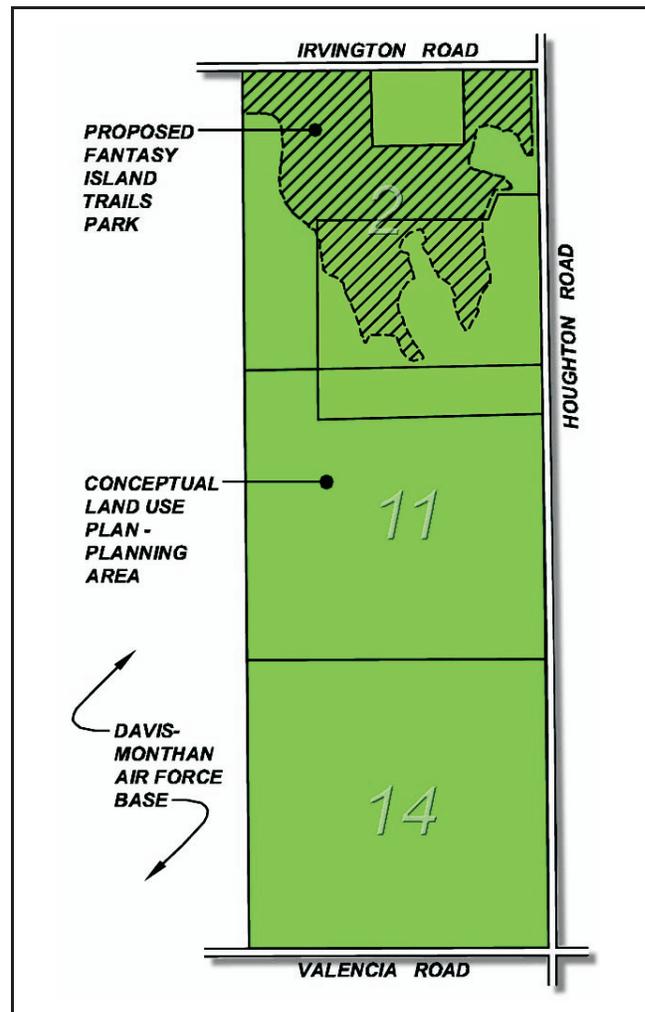
- The development of the land in a manner consistent with the Houghton Area Master Plan.
- The development of the land in a manner that ensures appropriate public access to the Fantasy Island Trails Park.

Plan Implementation

The Task Force recognizes that Fantasy Island will serve as a recreational resource for existing neighborhoods, new neighborhoods to be developed within the boundaries of the HAMP, and the community as a whole. As such, the Task Force recommends that the dedication of land for Fantasy Island be addressed not only in the context of Section 2, but in the context of a larger Tucson community.

Specifically, the Task Force recommends that a Conceptual Land Use Plan be developed for the area bounded by Irvington Road on the north, Houghton Road on the east, Valencia Road on the south, and Davis-Monthan Air Force Base on the west. This area encompasses approximately 1,900 acres. This proposed Conceptual Land Use Plan will be an elaboration and refinement of the Houghton Area Master Plan and will include the preservation of Fantasy Island Trails Park as a central feature of the area's open-space system.

Since most of the land within this planning area is State Trust Land (approximately 1550



acres) the State Land Department will need to initiate the planning process and be a partner in the development of the conceptual land use plan. This approach is consistent with the regulations that govern the State Land Department, including *Growing Smarter*, and with the process proposed by the State Land Department to other Arizona communities involved in the planning of Trust Lands with value for both development and open-space conservation.

Key Steps in the Recommended Planning Process:

Key steps in the proposed planning process include:

- Establishment of a partnership involving the State Land Department, the City of Tucson, a land development company, and the Tucson community.
- Initiation of State Land Department's urban planning process and the development of a Conceptual Land Use Plan for Sections 2, 11, and 14.
- Sale, at auction, of the subject land by the State Land Department.
- Preparation and approval of a block plat for lands within the planning area.
- Conditional rezoning of the lands within the planning area by the City of Tucson.
- Construction of infrastructure and dedication of open-space by the successful purchaser of the property.
- Approval of "hard" zoning for the subject property by the City of Tucson.
- Build-out of the property by the development community.

Benefits of Recommended Approach:

The proposed planning, rezoning, and subsequent development of the designated planning area has significant benefits for the principal project stakeholders. The benefits that accrue to the State Land Department include:

- An urban planning process that follows the model utilized by the Department in other Arizona communities.
- An opportunity to provide specific input into the Conceptual Land Use Plan including input related to land uses, densities, and lands to be retained for long-term leases.
- Significantly increased value for Trust Lands within the subject area resulting from the planning and rezoning of the property consistent with the mandates of the *Growing Smarter* statute.

Benefits that will accrue to the City of Tucson include:

- An opportunity to provide specific input into the Conceptual Land Use Plan.
- An opportunity to integrate and apply urban design concepts proposed by the HAMP.
- The establishment of the Fantasy Island Trails Park as a component of the community's park and open space system.
- The enhancement of a tourist destination that indirectly generates revenue for the City of Tucson.

Benefits that will accrue to the development community include:

- *An opportunity to provide specific input into the Conceptual Land Use Plan.*
- *Advance knowledge of the City of Tucson's site specific requirements vis-a-vis the development of the subject property.*
- *An opportunity to construct new residential communities and related commercial facilities in a area of the City of Tucson that is currently attractive to home buyers and businesses.*
- *An opportunity to promote these new communities based on proximity to the Fantasy Island Trails Park.*

Benefits that will accrue to the Tucson community and users of Fantasy Island include:

- *An opportunity to provide specific input into the Conceptual Land Use Plan.*
- *The preservation and expansion of recreational opportunities within the Fantasy Island Trails Park.*
- *The conservation of lands and the expansion of the community's natural open space system.*

Recommendations for Operation and Maintenance of the Fantasy Island Trails Park:

The Task Force recommends that a non-profit corporation be established and charged with the on-going operation and maintenance of the Fantasy Island Trails Park. The extraordinary effort already expended by volunteers to build the trail system is evidence of a high level community interest in the success of this venture. The Task Force believes that a non-profit organization committed to the success of Fantasy Island and staffed by individuals with expertise in mountain bike trail maintenance will be the most effective way to operate and maintain the proposed park. This approach also reduces the annual operations and maintenance costs that will be incurred by the City of Tucson.

Action Items and Schedule:

In an effort to address current challenges and provide for the long-term preservation of Fantasy Island, the Task Force recommends the following action items.

- *City of Tucson Mayor and Council formal adoption of this Master Plan for Fantasy Island.*
- *Pima County Board of Supervisors adoption of a resolution supporting this Master Plan.*
- *Immediate discussions between the City Manager and appropriate State Land Department personnel as required to initiate the urban planning process for lands within Sections 2, 11, and 14 (T15S-R15E), Pima County, Arizona.*
- *Selection of a team by the State Land Department to coordinate the urban planning process.*

- *Active participation in the urban planning process by key stakeholders as required to develop a Conceptual Land Use Plan by September 2006.*
- *Auction and sale of the subject land by December 2007.*
- *Mayor and Council approval of conditional rezoning of the subject property by March 2007.*
- *Block platting and dedication of the Fantasy Island Trails Park by June 2007.*
- *Construction of infrastructure, approval of hard-zoning, and build-out of the area in accordance with market conditions.*



1. Introduction

Introduction:

The proposed Fantasy Island Trails Park is located within Section 2 of Township 15 South, Range 15 East on Tucson's southeast side. The site is bounded by Irvington Road on the north, Houghton Road on the east, Davis-Monthan Air Force Base on the west, and undeveloped State Trust Land on the south (please see Figure 1A).

The proposed Fantasy Island Trails Park contains approximately 12 miles of high-quality non-motorized singletrack trail utilized primarily by mountain bikers. Since the initial improvement of the trail system in the late 1990's, Fantasy Island has become extremely popular with local mountain biking enthusiasts. It is recognized as an exceptional recreational resource for the Tucson community, and also attracts visitors from around Arizona, from other states, and from other countries around the world.

The Fantasy Island Trails Park consists of a total of 341 acres of property; 207 acres of State Trust Land administered by the Arizona State Land Department and 134 acres of property owned by the City of Tucson. The subject properties have not been made a formal part of the City of Tucson's public park system or been given any other kind of protected status. As a consequence, the future of the Fantasy Island trail system is presently uncertain. The demand for developable land in this part of Tucson, which is recognized as a future growth area, may result in the sale of State Trust Land by the Arizona State Land Department. The City of Tucson could similarly dispose of, or commit to some other purpose, its existing land holdings in this area. Without an adopted plan in place for the preservation of the existing Fantasy Island trail system, disposal of the property could result in the loss of this important community resource.

A wide range of citizens and local organizations are strongly interested in, and committed to, the preservation of the Fantasy Island trail system and the formal establishment of a Fantasy Island Trails Park. In response to the considerable concern for the protection of the property raised during the City's Houghton Area Master Plan (HAMP) development process in 2005, the Tucson City Manager, at the direction of the City Council, established a Task Force in conjunction with the Pima County Administrator. The group was charged with the development of a plan that would provide for the formal establishment, preservation, and operation of the Fantasy Island Trails Park.

This Master Plan summarizes the research and analysis conducted by the members of the Task Force and its consultant team, and sets forth its recommendations regarding the establishment of the Fantasy Island Trails Park.

The History of the Fantasy Island Trail System:

The creation of what came to be known as the "Fantasy Island" trail system resulted from the efforts of two local mountain biking enthusiasts, Chuck Boyer and Craig Randall. Mr. Boyer and Mr. Randall were motivated to establish a trails-based recreation site on the southeast side of the Tucson metro area when a popular trail system located near the Fantasy Island property was lost to development. Mr. Boyer recalled the existence of another suitable site, a vacant parcel a short

Section 1: Introduction

distance away and adjacent to Davis-Monthan Air Force Base, that featured terrain ideal for mountain biking. The site, which had been neglected over the years and was located next to a closed city dump, also contained numerous wildcat dump sites, construction rubble and other abandoned junk. In the late 1990s, Boyer and Randall initiated the development of the Fantasy Island trail system on the new site by linking existing cow paths, animal trails and dirt bike tracks. In the course of their effort to connect the site's existing trail resources, a significant amount of the dumped debris was removed from the site, and certain select pieces of the debris were made into public art pieces to decorate the trail system. Boyer, Randall and a small group of friends took an inaugural ride through the site in 1999, and the experience was so pleasing that one of the riders said "...this place is like Fantasy Island." The name stuck, and since that time, the use and popularity of the trail system has grown steadily, along with the commitment of the park's users to look after and maintain the facility. That commitment extends to the encouragement of all visitors to the site to acquire Recreational Use Permits from the Arizona State Land Department in order to be "legal" users of the property, and to work cooperatively with neighbors, ranchers, local government officials, DMAFB representatives, and state agency staff to ensure that the harmony that presently exists at Fantasy Island continues in the future.

The efforts of Mr. Boyer, Mr. Randall and the many other volunteers that have contributed to this much-loved project have resulted in the creation of an outstanding mountain biking facility that is unique, widely known and appreciated in the mountain bike community. Dirt Rag magazine, a national publication, described Fantasy Island as a "nationally treasured trail system" where "...love, hope, danger, creativity, and sacrifice are intricately woven."

The Need for a Mountain Bike Park:

While limited data exists regarding the number of users who visit Fantasy Island, there is no question that the facility is widely used and that the number of enthusiasts who enjoy the facility is growing. A visit to the site on any given day will reveal a wide range of riders of all ages and skill levels. This use pattern is consistent with national trends and local needs. The City of Tucson's recently-completed Parks and Recreation Strategic Plan found the demand for the creation of new recreational trail opportunities to be high, and that trail use was one of the more popular activities in the community.

The sale of mountain bikes and participation levels in the sport have grown dramatically over the past 20 years, and the popularity of this form of recreational activity shows no signs of abating. Mountain biking has become, and is expected to remain, an all-ages activity that appeals to a broad cross-section of demographic groups. Given this popularity, the demand for safe and interesting places to ride is growing throughout the country. This demand is particularly true in southern Arizona, where participation in the sport can occur year-round.

The local impact of this consistent national trend is a growing need for mountain bike trails that are readily accessible to the residents of the Tucson community. Trail parks such as Fantasy Island are needed to complement trails in more remote and less accessible mountain parks, national parks

Section 1: Introduction

and forests, and contribute to the goal of having trails "...within 15 minutes of everyone's home", as articulated by the advocacy group, American Trails, and endorsed by the President's Council on Physical Fitness and Sports.

According to Pima County Natural Resources, Parks and Recreation Department Principal Planner Steve Anderson, "Park managers and natural resource management agencies have traditionally focused on the development of mountain bike trails in large natural resource parks and preserves. While these trails are valuable, they don't address the need for trails that are proximate to the neighborhoods where people live. Users are looking for opportunities to ride in locations they can access on their bikes, without having to use their automobiles. They're looking for opportunities like Fantasy Island." The Fantasy Island example has not been lost on local park planners like Anderson, who is intent on replicating the Fantasy Island model elsewhere in the community, and expects other communities in Arizona and around the country to do the same.

Community Benefits of Preserving the Fantasy Island Property and its Trail System:

The proposed conservation of the Fantasy Island property will benefit the community in a variety of important ways. These benefits include:

- **Creation of recreational opportunities.** The perpetual protection of the Fantasy Island property will provide residents of the Tucson metro area with high-quality, trails-based, recreation opportunities in close proximity to where people live.
- **Health and fitness facilitation and promotion.** Fantasy Island's recreational opportunities encourage physical activity and improve community health and fitness.
- **Socialization opportunities.** The property's trails and public gathering space provide opportunities for the public to interact and share an enjoyable activity, which promotes positive socialization.
- **Promotion of family activity.** Fantasy Island is popular with kids and families, and provides a valuable opportunity for family members to exercise and have fun together.
- **Generation of local tourism dollars.** One of the most fascinating aspects of Fantasy Island is the fact that it attracts visitors from around the state, the country, and the world, which brings valuable tourism dollars into our community.
- **Support of local businesses.** Ask any bike shop in town if Fantasy Island has had a positive effect on their business, and the answer will be affirmative, particularly for shops located on the east side of the metro area. Outstanding local sites like Fantasy Island encourage riding, which encourages the acquisition of new bikes and related equipment, as well as maintenance expenditures.

Section 1: Introduction

- **Economic development enhancement.** *Communities with notable features are attractive to firms that are relocating or building new facilities, and the notoriety generated by Fantasy Island will help make the case that metro Tucson is a terrific community with a progressive approach to recreation.*
- **Protection of urban open space.** *Compared to other cities our size, Tucson has a limited amount of protected natural open space. Conservation of the Fantasy Island property will help improve the city's relatively low ratio of residents-to-acres of protected open space.*
- **Amelioration of the "heat island" effect.** *As our community continues to develop, the heat island effect that plagues larger communities like the City of Phoenix becomes a larger issue. Protecting open space throughout the community helps reduce the heat island effect, making our warm weather periods more tolerable and the community more livable.*
- **Overall quality of life enhancement.** *Features like the Fantasy Island Trails Park are special, unique and, with their many positive aspects, contribute significantly to our overall quality of life.*

Current Conditions, City Council Action, and the Establishment of the Fantasy Island Task Force:

Local market conditions and City of Tucson urban growth patterns have combined to make the southeast-side land on which the Fantasy Island trail system is located attractive real estate for new development. The City of Tucson and Fantasy Island users are acutely aware of these favorable market conditions, and are concerned that the Trust Land portion of the site will be sold and the trail system lost. While new development in this part of the community is inevitable, and even consistent with City plans and policies, there is a strong consensus in the community that the loss of the Fantasy Island trail system can and should be avoided.

The articulation of this consensus began early in 2005 as the City's Houghton Area Master Plan (HAMP) was nearing completion. Two hearings to solicit public comment on the draft HAMP document were held before the Tucson Planning Commission on March 30, 2005 and April 6, 2005. Large numbers of Fantasy Island supporters appeared at the meetings (including more than 300 at the March 30, 2005 hearing) to express their opposition to the fact that the draft HAMP document did not designate Fantasy Island as a recreation area.



Section 1: Introduction

The Planning Commission responded to the overwhelming public support for the protection of the Fantasy Island property by recommending to the City Council that the Houghton Area Master Plan be modified to identify the Fantasy Island site as a protected recreation area. During this same period, both the Tucson-Pima Bicycle Advisory Committee and the Pima Trails Association Board of Directors adopted formal resolutions calling for the perpetual protection of Fantasy Island. Copies of those resolutions can be found in the Appendix of this document.

As the draft HAMP document moved on to the City Council, Fantasy Island advocates began working with City Council offices to secure the protection of the property. Ward 4 Council Member Shirley Scott, who had been involved in the effort to protect the property since its inception, expressed her support for the modification of the HAMP document to include Fantasy Island as recreation space. On June 7th, 2005, the Houghton Area Master Plan was unanimously adopted by the Tucson City Council with the Fantasy Island property designated as a protected recreation area (City of Tucson Resolution #20101). An exhibit excerpted from the HAMP document that depicts the designation of the Fantasy Island property is included herein, as Figure 2-E.

To identify a strategy for the perpetual protection of the Fantasy Island property, the Tucson City Council directed the City Manager to establish the Fantasy Island Citizens Task Force. The creation of the Task Force was endorsed by the Pima County Board of Supervisors and the Pima County Administrator. The ten-member task force included five members appointed by the City Manager, and five members appointed by the Pima County Administrator. The Task Force, which met for the first time on July 11, 2005, was charged with developing a plan that would accomplish the preservation of the Fantasy Island trail system as a public recreational resource, while also addressing the needs and concerns of other interested and/or affected stakeholders. The City and County jointly provided the funding necessary to hire a consultant to assist the Task Force with the preparation of the plan. McGann and Associates, Landscape Architects and Planners, was engaged by the Task Force to provide the necessary consulting services.

Purpose of the Master Plan:

The purposes of this report, as identified by the Fantasy Island Task Force, are:

- To confirm the need for a trails park on the east side of the metro area.*
- To establish appropriate boundaries for the park.*
- To identify lands within the area that are not essential to the success of the trails park and that could be developed for other purposes.*
- To develop a concept plan that integrates the proposed trails park with the surrounding community as envisioned by the Houghton Area Master Plan (HAMP).*
- To identify linkages to other community facilities and trail systems such as the Houghton Greenway and Pantano River Park.*

Section 1: Introduction

- *To recommend additions or modifications to the existing trail system, such as supplemental walking trails.*
- *To identify a process for implementing the proposed Master Plan.*
- *To identify a strategy for the ongoing operation and maintenance of the Fantasy Island Trails Park.*

Activities of the Task Force:

The Task Force engaged in a variety of activities including research, documentation of existing site conditions, analysis of issues and opportunities, identification of constraints, and the formulation and evaluation of alternatives. The results of these activities are summarized herein.

A central focus of these activities was ongoing coordination with key project stakeholders. The nature of this coordination is outlined below.

Coordination with the Arizona State Land Department:

The Arizona State Land Department (ASLD) has been aware of the Fantasy Island trail system since the late 1990's, when the trail system was initially improved. Several years ago, Department staff assisted with the installation of pass-through gates and signs at the property. Additionally, ASLD staff sold Recreational Use Permits from a temporary station at the Fantasy Island site.

More recently, the State Land Department was given an opportunity to collaborate with the Fantasy Island Task Force and ASLD staff members attended several Task Force meetings. At these meetings, several issues and concerns were raised by the Department.

One of these concerns was that the Task Force's planning efforts had not been "officially sanctioned" by the Department and were not consistent with guidelines for the planning of State Trust Lands. After consultation with the City of Tucson, it was determined that the Task Force's planning efforts were for the sole purpose of formulating recommendations to be forwarded to the City of Tucson and other government agencies. The Task Force's efforts were not intended to be the advance planning work typically performed by the Department prior to the sale of Trust Land at auction.

The second issue was related to the applicability of State Land Recreational Use Permits vis-a-vis mountain bike use on the subject property. It is the position of the Task Force, and the former State legislator who created the current program, that the possession of a valid Recreational Permit allows an individual to engage in this activity on the Fantasy Island site. This position is based on information published on the State Land Department's website which states:

Section 1: Introduction

“The permit is designed to allow the use of Arizona’s State Trust Land for non-consumptive and environmentally compatible recreational activities. The State’s Recreational Permit is an ancillary use of Trust land and does not take precedence over, nor disrupt or interfere with the land’s primary lease activities.”

The Task Force notes that individuals using the site for mountain biking have worked with the individual who holds the grazing lease on the site and have assisted in the maintenance and repair of fences and gates. Cooperative activity of this sort is consistent with the ASLD recreation permit policy statement.

Lastly, the Fantasy Island Task Force is acutely aware of the need to collaborate with the Arizona State Land Department on the development of a long-range plan that provides for the permanent protection of the Fantasy Island trail system while allowing the Department to fulfill its obligations as defined by state statutes and the Arizona State Constitution. Central to these obligations is the need to raise money for the State Trust through the sale of Trust Lands. The Task Force believes that the recommendations included herein are consistent with this mandate.

Coordination with the City of Tucson:

The City of Tucson, particularly the Ward 4 Council Office, has been supportive of the concept of the Fantasy Island Trails Park and was instrumental in the establishment of the Task Force. The Planning Department, at the direction of the City Council, integrated the concept into the Houghton Area Master Plan. The Parks and Recreation Department has similarly worked to advance the establishment of the proposed trails park. The Parks Department has suggested that the Task Force not only develop a plan for the trails park, but also look for opportunities to integrate this facility into the City’s overall park and open space system.

The Task Force has also coordinated its efforts with the City Manager and his staff, and is appreciative of the Manager’s leadership and support for a plan that will result in the formal establishment of the Fantasy Island Trails Park as a valuable resource for the citizens of Tucson.

Coordination with Pima County:

Although the Fantasy Island site is located within the jurisdiction of the City of Tucson, the concept of a trails park is supported by Pima County. The Pima County Natural Resources, Parks, and Recreation Department considers the Fantasy Island Trails Park to be consistent with, and complementary to, the proposed Houghton Greenway and the proposed Pantano Wash Linear Park, as well as regional efforts to protect significant and valuable natural open space.

The Pima County Natural Resources, Parks, and Recreation Department has a representative on the Task Force and the Department has contributed its expertise to the planning of the proposed Fantasy Island Trails Park.

Organization of This Report:

Included in Section 2 of this Report are maps and supporting narrative descriptions of the existing resources and features of the Fantasy Island site and adjacent properties. In Section 3, these conditions are assessed to identify constraints to site development.

Section 4 provides an overview of the alternatives considered and the recommended plan. Recommendations for implementing the plan are provided in Section 5. Finally, Section 6 includes recommendations related to the on going operation and management of the proposed Fantasy Island Trails Park.

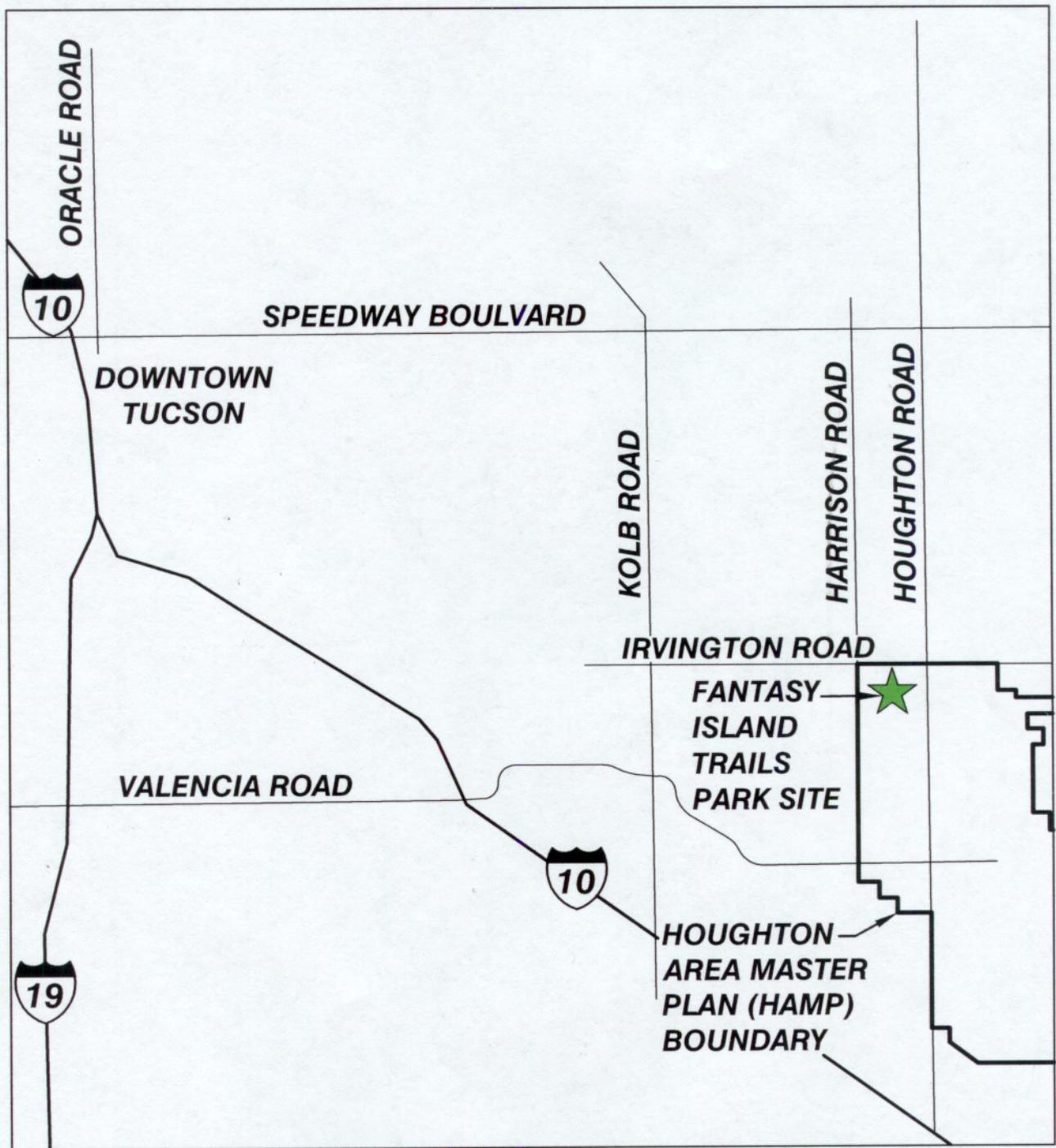
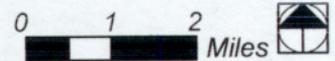


FIGURE 1-A: LOCATION MAP





2. Existing Conditions

Section 2: Existing Conditions

Existing Trail System:

The existing Fantasy Island trail system consists of four named loop trails and two spur trails that extend south to and from Valencia Road. (See Figure 2-A). In total, there are approximately 12 miles of singletrack trail on the subject site. There is also an existing trailhead and staging area located near the northwest corner of the site, with parking in the Irvington Road right-of-way.

Existing Land Ownership:

The land in Section 2 (T15S-R15E) on which the Fantasy Island trail system was built is owned by the Arizona State Land Department and the City of Tucson. (See Figure 2-B). City of Tucson property consists of a 46 acre parcel on the north side of Section 2 that contains a closed solid waste landfill. In the southeast corner of Section 2, the City owns an additional 290 acres. This parcel of City-owned land extends south into Section 11.

The State Trust Land consists of 335 acres of land along the northern and western edges of Section 2. There are additional Trust Lands in Sections 11 and 14 to the south that are administered by the State Land Department.

Adjacent land includes Davis-Monthan Air Force Base (DMAFB) to the west (the adjacent DMAFB land is owned by the City of Tucson and under a long-term lease to the federal government). Lands north and east of the site (north of Irvington Road and east of Houghton Road) are private and have multiple owners.

Existing Land Use:

The existing land uses within and adjacent to Section 2 are shown on the Existing Land Use Map included herein. (See Figure 2-C). Developed land uses within Section 2 include a City of Tucson Fire Station adjacent to Houghton Road, and the closed Irvington Road solid waste landfill. The balance of Section 2 is undeveloped except for an overhead electrical power transmission line that crosses the site.

In 1999, the City of Tucson Parks and Recreation Department developed a Conceptual Master Plan for the adaptive reuse of the closed Irvington Road Landfill. To date, this plan has not been implemented and the Department is interested in updating this plan to reflect its location adjacent to the Fantasy Island Trails Park. Before any park improvements can be constructed at the landfill, the City needs to complete the capping and closure of this facility. Closure work is scheduled to be completed within the next few years.

A short distance south of Section 2, the Tucson Water utility has constructed and operates a water pumping plant.

The existing land use north of Section 2 (and north of Irvington Road) is residential. The Community of Civano, a residential community with a small amount of commercial development, is located east of Section 2 (and east of Houghton Road).

Section 2: Existing Conditions

Civano is presently being developed as a sustainable community that integrates various energy and resource conservation measures into the design of the project's homes, streetscapes, and common areas. The plans for the project also include opportunities for employment within the community. Businesses developed to date include the Civano Nursery and the Global Solar research and manufacturing facility.

The success of Civano has in part been an impetus for the construction of other residential neighborhoods in the area. A consequence of this rapid growth has been a growing deficiency in area park and recreational facilities. The establishment of the Fantasy Island Trails Park and its associated community park is seen by many residents in this area as a means of addressing this deficiency.

Existing Zoning Designations:

The zoning designation for all lands within Section 2 is Suburban Ranch (SR). (See Figure 2-D). The SR Zone allows for the construction of one residence per 3.3 acres. For a variety of reasons, it is anticipated that the lands within Section 2 will be rezoned to allow for higher density residential development and perhaps other land uses, consistent with the HAMP.

The zoning of land north of Section 2 includes parcels with SR and MH-2 zoning designations. The zoning of lands east of Section 2 include parcels with SR, R-1, PAD, and I-1 designations. (See Figure 2-D).

Houghton Area Master Plan (HAMP):

The Houghton Area Master Plan, or HAMP, is a conceptual plan that was prepared by the City of Tucson's Department of Urban Planning and Design to serve as a guide for the orderly growth and development of a 10,800 acre area on the City's southeast side along the Houghton Road Corridor. The HAMP was adopted by Mayor and Council on June 7, 2005. (A portion of the Houghton Area Master Plan is included as Figure 2-E).

The Houghton Area Master Plan's goals include support for:

- A variety of housing types and densities*
- A mixed-use development pattern*
- A transportation and circulation system that accommodates pedestrian, bicycle and other non-motorized traffic*
- A regional open space and preservation plan that offers active recreational opportunities*
- A phased approach to development of infrastructure and services*

Section 2: Existing Conditions

The HAMP proposes residential development densities within Section 2 that are substantially higher than the current SR zoning will allow.

The HAMP also addresses the issue of the Fantasy Island Trails Park by designating lands within the northern portion of Section 2 as a "Proposed Recreation Area." By formally adopting the HAMP, the City of Tucson Mayor and Council have formally endorsed, in concept, the idea of a trails park or similar recreational facility in this area.

Other provisions of the HAMP that relate to or affect the proposed Fantasy Island Trails Park include the extension of Harrison Road along the western edge of Section 2, the construction of Poorman Road between Harrison and Houghton Roads in Section 11, and development of a Village Center in the northwest quadrant of Section 11.

Existing Site Access:

Vehicular access to the Fantasy Island site is possible from two City of Tucson arterial streets, Irvington Road to the north and Houghton Road to the east. At some time in the future, vehicular access will also be possible from the extension of Harrison Road, immediately west of the site. (See Figure 2-F, Site Access Map).

Bicycle access is currently possible from bike lanes along Irvington Road. East of the site, the proposed improvements to Houghton Road will provide for bicycle access to the site via designated bike lanes and via the proposed Houghton Greenway multi-use path that will be constructed within the right-of-way.

Pedestrian access along the north and east boundaries of Section 2 will be accommodated by existing and planned pedestrian improvements within the Irvington and Houghton Road rights-of-way. There is also potential to create a grade-separated pedestrian crossing of Houghton Road from Civano to Section 2 via a box culvert at Mesquite Ranch Wash.

Existing Utilities:

There is an existing overhead electrical power transmission line that extends from north to south across the west half of Section 2. This transmission line turns and extends east, south of the Section 2 / Section 11 line. (See Figure 2-G).

North and east of Section 2 are existing residential developments. There is an existing network of potable water, sanitary sewer, natural gas, electrical, and telephone utility lines that serve these developments.

Immediately south of Section 2 is an existing Tucson Water Pumping facility. West of Section 2, in the northwest corner of the Davis-Monthan Air Force Base is a proposed site for a future Pima County Wastewater Treatment Plant.

Section 2: Existing Conditions

Existing Topography:

The topography of Section 2 is characterized by relatively flat lands in the southern and western portions of the section, with several deeply incised drainage corridors that extend from the southeast to the northwest in the principal area where the Fantasy Island trail system is located. (See Figure 2-H).

The slopes present along the drainage corridors are typically greater than 15%. As such, the treatment of these slopes is governed by the City of Tucson's Hillside Development Overlay Zone or HDZ. This overlay zone restricts how slopes 15% or greater can be modified when a parcel is developed. These restrictions are intended to reduce erosion and reduce impacts on scenic quality.

The presence of steep slopes (slope greater than 15%) within Section 2 will constrain the development of residential communities and related facilities on the site. These same slopes create terrain that is both suitable and very desirable for mountain bike trail development.

Existing Biotic Communities:

There are few, if any, natural open space sites within Tucson's city limits that have higher diversity of desert scrub vegetation than Fantasy Island. Often, natural open space sites within the city limits have been highly disturbed by human and animal activity. This causes a high establishment of native and non-native invasive plants and low species diversity. However, despite the cattle grazing, illegal dumping, and other human activities, the vegetation on the Fantasy Island site provides an excellent representation of the lower Sonoran desert scrub vegetation.

The biotic community in which Fantasy Island resides is the Arizona Upland Subdivision of the Sonoran Desertscrub Regional Formation of the Desertscrub Formation with associated Wetlands. The dominant tree species found on site are the Foothills Palo Verde (*Cercidium microphyllum*), Velvet Mesquite (*Prosopis velutina*), and Cat-claw Acacia (*Acacia greggii*). Large Shrubs include Creosote (*Larrea tridentata*), Whitethorn Acacia (*Acacia constricta*), Desert Hackberry (*Celtis pallida*), Graythorn (*Zizyphus obtusifolia*), Oreganillo (*Aloysia wrightii*) and Condalia (*Condalia warnockii*). Small shrubs include Triangle Leaf Bursage (*Ambrosia deltoidea*), Fairy Duster (*Calliandra eriophylla*), Brittlebush (*Encelia farinosa*), Paperflower (*Psilostrophe cooperi*), and Desert Zinnia (*Zinnia acerosa*). Cacti and Succulents include Saguaro (*Carnegiea gigantea*), Fishhook Barrel Cactus (*Ferocactus wislizenii*), Pincushion cactus (*Mammaillaria microcarpa*), Chain-Fruit Cholla (*Opuntia fulgida*), Englemann Prickly Pear (*Opuntia phaeacantha*), Buckhorn Cholla (*Opuntia versicolor*), Desert Christmas Cholla (*Opuntia letpocaulis*), Night Blooming Cereus (*Peniocereus greggii*), and Soaptree Yucca (*Yucca elata*). Native grasses include Bush Muhly (*Muhlenbergia porteri*), Three Awns (*Aristida spp.*), and Cane Beardgrass (*Bothriochloa barbinodis*).

Section 2: Existing Conditions

Some of the important features of the Fantasy Island vegetation include:

- *High species diversity of native plants.*
- *Mature stands of large and/or specimen Desert Hackberry located in and along washes on the north side of the property are rare to find within the city limits. These riparian areas are densely populated with Desert Hackberry, providing excellent habitat for a wide variety of bird species.*
- *Health of existing vegetation is not in decline and reproduction of these species is continuing to occur. A majority of all the large Foothill Palo Verde trees and various shrubs on site serve as nurse plants to several cactus species, namely Saguaro, Fishhook Barrel, and Pincushion at all stages of maturity/development.*
- *The lack of non-native invasive species and high diversity of native desert plants on site suggests that previous illegal dumping and cattle grazing disturbances have not degraded the overall health of the site.*

Washes and Drainageways:

There are two braided wash systems that cross the Fantasy Island site. They include the Harrison Hills Wash and the Mesquite Ranch Wash. (See Figure 2-1). The Harrison Hills Wash and its tributaries are largely undisturbed. The upper portion of the Mesquite Ranch Wash system is relatively undisturbed but the portion that crosses the Irvington Road landfill site has been modified.

The Harrison Hills Wash and the Mesquite Ranch Wash are not “named” washes as identified by the City of Tucson’s Watercourse, Amenities, Safety, and Habitat Ordinance (WASH Ordinance). Additionally, these washes are not resource corridors as identified by the City’s Environmental Resource Zone (ERZ) Overlay Zoning District.

Portions of both of these wash systems have sandy bottoms and may be jurisdictional washes subject to the provision of Section 404 of the Clean Water Act. The designation of all or portions of these washes by the U.S. Army Corps of Engineers as jurisdictional washes would serve to restrict grading and development within and adjacent to the wash corridors.

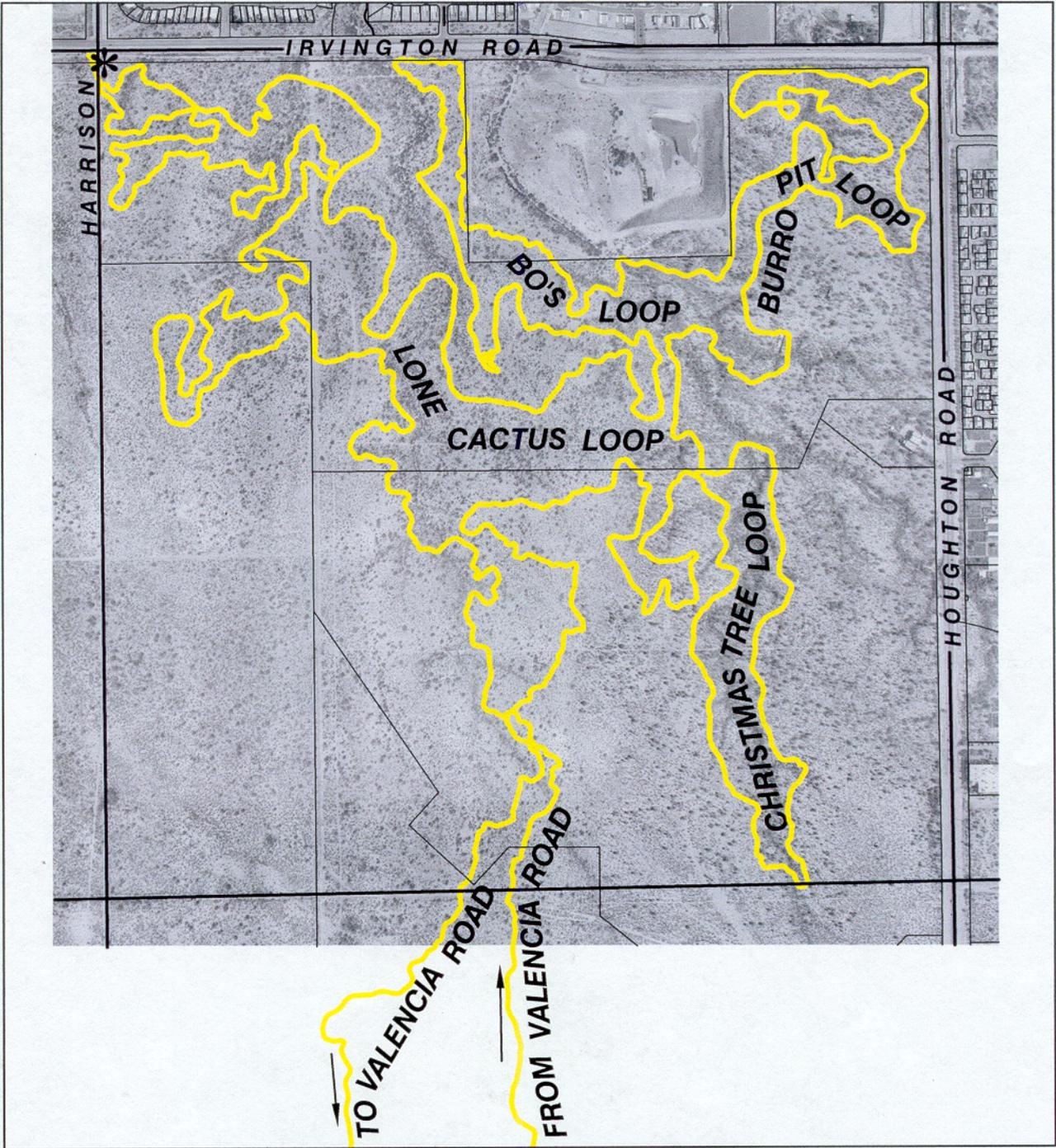
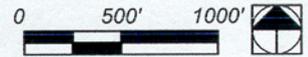


FIGURE 2-A: EXISTING TRAIL SYSTEM MAP



-  Existing Staging Area / Trailhead
-  Existing Trail

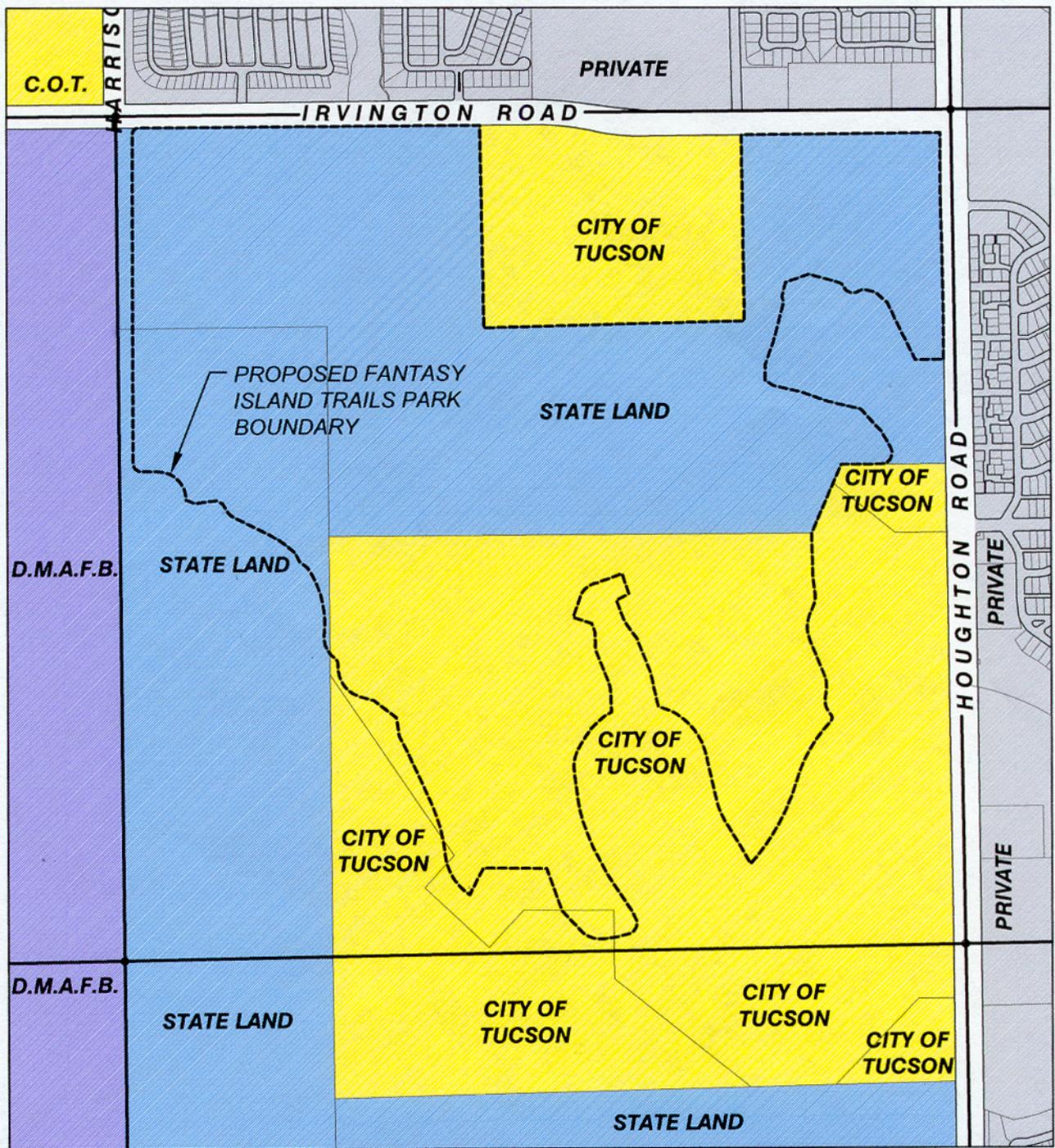
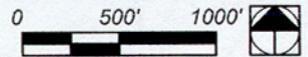


FIGURE 2-B: LAND OWNERSHIP MAP



- | | | | |
|---|-------------------------|---|--|
|  | Arizona State Trust |  | Private |
|  | City of Tucson (C.O.T.) |  | Federal Government
(Davis-Monthan Air Force Base) |

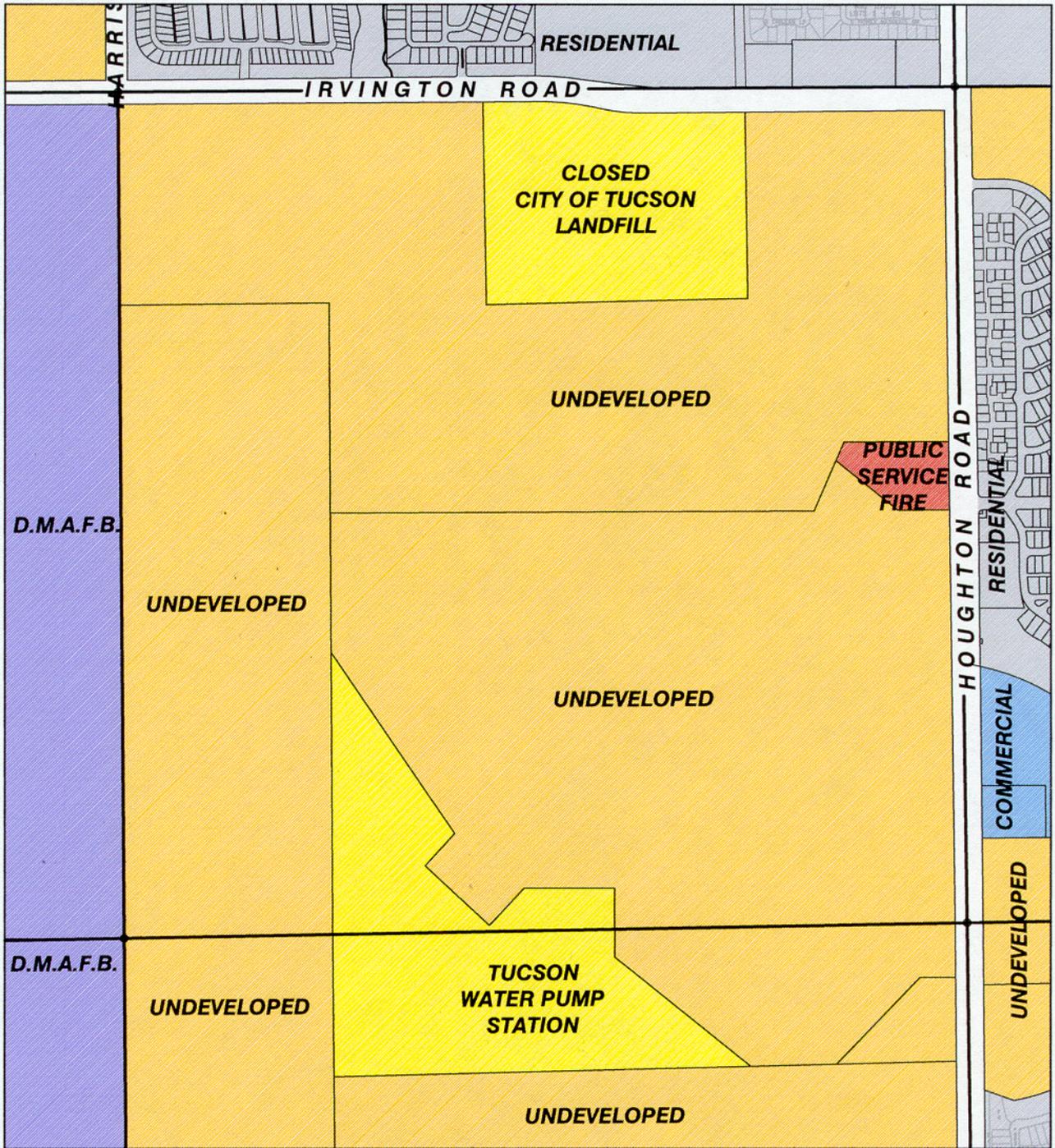
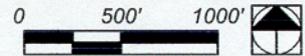


FIGURE 2-C: EXISTING LAND USE



- | | | | |
|---|------------------------------|--|---------------------|
|  | Undeveloped |  | Public Service Fire |
|  | City of Tucson Facilities |  | Residential |
|  | Davis-Monthan Air Force Base |  | Commercial |

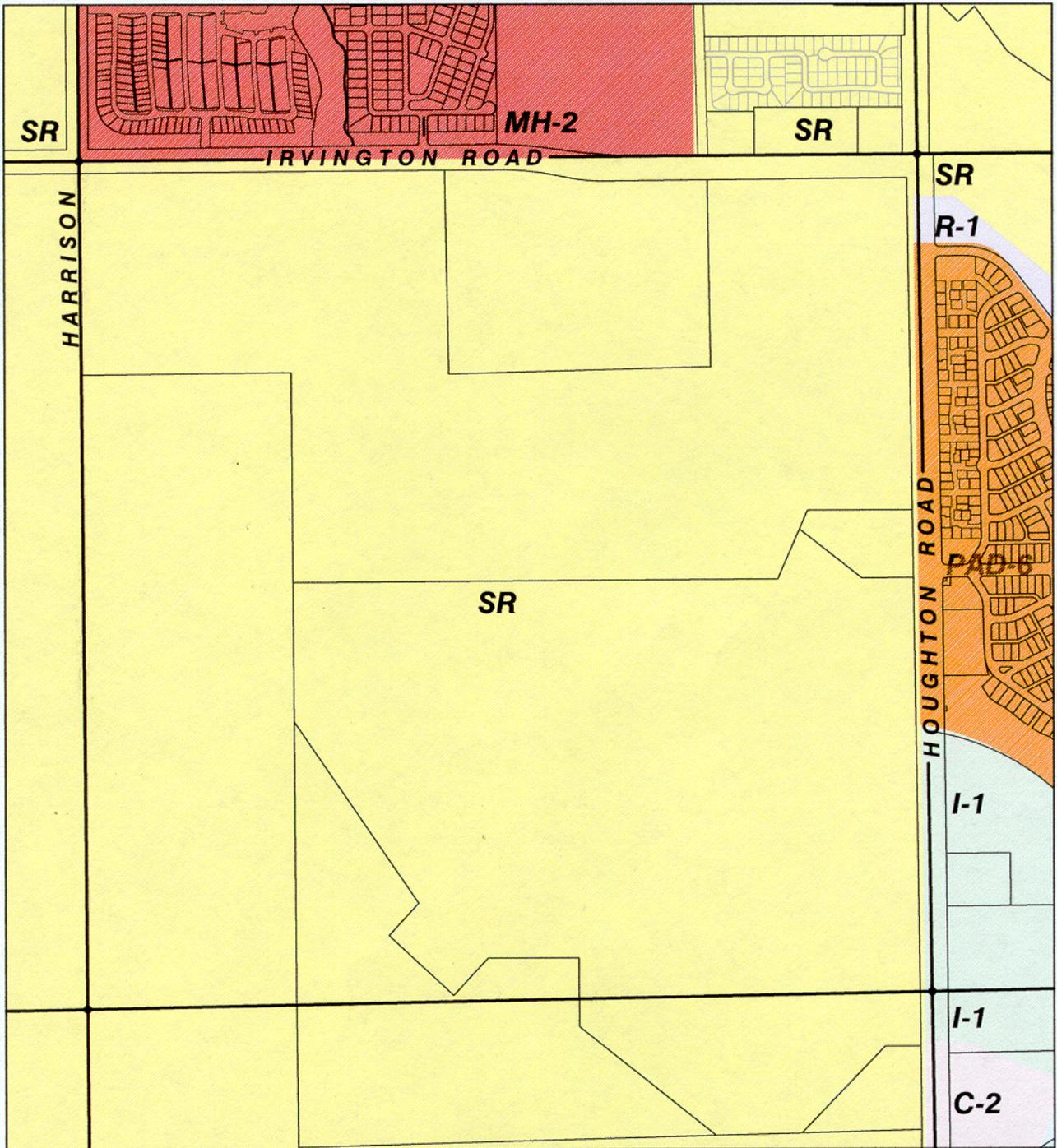
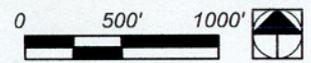


FIGURE 2-D: EXISTING ZONING



- | | | | |
|-----|------------------|-------|-----------------------------------|
| R-1 | Residential Zone | C-2 | Commercial Zone |
| R-2 | Residential Zone | I-1 | Light Industrial Zone |
| SR | Suburban Ranch | MH-2 | Mobile Home Zone |
| | | PAD-6 | Planned Area Development (Civano) |

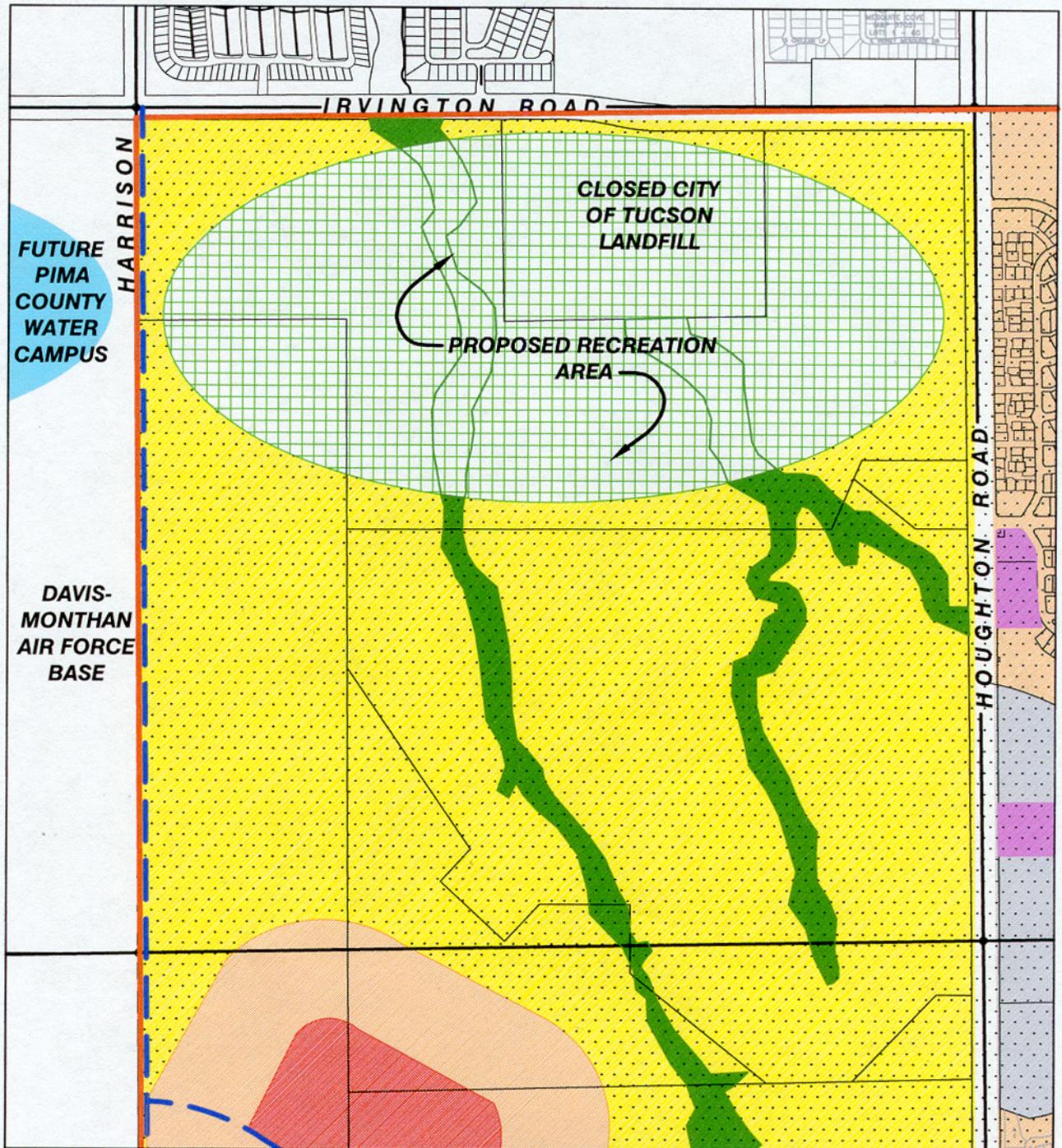
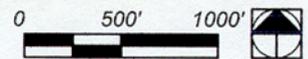


FIGURE 2-E: HOUGHTON AREA MASTER PLAN (HAMP)



- | | | |
|-------------------------|--|---------------------------------|
| HAMP Boundary | Proposed Recreation Area | Commercial |
| Proposed Village Center | Proposed Village Center Periphery | Residential |
| Proposed Arterials | Neighborhood/Low Density Residential | Future Pima County Water Campus |
| Conceptual Commercial | 100 Year Floodplain / Riparian Habitat | |

Source: City of Tucson Department of Urban Planning & Design - Houghton Area Master Plan

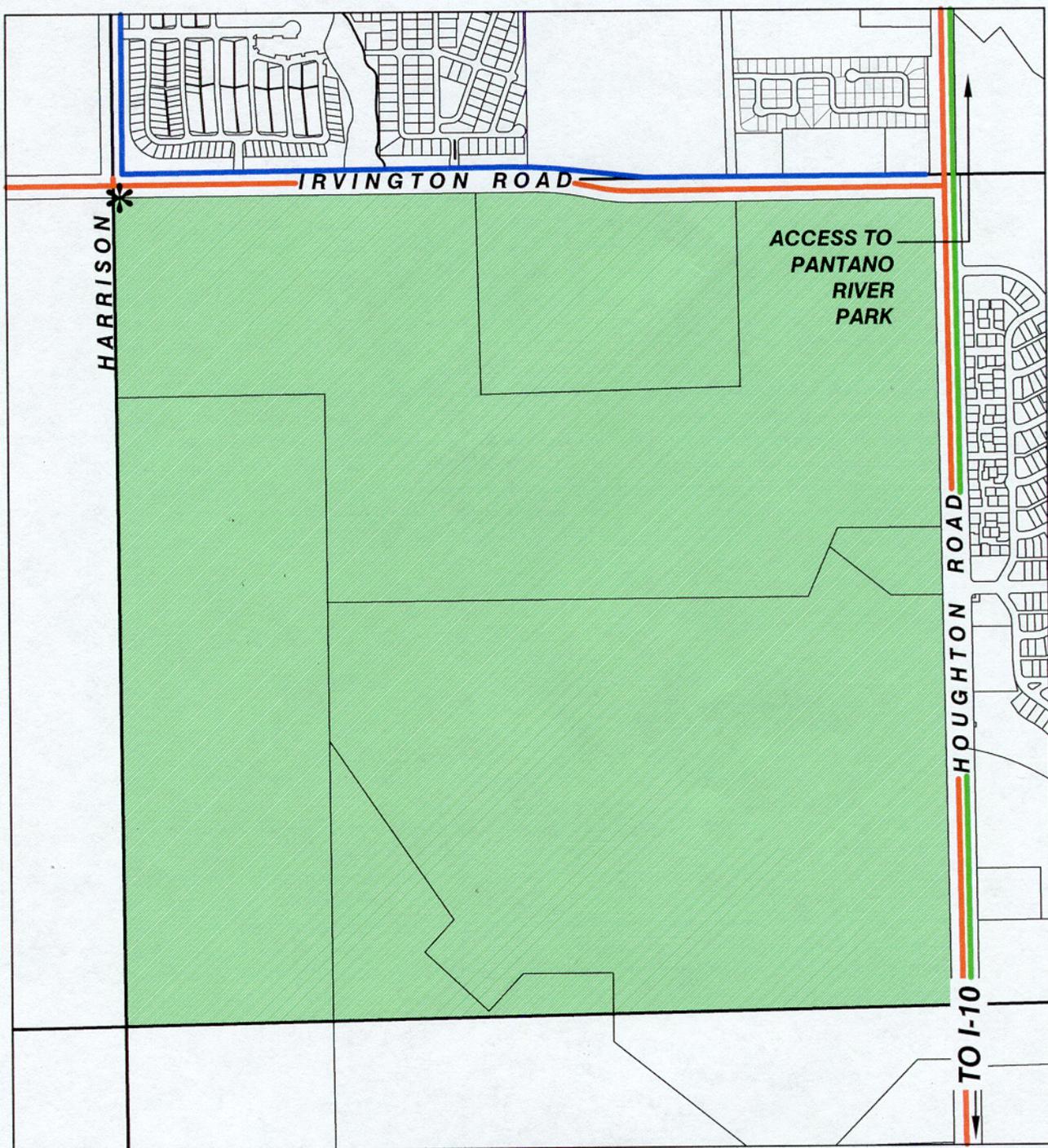


FIGURE 2-F: SITE ACCESS MAP



- Major Arterial Route
- Bike Lane
- Houghton Greenway
- * Existing Staging Area / Trailhead

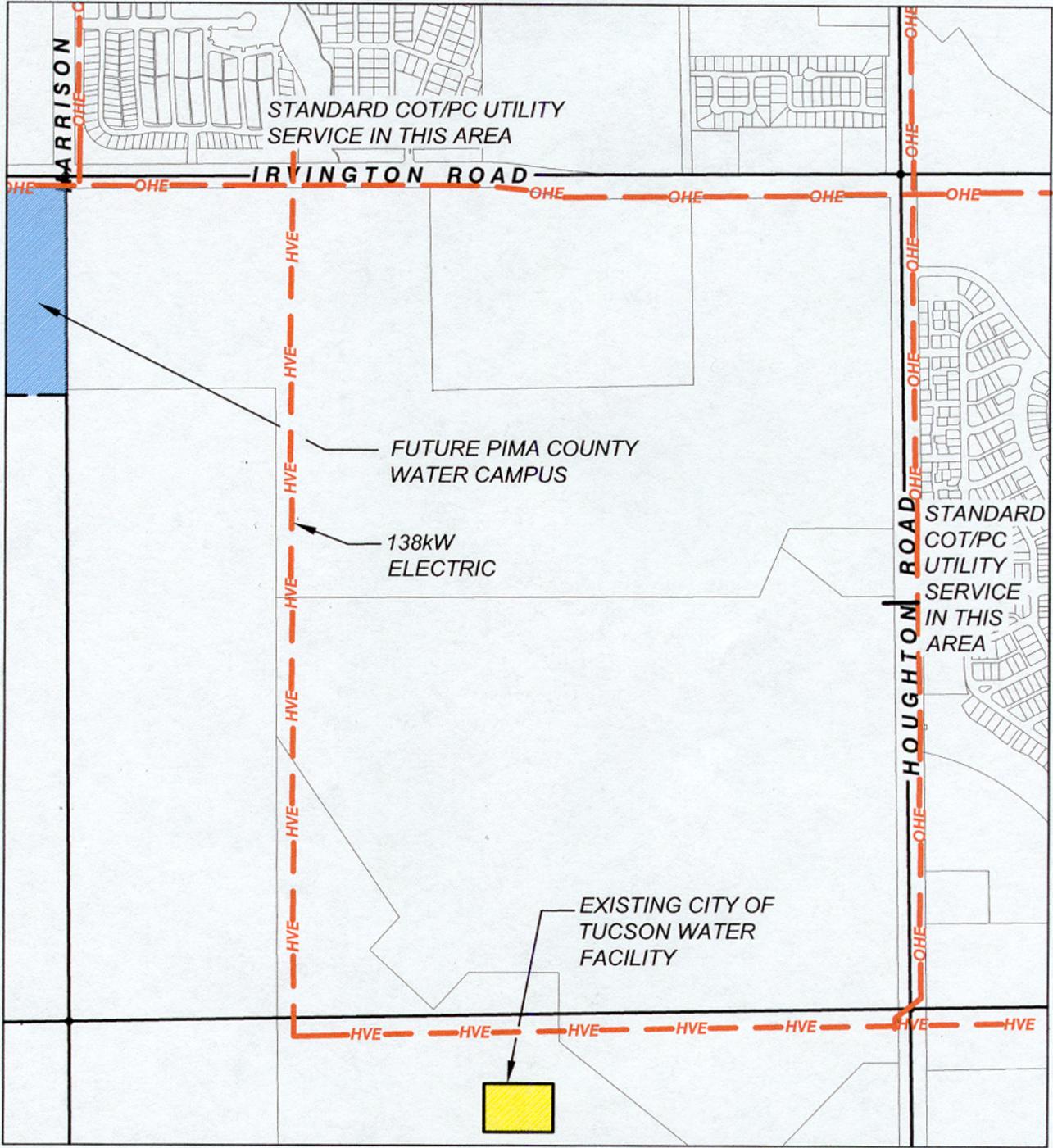


FIGURE 2-G: EXISTING UTILITIES



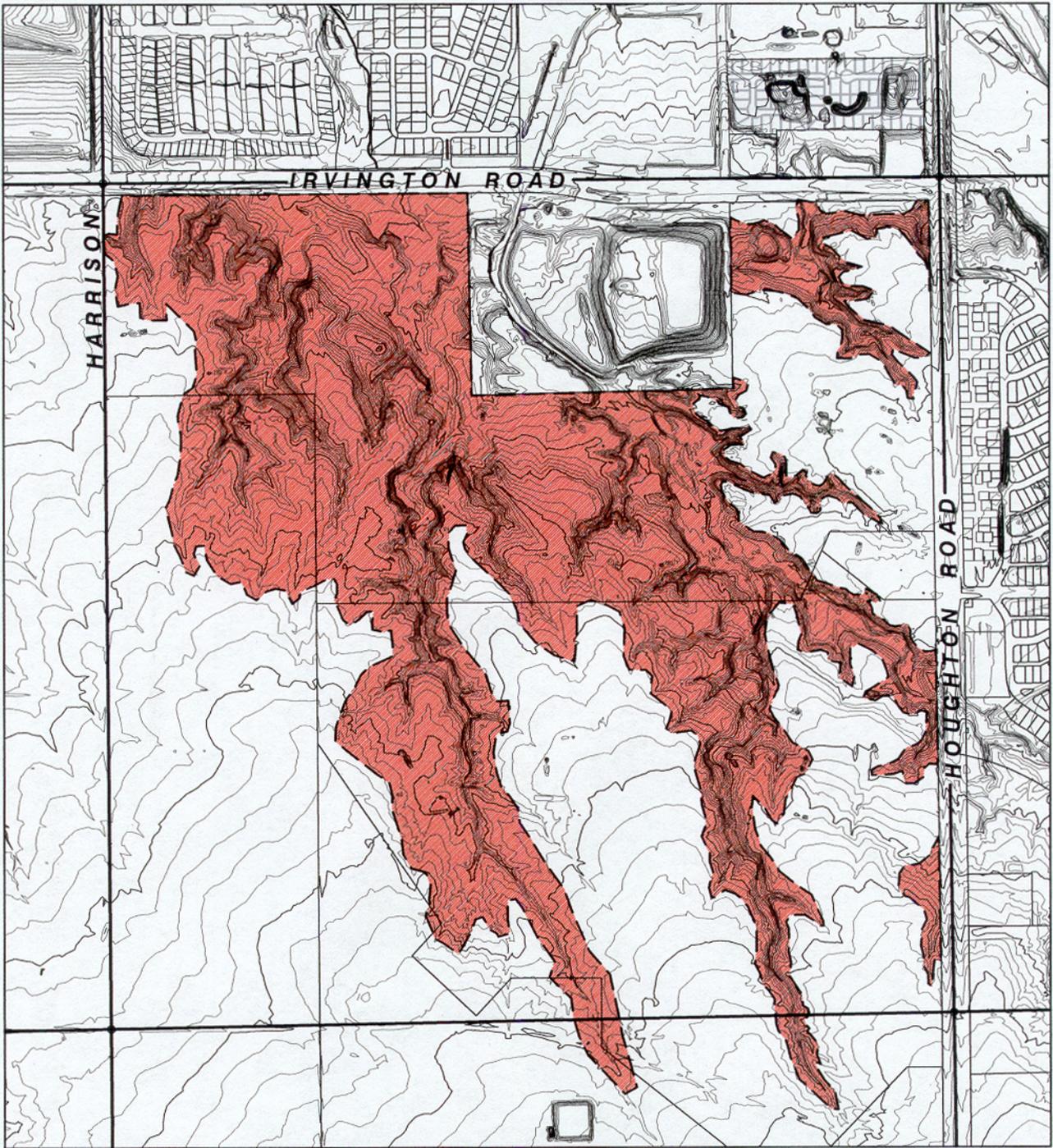
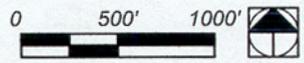


FIGURE 2-H: EXISTING TOPOGRAPHY



-  Topography: 10' Contour
-  Topography: 2' Contour

 Approximate Area Subject to Hillside Development Zone (H.D.Z.) (slopes 15% or greater)

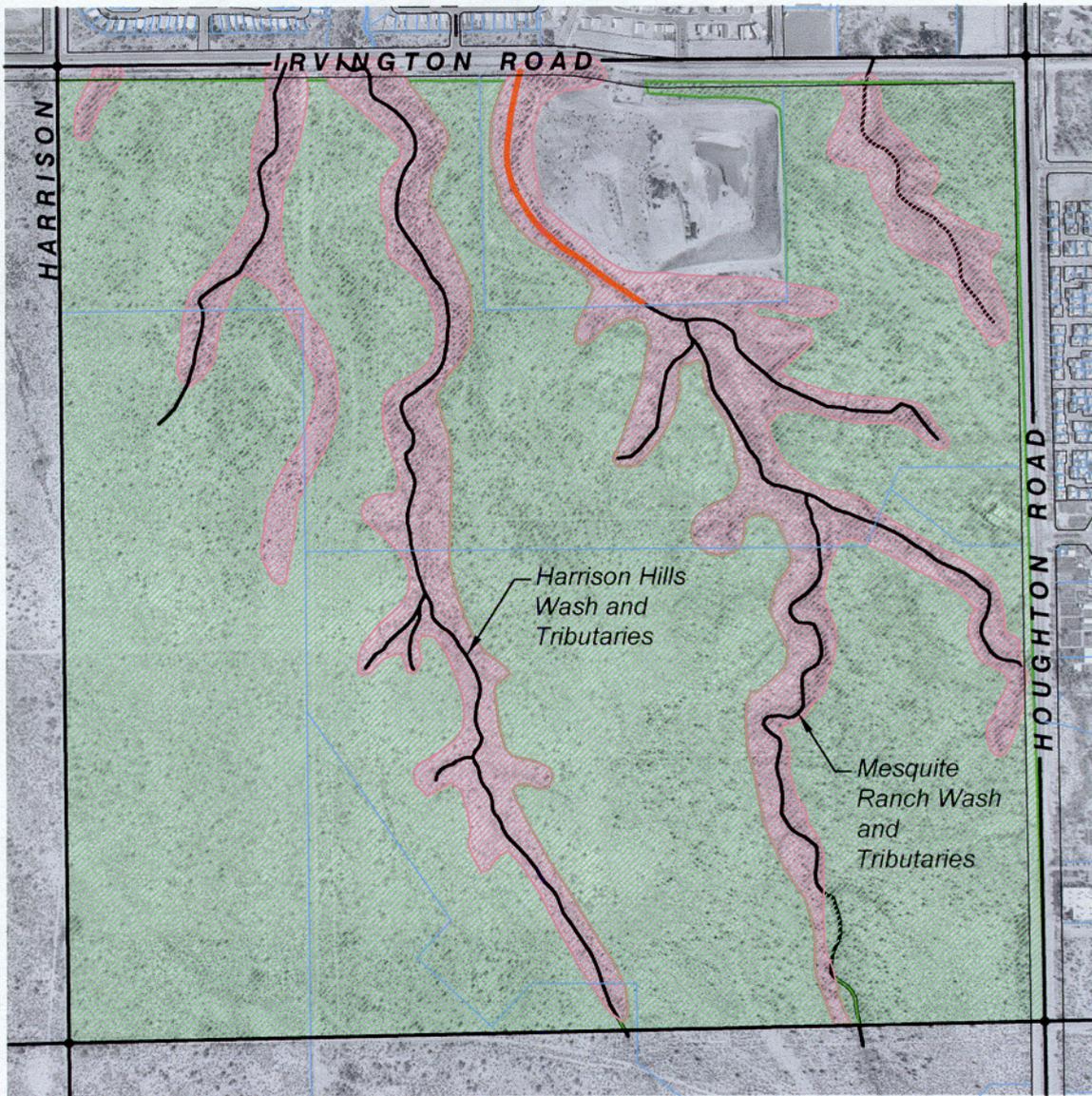


FIGURE 2-I: BIOTIC COMMUNITIES AND DRAINAGEWAYS



-  Arizona Upland - Sonoran Desertscrub
-  Xeroriparian C Habitat

-  Existing Natural Watercourse
-  Disturbed Watercourse

Source: City of Tucson and Pima County Department of Transportation Maps



3. Site Assessment and Analysis

Section 3: Site Assessment and Analysis

Development Constraints:

A key issue associated with the preservation of the existing trail system and establishment of the Fantasy Island Trails Park is cost. While there will be some costs associated with the development of new facilities and the enhancement of existing improvements, a greater “cost” could be the loss of revenue that might have been realized by the sale and development of the underlying property.

An important consideration in determining the potential for lost revenue is the degree to which the underlying property might be developed. Land that can be developed without restriction will have a greater value than land that is subject to development restrictions that may be imposed by federal, state, and local government agencies.

To determine the degree to which the land underlying the Fantasy Island trail system was impacted by such restrictions, the Task Force examined and mapped several site features. These features included:

- Areas with slopes greater than 15% subject to the City of Tucson’s Hillside Development Overlay Zone.*
- Areas with mature riparian vegetation subject to the City of Tucson’s Native Plant Preservation Ordinance and, potentially, the preservation and mitigation requirements associated with a Section 404 permit.*
- Washes with sandy bottom channels that could potentially be designated as jurisdictional washes subject to Section 404 Permit requirements.*
- Areas with existing utility transmission lines and associated easements that would be impossible or very costly to relocate.*

Mapping of Development Constraints:

Provided on the following page is a composite map that shows the various development constraints identified above. (See Figure 3-A). This map shows a general pattern with the most constrained portions of the site following the natural drainageways and the hillsides and riparian areas associated with them. The least constrained areas are in the flatter, upland portions of the site. These areas typically occur in the southern and western portions of Section 2.

The composite constraints map also shows that the existing trail system is almost entirely within the heavily constrained portion of the site with no trails in the least constrained portions of the site.

Section 3: Site Assessment and Analysis

Other Conditions with Potential Impact on Land Value:

In addition to the cost of developing land with various regulatory or legal constraints, there are more subjective site conditions that will impact land value and its potential for development. One such site condition is the proximity of a parcel to an existing or planned land use that might be considered objectionable.

In the context of Section 2, there are three such “objectionable elements”. The first is the presence of the now-closed Irvington Road Solid Waste Landfill. The second is the wastewater treatment facility planned for a site immediately adjacent to the northwest corner of Section 2. The third is the presence of a high voltage overhead power line that crosses the site. Each of these features has the potential to reduce the value of adjacent land. The land on which the Fantasy Island Trails Park has been constructed surrounds three sides of the existing landfill. It is immediately adjacent to the proposed treatment plant and is bisected by the overhead power line.

Potential Need to Dedicate Preserved Natural Open Space:

The provisions of the City of Tucson Land Use Code and the development guidelines and policies included in the Houghton Area Master Plan require and support the preservation of important natural resources. This is most frequently accomplished through the dedication of preserved natural open space within the community’s built environment. If and when the land within Section 2 is developed, there will be requirements for such dedications. Included may be dedications required by existing codes, dedications that may be imposed as a condition of rezoning, and/or dedications that may be included in a development agreement.

The Fantasy Island Task Force recommends that the dedication of the lands underlying the existing trail system be used to the greatest extent possible as an action that will satisfy applicable preserved natural open space requirements.

Open Space Dedication within other Recent Metropolitan Tucson Developments:

As a point-of-reference, it is worth noting that other recent projects in the Tucson metropolitan area have routinely set aside significant portions of their respective project sites as natural and functional open space. Provided on the following page is a list of projects with the percent of the project site dedicated to open space.

Section 3: Site Assessment and Analysis

Project	Percent of Site Dedicated as Open Space
<i>Continental Ranch</i>	1.3%
<i>Rita Ranch</i>	3.3%
<i>Agua Dulce</i>	24.2%
<i>Madera Reserve (Phase 1)</i>	27.1%
<i>Rocking K Ranch</i>	29.8%
<i>La Paloma Estates</i>	30.0%
<i>La Paloma Ridge Estates</i>	30.0%
<i>Rancho del Lago</i>	30.2%
<i>Civano</i>	30.6%
<i>Dove Mountain</i>	30.9%
<i>Quail Creek</i>	32.6%
<i>Rancho Vistoso</i>	37.8%
<i>Madera Reserve (Phase 2)</i>	42.9%
<i>Silverado Hills</i>	43.0%
<i>Ventana Canyon</i>	46.5%
<i>Sabino Springs</i>	65.3%
<i>Madera Foothills Estates</i>	66.6%
<i>Starr Pass Hotel / Resort</i>	75.6%
<i>Coyote Creek</i>	75.7%
<i>Canoa</i>	86.0%
Average	40.5%

Conclusions and Recommendations:

It is the conclusion of the Task Force that the most constrained portions of Section 2, and therefore the least valuable and most difficult to develop portions of Section 2 are coincidental with the land on which the Fantasy Island trail system has been constructed. The conservation of these lands as a recreation area and as natural open space will have a much smaller impact on lost revenues than the conservation of other, less constrained portions of the site.

Section 3: Site Assessment and Analysis

The Task Force recommends that the conservation of the lands on which the Fantasy Island trail system was built be used to the greatest extent possible to address and satisfy requirements for open space preservation of any development projects that may be undertaken in Section 2 and the surrounding area.

This approach is consistent with current practices in Tucson and Pima County and conforms with applicable legal principles and case law.

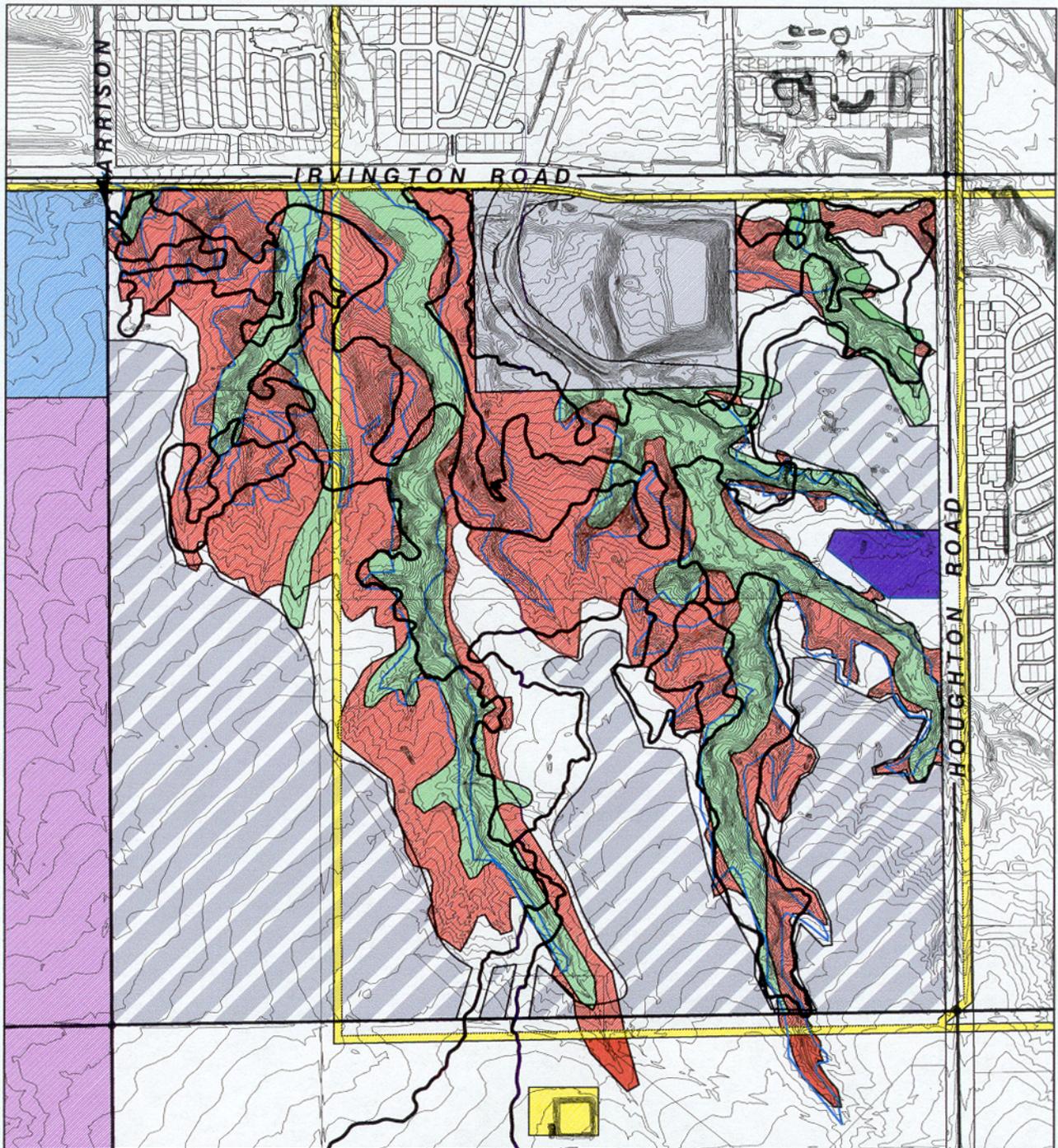
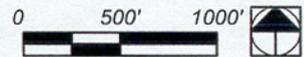


FIGURE 3-A: COMPOSITE CONSTRAINTS MAP



- | | | | |
|---|--------------------------------|---|-----------------------|
|  | H.D.Z. Areas (Approximate) |  | Existing Utilities |
|  | Riparian Areas |  | Future Water Campus |
|  | Davis-Monthan Air Force Base |  | Landfill (closed) |
|  | Public Services (Fire) |  | Existing Trail System |
|  | Areas Suitable for Development |  | 100 YR Flood Limits |



4. Fantasy Island Trails Park Master Plan

Section 4: Fantasy Island Trails Park Master Plan

Introduction:

Provided in this section is the Conceptual Master Plan for the Fantasy Island Trails Park. (See Figure 4-A). This exhibit shows:

- *The approximate boundary of the proposed trails park*
- *Existing trails to be retained*
- *New pedestrian trails to be developed*
- *The approximate location of park entrances and trailheads*
- *A proposed companion Community Park adjacent to Houghton Road*
- *Integration of the proposed Trails Park with the adaptive reuse of the closed Irvington Road landfill site.*
- *A conceptual plan for residential and mixed-use development on lands adjacent to the proposed Fantasy Island Trails Park.*

These features of the Master Plan are described below.

Park Boundary:

The proposed Fantasy Island Trails Park will encompass approximately 341 acres of land within the northern and central portions of Section 2 (Township 15 South - Range 15 East). The site will encompass most of the Mesquite Ranch and Harrison Hills Washes within Section 2.

The park will wrap around the closed Irvington Road Solid Waste Landfill site and will extend to the intersection of Irvington and Houghton Roads. The preservation of natural open space at this important and busy intersection will give prominence to the proposed park and will enhance the visual character of an important community gateway.

Existing Trails to be Retained:

The existing singletrack trail system will be retained, exclusive of the “bunny trails”, or beginner trails, that extend south to and from Valencia Road. The Task Force recommends that a new linkage be located and secured to connect the Fantasy Island trail system to Valencia Road at the time conceptual planning takes place on the lands in Sections 2, 11 and 14. (See Figure 4-A). The trail system retained should be enhanced and expanded over time in response to observed public use and environmental conditions.

Section 4: Fantasy Island Trails Park Master Plan

New Pedestrian / Multiple Use Trails to be Constructed:

The Master Plan proposes that a new trail be developed around the perimeter of the site to accommodate pedestrian use. This trail should also function as a replacement trail for the deleted bunny trails, which serve beginning users. The construction of the pedestrian trail will enhance the value of the site to adjacent neighborhoods and the community in general.

A new trail that extends exclusively around the perimeter of the site would create a loop that is greater in distance than most walkers and joggers would typically attempt. To address this issue, three new pedestrian trails are proposed for the center of the park. These new trails will create shorter, more practical loops for walkers, joggers, birders, and other park users.

As indicated on Figure 4-A (page 4-4), the Fantasy Island property consists of 341 acres total. Of this total, 207 acres are State Trust Land and 134 acres are owned by the City of Tucson.

Proposed Trailheads and Access Locations:

Three new trailheads are proposed by the plan, with the precise location of these facilities to be established after a more detailed evaluation of local site conditions. One of these trailheads will be located within the current boundaries of the closed Irvington Road Solid Waste Landfill. In this location, the trailhead could serve both the Trails Park and any compatible public use facilities eventually developed at the landfill site.

An additional trailhead is identified for the proposed Community Park on the east side of the site. A trailhead in this location would allow for the joint-use of access drives, parking lots, restroom facilities, and other improvements.

The third proposed trailhead would be located adjacent to the planned Harrison Road extension, near the northwest corner of Section 2. A permanent facility in this location could be constructed when the extension of Harrison Road is constructed.

Proposed Community Park:

The City of Tucson Parks and Recreation Department has identified a need for a Community Park in northwest portion of the HAMP planning area. This park will provide needed recreational opportunities for the residents of Civano and the many other existing and planned neighborhoods in the area.

A proposed 18 acre Community Park could be located southwest of the intersection of Houghton Road and Seven Generations Way, south of the existing Fire Station, or in another appropriate location in accordance with the direction of the City of Tucson Parks and Recreation Department. Facilities proposed for the community park include picnic areas, ramadas, open play fields, playgrounds, and supporting utility systems and infrastructure. The proposed community park will complement the Fantasy Island Trails Park by providing recreational opportunities for family

Section 4: Fantasy Island Trails Park Master Plan

members and individuals who are involved in recreational activities other than mountain biking and hiking.

Integration of the Trails Park with Public-Use Facilities at the Irvington Road Landfill Site:

The City of Tucson Parks and Recreation Department has expressed an interest in integrating public use facilities planned for the Irvington Road Landfill site with the Fantasy Island Trails Park. The Department will evaluate current plans after completion and adoption of the Fantasy Island Trails Park Master Plan.

A combined entrance, parking lot, and staging area are appropriate and should be considered. Compatible facilities such as a BMX facility could also be evaluated as a potential use to be accommodated at the landfill site. The combined entrance, parking lot and staging area can serve Fantasy Island, the landfill park, and the nearby Pantano Wash Linear Park.

Residential and Mixed-Use Development on Adjacent Lands:

The sale, development, and use of lands adjacent to the proposed trails park is appropriate and consistent with the land uses recommended by the Houghton Area Master Plan.

The attached Master Plan drawing illustrates a concept for the development of roads, residential lots, and open space corridors in areas adjacent to the site. While the specifics of the conceptual layout will evolve and change, the idea of neighborhoods with internal trails that connect to parks, open space areas, and regional trail systems is important and should be retained as the property is developed.

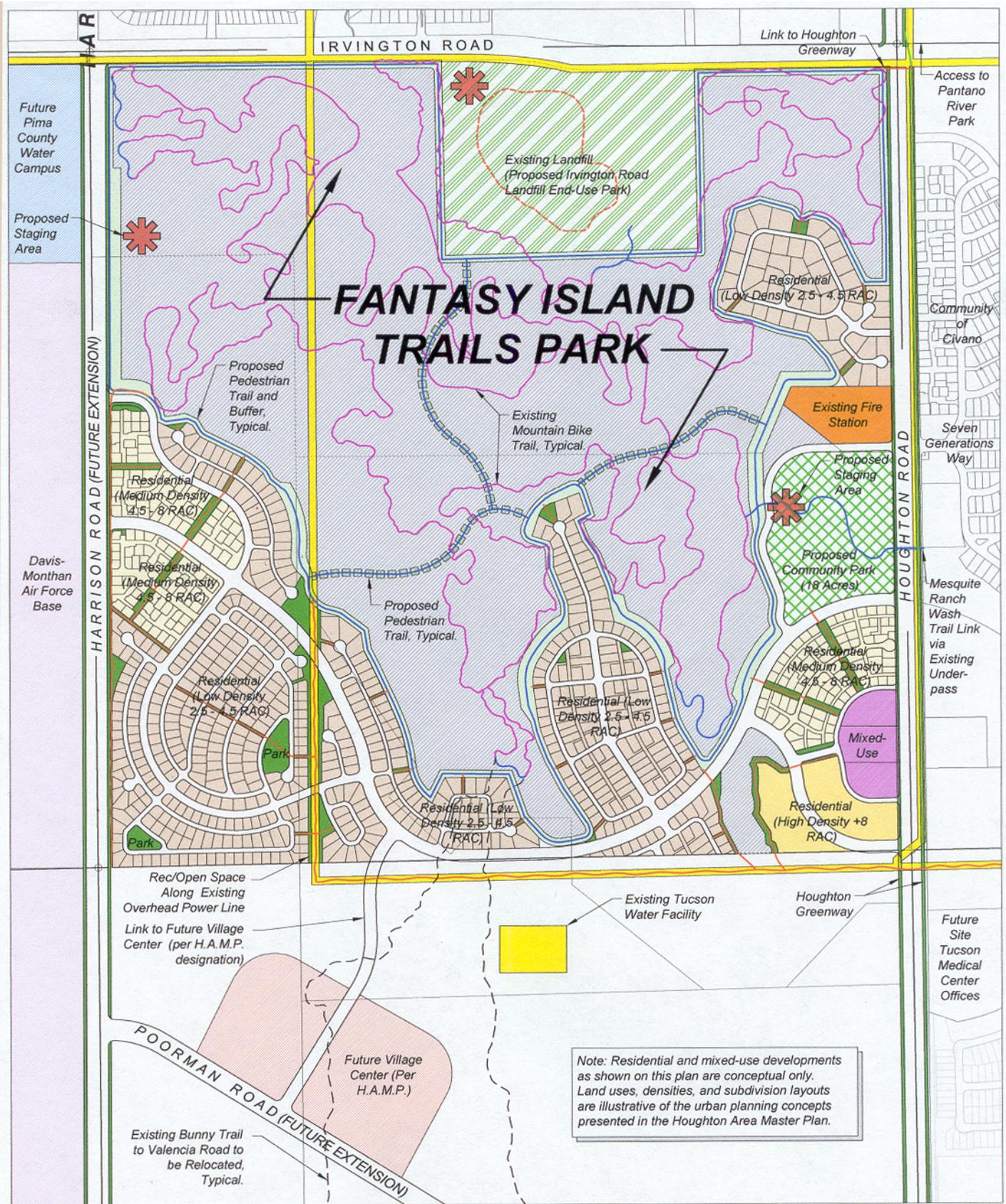


FIGURE: 4-A: CONCEPTUAL MASTER PLAN FOR FANTASY ISLAND TRAILS PARK (AND OTHER SECTION 2, T15S-R15E LANDS)





5. Plan Implementation

Section 5: Plan Implementation

Introduction:

The Task Force recognizes that Fantasy Island will serve as a recreational resource for existing neighborhoods, new neighborhoods to be developed within the boundaries of the HAMP, and the community as a whole. As such, the Task Force recommends that the dedication of land for Fantasy Island be addressed not only in the context of Section 2, but in the context of the larger Tucson community.

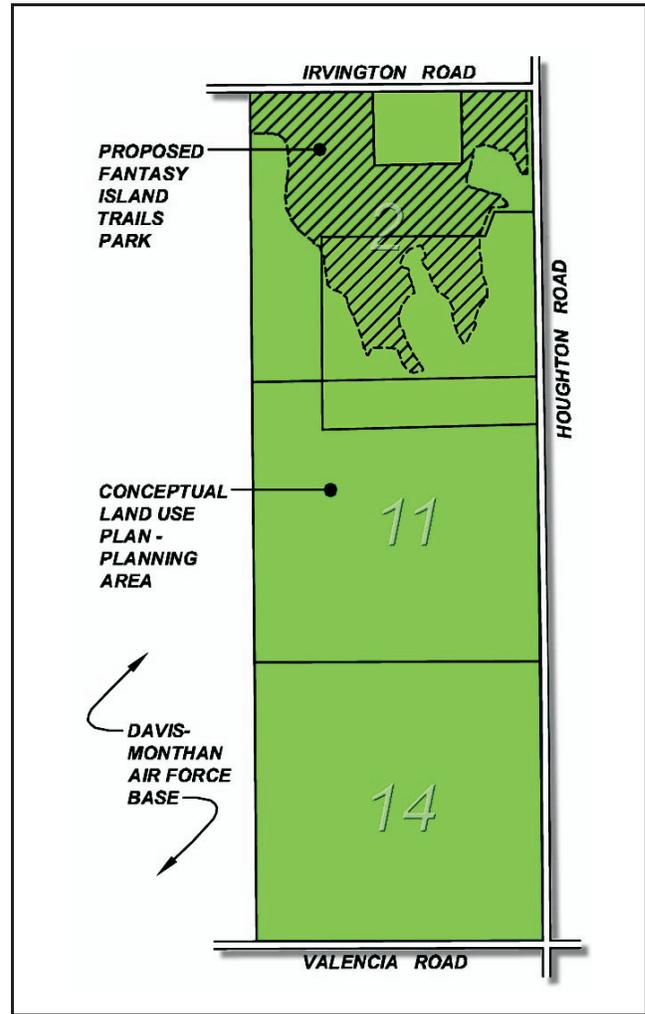
Specifically, the Task Force recommends that a Conceptual Land Use Plan be developed for the area bounded by Irvington Road on the north, Houghton Road on the east, Valencia Road on the south, and Davis-Monthan Air Force Base on the west. This area encompasses approximately 1,900 acres. This proposed Conceptual Land Use Plan will be an elaboration and refinement of the Houghton Area Master Plan and will include the preservation of Fantasy Island Trails Park as a central feature of the area's open-space system.

Since most of the land within this planning area is State Trust Land (approximately 1550 acres), the State Land Department will need to initiate the planning process and be a partner in the development of the Conceptual Land Use Plan. This approach is consistent with the regulations that govern the State Land Department, including Growing Smarter, and with the process utilized by the State Land Department in other Arizona communities that involved the planning of Trust Lands for both development purposes and where the protection of open space was a key consideration of the process.

Key Steps in the Recommended Planning Process:

The key steps of the proposed planning process include:

- Establishment of a cooperative partnership involving the State Land Department, the City of Tucson, a land development company, and the Tucson community (including Fantasy Island stakeholders).



Section 5: Plan Implementation

- *Initiation of State Land Department's Urban Planning process and the development of a formal Conceptual Land Use Plan for Sections 2, 11, and 14.*
- *Sale, at auction, of the subject conceptually-planned land by the State Land Department.*
- *Preparation and approval of a block plat for lands within the planning area.*
- *Conditional rezoning of the lands within the planning area by the City of Tucson.*
- *Construction of infrastructure and dedication of open space by the successful purchaser of the property.*
- *Approval of "hard" zoning for the subject property by the City of Tucson.*
- *Build-out of the property by the development community.*

Benefits of Recommended Approach to Plan Implementation:

The proposed planning, rezoning, and subsequent development of the designated planning area has significant benefits for the principal project stakeholders. The benefits that accrue to the State Land Department include:

- *An urban planning process that follows the model utilized by the Department in other Arizona communities.*
- *An opportunity to provide specific input into the Conceptual Land Use Plan including input related to land uses, densities, and lands to be retained by the ASLD for long-term leases.*
- *Significantly increased value for Trust Lands within the subject area resulting from the planning and rezoning of the property consistent with the mandates of the Growing Smarter statute.*

Benefits that will accrue to the City of Tucson include:

- *An opportunity to provide specific input into the Conceptual Land Use Plan.*
- *An opportunity to integrate and apply urban design concepts proposed by the HAMP and ensure the property is developed in a manner that is consistent with the HAMP.*
- *The establishment of the Fantasy Island Trails Park as a component of the community's park and open space system.*
- *The enhancement of a tourist destination that indirectly generates revenue for the City of Tucson.*

Benefits that will accrue to the development community include:

Section 5: Plan Implementation

- *An opportunity to provide specific input into the Conceptual Land Use Plan.*
- *Advance knowledge of the City of Tucson's site specific requirements vis-a-vis the development of the subject property.*
- *An opportunity to construct new residential communities and related commercial facilities in a area of the City of Tucson that is currently attractive to home buyers and businesses.*
- *An opportunity to promote these new communities based on proximity to the Fantasy Island Trails Park, which represents a unique and valuable enhancement to developed areas.*

Benefits that will accrue to the Tucson community and users of Fantasy Island include:

- *An opportunity to provide specific input into the Conceptual Land Use Plan.*
- *The preservation and expansion of recreational opportunities through the creation of a formal Fantasy Island Trails Park.*
- *The conservation of lands and the expansion of the community's natural open system.*

Action Items and Implementation Schedule:

In an effort to address current challenges and provide for the long-term preservation of Fantasy Island, the Task Force recommends the following action items.

- *City of Tucson Mayor and Council formal adoption of this Master Plan for Fantasy Island.*
- *Pima County Board of Supervisors adoption of a resolution supporting this Master Plan.*
- *Immediate discussions between the City Manager and appropriate State Land Department personnel as required to initiate the urban planning process for lands within Sections 2, 11, and 14 (T15S-R15E), Pima County, Arizona.*
- *Selection of a team by the State Land Department to coordinate the Urban Planning process.*
- *Active participation in the Urban Planning process by key stakeholders as required to develop a Conceptual Land Use Plan by September 2006.*
- *Auction and sale of the subject land by December 2007.*
- *Mayor and Council approval of conditional rezoning of the subject property by March 2007.*
- *Block platting and dedication of the Fantasy Island Trails Park by June 2007.*
- *Construction of infrastructure, approval of hard-zoning, and build-out of the area in accordance with market conditions.*



6. Operations, Maintenance and Monitoring

Section 6: Operations, Maintenance, and Monitoring

Introduction:

The Task Force recommends that a non-profit corporation be established and charged with the on-going operation and maintenance of the Fantasy Island Trails Park. The extraordinary effort already expended by volunteers to improve and maintain the park's trail system is evidence of a high level of community interest in the success of this venture and is a predictor of future success.

It is recommended that the City of Tucson Parks and Recreation Department enter into a multi-year renewable agreement with the non-profit corporation. If the non-profit corporation fulfills its obligations under the agreement, the contract would be automatically renewed. If in the unlikely circumstance the non-profit fails to fulfill its contractual obligations, the City of Tucson would have the option of canceling the agreement and either assuming full responsibility for operation or assigning this responsibility to a third party.

Operation and Maintenance:

While the proposed non-profit corporation will have primary responsibility for the operation and maintenance of the park, there will be a need for on-going cooperation and assistance from the City of Tucson. A preliminary division of responsibilities is as follows:

The non-profit corporation shall be responsible for:

- Maintenance and repair of park gates, fences, signs, and similar improvements*
- Periodic inspection of trails and identification of required repairs and maintenance*
- Implementation of trail repair and maintenance work*
- Construction of new trails or trail modifications as authorized by the City of Tucson*
- Collection of trash and debris from the park site*
- General monitoring of park use to identify and report violations of park rules*
- Coordination of special events as may be held at the site*

The City of Tucson Parks and Recreation Department shall be responsible for:

- The construction of trailheads, access drives, parking lots, and similar facilities*
- The maintenance of trailheads, access drives, parking lots, and similar facilities*
- The provision and emptying of dumpsters for collected trash*
- Provision of law enforcement and emergency services as may be needed*
- Coordination of response(s) to wildland fires on or near the site*

Section 6: Operations, Maintenance, and Monitoring

Potential Collaboration with Pima County:

The Pima County Natural Resources, Parks, and Recreation Department may be asked by the City of Tucson to provide technical expertise and to collaborate on the management of the Fantasy Island Trails Park. The County will provide assistance on an as-requested basis.

Site Monitoring:

As with any recreational use within a natural setting, there is the potential for excessive or inappropriate use to degrade the natural, scenic, and other resources present. To prevent this from happening at Fantasy Island, it is recommended that an oversight committee be empaneled to annually review and provide recommendations related to public use at the site. This oversight / monitoring committee should include:

- A representative of the non-profit corporation*
- An “at large” member of the mountain-biking community*
- A representative of the City of Tucson Parks and Recreation Department*
- A biologist, landscape architect, or other natural scientist from the University of Arizona*
- A community representative as recommended by the Ward 4 Council office*
- Pima County Trails Coordinator from the Pima County Natural Resources, Parks and Recreation Department*

The oversight committee should inspect the site annually, or as-needed, to monitor the impacts of public use on the resources of the Fantasy Island site. A brief report of findings should be prepared and forwarded to the Director of the Parks and Recreation Department for review and consideration.

Fund Raising and User Fees:

It is anticipated that the non-profit organization will raise funds to be used for the operation, maintenance, and monitoring of the site. These activities will be conducted in accordance with the management agreement to be established between the non-profit organization and the City of Tucson.

Fees for the use of Fantasy Island may be considered. If a user fee program is implemented, it will be in accordance with established City of Tucson Parks and Recreation Department guidelines.



Appendix

RESOLUTION OF THE FANTASY ISLAND TASK FORCE

APRIL 19, 2006

A RESOLUTION OF THE FANTASY ISLAND CITIZEN'S TASK FORCE FORMALLY ADOPTING THE FANTASY ISLAND TRAILS PARK MASTER PLAN AS THE OFFICIAL WORK PRODUCT OF THE TASK FORCE, AND RECOMMENDING THE MASTER PLAN'S FORMAL ADOPTION AND IMPLEMENTATION BY THE TUCSON CITY COUNCIL AND THE PIMA COUNTY BOARD OF SUPERVISORS

WHEREAS, a 341-acre recreational trails facility known as "Fantasy Island" is located in Section 2 of Township 15 South, Range 15 East G&SRM (State of Arizona, Pima County, City of Tucson) on lands controlled by the Arizona State Land Department (207 acres) and the City of Tucson (134 acres), and

WHEREAS, a high-quality singletrack trail system exists on the property that is used and enjoyed by thousands of local residents, as well as visitors from around the state, the country and the world, and

WHEREAS, the trail system on the Fantasy Island property has received considerable acclaim by experts in the cycling media, the cycling industry, and mountain bicyclists of all skill levels, and

WHEREAS, the Fantasy Island trail system is maintained on an ongoing basis by dedicated volunteers that reside in the City of Tucson, County of Pima, and State of Arizona, and beyond, and

WHEREAS, a cross-section of community organizations and governmental bodies have found mountain biking on the Fantasy Island site to be an appropriate, non-consumptive, family-friendly recreational use of the subject property, and of considerable health, tourism and economic benefit to the community, and

WHEREAS, the preparation of the Houghton Area Master Plan (HAMP) by the City of Tucson identified the imminent development of the property on which the Fantasy Island trail system was situated, and caused thousands of local citizens to express their interest in having the property protected in perpetuity for the benefit of the community to the Mayor and Council, and

WHEREAS, the Mayor and Council of the City of Tucson created the Fantasy Island Citizen's Task Force to review the existing public use of the subject property and to develop a Master Plan to facilitate the perpetual protection and ongoing management of the Fantasy Island site, and

WHEREAS, the Fantasy Island Task Force conducted a series of 12 open to the public meetings to review, study, research and analyze the matter, and involved a wide range of community stakeholders in the process, and

WHEREAS, the Fantasy Island Task Force carefully examined the issues presented to it by the representatives of various affected and interested parties, including state agencies and local governments, and determined Fantasy Island to be an invaluable recreational resource for the citizens of the City of Tucson, County of Pima, and State of Arizona, and worthy of perpetual protection, and

WHEREAS, the Task Force identified a preferred approach to achieve the protection of the property and an efficacious approach to the management of the property after its acquisition by the public, and

WHEREAS, the Task Force summarized its findings and recommendations in a report entitled "Master Plan for the Fantasy Island Trails Park" dated April 2006.

NOW, THEREFORE, the Fantasy Island Task Force does unanimously resolve to adopt the Fantasy Island Trails Park Master Plan as the official work product of the Task Force, and vigorously recommends that the Master Plan be formally adopted by the Tucson City Council and the Pima County Board of Supervisors as the official guidance for the development of Section 2 of Township 15 South, Range 15 East, and to take whatever actions may be necessary to implement and give effect to the recommendations included therein.

 4/19/06
Sue Clark, Co-Chair Date

 4/19/06
Linda Anderson-McKee, Co-Chair Date

Pima Trails Association

Resolution Supporting the Perpetual Protect the Fantasy Island Property

Tuesday, March 22, 2005

WHEREAS, a 335-acre parcel of State Trust Land known as "Fantasy Island" is located in Section 2 of T15S, R15E at the southwest corner of Houghton and Irvington Roads in Tucson, and contains a portion an outstanding 19-mile long recreational trail system; and

WHEREAS, Fantasy Island is used by hundreds of recreational trail users every week, particularly members of the mountain biking community, and has received local, state, national and international publicity and acclaim as an outstanding recreational resource; and

WHEREAS, the Fantasy Island property was formerly an abused and neglected wildcat dump site, and was cleaned up by the recreational trail users, who have become outstanding stewards for the property and have maintained the existing trail system to a high standard; and

WHEREAS, the Fantasy Island property has outstanding natural resource values in addition to its superb trail system, and deserves to be preserved in its natural state; and

WHEREAS, in order to facilitate the perpetual protection of the property, Pima Trails Association filed an Arizona Preserve Initiative (API) application with the State Land Department in June of 2000, and provided the required a \$1000 bond to accompany the application; and

WHEREAS, the State Land Department has decided to put the property up for auction in the near future, and failed to inform Pima Trails Association, the holder of the API application on the property, and Pima Trails Association and the trails community of Pima County strongly object to the sale of this irreplaceable property for development purposes; and

NOW, THEREFORE, Pima Trails Association does hereby resolve to recommend in the strongest possible terms the following:

- That the Governor of Arizona direct the State Land Commissioner to work with the trails community of Tucson and Pima County to find a way to protect Fantasy Island in perpetuity, exploring all options to facilitate public acquisition of the subject 335-acre property in good faith.
- That the Mayor and City Council of Tucson, Arizona express formal support for the protection of Fantasy Island, and direct City of Tucson Urban Planning and Design Director Albert Elias to include the Fantasy Island property on the Houghton Area Master Plan (HAMP) maps, along with stronger supporting language in the text of the plan.
- That the Mayor and City Council of Tucson, Arizona allow the city-owned property in Section 2 of T15S, R15E to be designated for recreation on the HAMP, and combined with the Fantasy Island property to create an outstanding, world-class recreational resource for the residents of the HAMP area and the City of Tucson as a whole.

SO ORDERED by the Board of Directors of Pima Trails Association by unanimous vote at its regular monthly Board meeting on March 22, 2005.



Sue Clark, President

TUCSON-PIMA COUNTY BICYCLE ADVISORY COMMITTEE

RESOLUTION TO PRESERVE FANTASY ISLAND

FRIDAY, MARCH 18, 2005

WHEREAS, there exists in the State of Arizona, County of Pima, City of Tucson, in Township 15 South, Range 15 East, Section 2, a 340 acre tract of land known as Fantasy Island; and

WHEREAS, this tract of land has been converted by the local citizens from a wild cat dump site to an internationally acclaimed off road mountain bicycle course, hiking and recreation site; and

WHEREAS, the current use of this tract, as an off road mountain bicycle course, hiking and recreation site, has been in place since 1998, and endorsed by the Arizona State Land Department through the issuance of recreational use permits; and

WHEREAS, this use, as an off road mountain bicycle course, hiking and recreation site, has received outstanding reviews and endorsements by users from all over the United States and abroad; and

WHEREAS, the Houghton Area Master Plan (HAMP) of the City of Tucson currently designates this tract of land as four houses per acre; and

WHEREAS, the State Land Commissioner has expressed the intent of selling off this tract of land for housing development; and

WHEREAS, the regional bicycle community and other users have expressed outrage over the intent to sell off this preserve for housing development; and

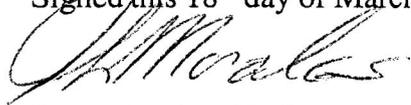
WHEREAS, there is a current ground swell movement to preserve Fantasy Island, in its entirety for use as an off road mountain bicycle course, hiking and recreation site; and

WHEREAS, the Tucson-Pima County Bicycle Advisory Committee at its regular meeting on Wednesday, March 9th 2005, unanimously resolved to strongly endorse and preserve Fantasy Island as an off road mountain bicycle course, hiking and recreational site.

NOW, THEREFORE, the Tucson-Pima County Bicycle Advisory Committee does resolve to vigorously recommend, to the City of Tucson, Urban Planning and Design Department Director, Albert Elias, the designation of the 340 acre Fantasy Island property, on the land use maps of the HAMP, as open space for recreational use in order to facilitate the perpetual preservation of the Fantasy Island trail system as an off road mountain bicycle course, hiking and recreation site.

AND FURTHER MORE resolves to communicate this recommendation to members of the Tucson Mayor and Council and the Pima County Board of Supervisors.

Signed this 18th day of March 2005



Jesse Morales, Chair

Tucson-Pima County Bicycle Advisory Committee

**PLATINUM CHALLENGE STEERING COMMITTEE
RESOLUTION TO SAVE FANTASY ISLAND
TUESDAY, MARCH 22, 2005**

WHEREAS, the Platinum Challenge Steering Committee was established to produce a Bicycle-Friendly Community Regional Application for submission to the League of American Bicyclists by the Pima Association of Governments, and that this application will achieve and sustain a Platinum Level Award by the year 2006; and

WHEREAS, the Platinum Challenge has been unanimously endorsed by the Pima Association of Governments, the Pima County Board of Supervisors, the Mayor and Council of the City of Tucson, the Tucson Metropolitan Chamber of Commerce, and the Tucson-Pima County Bicycle Advisory Committee; and

WHEREAS, there exists in the State of Arizona, County of Pima, City of Tucson, in Township 15 South, Range 15 East, Section 2, a 335 acre tract of land known as Fantasy Island, which has been converted by local citizens from a wildcat dump site to an internationally acclaimed mountain bicycling, running and hiking trail system 19 miles in length; and

WHEREAS, the Fantasy Island trail system is utilized by hundreds of trail users every week, including local families; amateur and professional athletes in training; and tourists from around the state, the nation and the globe; and has received local, state, national and international acclaim; and

WHEREAS, the excellence of the Fantasy Island trail system has attracted national and international corporate entities such as Trek and Shimano, as well as regional firms as a site to showcase their products; and

WHEREAS, the Platinum Challenge Steering Committee has identified Fantasy Island as a key component of its Bicycle Friendly Community Regional Application to the League of American Bicyclists for a Platinum Level Award; and

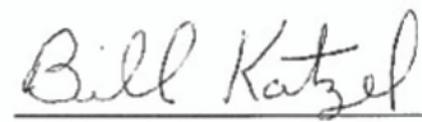
WHEREAS, the preservation of Fantasy Island and its inclusion in the Platinum Challenge application is pivotal to achieving the Platinum Level Award;

NOW, THEREFORE, the Platinum Challenge Steering Committee, at its regular meeting on March 22nd, 2005, resolved to unequivocally support and recommend to the Pima Association of Governments, the Pima County Board of Supervisors, the Mayor and Council of the City of Tucson, the Tucson Metropolitan Chamber of Commerce, and the Tucson-Pima County Bicycle Advisory Committee that the Fantasy Island Urban Trail System be preserved as natural open space for recreational uses and that it be so recognized by its inclusion on the land use maps for the Houghton Area Master Plan (HAMP).

Executed this 22nd day of March, 2005



Diana Tolton, Committee Representative



Bill Katzel, Platinum Challenge Initiator

PASSED HOUSE: 59-1
PASSED SENATE: 22-5

House Engrossed

State of Arizona
House of Representatives
Forty-seventh Legislature
Second Regular Session
2006

HOUSE CONCURRENT RESOLUTION 2050

A CONCURRENT RESOLUTION

EXPRESSING THE SUPPORT OF THE LEGISLATURE FOR COMMUNITY EFFORTS TO PROTECT AND SAVE FANTASY ISLAND.

1 Whereas, Fantasy Island is a popular mountain biking trail system and proposed park located in
2 southeast Tucson; and
3 Whereas, Fantasy Island is an important asset that greatly adds to the quality of life in the Tucson
4 community for persons of all ages by providing much needed open space and a convenient venue for outdoor
5 exercise; and
6 Whereas, Fantasy Island provides a great economic benefit to the community and state by attracting
7 mountain bike riders from around the world, thus serving as a key tourist destination in southern Arizona; and
8 Whereas, Fantasy Island is currently threatened by possible real estate development, which could
9 destroy this irreplaceable asset.
10 Therefore
11 Be it resolved by the House of Representatives of the State of Arizona, the Senate concurring:
12 That the members of the Legislature express their strong support for the community efforts to protect
13 and save Fantasy Island.
14

ADOPTED BY THE
MAYOR AND COUNCIL

June 7, 2005

RESOLUTION NO. 20101

RELATING TO PLANNING AND ZONING; ADOPTING THE HOUGHTON AREA MASTER PLAN FOR APPROXIMATELY 10,800 ACRES LOCATED APPROXIMATELY SOUTH OF IRVINGTON ROAD, EAST OF HARRISON ROAD BETWEEN IRVINGTON ROAD AND VALENCIA ROAD, EAST OF EXISTING RITA RANCH DEVELOPMENT BETWEEN VALENCIA ROAD AND HOUGHTON ROAD; EAST OF HOUGHTON ROAD, NORTH OF THE RAILROAD, ALL TO THE EASTERN CITY LIMITS; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Tucson ("City") is authorized by Arizona Revised Statutes, Section 9-461.05 to prepare a comprehensive long-range general plan for the development of the City; and

WHEREAS, the City is engaged in a comprehensive and continuing planning process, a significant part of which has been the preparation of individual area plans; and

WHEREAS, the City is authorized by A.R.S. § 9-461.09 to adopt specific plans to implement the City's Comprehensive Plan; and

WHEREAS, the City has established procedures for the development and adoption of subregional, area and neighborhood plans as specific plans to implement the General Plan in specific areas within the City; and

WHEREAS, the adoption of the Houghton Area Master Plan as a specific plan will implement the policies and goals of the General Plan to provide master planning in developing areas of the City and supercede the policies and goals of existing specific plans within its boundaries; and

WHEREAS, the City has engaged in a planning process to develop the Houghton Area Master Plan for approximately 10,800 acres approximately located south of Irvington Road, east of Harrison Road between Irvington Road and Valencia Road, east of existing Rita Ranch development south of Valencia Road to Houghton Road, east of Houghton Road and north of the railroad, all to the eastern City limits; and

WHEREAS, the Houghton Area Master Plan has been developed with assistance from the Sonoran Institute and the Lincoln Institute for Land Policy, a Technical Advisory Team consisting of staff from the City, Pima County, the Arizona State Land Department, the Arizona Department of Transportation, the Vail School District and public utilities, and a Citizens Review Committee consisting of representatives of neighborhoods, developers, area businesses, finance and banking interests, environmental interests, architects and other interested persons ; and

WHEREAS, City staff has worked extensively with the Arizona State Land Department to coordinate the development of the Houghton Area Master Plan with the land use plans of that department; and

WHEREAS, the adoption of the Houghton Area Master Plan was the subject of review by the Planning Commission in three study sessions on January 5, February 2 and March 2, 2005 and two duly noticed public hearings,

one on March 30, 2005 at the Pima Community College East Campus and a second one on April 6, 2005, in the Mayor and Council chambers; and

WHEREAS, the Planning Commission voted 10 to 2 recommending adoption of the amendment by Mayor and Council.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, AS FOLLOWS:

SECTION 1. The Houghton Area Master Plan (HAMP) is hereby adopted and is applicable to those areas described above and more specifically shown on the attached map marked Resolution No. 20101.

SECTION 2. The Houghton Area Master Plan shall supercede the portions of adopted specific plans within the area of the Houghton Area Master Plan.

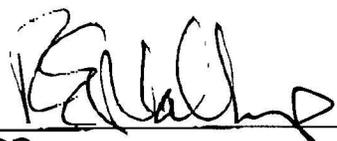
SECTION 3. The various City officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this resolution.

SECTION 4. If any provisions of this resolution, or the application thereof to any person or circumstance is invalid, the invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or circumstance, and to this end, the provisions of this resolution are severable.

SECTION 5. WHEREAS, it is necessary for the preservation of the peace, health and safety of the City of Tucson that this resolution become

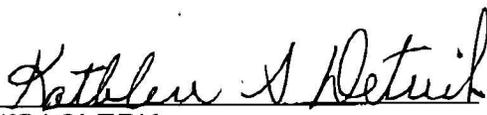
immediately effective, an emergency is hereby declared to exist and this resolution shall be effective immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, June 7, 2005.



MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

REVIEWED BY:



CITY MANAGER

MWLM:dc
06/25/2005 4:24 PM