

**PROPERTY MASTER PLAN**  
**Rim Country Educational Campus**  
**Payson, AZ**

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Introduction

This Property Master Plan ("Plan") was developed for the Rim Country Educational Alliance Separate Legal Entity ("RCEA") and Rim Country Educational Foundation ("RCEF") to guide the planning and development of their real property. Adoption of a Plan incorporating generally accepted planning principles is a requirement of the Intergovernmental Agreement that initially formed the RCEA in 2011.

Property

The RCEA and RCEF jointly own a 253-acre site, purchased in November 2015 from the U.S. Forest Service. The site is located south of Highway 260, between Mud Springs Road and the Rim Club Parkway, and is generally unimproved, with limited access from Highway 260 through Forest Service property, and from Mud Springs Road along its western boundary. Granite Dells Road runs through the southwest corner of the site, and encroaches into the southeast corner of the site near Sutton Road.

The site is bordered by a variety of adjacent properties and uses. A U.S. Forest Service administration site and residential properties adjoin the west boundary. Properties along the south and east boundaries include a combination of residential properties and undeveloped land. Across Highway 260, Gila Community College and undeveloped land owned by Gila County adjoin the north boundary of the site.

Land Use

The site was purchased for development of a university campus, and the land uses support this purpose. The campus will be a mixed-use development, and may host civic space, social, office and light industrial lab space, housing, open space, commercial / retail space and other uses. Land uses are shown in *Exhibit A*, and are generally classified in four categories:

- 1) Educational Facilities – areas specifically designated for use by educational institutions, with suitable uses including classrooms, educational administrative facilities and offices, educational support facilities, student housing, renewable resource structures and facilities, meeting and conference centers, public transportation facilities, athletic fields and facilities, parking lots and structures, public parks, open space, plazas and other facilities to support education.
- 2) Ancillary Facilities – areas not directly used for education, but for subsidiary uses which complement or are compatible with Educational Facilities.
- 3) Educational / Ancillary Facilities – areas to be developed as either Educational Facilities or Ancillary Facilities, or a combination of both. Classification of land in this category provides the flexibility to accommodate a variety of future growth scenarios.
- 4) Open Space – areas generally precluded from development, except for parks, plazas, trails, recreation-related improvements and utility infrastructure. The location of land designated as Open Space may be adjusted as long as the approximate amount of open space is not substantially reduced.

### Site and Building Design

Development of each parcel shall consider the parcel's relationship to the master plan for the entire property, with the long-term goal of a 6,000-student university campus and supporting / ancillary uses. Buildings will range in density and intensity, with the highest density of development focused at cores or major intersections.

As individual parcels are developed, design shall focus on context, with site layouts, grading, building massing, setbacks, lot coverages and landscape / hardscape elements that provide a suitable buffer to adjacent parcels. Parcels shall maintain connectivity between uses and open space amenities where feasible. Design shall provide a harmonious relationship between current and future phases of development, and strive to minimize impact on adjacent uses.

Design shall consider existing topography and natural features, and preserve these elements where feasible, with a special focus on preserving larger trees. Multi-story buildings shall be encouraged in order to minimize building footprint and preserve more of the site. Building locations and elevations should be sited in a way that minimizes the need to modify the topography of the site, while taking into consideration code requirements, construction and operating costs, and functionality.

### Traffic

Improvements to highways and roads should be made concurrent with development of new facilities and expansions that generate increased traffic loads. This will require extensive coordination with the Arizona Department of Transportation, which maintains Highway 260, and with the Town of Payson, which maintains Granite Dells Road, Mud Springs Road and other roads adjacent to the site.

Roadway improvements should be designed to include bike lanes and pedestrian trails where feasible. Notably, Granite Dells Road has been designated by the Town of Payson as a shared road for the purpose of serving vehicular and pedestrian traffic with bike lanes in both directions, as part of the proposed route for the Payson Area Trails System.

### Utilities

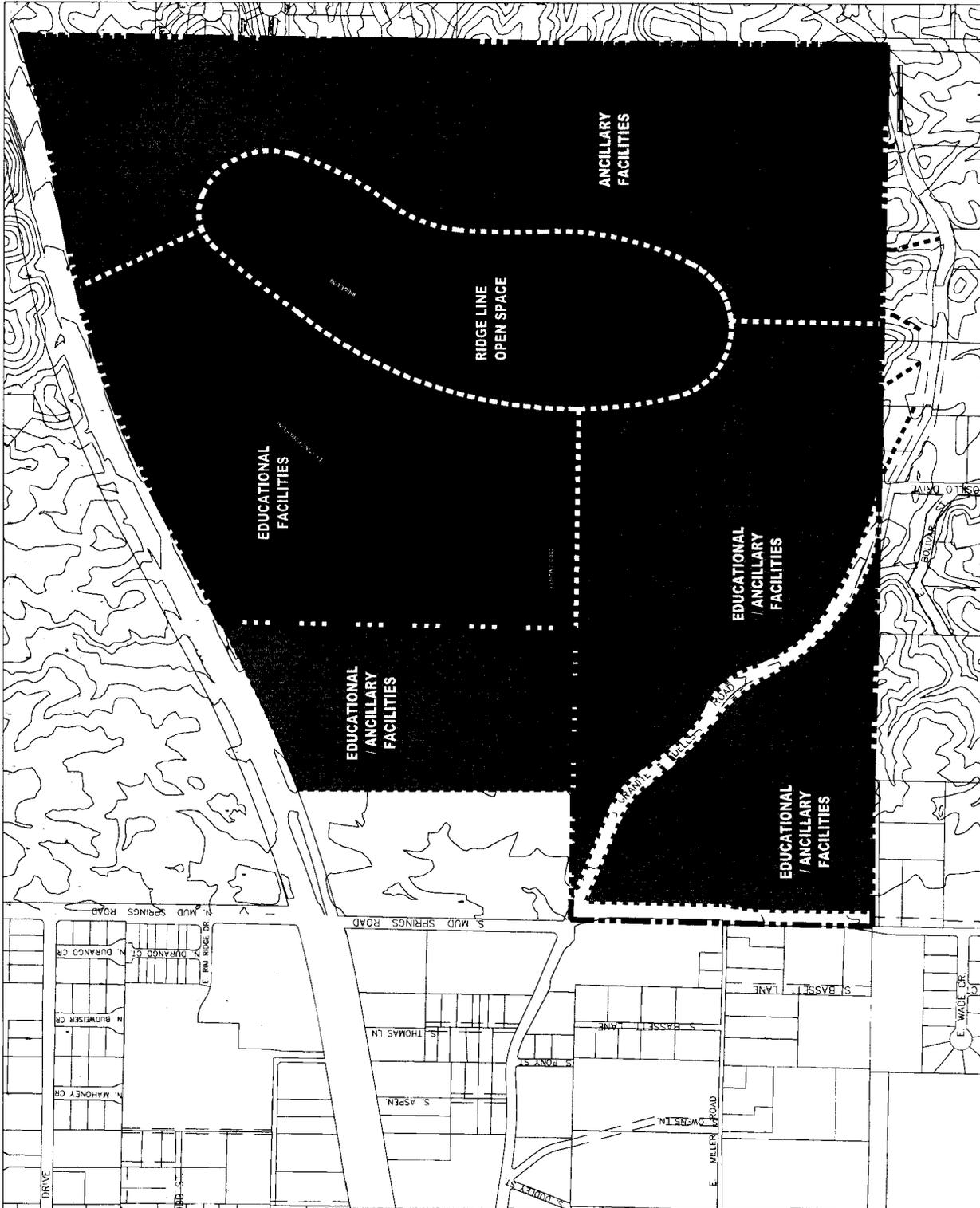
Development shall encourage the efficient use of existing infrastructure. Water and wastewater infrastructure, power and communications utilities should be planned and implemented as part of comprehensive strategy. This will require extensive regional cooperation with Arizona Public Service (power), the Town of Payson (water), the Northern Gila County Regional Sanitation District (wastewater), local communication providers and others.

### Sustainability

Development shall encourage strategies to reduce consumption of non-renewable resources, mitigate negative impacts on the environment, minimize waste, and create healthy, productive and comfortable environments for building and site users.

Further, development shall incorporate sustainable design strategies in an integrated, holistic approach that encourages compromise and tradeoffs. Approaches to design, construction and operations shall focus on optimizing site potential, minimizing non-renewable energy consumption, using environmentally preferable products, protecting and conserving water, enhancing indoor environmental quality and optimizing operational and maintenance practices.

**PROPERTY MASTER PLAN, EXHIBIT A**  
**RIM COUNTRY EDUCATIONAL CAMPUS**



Educational Facilities include the following:

- Classrooms
- Educational Administrative Facilities and Offices
- Educational Support Facilities
- Student Housing
- Research Facilities
- Structures or Other Renewable Resources Facilities
- Conference Centers
- Public Transportation
- Athletic Facilities
- Parking Lots and Structures
- Public Parks, Open Space and Plazas
- Other Facilities to Support Education

Ancillary Facilities include uses which complement or are compatible with Educational Facilities.

- PROPERTY LINE
- - - - - EXISTING POWERLINE
- EXISTING ROAD
- 10' CONTOURS
- RIDGELINE
- EXISTING SWALES
- - - - - NFS PARCEL