



General Plan Land Use Work Shop
Tuesday, March 5, 2013

Small Group Land Use Exercise

There were nine (9) groups that were asked to color a map and note redevelopment or new development areas; identify congestion areas; and alternative transportation/recreation areas, for the Town of Payson. The results were:

Group 1

- University Campus – new/future growth: education, park & retail
- Main Street & Beeline – redevelop and infill; with mixed use: senior focus, develop/preserve historic cultural and restaurant/retail
- “historic Payson” – Main Street
- **Congestion** – Beeline between Main Street & Highway 260 especially northbound
- Highway 260 west bound between Mud Springs & Beeline
- **Alternative transportation/recreation areas** – Hashknife Trolley – link Main Street to University – trolley stop close to rodeo ground
- Develop walkways/bike paths to existing trails and campus
- Bike path (comprehensive) link campus (southside) to Main Street
- Green Valley to Rumsey – connect/get over hill with tram escalator

Group 2

- Higher density housing – apartments, condos, townhomes
- Development more medical facilities, higher density housing, commercial
- **Congestion** – Manzanita (north of 260) to Timber – high traffic, narrow, poor visibility, poor drainage – not safe for pedestrians, bicycles, cars, or powered wheelchairs. Unacceptable street surface – need 3 way stop at Timber-Manzanita; sidewalks – Granite Dells
- Bicycle lanes – plus all high density areas
- Walk trails – all new developed or redeveloped areas
- Active recreation facilities
- Extension of Mud Springs up to Alpine Heights
- **Alternative transportation/recreation areas** – Behind Bashas – park with trails – many people walk for exercise – would be a good safe place to meet and exercise – could encourage people to walk to Wal-Mart/shopping areas
- Convert golf course to municipal course and add lighted driving range (could be private)

Group 3

- Main Street storefronts 3 stories – apartment/offices/shops
- Swiss Village – closer to street – modernize it plants-shops
- Better retail
- **Congestion** – 260 & Beeline – too busy lights long
- Main & Beeline – too many turn ins onto 87(Beeline)
- Town needs a theme

- **Alternative transportation/recreation areas** – 87 better sidewalks
- Greenbelts – center islands on 87
- Airport develop area – community trails etc.
- Bike lanes – 87/260 - by high school – sidewalks by high school
- Town boundaries – USFS exchange – not congested or used

Group 4

- Protect historic homes & sites – but revitalize area
- Revitalization – infrastructure and aesthetic
- Building more park lands on the east side of 87. Possibly as part of the proposed property sighted for ASU campus – concentrate on redevelopment – rather than new subdivision
- Need landlords to support reducing vacancy rate & support infill & activities in depressed areas
- **Congestion** – Congestion problems as compared to other urban communities is slight – non-existent – Need pedestrian walkways on older street
- Bypass unnecessary – keep the Beeline populated
- Remove center lane on Main Street – allow more parking – increase congestion like Mill Ave.
- **Alternative transportation/recreation areas** – New developments should contribute to new community parks – need ore neighborhood parks in northeast quadrant – build parks suited to land use in this area
- Improve existing roads-off highway (Bonita, Manzanita)
- Look into low-key transit system (small bus to serve seniors & families)

Group 5

- Main Street – (higher density) Commercial with residential/office space upstairs – Restaurants – environ responsible??
- East of Malibu land – townhomes – land along Manzanita
- Land west of the north/south part of Tyler Parkway – residential
- Older areas – as houses dilapidate replace with apartments/town houses – 2 story
- **Congestion** – Between casino & Home Depot & 260 to past college – route traffic around
- Main Street – make a pedestrian mostly – provide charming parking & re-route driving around it – add theaters – outdoor stores & art & craft
- Charming new welcome area to sell town at entrance
- **Alternative transportation/recreating areas** – Alternate route from Jim Jones shooting area to Sutton Drive to 260 by Tyler Parkway
- Extend old McLane – Payson Parkway from rodeo grounds & connect with upper Payson Parkway & Vista
- Extend Rumsey Drive east (it's actually west) to McLane
- Extend Sherwood @87 west to McLane
- Trails & bike paths from college area & the redeveloped Main Street northeast of rodeo grounds area & Rumsey park area
- New bike paths on completed Payson Parkway
- Ziplines & a YMCA

Group 6

- Oak Street – Juniper – Cherry Street – Frontier Street
- Main Street – Commercial – mixed density
- Redevelop American Gulch Plan – implement – consistency on mixed use structures – pedestrian friendly
- New development – North Beeline Highway & Tyler Parkway
- Tyler Parkway

- **Congestion** – Beeline Highway & 260 corridor
- Main Street/McLane Street
- **Alternative transportation/recreation areas** – McLane Road – Longhorn Road to Payson Pines – Beeline & Highway 260
- Connect Mud Springs to Highway 260
- Law enforcement to guide traffic working signal
- Roundabouts inserted
- Bike lane
- Speed bumps on McLane – Speed cameras – sidewalks
- Extend bike path & sidewalks on Mud Springs to Phoenix Street to tie into hiking path at end of Boulder Creek & Forest Edge

Group 7

- Implement zoning restrictions on Main Street corridor to prevent future bad developments and enhance the historic Main Street – prevent modular homes & poor architectural commercial buildings. Encourage historic looking buildings. Make businesses want to be on Main Street
- Remove the center turn traffic lane on Main Street and add a decorative median & sidewalks
- Build the American Gulch sidewalk & use the beauty of water 10 months of the year.
- **Alternative transportation/recreation areas** – American Gulch is a gold mine for Payson residents & businesses – Let’s build it!

Group 8

- Both sides of Main Street near 87 – wider streets – higher density – bike lanes
- New high density near town hall – high density – fill in – infrastructure
- **Congestion** – Main highway areas – bypass town/reduce exits to McDonalds
- **Alternative transportation/recreation areas** – sidewalks – North McLane/Easy Street
- Bicycles – McLane/Easy Street
- Greenway Trail – Granite Dells (with Forest Service)
- Active recreation – park on right (east) of 87

Group 9

- Manufacturing on north – supported by PAD
- Support the college with mixed density & mixed uses including parks, greenbelt & trails
- Rehabilitate & reconstruct as opportunity arises
- Commercial mixed use – retail, restaurant, hotel
- **Congestion** – redesign congestion area to include wide pedestrian & bike access with crossovers of both 87 & 260
- **Alternative transportation/recreation areas** – put parks & greenway trails in development areas
- Connect development areas via greenway trail
- Mud Springs needs to go through