

**TOWN OF PINETOP-LAKESIDE**

**RESOLUTION NO. 24-1701**

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PINETOP-LAKESIDE, ARIZONA APPROVING THE "PINETOP-LAKESIDE TOWN REVITALIZATION PLAN.**

**WHEREAS**, in 2006 The Tejido Plan was crafted. In 2024 Town staff revised the document to include a revitalization component. The Town now desires to amend The Tejido Plan and adopt it as the "**Pinetop-Lakeside Town Revitalization Plan**" attached hereto as "Exhibit A."

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Town Council of the Town of Pinetop-Lakeside, Arizona hereby adopt the "**Pinetop-Lakeside Town Revitalization Plan**."

**PASSED AND ADOPTED** by a majority vote of the Mayor and Town Council of the Town of Pinetop-Lakeside in an open meeting on this 7<sup>th</sup> day of March 2024.

**TOWN OF PINETOP-LAKESIDE**



*Stephanie Irwin*  
Stephanie Irwin  
Mayor

ATTEST:

*Kristi Salskov*  
Kristi Salskov, CMC  
Town Clerk

APPROVED AS TO FORM:

*William Sims*  
William J. Sims, III  
Town Attorney

**EXHIBIT A**

**Pinetop-Lakeside Revitalization Plan**



PINETOP -  
LAKESIDE  
TOWN  
REVITALIZATION  
PLAN  
THE TEJIDO GROUP

College of Architecture & Landscape  
Architecture

UNIVERSITY OF ARIZONA  
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Dr. Mark Paul Frederickson

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David Marhefka  
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Dara Widner

With Staff Amendments in  
2024.

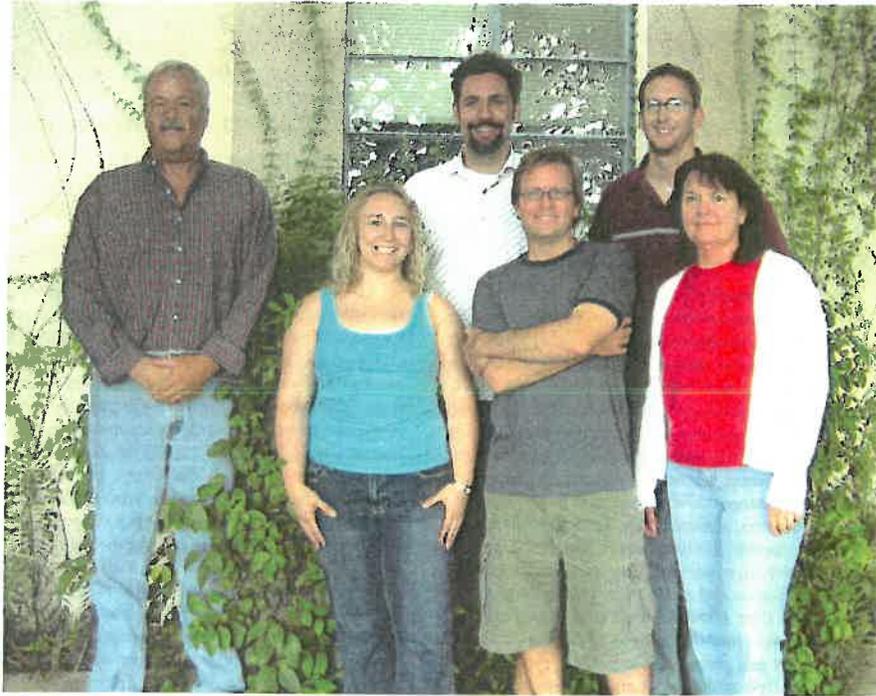


## ACKNOWLEDGEMENTS

Our initial discussions with Paul Esparza, Kelly Udall, the Mayor and Town Council indicated that Pinetop-Lakeside was a town filled with caring and active minds ready to engage the often-frightening process of change. When we then reviewed the site and aerial photographs of the town and its outlying areas, we were stunned by its wealth of natural beauty and relatively untouched and interlinked natural systems. The potential for developing truly integrated planning solutions was ever-present and very exciting to us. We were eager to get started. Now fifteen weeks later, we can confidently say that this has been a wonderful experience for both students and faculty. Yes, there were disagreements at times, but all in all, a strong consensus seems to have emerged from these debates, and the town appears to be moving forward in its attempt to control and direct development rather than react to its often unrelenting pressure.

We consider ourselves fortunate to have worked with your community. We have been impressed with your willingness to contemplate change, share ideas and expertise, and with the even handedness with which ideas have been presented and debated. We sincerely hope the information and ideas contained within this document will be useful to you in fully realizing your goal of developing a socially relevant, environmentally sensitive and economically viable community for existing and future citizens of Pinetop-Lakeside.

Special thanks go to Paul Esparza, Kelly Udall, the Mayor and Council and the many, many thoughtful citizens that contributed to the development of our ideas.



**THE TEJIDO GROUP**  
**PINETOP-LAKESIDE TOWN PLAN**

Clockwise from upper left:  
Dr. Mark Frederickson, Lukas Sokol,  
Chris Rose, Dara Widner,  
David Marhefka, Sarae Hoff

## THE TEJIDO GROUP

Tejido is an extension of the applied research and community outreach activities of Dr. Mark Frederickson / College of Architecture and Landscape Architecture / University of Arizona. For the past sixteen years the Tejido Group has developed into an interdisciplinary and collaborative applied research program in which faculty and professionals in Landscape Architecture, Planning and Architecture work side by side with University graduate and undergraduate students in an apprenticeship-style professional / learning environment. Tejido is also an international experience and has collaborated on projects throughout the United States, the Caribbean, Mexico, and Central America. Projects include: harbor revitalization and waterfront development programs in Panama; the development of coastal planning and design guidelines

for the State of Sonora, Mexico; Tourism and resort planning for the Panamanian Canal Zone and Panamanian Government; Small town revitalization master plans for several rural areas in Arizona, Sonora and Sinaloa Mexico including Clarkdale, Jerome, Show Low and Winslow, Arizona; a resort master plan for the Cuisinart Corp. in Anguilla, British West Indies; and new-town master planning in Arizona.

Tejido selects projects in which it wishes to participate based on several criteria: 1) project uniqueness and pedagogic value in developing our students into exceptional practicing professionals; 2) client need; 3) and, the project's potential impact on society and the environment. Although Tejido has and continues to develop projects through the construction document



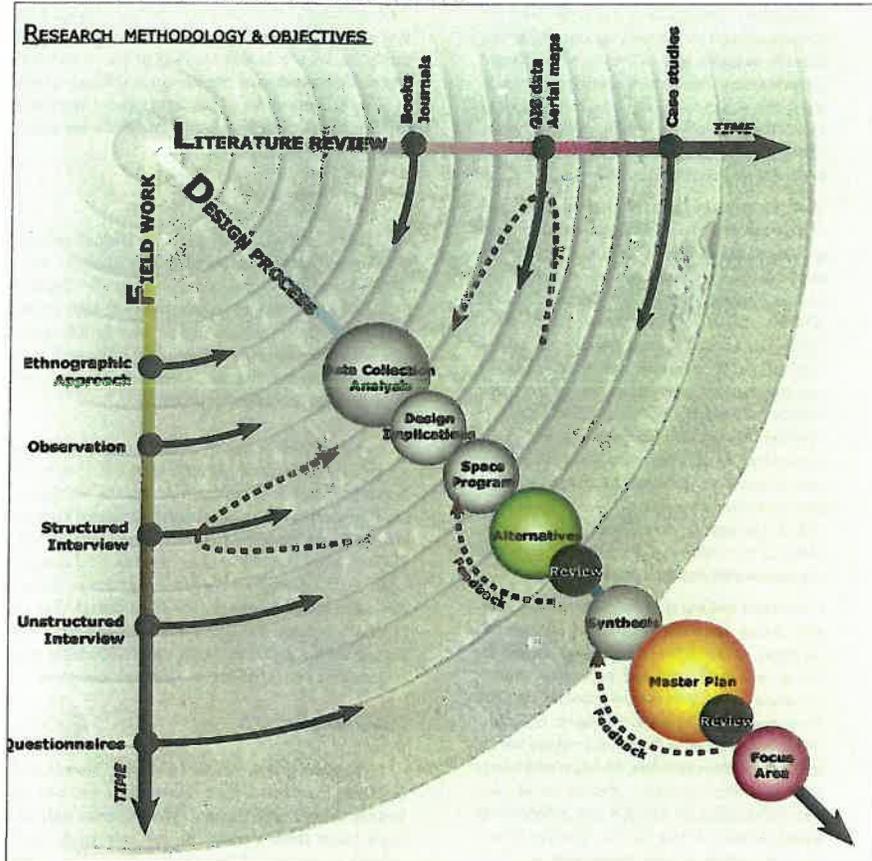
...within the collaboration of client and designer an interweaving occurs, thus the tapestry of the garden is created....

phase, we primarily focus on the generation of conceptual alternatives for our clients. We concentrate our efforts on developing innovative concepts through the application of research initiative. Tejido believes that designers gain insight and inspiration from a variety of sources. An essential part of our design and planning processes occurs during pre-design research. During this phase, information garnered from a variety of sources is reviewed and incorporated into the design intentions of our teams of landscape architects, planners, and architects. Critical sociocultural, socio-economic, environmental, functional, and image-related issues are examined in depth through hybrid qualitative and quantitative methodologies. Our designers then distill relevant design and planning implications from the analysis of the data collected. These bits and pieces of design ideas (precepts), are then incorporated into comprehensive design and planning concepts in a form of post-factum hypothesis generation. As part of our pre-design research, we collect information regarding clients and site through structured interviews and questionnaires, video-tape protocol studies, and extensive case study analysis. We also undertake exhaustive site inventories, as well as user-group analysis of the site and surrounding context. We gather information, synthesize it, and analyze it for design implications. Both qualitative and quantitative research methods are often used to develop design implications from our data. Design issues are then presented to our clients for their consideration and editorial comments. These comments are then integrated into optimum solutions that are further developed and presented in both graphic, digital, and literary form. We consider these presentations as means of establishing a collaborative dialogue with our clients and their representatives. We understand the importance of client participation, and that formative feedback and thorough research designs are es-

sential to distinctive design products. In our attempt to facilitate communication with our clients, we have developed one of the largest digital libraries of design and planning case studies in the Southwest. Unlike associations with traditional design and planning offices, Tejido offers our clients an opportunity to afford in-depth applied research and the subsequent generation of alternative concepts prior to design development and construction documents. In "real-world" situations, the conceptual design process is often foreshortened when financial resources are strictly limited. As we are essentially a non-profit organization dedicated to the education of our students and the needs of our clients, we can afford to focus our efforts on pre-design research and schematic exploration with our clients in developing complex, yet tailored master planning solutions. We see our relationship with practicing professionals as one of project creation and not of direct competition. We render conceptual design and planning services that otherwise could not be afforded. Tejido assists clients in developing their ideas to the point where they are ready to seek the services of professionals in the design development and construction document phases. The master planning documents we develop become excellent tools for our clients in the solicitation of Federal, State and private funds. Clarkdale is an excellent example of this sequence of events. They used our master planning document to make presentations to Federal funding agencies, and have recently been awarded two very large grants. These funds are now being used to hire professional firms to execute the design concepts outlined in our conceptual planning document.

Dr. Mark Paul Frederickson  
School of Landscape Architecture  
University of Arizona

## TEJIDO DESIGN PROCESS



Although our design process varies according to the nature of the project and our client's needs, we have developed a general approach to idea generation and development based on study of methods employed by exceptional firms throughout the world.

- **Data Collection & Analysis:** in the initial phases, we often begin with shared team data collection and analysis duties. We involve ourselves in pri-

marily three forms of data collection and analysis: (note: we encourage the generation of design and planning ideas during this initial phase in parallel with data collection and analysis tasks).

- **Case study analysis:** this portion of our process is absolutely critical to effective communication with our clients. Our case study analysis is exhaustive and dedicated to the generation of design



implications resulting from our review of other projects relevant to our own. As our clients witness the successes and failures of other relevant projects around the world they gain confidence in feasibility of their own project and in their designer. We have assembled a very large digital library of design and planning case studies, and continue to develop new ones with each project.

- **User group analysis:** In this portion of our process we use structured interviews and likert scale questionnaires to sample the opinion of our clients. The data collected is often analyzed with basic descriptive statistics, but we have also used ANOVA and multiple regression analysis to examine and develop increasingly complex design implications. We most often survey a range of user groups: youth and teens, business owners, general citizenry, the elderly, etc. We also will frequently interview individuals with specialized knowledge in an array of fields: education, planning, ecology, development, local politics, history, etc. Our structured interviews ask diverse arrays of individuals the same set of questions. It is often very useful to then compare their responses for points of commonality and divergence.
- **Contextual and site specific inventory and analysis:** during this phase of inventory and analysis we spend a great deal of time on and around the site as non-participant and participant observers. Some methods we employ approximate those of ethnographers and are qualitative in nature. While others are quite factual and employ low inference descriptor variables. We begin with a large scale contextual analysis – looking for key factors surrounding the site that may influence our design decisions within the site. This may involve detailed analysis of aerial photographs and G.I.S. data. We also photograph the entire site and surrounding urban and natural contexts – looking for existing positive design features unique to the site as well as problem areas in need of attention.

As a summary task of this phase, all participant data collection teams make detailed presentations of their findings to all other participants. In this manner information is disseminated to all participants and collective design synthesis can begin. These presentations include extensive review of all design precepts generated during the collection and analysis phases.

As mentioned, our process encourages design activity throughout data collection and analysis. One general guideline we use is that analysis of fact is incomplete without discussion of the design implications generated by the existence of said fact. These implications are discussed, developed, and faithfully recorded for future synthesis activities.

### Concept Generation

This phase asks that each individual attempt to synthesize issues uncovered in our analysis into cohesive planning and design concepts. The individual concepts are reviewed in exhaustive design synthesis sessions. Focus is maintained on idea-building activities where reviewers are charged with the task of making each concept “better”. Clients are fully involved during these “creation” sessions.

The best ideas are recorded, and in subsequent group and individual charette sessions, they are synthesized into 2 or 3 optimum solutions. At this point client review is once again paramount, and alternative concepts are presented in three dimensional detail, including story board sketches, models, and computerized “walk-throughs”. We are interested in formative not summative feedback. We have found that client feedback is more lucid and fluent when they are presented with a series of easily understandable images and models rather than two-dimensional plans.

### Image boards

We also use a device we call image boards to elicit response from our clients. These are a series of 20x30 boards containing images (photographs and drawings) taken from projects in our case study analysis as well as, generated by our designers. These images might discuss design options ranging from building and plant materials to spatial experiences or urban lighting options. We find that are clients feel more comfortable speaking of these actual images from other projects. Their response allows us to gain insight into their predispositions. We use their responses as jumping off points where, hopefully, we will create, combine and develop ideas on to the next level.

## Concept Development

During this phase team members are asked to divide themselves into concept development teams according to their personal philosophical alignments with the alternative concepts at hand. Each of the alternatives will then receive additional attention. Prototypical focus areas located within the planning concept will be identified and developed in greater detail. Ideas from these focus areas may have application to other areas contained within the concept. At any point when idea generation seems to grow stale we might jump into more individual or group charette activities. At other times, we might revisit data collection and analysis phases to better inform our process through the collection of new information or the analysis of old data through new eyes. Internal / external reviews are exhaustive and involved during this period. It is critical that participants have mastered small group dynamics by this stage in the process. Respect and positive idea building are the tools of choice during these potentially contentious design tasks.

## Products

We will usually deliver a series of web-based digital presentations and boards to our clients along with a comprehensive master planning document. Our clients are most often without financial resource, and will then use the document and boards as marketing tools in their attempts to solicit Federal, State, and private funding. We include a chapter in each document that covers marketing strategies and sources of funding relevant to our clients and the future of the project. These master planning documents are thorough and go to great length to establish positive correlation between data collected and data implemented into the design. Origins of design ideas are traced to their source and relevance to the project is explained in some depth. This can be accomplished graphically and verbally. This, in turn, helps establish credibility in our design decision process; to ourselves, to our clients, and eventually to potential investors.

## Implementation Strategies

Our approach to phasing is that we usually avoid chronological approaches to phasing and focus our energy on developing situational matrices for our clients. This type of phasing is based upon occurrences in the

economy, demographics, or environmental contexts of the project, i.e. interest rates, new housing starts, environmental regulations, etc. We develop discreet development packages for our clients, and we call these modules of development. Given the appropriate political and economic environment, any one of these modules can be implemented independently from the others.

## Working Environment

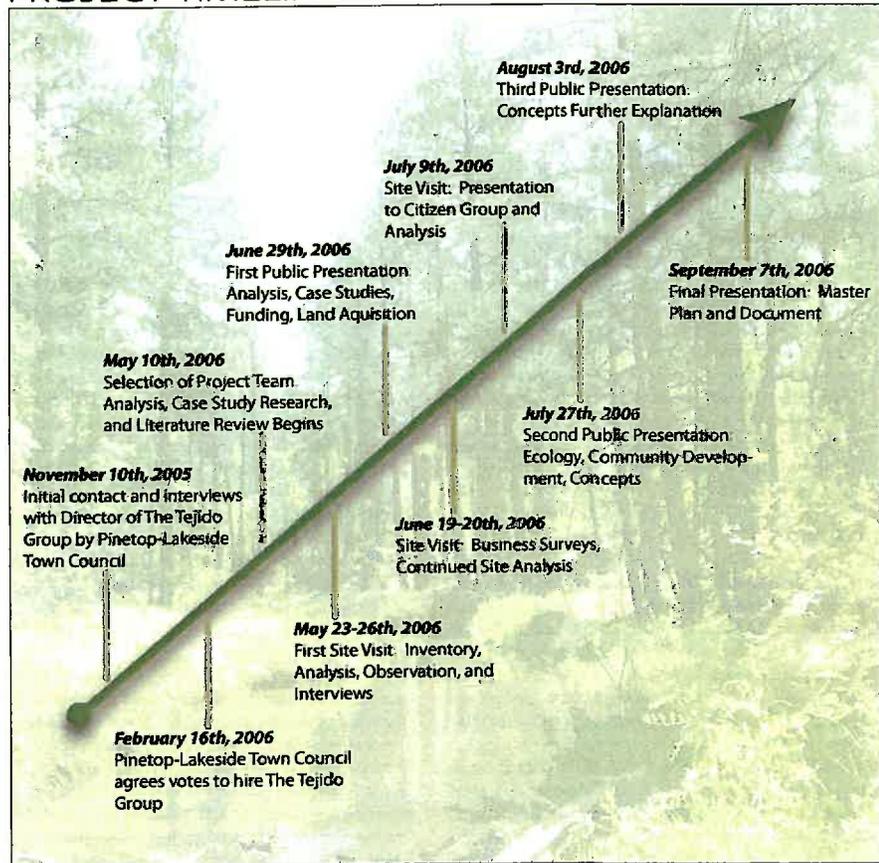
We have been fortunate to have had the opportunity to explore and at times, develop new methods of design and presentation. We have found that above all else, the process should remain fun. This usually means full opportunity to participate and share ideas in a respectful and energetic learning environment. Collaborative design can be a miserable experience, or it can be delightful. We believe that enthusiasm for the material, the process, and the people involved in design enables us to effectively build learning environments where ideas flow freely, unimpeded by excessively harsh criticism, and where the advantages of collaboration are consistently apparent. In this context enthusiasm can become motivational, and could be described as an enabling process where teachers and students listen, question, reflect, empathize, and advise in sincere, non-manipulative manners. They look for strengths and possibilities rather than core-defects and inevitabilities.

On any given day and circumstance, what we have said here will be modified, augmented and diminished. The value of flexible thinking and teaching strategies is therefore apparent. Some of the phenomena we have been speaking of are certainly learnable if the motivation to learn them is alive within an individual. Respect, sincerity, enthusiasm, and adaptability are difficult commodities to fake, and in this sense, the personal caliber of the people involved in collaborative efforts takes precedence over their academic competence. We have found that philosophical, personal, and professional disparity becomes decipherable and even advantageous in most respectful and trusting environments. There are, of course, limitless fine-tuning moves that design programs can make to enhance their teaching, and learning environments. Due to the limited format here, we have chosen to speak of what we believe to be fundamental requisites to effective learning and working environments.



ABOVE: We met with many groups of people during the course of this project, including the Open Space Committee seen here.

## PROJECT TIMELINE



## PROJECT TIMELINE

This graphic highlights the major activities undertaken by The Tejido Group during the course of this project. Please note that some activities began and ended within the date mentioned, while others were ongoing such as the analysis, research, and design processes. Only the start dates for these activities are noted although they continued up until the final documents were finished.

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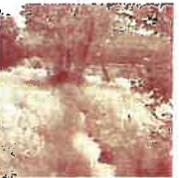
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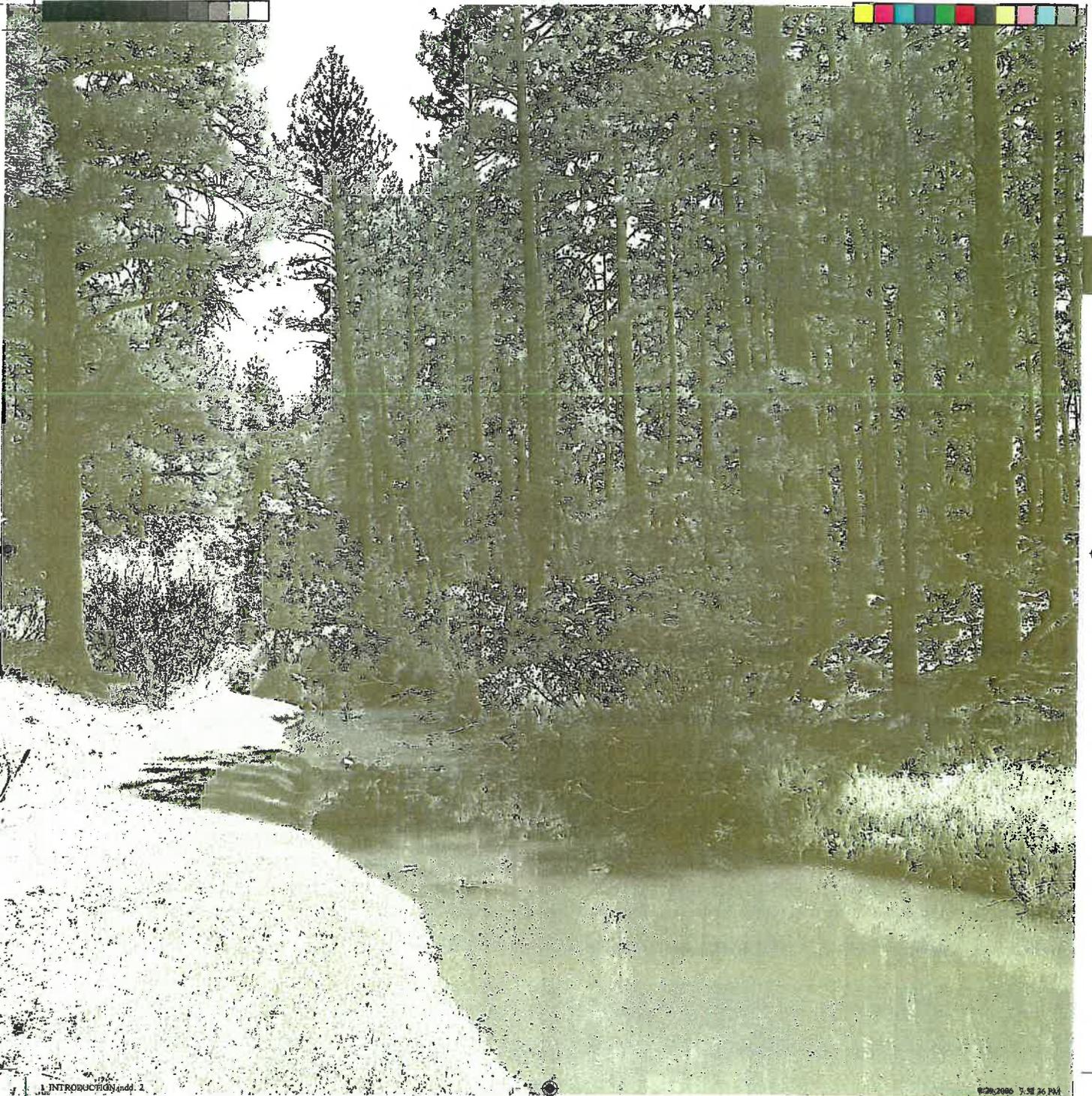
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# INTRODUCTION

## CONTENTS

History  
Prehistory  
Early Settlement  
Scope, Purpose, Need



FAR LEFT: The Mogollon Rim was home to the earliest settlers as early as 18,000 years ago. These nomadic hunter-gatherers disappeared shortly before the ancestors of the Navajo and Apache peoples migrated to the area.

LEFT: The Niels Hansen home and barn where Lakeside officially earned its name in the Spring of 1906. Niels is often referred to as the 'Father of Lakeside.'

## HISTORY

The history of Pinetop-Lakeside is one rich in pioneering spirit. Early settlers moved into the area with hopes and dreams of a prosperous future. Through periods of joy and occasional hardships and struggles, the efforts of the early settling families have shaped the town into what it is today. This section provides a brief overview of the periods significant to understanding the cultural and historical attributes of the town.

### Prehistory

As early as 18,000 years ago, the span at the top of the Arizona pines was inhabited by nomadic hunter-gatherers. This Archaic Culture disappeared about 5,000 years ago, giving way to the Mogollon prehistoric peoples. Ruins of this culture still exist outside Springerville, Arizona, on a rim of volcanic rock now called Casa Malpais.

Shortly after, the ancestors of the contemporary Navajo and Apache migrated from the north. These people were peaceful, focusing on raising crops and taking advantage of the thick forest surrounding them.

### Early Settlement

On February 23, 1540, a band of men followed Francisco Vasquez de Coronado from Mexico City in search of the Seven Cities of Gold. The group trav-

eled along the White River, but reportedly found no gold. Later, fur trappers appeared in the area but did not stay long. Soon after, the popularity of the area increased as did the arrival of sheep men, ranchers, farmers, lumbermen and Mormon colonists.

The first anglo settler in the area, John W. Phipps, arrived in the spring of 1885 and established a saloon to provide alcohol and general merchandise for soldiers housed at the nearby Fort Apache. In the following year, the Penrod family arrived (following a church call to help colonize wilderness areas in Arizona) and established their home near Phipps. Within just a few years, the population of "Pinetop" grew to 50. The families cleared the land, removed the volcanic rock, and planted crops.

There are conflicting reports about how "Pinetop" earned its name: theories range from the Fort Apache soldiers referring to the area as the "top of the pines" where they bought their booze, to stories of a saloon worker's pointy, 'tree-shaped' head, who was accordingly nicknamed "Pinetop."

It wasn't long before others began moving into the area. John Phipps and the Penrod family were followed by a number of families and bachelors seeking adventure and open land. Some of those original families included the Hansen, Peterson, Fish, Larsen, Johnson, and Adair families. In 1906, original settlers of the 'Lakeside' area made the name official, and elected Niels Hansen their first mayor.

Through periods of joy and occasional hardships and struggles, the efforts of the early settling families have shaped the town into what it is today.

RIGHT: M.L. Fish and the crew at Lakeside's largest Sawmill which was located just east of Woodland Road. The sawmills were some of the most profitable venues in the area.

FAR RIGHT: John L. and Julia Fish, one of the first pioneering families.



The people of Lakeside became a very close-knit group, celebrating holidays and closely working together in their industry. Lakeside earned the reputation of being the quiet, religious sister of the neighboring Pinetop, as the Mormon settlers tended to homestead in this area.

Today, the town finds itself searching for a balance between its small-town, pioneering spirit and the demand to manage growth for the approaching future.

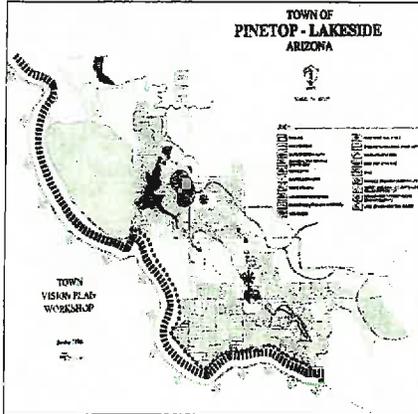
By 1920, there were more than 225 people living in the area, and in the decades following, that growth did not slow. After a few unsuccessful attempts, the two towns of Lakeside and Pinetop were finally incorporated in 1984 to become officially "Pinetop-Lakeside." As the years progressed, the town became known for its outdoor experience, and travelers from all over came to see the little town at the *top of the pines*.

DESIGN IMPLICATIONS: The rich history of Pinetop-Lakeside should be showcased and emphasized, doing so can help enhance the identity and image of the town.

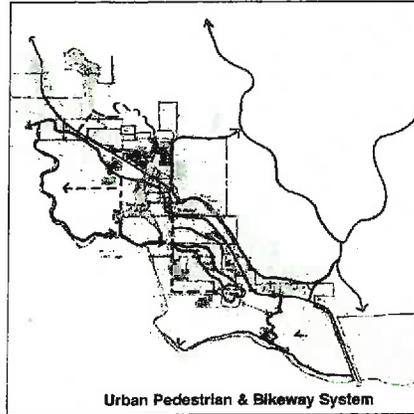
Today, the town finds itself searching for a balance between its small-town, pioneering spirit and the demand to manage growth for the approaching future.

*For a more thorough historic background, please reference the following: the Pinetop-Lakeside Historic Society; "Celebrating Lakeside's Centennial: 1906-2006" by Ferrell Fish; or "Top o' the Pines: Life in Pinetop and the White Mountains" written by Gene Lup-tak, 2004.*

## DSW SHAPINS



## DESIGN WORKSHOP



DSW, Shapins and Associates: 1996

Design Implications:

- Design a safe transportation system for pedestrians and bicycles
- Recommend cohesive architecture
- Promote a sense of community

Design Workshop: 1997

Design Implications:

- Create a village center
- Design pedestrian and bicycle trails
- Improve architecture

## SCOPE, PURPOSE, NEED

When we were first approached by Pinetop-Lakeside, they related to us the history of several uninitiated studies done during the past several years. These studies focused their efforts on issues ranging from mixed-use commercial development in the old town area, to development strategies along 260, as well as detailed assessments of what aspirations and needs the citizens had for their community and its future. In the context of these past studies, we were asked to comprehensively review the ecological, socio-cultural, functional, aesthetic, and economic needs of the community; analyze their interrelationships and propose a series of planning options that not only respected the findings of prior studies but also developed new planning paradigms for directing future development in Pinetop-Lakeside.

## PROCEDURE OF STUDY

- We initiated a detailed site inventory and analysis of Pinetop-Lakeside and the surrounding areas.
- We studied traffic and pedestrian circulation patterns and needs.
- We surveyed the general public, the business owners, and the youth of Pinetop-Lakeside, as well as interviewed local experts in fields of study such as: education, ecology, economics, history, and planning.
- We visited environmentally sensitive zones, as well as key natural areas in jeopardy of over-development.
- We photographically inventoried and analyzed the entire town. We then used these images to help us assess past and present town identities with an eye toward creating future development in a style(s) appropriate with Pinetop-Lakeside's past heritage and future aspirations.
- We researched the history of the area and the town in hope that ideas for the future might arise from and have dialogue with key elements in Pinetop-Lakeside's past.

Additional Projects of Pinetop-Lakeside:

- Pinetop-Lakeside Vision Plan, Dec. 1996
- Pinetop-Lakeside Highway 260 Corridor Design Charrette, July 1997
- Urban Element of the White Mountains Trailsystem, April 1999
- Pinetop-Lakeside, Lakeside Village Master Plan





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# ANALYSIS

## CONTENTS

Context  
Regional Attractions  
Regional Qualities  
Climate  
Historic  
Circulation  
Land Ownership & Use  
Hydrology  
Topography  
Open Space  
Vegetation  
Wildlife  
Views  
Interviews  
Surveys

The analysis process starts at the beginning of a project, and doesn't end until the final document is published. Throughout the design process, analysis is constantly referred to in order to generate and support design ideas. We used four forms of analysis to help us uncover design ideas: Contextual Analysis, Historic Analysis, Site Analysis and User Analysis.

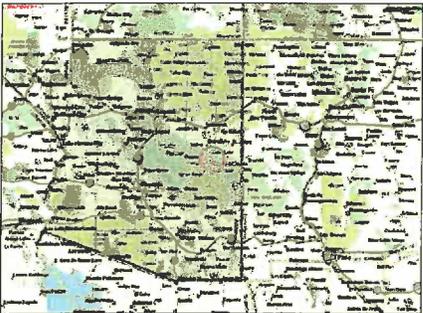
Contextual analysis is important when establishing the external factors affecting the region and therefore the site. These can be environmental, political, functional, and economic in nature. Historic analysis is interested in the developmental history of the region as well as in stories about the individual families that formed the initial community. Pinetop-Lakeside has a rich history and it should be celebrated and revealed in our design and planning ideas.

Many individual elements are brought together to form a thorough site analysis. Each element plays an integral part in design decisions. The data that informs this analysis came from many sources including residents of Pinetop-Lakeside. Many people who live and work in Pinetop-Lakeside participated in our user group analysis. The first hand accounts and opinions that were provided became one of the strongest influences in our thinking and design process.

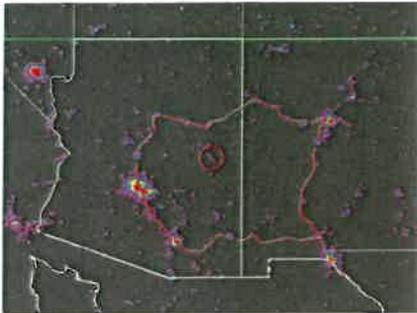


TOP-LEFT: Location of Pinetop-Lakeside within Arizona and within the United States.

TOP-RIGHT: A geographic map of the American Southwest highlighting the counties of Arizona and demonstrating the elevation change and resulting green of vegetation coverage unique to the area and east-central Arizona.



BOTTOM-LEFT: Situation of the town of Pinetop-Lakeside within regional political boundaries and infrastructure systems.



BOTTOM-RIGHT: Light Pollution Map of the American Southwest representing the "Urban Constellation" described by Phil Lewis, and showing Pinetop-Lakeside rather removed from the phenomenon.

## FAST FACTS

- **Location:** 34° 07'N, 109° 56'W
- **Area:** 11.3 square miles
- **Population:** 4055 people
- **Elevation:** 7000 feet
- **County:** Navajo County
- **Incorporation:** 1984

## CONTEXT

Pinetop-Lakeside, an east-central Arizona town is located in a unique part of the American Southwest. It is situated on a unique geological formation called the Mogollon Rim which serves as the ridge of Arizona's two main watersheds: the Colorado River to the north and the Gila to the south. Its relatively high altitude of about 7000 ft. is responsible for an environment unique to that of the surrounding southwest deserts. Pinetop-Lakeside is surrounded by the world's largest stand of Ponderosa Pine, a popular local tree which appears in the names of several local businesses and attractions.

As its name suggests, Pinetop-Lakeside is actually composed of two originally separate towns which incorporated in 1984. Pinetop was once a pioneer

### OUR VISION FOR THE FUTURE

• Determine the magnitude of the impact to the town of a possible increase in population of 10,000 to 15,000 people over the next 20 years.

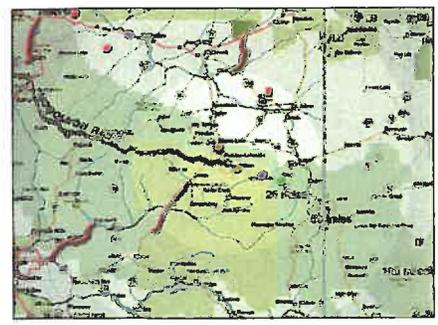
• Unify the American Southwest Community with a community framework that links to both Pinetop and Lakeside.

- LAND APROPRIATION**
- Rodeo-Chediski Fire
  - Wilderness Areas
  - National Forests
  - Apache-Sitgreaves Nat. Forest
  - Native American Reservation

- POINTS OF INTEREST**
- Scenic Drives
  - Zuni Pueblo
  - Show Low
  - Hon-Dah Casino
  - Greer
  - Sunrise Ski Park
  - Sunset & Meteor Craters

**BOTTOM-LEFT:** View of Pinetop-Lakeside city limits in relation to the Mogollon Rim and the tan colored "Valley" below. Mt. Baldy appears to the left.

**BOTTOM-RIGHT:** A typical view of Highway 260 passing through Pinetop-Lakeside. When compared to the section passing through Show Low this town has much more preserved vegetation, especially the Ponderosa Pines.



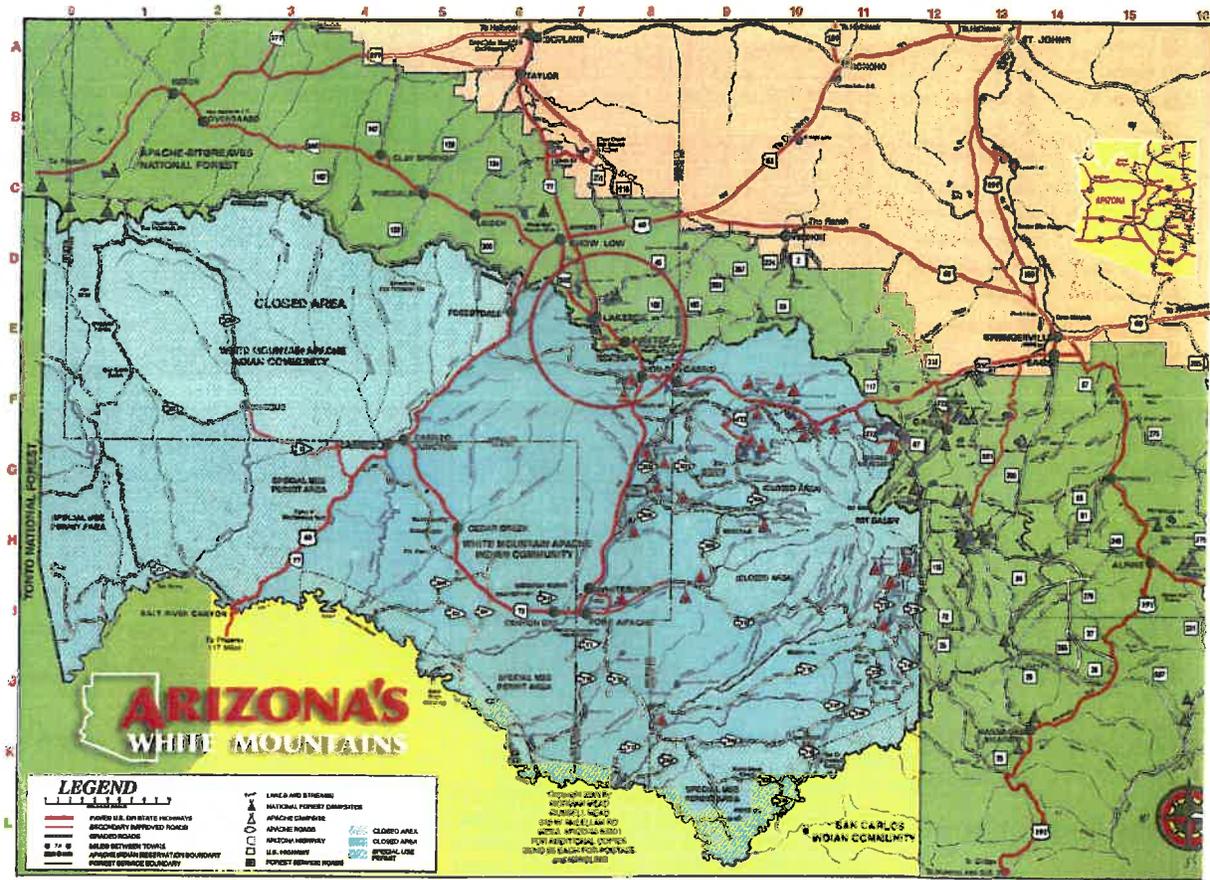
**IMPLICATIONS**

Pinetop-Lakeside is a small town with a rich history and a unique character. Its location in the heart of the Mogollon Rim and the valley below has shaped its development and its relationship with the surrounding landscape. The town's proximity to the Mogollon Rim and the valley below has shaped its development and its relationship with the surrounding landscape. The town's proximity to the Mogollon Rim and the valley below has shaped its development and its relationship with the surrounding landscape.

town, and Lakeside originally formed as a Mormon settlement. Although the town now bears these two foci, its dominant feature is Highway 260. This forms the datum along which the two towns grew and eventually merged. This Highway is the largest road in the region connecting other small towns such as Show Low and Greer. It is about 50 miles south of I-40, the nearest interstate. As can be seen in the light pollution diagram on the opposite page the town is near the center of the "urban constellation" as described by landscape architect Phil Lewis. This, compounded with its higher altitude results in very fresh air and dark skies. The remoteness of Pinetop-Lakeside from large urban centers has also allowed it to retain its small town character and charm, which continues to be one of its main draws.

Pinetop-Lakeside borders the Apache-Sitgreaves National Forest to the north and the Fort Apache Indian Reservation to the south. This area is at high risk to forest fires as was evidenced in the 2002 Rodeo-Chediski fire which came miles within the town. Fire alerts can cause forest closures which in turn are detrimental to the local economy.

The population of Pinetop-Lakeside is about 4000 but can peak at 25,000 during the tourist season. This peak creates numerous traffic and circulation problems within the town and can strain the natural and recreational resources of the area. This is for the most part tolerated by local residents as they understand the importance of tourism to the local economy.



## REGIONAL ATTRACTIONS

Pinetop-Lakeside has an abundance of attractions that are unique to the White Mountains. Since the region is at a higher altitude which results in lower temperatures, higher rainfall levels and therefore unique ecosystems. The mountains, forests, streams, and lakes contrast sharply with the surrounding deserts of the valley and northern Arizona. This makes the region a popular getaway from the summer heat and a great place to enjoy the changing seasons.

The White Mountains region is really known for its "Great Outdoors" and wonderful climate has given the town its slogan of "Celebrate the Seasons." It is also known as the "Gateway to the White Mountains" as many people use it as a stopping off point to enjoy the wonderful natural attractions that abound in the area.

**KEY**

- Campground
- Restrooms
- Picnic Area
- Trailer Sites
- Hiking
- Viewing Area
- Cross-Country Skiing
- Fishing
- Wildlife Viewing
- Interpretive Trail
- Boating Access
- Horses
- Group Site
- Showers
- Fee Required
- Wilderness Access
- Point of Interest
- Drinking Water
- Concessionaire Operated
- Reservations Available
- Trailer Sanitary Station
- Fire Lookout Tower
- Electricity Available

Map Key	Name of Recreation Site	Location	Elevation	Camping	Managed	Stay Season	Special Limit
1	Alpina Divide	H-15	8,500	12	May-Oct.	14	
2	Greer Lakes	F-13	8,300	24	Year Long	14	
4	Big Lake	H-13	9,100	May-Sep.			
5	Blue Crossing	J-16	6,200	4	May-Oct.	14	
6	Brookchar (Big Lake)	H-13	9,100	12	May-Oct.	14	
7	Buffalo Crossing	H-13	7,600	16	May-Oct.	14	
9	Cutthroat (Big Lake)	H-13	9,200	18	May-Oct.	14	
10	Diamond Rock	H-14	7,900	12	May-Oct.	14	
11	Fool Hollow	C-6	6,300	125	Year Long	14	
12	Gabalidon	G-12	9,420	5	May-Oct.	14	
14	Graying (Big Lake)	H-13	9,200	23	May-Oct.	14	
15	Hammagan	J-14	9,100	8	May-Oct.	14	
16	K.F. Cienega	K-14	9,900	5	May-Sep.	14	
17	Lakeside	D-7	7,000	82	May-Sep.	14	
18	Lee Valley	G-12	8,400	5	Apr.-Nov.	14	
19	Los Burnos	D-9	7,900	10	May-Oct.	14	
20	Luna Lake	H-16	8,000	5	May-Sep.	14	

Map Key	Name of Recreation Site	Location	Elevation	Camping	Managed	Stay Season	Special Limit
21	Luna Lake Group Site	H-16	8,000	1	May-Oct.	14	
22	Nelson Reservoir	E-15	7,200	Year Long			
23	Rainbow (Big Lake)	H-13	9,200	152	May-Oct.	14	
24	Benny Creek	F-13	8,300	24	Year Long	14	
25	Rolla C. Noyar	F-13	8,300	100	May-Oct.	14	
26	Sheep Crossing	F-12	9,000				
27	South Fork	E-12	7,600	12	Apr.-Nov.	14	
29	Upper Blue	F-16	6,200	3	May-Oct.	14	
30	Winn Campground	F-12	9,300	63	May-Oct.	14	
31	Winn Group Site	H-13	7,600	2	May-Oct.	14	
32	West Fork	H-13	7,600	60	May-Oct.	14	
33	Scott Reservoir	E-7	6,900	15	Apr.-Oct.	14	
34	Lewis Canyon Grp Site	C-4	6,600	1	May-Sept.	14	
35	Black Canyon Lake	C-1	7,100	May-Oct.			
36	Black Canyon Rim	C-1	7,600	21	May-Oct.	14	
37	Canyon Point	C-1	7,700	118	May-Oct.	14	
38	Gentry	C-1	7,700	6	May-Sept.	14	

Name of Site	Map Key	Elevation	Location Code	Trail Mile	Trail Use	Season of Use	Fishing	Hunting	Special Information
A-1 Lake	1	8,000	F-10	x	15	mid May-Sept. 15	x	x	NC
Log Tank	4	7,500	E-10	x			x	x	NC
Roosting Lake	7	7,000	E-7				x	x	Primitive, NC
Christmas Tree Lake	33	8,500	G-9			June-Sept/Oct-Nov12	x	x	SH, SUP, NC
Obispo Creek	6	6,000	D-2			mid May-Sept. 15	x	x	SH, NC
Cooley Lake	5	7,000	F-8			mid May-Sept. 15	x	x	SH, Primitive, NC
Cyclone Lake	8	9,000	F-10			mid May-Sept. 7	x	x	SH, Rent-a-Lake
Diamond Creek Junction	9	5,500	G-8			mid May-Sept. 15	x	x	SH, Primitive
Diamond Creek 9	11	6,000	G-8			mid May-Sept. 15	x	x	SH
Diablo Camp, R. Foye	14	7,000	F-10			mid May-Sept. 15	x	x	SH, CAR
Drift River Lake	15	8,000	H-11	x	10	mid May-Sept. 15	x	x	SH, CAR
East Fork	17	8,500	H-8			mid May-Sept. 15	x	x	CAR, NC
East Fork	16	6,000	H-7			mid May-Sept. 15	x	x	NC
East Fork	31	6,500	H-8			mid May-Sept. 15	x	x	Primitive, NC
Hawley Lake	17	8,500	F-9	x	125	mid May-Sept. Nov.	x	x	Store (in season)

Name of Site	Map Key	Elevation	Location Code	Trail Mile	Trail Use	Season of Use	Fishing	Hunting	Special Information
Hornshoe Cienega	18	8,300	F-10	x	125	mid May-mid Nov.	x	x	Store (in season)
Hurricane Lake	19	8,000	H-11	x	3		x	x	SH, Rent-a-Lake
Lower Big Bertha Crk	20	6,000	J-8			mid May-Sept. 15	x	x	Primitive, NC
Lower Diamond Crk	21	5,900	G-7			mid May-Sept. 15	x	x	NC
Lower Log Road	22	4,500	G-8	x		mid May-Sept. 15	x	x	NC
McTop's Bridge	23	7,400	F-10			mid May-Sept. 15	x	x	NC
North Fork	2	5,600	G-8			mid May-Sept. 15	x	x	
Pichone Lake	24	8,500	H-11	x	15	mid May-Sept. 15	x	x	SH, CAR
Retention Lake	25	9,500	H-11	x	80	mid May-mid Nov.	x	x	Store (in season)
Redden Park	26	7,800	F-10		25		x	x	SH
Salt River Canyon	27	3,000	F-2	x		mid May-Sept. 15	x	x	SH, Primitive, NC
Shrub Be You Lake	28	7,800	E-10	x	30	mid May-Sept. 15	x	x	
Shrub Be Zahse Lake	29	7,380	E-9	x	30	mid May-Sept. 15	x	x	
Sunrise Lake	30	9,000	F-11	x	150	mid May-Sept. 15	x	x	Store (in season)

OPPOSITE PAGE: This map demonstrates the abundance of outdoor type activities of the region. It is evident that Pinetop-Lakeside serves as the "Gateway to the White Mountains" as it is a relatively larger town closest to the amenities

**CONSUMER BENEFITS**

By using existing connections and adding new ones, the region can...

By providing a variety of recreational opportunities, the region can...

By providing a variety of recreational opportunities, the region can...

Some of the most popular outdoor activities of the area are skiing, hiking, fishing, camping, wildlife viewing, and horseback riding. There is an extensive trail system in the area that could potentially connect the town to sites of historical and natural interest. Most of these sites however are located in the national forests and are therefore subject to forest closures primarily due to fire danger.

Generally, visitors use Pinetop-Lakeside as a "basecamp" in which they spend the night and get groceries for their day excursions. Second home owners in the region also make use of the natural amenities in the region and the eating establishments within town.

In contrast to the abundance of day-time activities of the region, the night-time possibilities are rather limited. When there are forest closures or when people return from a day trip there are not many places that they can go to enjoy the town.

Pinetop-Lakeside would greatly benefit in developing a pedestrian area that people could congregate at, shop, go out to for dinner, and socialize. This would not only improve the quality of life of local residents but it would also stabilize the economy by creating other attractions not dependant on snow quality or fire danger that would bring people to the area. It is essential that this pedestrian space be integrated into the current infrastructure so that all may benefit.

Top Activities	
Dining	29%
Sightseeing	27%
Camping	17%
Hunt/Fish	17%
Entertainment	16%
Visit National/State Parks	14%

Top Origin Markets	
Phoenix	64.2%
Salt Lake City	10.4%
Tucson (Sierra Vista)	7.5%
Fresno, CA	5.3%
Los Angeles	2.8%
San Francisco-Oakland-San Jose	1.9%



Data was aggregated from 2001-2004 by D.K. Shifflet and Associates Ltd.

Refer to Appendix for more data.

Regional Statistics	
2004 Percent Share AZ Domestic Overnight Leisure Visitors	2%
Average Age	42.1
Average Household Income	\$51,435
Average Party Size	2.8
Average Length of Stay	3.3 nights
Avg. Daily Expenditure Per Person	\$73.10
Average Round-Trip Distance	807 miles

Expenditures	
Avg. Total Expenses per day \$	73.10
Transportation	\$17.20
Food	\$16.60
Room	\$11.80
Entertainment	\$10.20
Other	\$8.60
Shopping	\$8.50

Stayed in a Resort	
Yes	3%
No	97%

#### RECREATION OPPORTUNITIES

Pinetop-Lakeside offers a wide variety of recreational opportunities for its residents and visitors. The area is rich in natural resources and offers a wide range of recreational activities.

The area is rich in natural resources and offers a wide range of recreational activities. The area is rich in natural resources and offers a wide range of recreational activities.

The area is rich in natural resources and offers a wide range of recreational activities. The area is rich in natural resources and offers a wide range of recreational activities.

## TOURISM

Tourism is essential to Pinetop-Lakeside. Unfortunately, as most of the draws to the area are natural attractions they are dependent on weather and for the forest to be open, especially in the case of skiing. This gives a Pinetop-Lakeside not only a seasonal economy but an unstable one as well since so many elements are dependent on mother nature. Since Pinetop-Lakeside does not have a property tax, a large portion of its budget comes from sales tax which is also very dependent on tourism. (See Appendix for property tax options)

When we analyze the activities that are popular with visitors we can see that most of their activities concentrate around the great outdoors. As previously

mentioned, these are dependent on several natural factors. It has been found that people are much more likely to make luxury or high end purchases when they are traveling or on vacation. It was therefore surprising to see that shopping only accounted for 8.6% of daily expenditures. This leaves Pinetop-Lakeside with a great opportunity to develop a small higher-end shopping district. It could take the form of an outdoor mall that would frame a new main street.

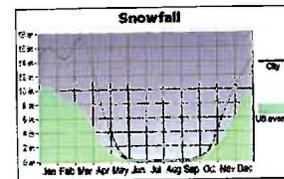
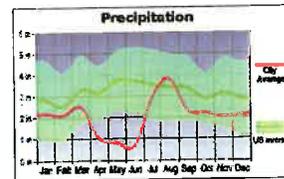
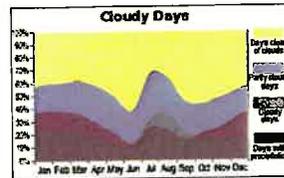
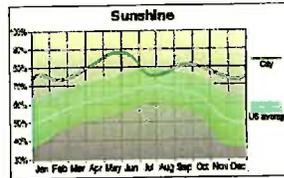
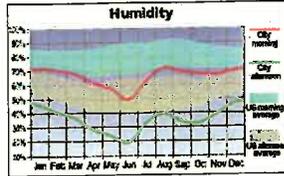
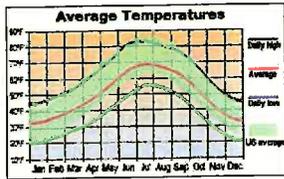
By creating a pedestrian friendly shopping area people would have more options for activities after they get back from their day trips. This new amenity would also be a stable draw, independent of weather conditions and forest closures.

#### CLIMATE DESIGN IMPLICATIONS

The area is rich in natural resources and offers a wide range of recreational activities. The area is rich in natural resources and offers a wide range of recreational activities.

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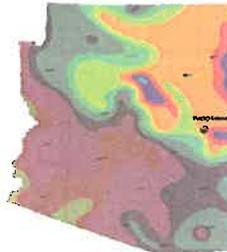
The area is rich in natural resources and offers a wide range of recreational activities. The area is rich in natural resources and offers a wide range of recreational activities.



ARIZONA PRECIPITATION



ARIZONA HARDINESS



ARIZONA BIOMES



CLIMATE

- Elevation: 6900 – 7200 ft.
- Yearly Average Minimum Temperature: 34.6 °F
- Yearly Average Maximum Temperature: 63.7 °F
- Yearly Average Precipitation: 22.56 inches

Pinetop-Lakeside is located in the White Mountains which are a part of the larger Rocky Mountain chain that passes through the western United States. This location and altitude makes it climatically unique to Arizona and the desert southwest. It receives much more precipitation which, in turn, allows for a much greener environment. The area is quite biologically diverse as it is situated between the Woodland and Forest Biomes allowing it to support Ponderosa Pines, Pinyon Pines, and Juniper plant communities. It is also near one of only two Tundra biomes within Arizona situated at Mt. Baldy, which also functions as one of the best ski destinations in the southwest.

Pinetop-Lakeside enjoys the envied status of a recreational outdoor hub of the White Mountains. The 'four seasons' climate that is enjoyed here is a major attraction for residents and visitors from the surrounding deserts. These graphs show some of the climatic averages and conditions responsible for Pinetop-Lakeside's unique environment.

Any new development in Pinetop-Lakeside should respond fully to the opportunities provided by these climatic conditions. Since the natural environment is a primary draw to the area season characteristics such as snow in the winter and the changing of the color of fall leaves should be celebrated along trails, parks, and even businesses such as souvenir shops and restaurants.

While maintaining connections to such natural amenities as snow and frozen lakes, it is also important to provide a comfortable environment. It is therefore essential to provide shelter from the elements so that activities such as shopping and strolls down main street are not predicated by the weather.

## HISTORICAL SITES WITHIN TOWN



### Map A: Old Town Sites

- 1 Niels Hansen home
- 2 Charles Rhoton home
- 3 Wallace Larson log home
- 4 Joe Gardner home & garage
- 5 LDS Chapel Site
- 6 Schools Site
- 7 M.L. Fish home
- 8 Relocated Pinetop Jail

### Map B: Penrod Sites

- 9 Charlie Clark's Steak House
- 10 Adair family homestead
- 11 Historic fireplace
- 12 Pinetop Cemetery

LEFT: These two maps indicate key historic sites within town identified by the Tejido Group during the initial analysis. The map on the left shows sites located within the Lakeside area; the map on the right shows sites located within the Pinetop area.

The sites identified on these maps and the information below is not comprehensive, and the town should identify any additions or corrections to this information.

## HISTORIC ANALYSIS

A town's history is an essential part of its identity—where it came from and how it became what it is now. If a town can find the way to showcase its historic legacy, like that of Pinetop-Lakeside, it can begin to enhance the identity and image of the town, adding a valuable asset for residents to take pride in and to excite visitors. The surveys conducted in Pinetop-Lake-

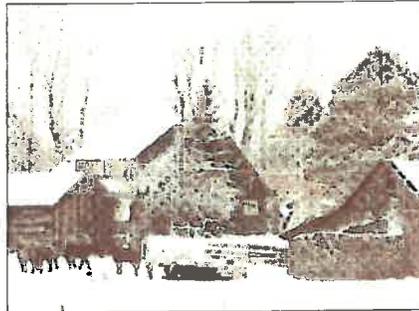
side show that 75 percent of business owners either strongly agree or agree that the town's history should be an important part of the town's identity. Likewise, when residents were asked the same question, 83 percent responded in the affirmative. The cultural legacy of the town is rich, and the residents are ready and wanting to showcase it.

### CONCLUSION

The Tejido Group's research and analysis identified key historic sites within the town of Pinetop-Lakeside. While this report provides a list of sites, it is not a comprehensive list of historic sites. The town should identify any additions or corrections to this information.



UPPER LEFT: Charles Rhoton home, barn & silo. The home was originally built in 1915 as one of Lakeside's largest homes and was occasionally used as a hotel. The home is still occupied today by the Rhoton family.



UPPER RIGHT: Charlie Clark's Steak House. Originally called "Jake Renfro's Famous Log Cabin Cafe," the name and ownership was changed in 1938. Charlie Clark's now stands as one of the most recognized destinations in Pinetop-Lakeside.



Showcasing the town's historic legacy adds a valuable asset for residents to take pride in and to excite visitors.

A number of resources are available in the town to take advantage of in conjunction with other resources as mentioned in this book. Some of those resources are: living descendents of original Pinetop and Lakeside pioneers, knowledge of original homestead sites, sawmill sites, and patterns of early settlement. The opportunity exists to take advantage of these resources and make them available for residents and visitors alike. Many resources are available at state and federal levels to evaluate and designate sites as 'historic,' thus increasing attention and interest.

Studies show that tourists site cultural heritage as one of three major reasons they visit a particular site. And, 35 percent of travelers planned to visit a historical site while on vacation. Tourist trends indicate that visitors stay a half-day longer and spend an average of 62 dollars more at historic sites than at other locations.

Our initial analysis revealed a number of historic sites that should be analyzed and incorporated into future plans of the town. The sites provided are by no means comprehensive, and if further sites are identified, they too should be considered.

The data received from town sources indicate that the majority of historic sites are located near the current Town Hall facilities. This area was primarily settled early by Mormon pioneers, and a number of the original homesteads and even some of the original

buildings still exist today. Some of the areas indicated on the map to the left highlight key historic sites in this area that can be showcased. These sites include, but are not limited to: the Niels Hansen home, barn and bunkhouse; the Charles Rhoton home, barn and silo; and the stake center for The Church of Jesus Christ of Latter-day Saints, situated on the original site of the first Lakeside chapel.

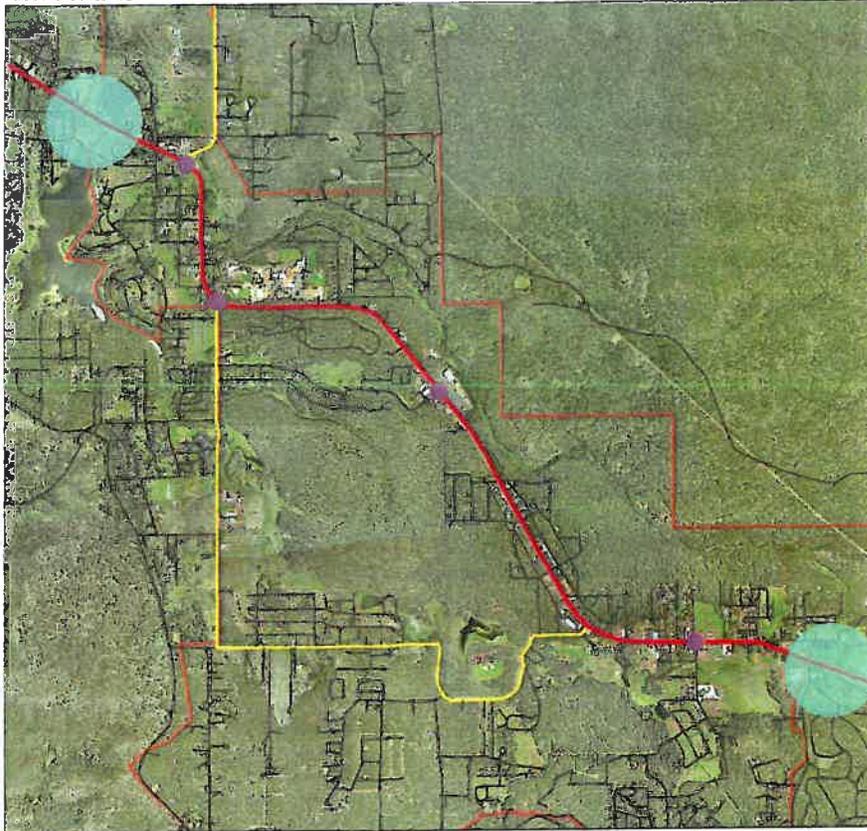
However, the historic legacy available to the town is not limited to this area only. Historic homesteads and grave sites are located in the southeast section of town, historically known as Pinetop. The famous Charlie Clark's Steak House was originally built in 1938 but has a history older than that even. The original Adair homestead was just behind Charlie Clark's near the cemetery.

As the town compiles more detailed information about historic sites and homesteads, we recommend that measures be secured to restore and showcase these areas. These sites should relate to the urban and regional trail systems to enhance access for residents and visitors.

PHOTO COURTESY OF [unreadable]

The majority of historic sites are located near and around the current town hall facilities. This area was primarily settled early by Mormon pioneers, and a number of the original homesteads and even some of the original

## CIRCULATION AND TRAILS



LEFT: This map graphically represents the entry points north and south of town, the current locations of stop lights, and primary, secondary, and local road designations.

## CIRCULATION ANALYSIS

Circulation analysis primarily addresses what happens on the road and path systems of a community. Studying the way people move through and around a community allows decisions to be made concerning safety, reinforcement and facilitation of movement, parking requirements, and accessibility.

The entry points of a town should provide visitors with a sense of arrival and allow residents to feel

pride in their community. An entry feature should be placed at each of the entry points, north and south of town.

There are three main circulation systems in Pinetop-Lakeside: vehicular, pedestrian/bike, and wildlife.

TOP LEFT: The traffic on Highway 260 travels at a high speed and there are very few crossing opportunities for pedestrians.



TOP RIGHT: Porter Mountain Road is a secondary road that crosses Billy Creek and continues on to connect with Penrod Road. Future development is slated to follow Porter Mountain Road.



BOTTOM LEFT: The Safeway intersection located between Pinetop and Lakeside is a major priority for upgrading safety along Highway 260.



BOTTOM RIGHT: Niels Hansen Road is designated as a local road. This road services the main civic functions and has direct access from Highway 260. The local roads are valuable for connecting residents with core town functions such as the Town Hall.



## VEHICULAR CIRCULATION

There are three levels of vehicular roadways that we will call primary, secondary and local. Highway 260 is the primary road through town. Currently the highway facilitates movement of traffic through town. There is little encouragement for people to slow down and check out the amenities available within the community. The highway acts as a barrier to perpendicular pedestrian, vehicular and wildlife movement. There is very little comfortable pedestrian movement along 260 and no bike lanes to accommodate alternative transportation.

Four traffic lights are found at busy intersections along the highway. We have learned that the busiest and most dangerous intersection is at the Safeway Shopping Center. This intersection needs to be given priority when development begins. Solutions for crossings include: underpasses, overpasses, pedestrian crossing lights, and the addition of traffic calming devices such as medians, landscaping, alternative surface material, and speed bumps, humps, or tables.

Porter Mountain Road, Woodland Road and Woodland Lake Road can be considered secondary roads. These three roads are used by residents and visitors to avoid Highway 260. Porter Mountain is used as a bypass to get from Pinetop-Lakeside to Show Low and future development is projected for the land surrounding this road. Woodland Road and Woodland Lake Road provide access from 260 to Woodland Lake, Big Springs Environmental Study Area and Mountain Meadows Recreation Complex.

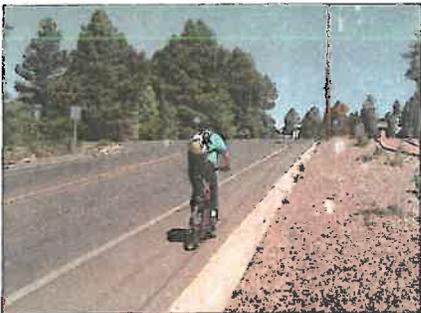
We are calling every road not designated as primary or secondary a local road. Local roads service all of the neighborhoods. They are primarily used by residents to get from their homes to common destinations throughout town. We heard from many residents that they do everything possible to stay on the local or secondary roads and avoid Highway 260.



TOP LEFT: A sidewalk along Highway 260. There is no buffer to provide pedestrian safety from the speeding traffic on the highway.



TOP RIGHT: People enjoy the trail at Woodland Lake Park. Connecting this trail to a greenway and trail system would make accessing the park easier for everyone. A safe pedestrian access would also mean fewer cars in the park.



BOTTOM LEFT: A bicyclist using one of the few bicycle lanes on Pinetop-Lakeside roads. Many people are talked to bike to work if there was a safe route.



BOTTOM RIGHT: The migration and grazing routes of elk and other animals in the White Mountains should be taken into consideration when planning for future development.

## PEDESTRIAN/BIKE CIRCULATION

There are very limited and generally unsafe routes for alternative transportation throughout town. Very few, if any of the existing roadways accommodate pedestrians or bicycles. Safety is a major concern for pedestrians and bicyclists. In speaking with people in the community we have found that many would bike or walk when commuting to work or to the store if safe routes were available. Additional information on the benefits of trail and greenway systems can be found in the trails case studies section of this document.

## WILDLIFE CIRCULATION

The circulation and welfare of wildlife in an environmentally dependant community like Pinetop-Lakeside is very important due to the possible economic impacts associated with the presence or absence of animals. An in depth study should be done to analyze the impacts of development on wildlife that is dependant on amenities near and within the town.

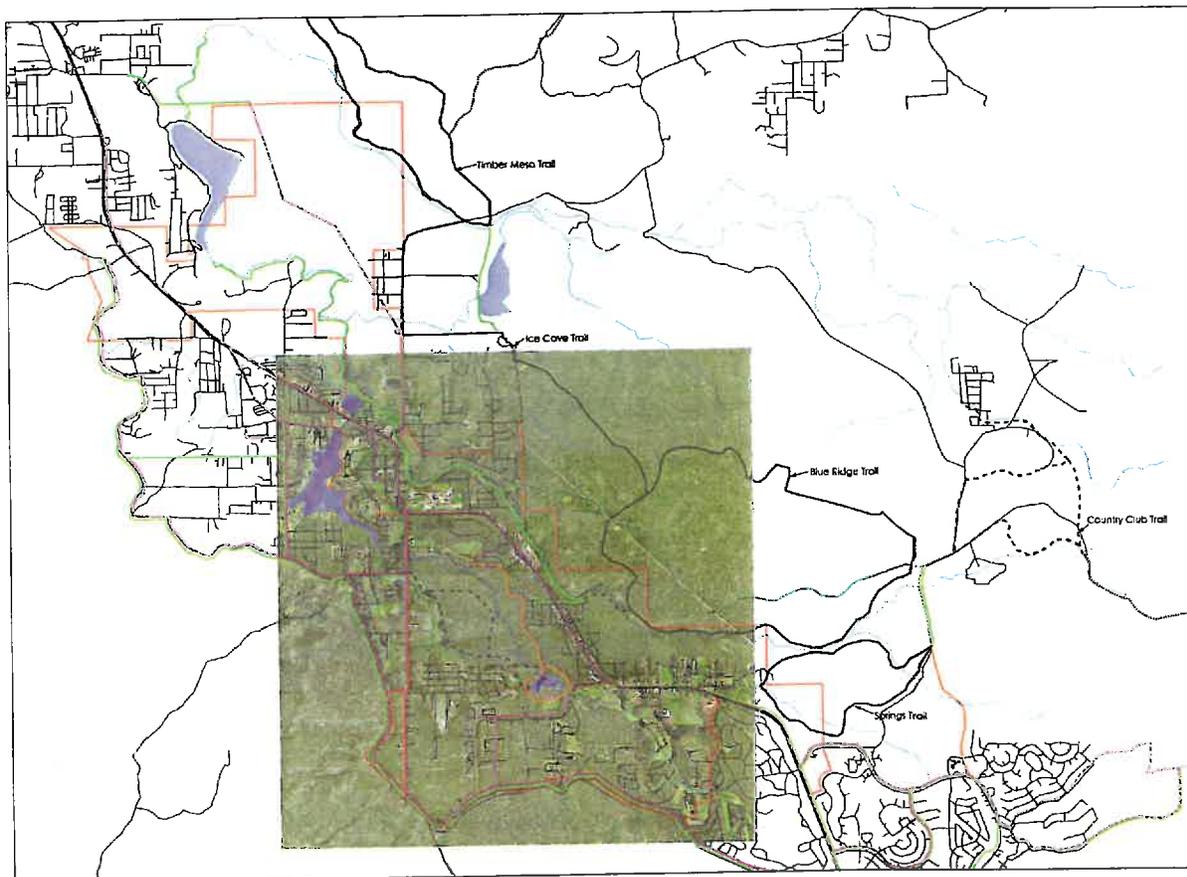
### RECOMMENDATIONS

• Review the existing Pinetop-Lakeside roadways and sidewalks to identify areas that need to be improved for pedestrians or bicyclists.

• Investigate the feasibility of developing a trail system that would be located in the town of Pinetop-Lakeside.

• Review the existing roadways and sidewalks to identify areas that need to be improved for pedestrians or bicyclists.

• Review the existing roadways and sidewalks to identify areas that need to be improved for pedestrians or bicyclists.



TOP: The Arizona NEMO group out of the University of Arizona created digital data from the 1999 Urban Trail Study. This was used to aid trail layout for the Master Plan.

## TRAILS

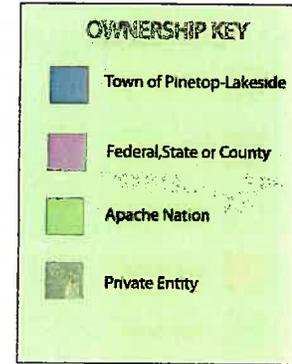
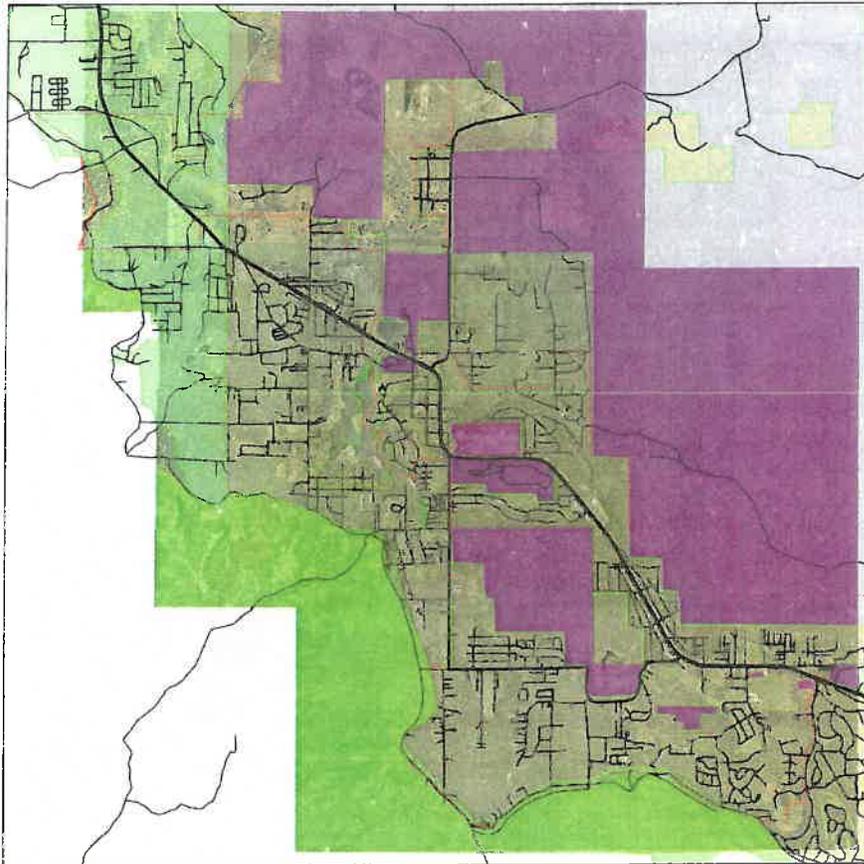
While there are currently minimal trails within the town of Pinetop-Lakeside, the existing periphery trails in the forest service land can be seen as amenities to utilize when trail development happens in town. The 1999 Urban Trail Study has taken the first step in recognizing this and in our Master Plan section we have adjusted the trail routes to respond to the new development. A master plan was also devel-

oped by The Tejido Group for the City of Show Low with trail routes from Show Low Lake to Fool Hollow Lake. These planned trails can be easily connected to trails established in Pinetop-Lakeside. More connectivity between urban locations and the environment accommodates more users and greater versatility on the trails.

### DESIGN RECOMMENDATIONS

Show Low can be designed to build connect with existing trails in the area to better utilize the forest service land. The trail routes in the map should be used as a guide for the City of Show Low.

## LAND OWNERSHIP



### Limited Town Ownership

This illustration shows the ownership of land in and around Pinetop-Lakeside. The information is based on files given to us by the Town of Pinetop-Lakeside and may not reflect current ownership. This shows us that the Town owns only a few parcels of land, that other governmental agencies own a larger percentage of the land and that the majority of land-holding is by private entities. The privately held land is

a mix of commercial, industrial, residential and open space property. The Apache Nation owns the land to the south of Pinetop-Lakeside beginning at Rim Rd. along the Mogollon Rim. In the past some dispute has arisen over the actual boundary line along Rim Rd causing some areas of the road to be fenced off from public access by the Apache Nation.

### BOUNDARY DISPUTE

The need to work with private entities for construction, planning, and other land use issues along the Mogollon Rim is a challenge for the Town of Pinetop-Lakeside. The Town of Pinetop-Lakeside and the Apache Nation have a long history of cooperation, but the boundary line along Rim Rd. has caused some areas of the road to be fenced off from public access by the Apache Nation.





## HYDROLOGY



**LEGEND**

- 100 year flood zone
- 500 year flood zone
- Floodway

**LEFT:** The FEMA flood data for the town of Pinetop-Lakeside shows significant gaps. The data that is present follows along the creeks and lakes of the area.

**TOP RIGHT:** The damaged creek corridor on the corner of Porter Mountain and Highway 260 needs restoration. There is evidence of human disturbance and debris dumping.

**BOTTOM RIGHT:** The dry bed of Walnut Creek gives evidence to high water usage for irrigation.

## HYDROLOGY

The bodies of water in Pinetop-Lakeside are major amenities in the form of several lakes, ponds, springs and creeks. As wonderful as these amenities are, they have not been taken advantage of. Businesses turn their backs on them, there is very little public access and fences are built across them.

The streams and creeks in the Pinetop-Lakeside area belong to the Silver Creek Watershed. The cracks and crevices of the volcanic layer around the town of Pinetop-Lakeside produce several large springs that form Walnut Creek, Billy Creek and Porter Creek; these creeks flow together to form Show Low Creek. Walnut Creek and Billy Creek will be our main focus due to their proximity to the urban environment of Pinetop-Lakeside. The flow of these creeks is unpredictable due to irrigation use. In general, flow rates are highest in March (because of frontal storms and snowmelt) and in August (due to summer monsoons).

The water quality of the creeks on a whole, appears to be good. There are a couple of damaged portions of waterway that should be restored, such as at the corner of Porter Mountain Road and Highway

260 and behind the Safeway Shopping Center. For information on creek restoration please refer to the appendix.

The quality of the lakes is also dependant on how much water is taken for irrigation. The water rights for Rainbow and Woodland Lakes are currently privately held by irrigation companies. This leaves the lakes susceptible to degraded water quality during the summer months. Lake of the Woods is owned and stocked by the Lake of the Woods Resort, which provides some protection.

Pinetop-Lakeside has an abundant supply of groundwater. A small aquifer, the Pinetop-Lakeside Aquifer contains about 10,000 acre-feet of water, and below this is the vast Coconino Aquifer that has an estimated 12 million acre-feet of water.

The flood data that we were able to find for the area has gaps and is dated. New data should be gathered before development goes forward near the creeks. The areas most susceptible to flooding are along the creek corridors, especially where meadows adjoin the creek, and near the lakes.

### RECOMMENDATIONS

Pinetop-Lakeside's proximity to its many natural amenities should be taken advantage of. A network of greenways can be established by utilizing the water rights companies, and the Lake of the Woods Resort.

The creek should be made into waterways for the town's public. This will allow the creek corridors to flourish and be enjoyed by everyone.

There should be a plan for development in areas near the creeks to minimize the damage to the public. Publicly accessible waterways should be maintained and protected.

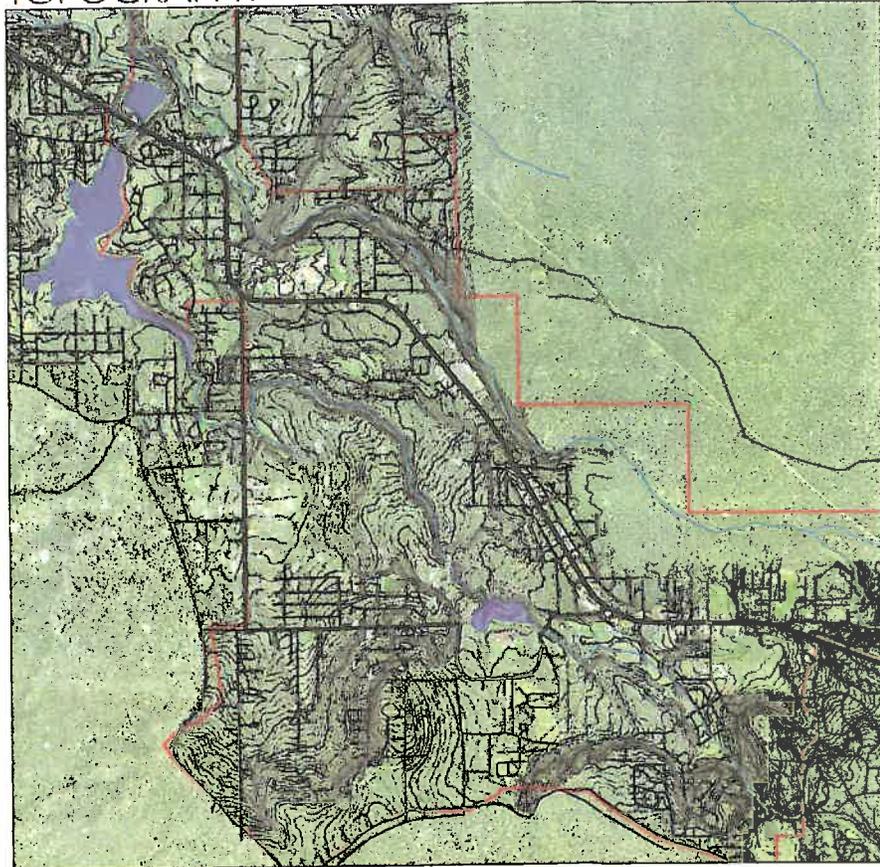


## TOPOGRAPHY

RIGHT: On this map topographic lines that are close together signify steep slopes. The farther apart the lines get the more gradual the slope.



ABOVE: The steep, rocky slopes of Billy Creek could provide interesting views for pedestrians.



### DESIGN IMPLICATIONS

All of a site's topographic features, such as steep slopes, can be used to create interesting and engaging pedestrian environments. The steep slopes of Billy Creek and Walnut Creek provide an automatic buffer for these sensitive areas. The steep canyon sides of some

## TOPOGRAPHY

The topography in Pinetop-Lakeside provides a wide range of slopes. This is beneficial for developing interesting environments. Using the existing topography to your advantage allows the buildings to become more integrated into the natural surroundings. The steepest slopes are found along Walnut Creek and Billy Creek. This provides an automatic buffer for these sensitive areas. The steep canyon sides of some

portions of Billy Creek are picturesque and would allow for very engaging trails.

## OPEN SPACE



## OPEN SPACE ANALYSIS

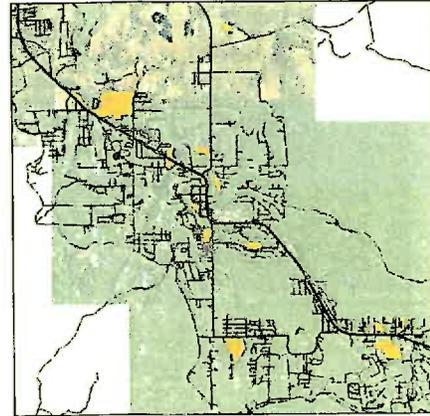
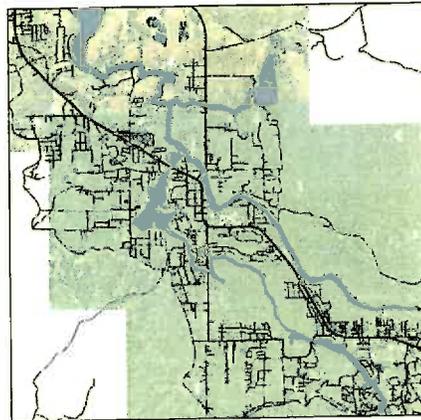
Maintaining open space within a community, whether it is for recreational use or simply as a natural buffer, creates a very welcoming and environmentally aware atmosphere. This is important for Pinetop-Lakeside due to the popularity of outdoor activities in the area. People come to the area to enjoy the forests and lakes and creeks. It is to the town's advantage to be proactive in the preservation and maintenance of open space throughout the town. Then, through the development of a greenway and trail system, connections can be made between these little jewels, creating safe and beautiful routes throughout the entire community.

ABOVE: All of these images depict open space that embodies the identity of Pinetop-Lakeside. Sites like these should be preserved and connected so everyone can continue to enjoy them.



TOP LEFT:

1. The creeks are natural wildlife corridors that should be preserved.
2. They form the base for an urban greenway and trail system.
3. The Forest Service recommends a buffer to protect these riparian corridors as well as any other sensitive species areas

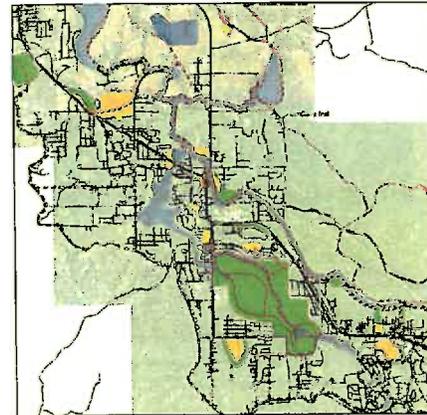
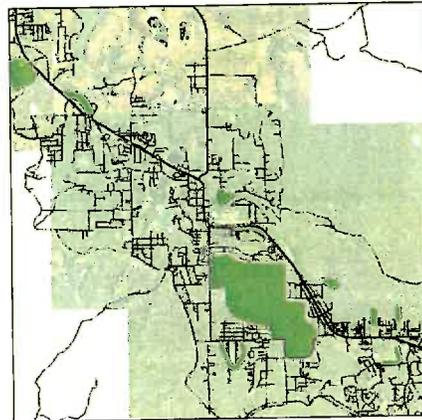


TOP RIGHT:

1. The meadows in Pinetop-Lakeside are scattered and largely disconnected from the rest of the open space.
2. Many of the meadows are looked at as only good for development. This discounts the fact that the meadows are also used by the wildlife of the area.

BOTTOM LEFT:

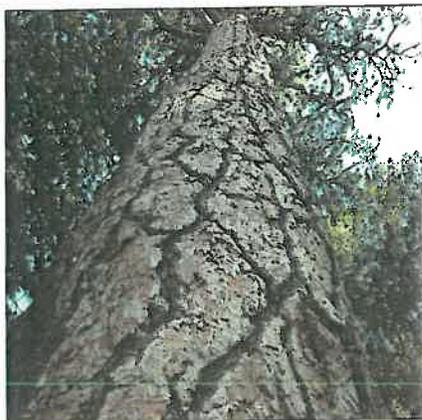
1. Maintaining open space with mature trees is essential for the town's image.
2. The health of a forest ecosystem is actually the sum of the whole. If no meadow patches are available, many of the wildlife species fail to thrive



BOTTOM RIGHT:

1. When all of the types of open space are put together, you can see the opportunities for establishing connectivity.
2. Groupings of open space types should be given high importance during selection.
3. Connectivity is accomplished when the trails are overlayed on the open space.
4. The greenway/trails will serve as the ultimate corridor network for humans as well as wildlife.

This open space analysis was done with assistance from the Open Space Committee of Pinetop-Lakeside. Sites were identified that people would like to see preserved and then connections were made between them. It may be unrealistic to maintain all of these spaces as undeveloped open space. However, it is important to consider the best uses for these spaces while you still have the option of preserving the natural ecology.



TOP RIGHT:  
Ponderosa Pine  
*Pinus ponderosa*

TOP LEFT:  
Western Blue Flag  
*Iris missouriensis*



BOTTOM RIGHT:  
Prairie Smoke  
*Geum triflorum*

BOTTOM LEFT:  
Alligator Bark Juniper  
*Juniperus deppeana*

## VEGETATION ANALYSIS

The ranges of ecological habitats within the area of study are quite diverse. Aquatic, wetlands, riparian corridors, ponderosa pine forest, mixed conifer forest as well as meadows, reveal key species that can be easily integrated into landscape design. Use of native species increases the probability of success of a design, as they are suited to the various mountain systems of

climate, soil, and hydrology. Native species are also vital to the wildlife common in these various habitats. The vegetation also shows the influence that man has had on the area. Areas that have been disturbed from their natural state display invasive and non-native species. Local nurseries also contribute to the use of non-natives in Pinetop-Lakeside. Use of non-native

### DESIGN RECOMMENDATIONS

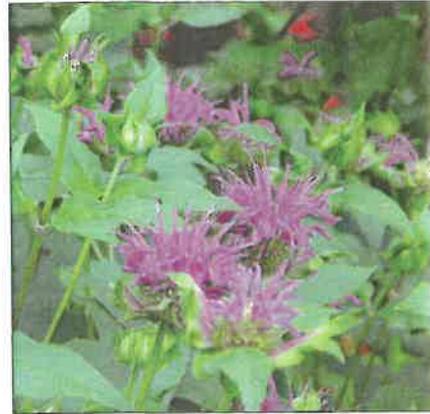
An ecological audit of the site is necessary for determining the existing conditions and the additional influence of man on the site. It is essential to identify the ecological habitats, determine plant succession, and plant community is essential to create continuity in the natural beauty of the area.



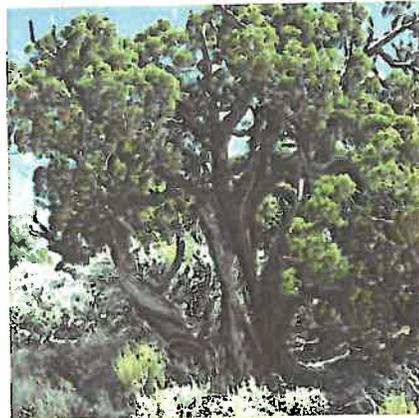
TOP LEFT:  
Smooth Sumac  
*Rhus glabra*



TOP RIGHT:  
Bee Balm  
*Monarda didyma*



BOTTOM LEFT:  
Utah Juniper  
*Juniperus osteosperma*



BOTTOM RIGHT:  
Golden Current  
*Ribes aureum* var. *gracillimum*



**IDENTIFICATION**

Local identification on forest planning for the purpose of forest management. To all the plants and animals within the site, and the relationships between them, can be used to help identify the species within the site.

species is not ruled out of where deemed appropriate. See the Appendix for a full listing of plant species identified on site.



During a recent weekend a Wapati wandered into Woodland Lake to graze. Onlookers were able to get photos and watch Arizona's largest mammal enjoy the tasty vegetation.

The Apache trout, Arizona's State Fish, was one of the first fish placed on the Federal Endangered Species list. Through the efforts of tribal, state, federal governments and other concerned organizations the Apache trout may be the first native fish to be taken off the Endangered Species list.



Skunks are true omnivorous mammals; active night feeders that will consume insects, rodents, frogs, crayfish, bird eggs and nestlings, carrion, plus fruit, berries, and other plant material.

The red spotted toad is insectivorous. It breeds mainly after summer rains in quiet pools. The call of the male is a high-pitched musical trill, which may be confused with the sound of a cricket.

## WILDLIFE ANALYSIS

The diversity of ecological habitats provides Pinetop-Lakeside with a wide variety of wildlife. Aquatic, wetland riparian, ponderosa pine forest, oak-juniper woodland and meadows create opportunities for wildlife viewing. Large and small mammals; such as elk, mule deer, bear, coyote, skunk and rabbit, as well as numerous migratory waterfowl and raptors

are frequently seen around Pinetop-Lakeside. The Community places a high value on the wildlife of the area, as exemplified by the Watchable Wildlife Festival scheduled to take place this fall. The area is also highly valued by sportsman for its fishing and hunting possibilities.

## WILDLIFE HABITATS

The diversity of ecological habitats provides Pinetop-Lakeside with a wide variety of wildlife. Aquatic, wetland riparian, ponderosa pine forest, oak-juniper woodland and meadows create opportunities for wildlife viewing. Large and small mammals; such as elk, mule deer, bear, coyote, skunk and rabbit, as well as numerous migratory waterfowl and raptors are frequently seen around Pinetop-Lakeside.

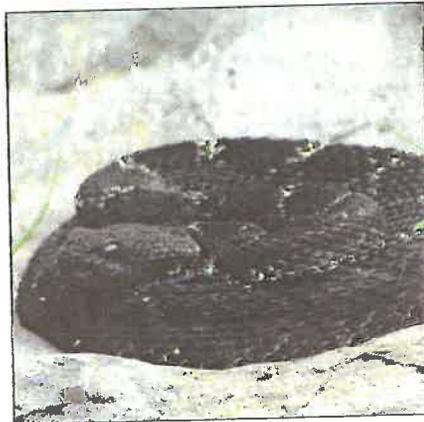


Bald Eagles that reside in the northern U. S. and Canada migrate to the warmer southern climates of the U. S. during the winter to obtain easier access to food, especially fish. Bald Eagles can swim to shore with a heavy fish using their strong wings as paddles. However, it is also possible that they can drown if the fish weighs too much.



The Albert's squirrel, also referred to as the tassel-eared squirrel, was named after Col. J.J. Albert, a naturalist and military officer who observed and recorded information about western wildlife in the early 1800's. It's call is a deeper "CHUCK CHUCK" similar to the fox squirrel.

Watch your step! Coaxed from its cool dark hiding place among rock outcrop dens in Arizona, this beautiful viper is ready to defend itself. This is an Arizona black rattlesnake -- little-known and nearly unstudied. The color pattern of Arizona black rattlesnakes is most unique, and beautiful.



Although they are called black bears, colors can range from black to cinnamon brown, silver-blue and, occasionally, even white. In mountain communities, bears may damage private property while foraging. These events are most likely to occur in spring if natural foods are scarce, or in late summer and fall, especially during years of poor berry and acorn yields.

**WILDLIFE PROBLEMS**

The community's wildlife habitat is on the north side of town, as identified by the White Mountain National Forest. The habitat is primarily forested, but the forest is being cleared by developers for its timber and other uses. This presents us with an opportunity to develop concepts that preserve and respect the habitat and concerns

Through our discussions with Arizona Game and Fish we have learned that the migratory patterns of the elk in the White Mountains are not through the town boundary of Pinetop-Lakeside. Several areas have been identified by members of the community as areas where elk occasionally graze. The meadows near Jaques Marsh on Porter Mountain Road and a meadow

on the southeast side of town where a residential development is to be built are two of these areas. Many migratory waterfowl and raptors can be viewed at the numerous lakes and wetlands around Pinetop-Lakeside. Members of the community are working toward a Wildlife Center in town, which we have worked into on the the concepts along Walnut Creek.

## VIEWS



## VISUAL ANALYSIS

An entry sequence is important to any project; it gives a sense of arrival to a place. The Pinetop-Lakeside town boundary along Highway 260 is unique; as it is divided by Wagon Wheel. The sense of arrival to the town of Pinetop-Lakeside doesn't occur at the initial boundary but on arrival to Lake of the Woods. The view of the lake surrounded by meadows, trees and cabins, gives the feeling of arrival to Pinetop-Lakeside. The town may already recognize this, as banners for festivals and community activities are draped across the highway at this point. Other experiences that residents and visitors have traveling on Highway 260 in Pinetop-Lakeside are sometimes less than desirable. As identified by many residents the feeling of being in the forest is one of the treasures Pinetop-Lakeside has to offer. Even with current de-

velopment guidelines parallel development facing the highway and inconsistent landscaping along Highway 260 begin to erode this feeling of being in the forest. A hodge-podge of architectural styles, inconsistent signage, and setbacks along several sections create visual chaos and the town begins to lose its small town feel. Pinetop-Lakeside has so much visual beauty to offer its residents and visitors, Billy Creek and Walnut Creek, that run essentially parallel to Highway 260, and many of the meadows are lost behind development and chain link fences instead of being celebrated. These are the features that bring visitors and new residents to Pinetop-Lakeside; to occlude them is essentially turning the towns back on the very identity the Town is trying to promote.

The current experience of most visitors to Pinetop-Lakeside is what they see as they drive down Highway 260. The town has turned its back on much of the beauty it has to offer, the very identity Pinetop-Lakeside wishes to promote.

### RECOMMENDATIONS

Pinetop-Lakeside should consider the following recommendations to improve the visual quality of the town. The town should consider the following recommendations to improve the visual quality of the town. The town should consider the following recommendations to improve the visual quality of the town.



Rather than use Billy Creek and Walnut Creek as mere storm water catchments, the town should celebrate these hidden treasures and promote their exploration with trails.

**DESIGN RECOMMENDATIONS**

1. Create a network of trails that connect the town to the forest, the lake, and the stream. 2. Create a network of trails that connect the town to the forest, the lake, and the stream. 3. Create a network of trails that connect the town to the forest, the lake, and the stream.

Open spaces, both forest and meadows, still exist along Highway 260. During user analysis respondents informed us that feeling like they were still in the forest while in town was important to them. These open spaces are quickly being developed by businesses and eroding this desired feeling. With most business development occurring along Highway 260 exploration of other areas of town often does not occur.

Another difficulty arose during our visual analysis which was navigating to features around town. Signage directing visitors to key amenities in town was either poor, obstructed or lacking. The Chamber of Commerce, Jaques Marsh, Mountain Meadows Recreation Center, Big Springs Environmental Study Area, The Public Library, the Forest Service fire tower

and even Woodland Lake Park lack adequate signage for a new visitor to easily locate.

Pinetop-Lakeside also has areas of historical visual charm. The old barn near the Porter Mountain Road interchange, historic residences in the Lakeside and Pinetop areas, farm pastures and remnant orchards all add to the small town feel and "identity" of this wonderful mountain town.





FAR LEFT: The Tejido Group received overwhelming feedback from residents and council members during the group's presentations.

LEFT: Presentations allowed residents to spend some dedicated question and answer time with group members.

## USER GROUP ANALYSIS

A good portion of the analysis is spent getting to know and understand the opinions and feelings of the residents. After all, no one knows a town better than its residents. It is a longstanding consideration of The Tejido Group that a collaborative effort between students, residents, and business owners of the town is essential to produce a plan that will address the needs of all groups.

At the beginning of the project, we received the Pinetop-Lakeside Vision Plan produced by Shapins Associates, Inc. in 1996. This study provided extensive feedback from community members on a number of issues facing the town.

From May through July 2006 the Tejido group conducted structured interviews with key individuals in the community and distributed informal surveys and questionnaires to business owners, residents, and youth of the community. The interviews, surveys, and questionnaires focused on issues relating to each of the five ordering systems assessed by Tejido: Environmental, Economic, Aesthetic, Functional, and Socio-Cultural. Following the initial interviews and surveys, additional feedback was received during and after the presentations to the public and town council.

The Tejido group focused on meeting with key government and local officials, and with prominent groups within the community including the 20/20 Visioning Committee, the Open Space Committee, and

the Concerned Citizens of Pinetop-Lakeside. Structured interviews were conducted in May and June 2006 with the following individuals:

- Michael Aylstock, Blue Ridge School District Superintendent
- Ed Collins, Sitgreaves National Forest District Ranger
- Ginny Handorff, Town Council
- Lon Hoffman, Town Council
- David Kegal, Arizona Game & Fish
- Chris Kengla, Town Council
- Luke Smith, Town Council
- Barbara Teague, Town Council
- Kelly Udall, Town Manager
- Larry Vicario, Mayor
- John Vuolo, Parks and Rec Director
- Chuck Waldo, Town Council
- Elaine West, Chamber of Commerce Director

For a full outline of the questions and responses we received from these structured interviews, please refer to the Appendix.

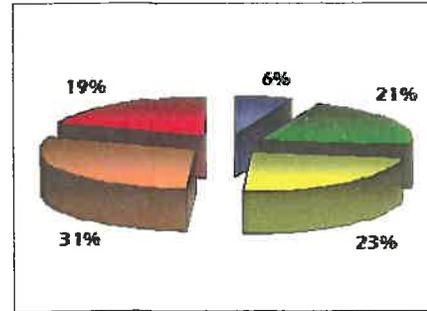
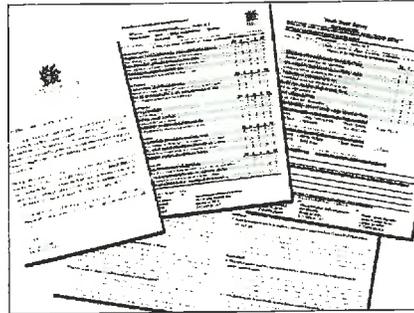
A collaborative effort between students, residents, and business owners of the town is essential to produce a plan that will address the needs of all groups.

### CONCLUSIONS:

The community's historical relationship of a direct official involvement in planning for the past 100 years has provided the town with a strong foundation for future planning. The town's history is a testament to its potential.

RIGHT: The Tejido Group distributed surveys to a wide range of demographics to better understand the needs and desires of the community.

FAR RIGHT: The data collected from user group surveys helps indicate which areas warrant more design strategies. Data guides design decisions and directs further research.



## SURVEY RESPONSES

The Tejido Group understands that the feelings and thoughts of residents can help direct and justify design decisions for the future.

**Business Owners:** Because the city relies heavily on sales tax revenues, the businesses of Pinetop-Lakeside play an integral role in the health and success of the local economy. Any future direction taken by the town will certainly affect businesses. Surveys were distributed to business owners in person, electronically through the Chamber of Commerce, and informally at the group's analysis presentation. Over 500 surveys were distributed to local business owners. The following statements are some of the general expressions shared by business owners.

- Parks and green open space integrated within the community would benefit businesses.
- Enhancing the town's identity and image would benefit businesses
- Businesses overlooking lakes and streams attract more customers to businesses
- A downtown core not located directly on 260 would be good for businesses

**Residents:** Town residents play one of the most important roles in the decision making process of a small town. The Tejido group understands that the feelings and thoughts of residents can help direct and justify design decisions for the future. Resident surveys were distributed to the town offices, the Chamber of Commerce, the Larson Memorial Library, printed in the White Mountain Independent, and provided at

the group's analysis presentation. These are some of the impression expressed by town residents:

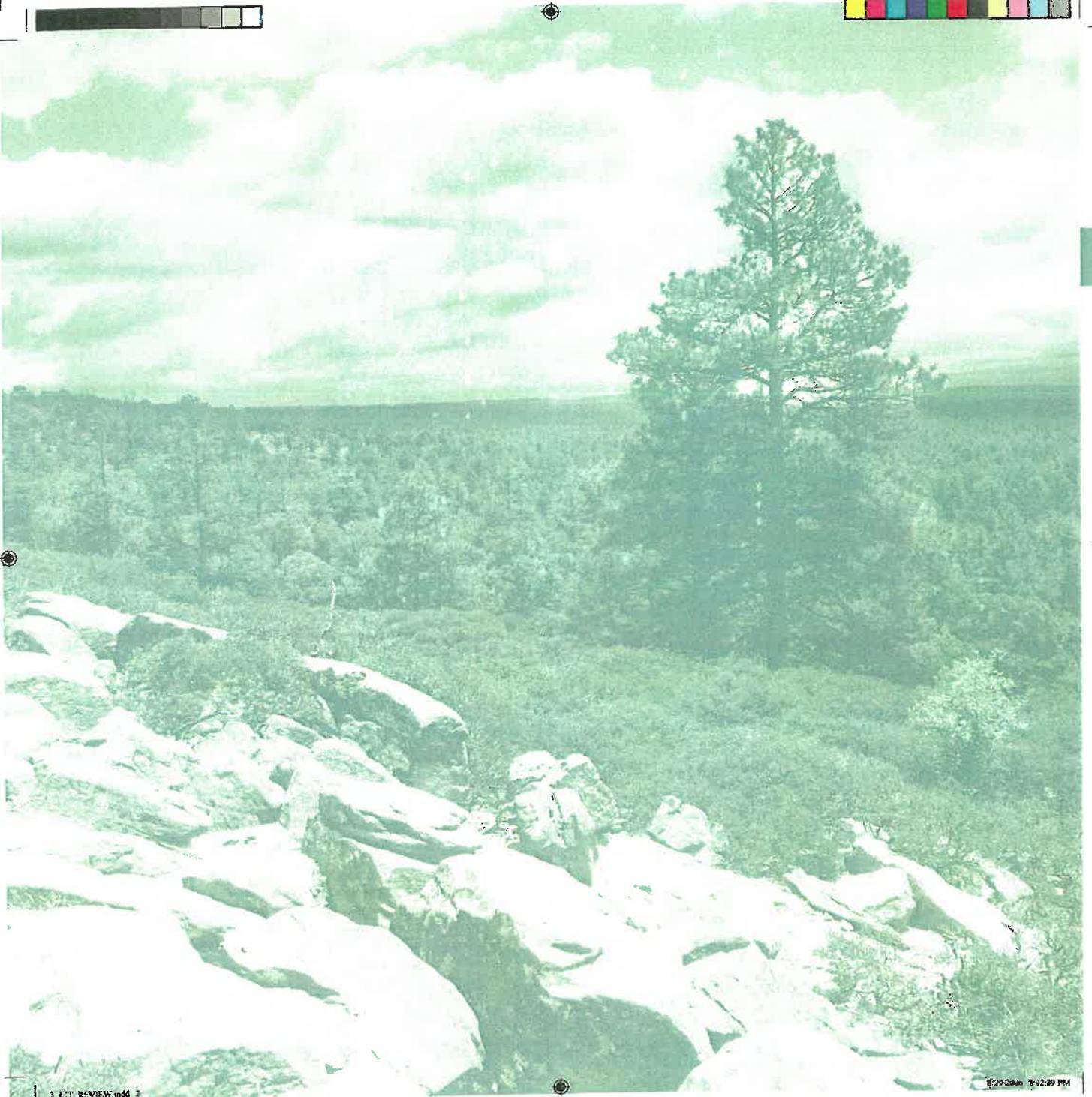
- Access between residential areas and green open space would increase property values
- The current condition of Highway 260 is not a pleasing sight for residents and visitors
- There are strong issues relating to circulation through and around the town
- Residents highly favor the development of a 'downtown' apart from Highway 260

**Youth:** We feel that the strength of a community can be measured by the ability of a town to invite and support the youth returning to live within it. Unfortunately, the youth of a population often go unrepresented in development studies. The Tejido Group distributed youth surveys to Blue Ridge Schools and the Chamber of Commerce. The response from students was overwhelming. The Youth surveys showed the following indications:

- The youth feel that Pinetop-Lakeside needs more jobs and educational opportunities
- The youth enjoy spending time at the lakes and creeks of Pinetop-Lakeside
- Only 20% have definite plans to remain in Pinetop-Lakeside after High School

### DESIGN RECOMMENDATIONS

The Tejido Group understands that the feelings and thoughts of residents can help direct and justify design decisions for the future. Resident surveys were distributed to the town offices, the Chamber of Commerce, the Larson Memorial Library, printed in the White Mountain Independent, and provided at





# LITERATURE REVIEW

## CONTENTS

### New Urbanism Landscape Ecology Trail and Greenway Benefits

A Literature Review is done to document and summarize the data we have found in publications and educational literature. This broadens the knowledge base and provides the most up to date, cutting edge information possible. Having this knowledge allows better design decisions to be made. This information has been applied to the current situations in Pinetop-Lakeside and used to inform the design.

The following pages contain information on current trends in urban development, how the study of landscape ecology applies to Pinetop-Lakeside as well as a discussion of the benefits of trails and greenway.

New Urbanism is important to our design process because it provides proven methods for creating communities that people enjoy living in. The guidelines set forth in new urbanism develop communities with strong social connections and well conceived systems of public open space.

We studied landscape ecology in order to better understand the natural systems operant in and around Pinetop-Lakeside. This allows us to develop more environmentally responsive designs.

The trail and greenway section discusses the benefits of establishing alternative transportation systems and connecting open space with trail systems. Understanding these advantages helps us decide which features to recommend for Pinetop-Lakeside.

## NEW URBANISM



### PRINCIPLES FOR OUTDOOR PUBLIC PLACES:

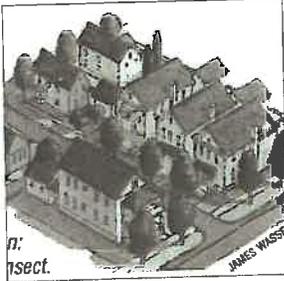
The principles listed below help create public places that are more conducive to bringing people together. These can be called public courtesies.

- Provide Seating
- Let people purchase food or drink.
- Offer a conversation piece – public art.
- Put public space in the sun in winter, shade in summer.
- Provide space for board games
  - Build close to the sidewalk – human scale: a place where the ability to have a conversation is allowed by the very size of the space.
- Provide a place for music.
- Reclaim and people the parking lot – i.e. entrance to supermarket is a perfect place to sell flowers or newspapers, then coffee, next comes tables and chairs, then it becomes a hang out.
- Build bus shelters with public services.
- Use sound to permit conversations – white noise from a waterfall blocks out harsh traffic noise.
- Promote growing – community garden plots where gardeners can gather and the practical wisdom of older people can be passed along.
- Use moveable chairs whenever possible.
- Build neighborhoods for the “social stroll” that take into account:
  1. Continuity: a path that forms a continuous loop
  2. Scale: not too lengthy so that people can pass each other more than once
  3. Width: wide enough for two groups to pass each other comfortably

### SENSE OF COMMUNITY

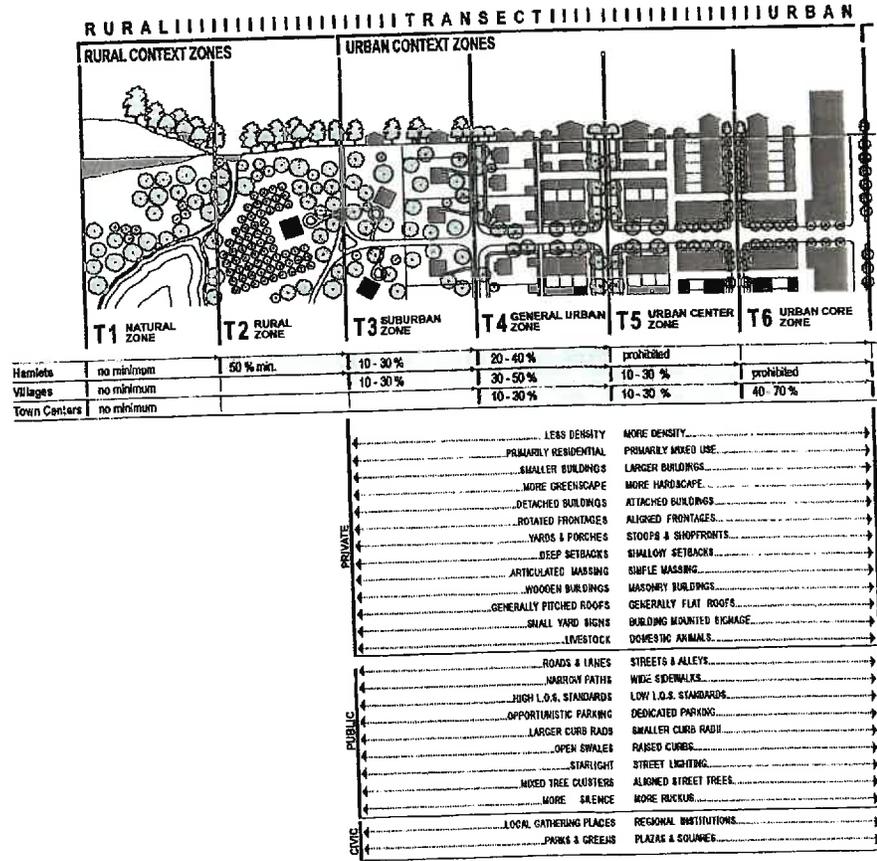
In the surveys we conducted, citizens rate high on their list a desire for a sense of community. What is meant by “a sense of community”? In the book, “City Comforts – How to Build an Urban Village”, the author states, “people flee cities because the cities do not do a good job as places where casual contact can flourish and create a sense of community.” It could be

said then that a sense of community is how comfortable people feel in their casual encounters with others while going about their daily tasks.



ABOVE: The effort to create a sense of community in physical form is only a means to an end. The means are the buildings and roads and parks. The end is improving relations among people.

RIGHT: Transect from "New Urbanism Comprehensive Report & Best Practices Guide" by Robert Steuteville and Philip Langdon. Transect created by Duany Plater-Zybeck & Company.



## COMMUNITY DESIGN USING NEW URBANISM

New Urbanism is an approach to community design that strives for more livable towns and neighborhoods and seeks to provide residents with a greater sense of community. It is based on the urban-rural Transect and is divided into tiers, the principle tiers being Rural, Suburban, General, Center, and Core. The Transect is useful for designing and developing places in which the whole is greater than the sum of its parts. Because Transect tiers can be described and defined, they are beginning to form the basis for a

new generation of zoning codes responsive to human-scale needs and desires.

At the neighborhood level, New Urbanism is often referred to as Traditional Neighborhood Development (TND), because it revives the ideas and practices that were at the heart of American community building from the 1600's until the Second World War - and largely abandoned during the sprawling expansion of the postwar decades.



1,2,3



3,8



4,6



5



7,8



10

## CHARACTERISTICS OF NEW URBANISM

**1** The basic building block of a community is the neighborhood. These are limited in size, with well-defined edges and a center. The size is based on the distance one can walk in five minutes from the edge of a neighborhood to its center.

**2** A variety of dwelling types are available – usually freestanding houses, rowhouses, and apartments – so that younger and older people, singles and families, the poor and the wealthy may find places to live.

**3** Shops and offices can be at the edge of the neighborhood, in sufficient variety to supply one's daily needs. As an example, natural ecosystems are richest at their edges where different habitats and their surroundings overlap. Mixed-use neighborhoods are often more resilient, stimulating and interesting than single-use neighborhoods.

**4** Schools are located close enough for children to walk or bike to.

**5** Small playgrounds are not more than a tenth of a mile away – convenient to every dwelling.

**6** Streets within the neighborhood are a connected network which disperses traffic by providing a variety of pedestrian and vehicular routes to any destination.

**7** The streets are narrow and tree-shaded – features that slow traffic, creating an environment suitable for pedestrians and bicyclists.

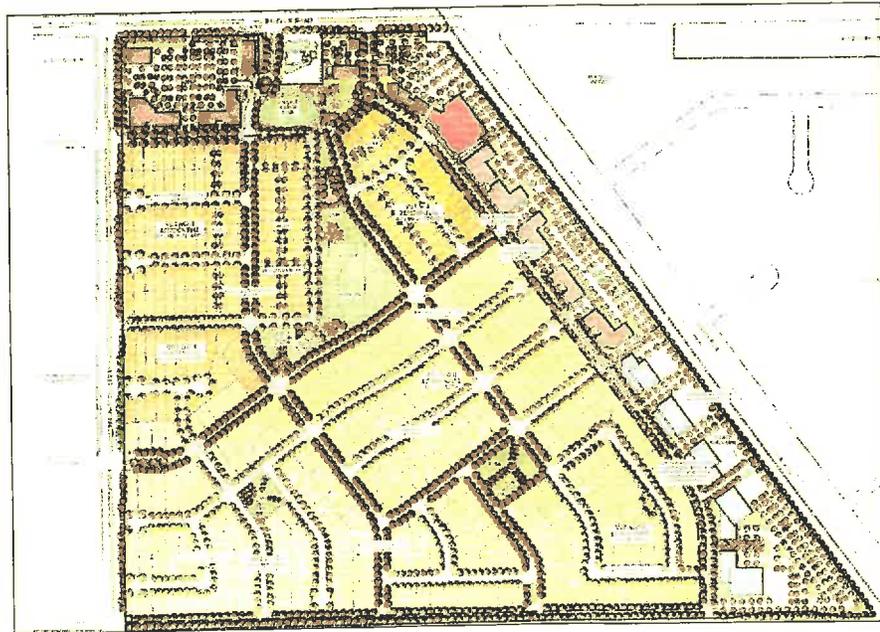
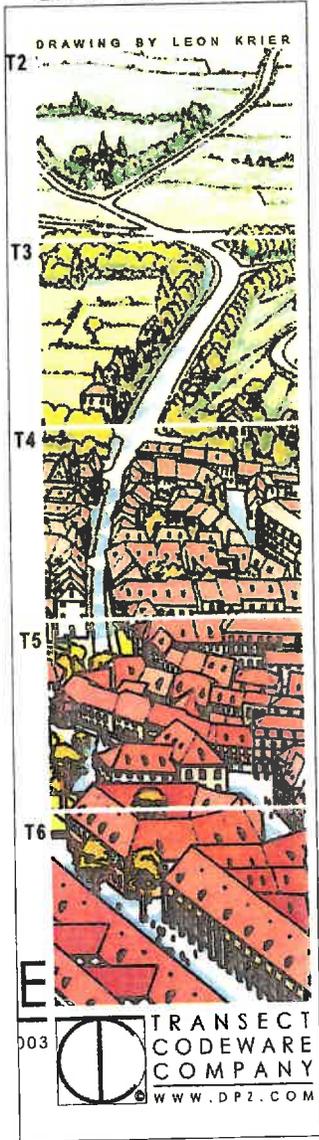
**8** Buildings in the neighborhood center are placed close to the street, creating outdoor rooms.

**9** Parking lots and garage doors rarely front the street. Parking is relegated to the rear of buildings, usually reached by alleys.

**10** Civic buildings belong on preferred sites such as squares or neighborhood centers, or where the view down a street terminates. Such placement helps turn civic buildings into landmarks.

For more information on New Urbanism visit [www.cnu.org](http://www.cnu.org) and [www.newurbannews.com](http://www.newurbannews.com)

# SMART CODE



## NEW URBANISM AND CODES

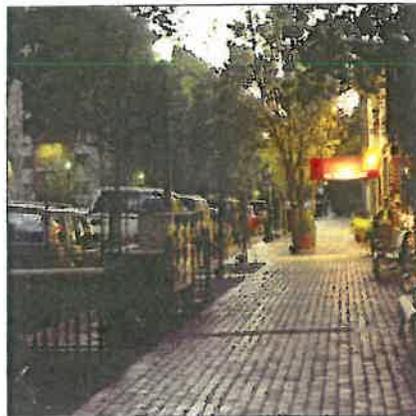
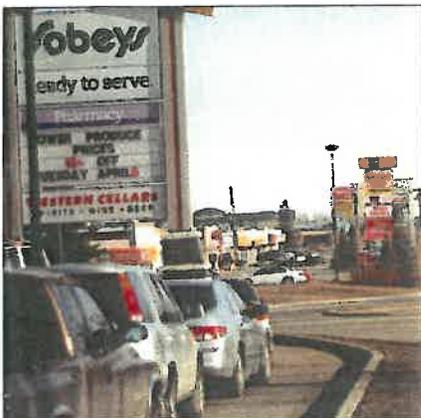
Codes are the DNA of communities. Rarely read and understood by the public, zoning codes and subdivision ordinances determine the future shape and character of towns and cities just as surely as the acorn establishes the qualities of the oak tree. Most zoning ordinances in the USA make it difficult to deviate from the single-use, automobile-oriented development that prevails in the suburbs. Development in the form of "traditional" hamlets, villages, towns, and cities is usually illegal.

How can new urban communities get built when the regulatory cards are stacked so decisively against them? And how do we meet that challenge without overregulating builders, developers, and designers, and without significantly raising costs and stifling creativity?

The good news is that in 2003 the first code that is based on principles of New Urbanism and that is readily available nationwide was released by the Municipal Code Corporation, commonly called Municode. That system, the SmartCode developed by planners and architects Duany Plater-Zyberk & Co., will make it easier for municipalities to implement a new urban code. (Information on the SmartCode is available at [www.municode.com](http://www.municode.com))



Where would you rather live?



Where would you rather shop?

Although community design is not at the root of every entrenched urban social problem, it plays a significant role. Design can help control crime. It can boost property values. It can elevate the quality of life. The primary amenities offered by cities and towns have to do with human-scale design - lively and attractive streets, squares, parks, and civic facilities.

For more information on New Urbanism communities visit [www.tributaryga.com](http://www.tributaryga.com) and [www.daybreakutah.com](http://www.daybreakutah.com)

In the mid 1980's lots began selling in Seaside, Florida for \$15,000. Only 20 were sold in the first two years. After critical mass was reached and shops were built, prices increased rapidly. Recently, lots there have sold for as much as \$2 million. Downtown Seaside has been appraised at \$100 million. The entire parcel was worth \$1 million when the project started in the 1980's. It's important to look at New Urbanism projects as long term investments.

## Seaside, Florida



## NEW URBANISM FINANCE

### FINANCIAL RESOURCES

Estimates for the year 2002 are approximately 272 large-scale projects under construction with nearly \$10 billion invested. Money coming from banks, developer's equity, government programs, publicly traded companies, individuals, and foundations.

- Funders' Network for Smart Growth and Livable Communities at the Collins Center for Public Policy in Miami
- The Arnold Fund in Newton County, Georgia
- The John D. and Catherine T. MacArthur Foundation in Florida
- The Charles Stewart Mott Foundation in Flint, Michigan
- Foundations can also support new urbanism by making Program Related Investments (PRI's)
- The Fund for New Urbanism by Duany Plater-Zyberk & Company

Investment is the name of the game for developers, which is good for New Urbanism communities as their property values usually increase at a much higher rate than conventional developments. One example is a realtor who bought a unit in the Kentlands for \$446,000 in 1999. It had a resell estimate in 2002 at \$600,000. That translates into an increase of about 40 percent in just over three years.

As one looks to explain the strong price appreciation achieved in new urban communities, an oft quoted line by Vincent Graham states, "If what you're selling in a development is privacy and exclusivity, then every new house is a degradation of the amenity. However, if what you sell is community, then every new house is an enhancement of the asset." Simply stated, the best new urban communities achieve greater value as they mature in a way conventional developments do not. This becomes a boon to investors with foresight and some knowledge of the past market performance of new urban developments.

Town centers and residential neighborhoods can function symbiotically: the town center will help sell houses, while the residents will help activate the downtown. An example of this is Bradburn, Colorado, a good illustration of New Urbanism's transect with trails and open space to residential blocks, to the town center. The project has a five-year timeline during which 780 residential units are to be built in a wide range of types, and a quarter-million square feet of retail space, office space, and civic buildings will be completed. During that period, the developer expects to generate a 20% annual return on investment from residential sales and end up owning the town center. The later is projected to generate a 12 percent return on assets. "The goal is to build a mixed-use community and in the end own the commercial center," said Jeff Pedard, the firm's director of development. "Ours is a long-term hold position." This strategy can be used by town governments to generate revenue for future projects; they are also more interested in long term investment than any other investors.



LEED focuses on Smart Growth and New Urbanism best practices, including designing neighborhoods that reduce vehicle miles traveled and building communities where jobs and service are accessible by foot or public transportation.



## LEED

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System, developed by the US Green Building Council (USGBC), provides a list of standards for environmentally-sustainable construction. The system offers four levels of accomplishment: LEED Certified, Silver, Gold, and Platinum according to how well the building preforms on a checklist that covers five major areas: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials & Resources, and Indoor Environmental Quality, plus four checklist items reserved for any innovation above and beyond what is required by the checklist. LEED is presently the most popular and respected guide for green building in the United States.

LEED certification is obtained after submitting an application containing various materials documenting compliance with the requirements of the various credits. Recently the application process for new construction certification has been streamlined electronically, via a set of active PDF's that take over the function of printed template letters required under the traditional paper "snail mail" application method.

For more information on LEED visit [www.USGBC.org](http://www.USGBC.org)

New construction of Arizona state buildings and Federal buildings require LEED certification. Incentives for green building practices come in the form of grants and tax incentives.



Pinetop-Lakeside has many environmental treasures. Clockwise from top left: meadow flowers, Billy Creek, storm clouds over a meadow, ducks on Woodland Lake.

## LANDSCAPE ECOLOGY



## ECOLOGY

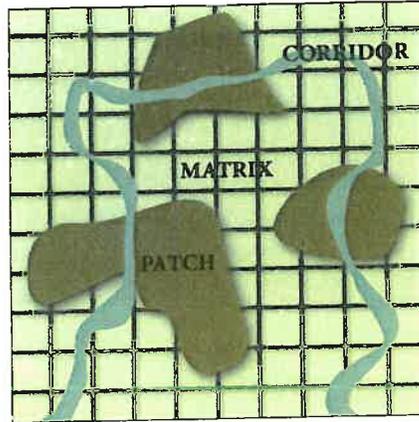
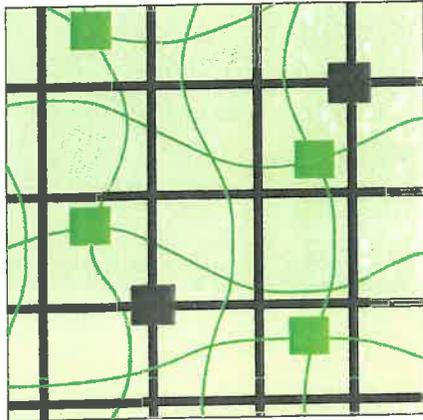
Landscape Ecology: The study of the structure, function, and change in a land area.

We study the landscape ecology of an area to learn the structure, function and change of the land. This knowledge is very important when planning for the future development of a community. The ecology of the White Mountain area is a rich and diverse system that is of utmost importance to the residents and visitors of Pinetop-Lakeside. The predominantly forest landscape with meadows and riparian areas forms an environmental system that provides habitat for many animals and many recreational opportunities for humans. For the town to operate effectively, connectivity between this system and the urban system of Pinetop-Lakeside must be established.

Having a healthy mosaic of preserved forest and meadow landscapes within the town begins to ad-

dress the close relationship between the town's economy and the environment. Once these landscapes are protected, connecting them becomes the priority through the establishment of greenways. The preservation and connection of these spaces creates opportunities to support more plant and animal diversity, which benefits the entire community.

A few of the most important concepts in the study of Landscape Ecology are explored here including systems, matrix, patch, corridor, and edge effect.



Left: Urban and Environmental Systems should be integrated with care to avoid conflict.

Right:

**Matrix:** The most extensive and most connected landscape element type present, which plays the dominant role in landscape function; the landscape element surrounding a patch.

**Patch:** A nonlinear area of land that differs in appearance from its surroundings.

**Corridor:** A narrow strip of land that differs from the matrix on either side.

## SYSTEMS

There are two major systems working in the Pinetop-Lakeside vicinity, the urban system and the environmental system. The urban system includes the town infrastructure (roads, buildings, utilities, etc.). The environmental system includes all of the natural patches and corridors within the town including the Woodland tract and the creek corridors. The connectivity within and between these systems is of importance when developing plans for future growth and development.

### Environmental

The ecosystem of the White Mountains involves a complex dependence between many landscape types including forests, rocky slopes, riparian areas, and meadows. These landscape types are linked in a series of patches and corridors throughout the White Mountains. Responsible development requires careful planning, looking at these relationships as a whole.

### Urban

Urban development should respond to the needs of the surrounding environment. This doesn't mean that every single bit of open space in the town needs to be preserved. It is more realistic to consider the

whole, making certain that the maintained open space has connections through the urban matrix to the surrounding forest. This ensures better habitat for animals and a seamless recreational experience for residents and visitors.

## MATRIX, PATCH AND CORRIDOR

Pinetop-Lakeside is surrounded by a forest matrix. There are patches of forest and meadow as well as riparian corridors throughout the town. For these elements to work as a whole, connectivity must be optimized. Connecting the patches that are left in the town ensures that there is less species isolation and creates a healthier system for the benefit of animals and people.



Left: The forest edge along Big Springs Study Area.



Right: A youth enjoying the fishing available at Woodland Lake. This and other open space should be preserved and connected.



A gradual edge effect is more desirable than an abrupt edge.

### EDGE EFFECT

Creating and maintaining a healthy interface between two different landscapes such as a forest/meadow interface benefits residents and visitors who appreciate the increase in "watchable" wildlife opportunities. With the town looking forward to events such as the Watchable Wildlife Festival, preserving the number and variety of species in and around town should be a high priority. There are a few things to keep in mind: a.) A gradual edge allows for greater plant and animal diversity. b.) Creating a good edge benefits many bird species as well as deer, elk, and many other mammals. c.) Both forest and meadow landscape types should be present to attract as many animal species as possible.

Edge Effect: The zone of composition and abundance that is the boundary or a patch or corridor relative to the species composition or abundance of the interior.

### APPLICATIONS

When all of these concepts are applied to Pinetop-Lakeside a few points are found that need to be taken into consideration:

1. The current popular assumption that any tree cutting on developing properties is bad, needs to be re-evaluated. Selective tree removal can increase the health of the town's trees and accommodate urban growth without causing a severe disruption in the ecosystem.

2. The current trend of slating development in open meadow space is just as environmentally hazardous as clear cutting forest. All landscapes are valuable when looking at the ecosystem as a whole. Protecting meadows within the town helps to ensure the stability of urban wildlife as well.

3. Highway 260 is a major corridor that actually acts as a barrier as well as a conduit. This could be addressed by underpasses and improved streetscaping.

4. Establishing greenways is a way to connect all of the protected areas within the urban environment. The greenways serve as corridors for animals and people moving between patches.

5. Areas that encompass habitat for sensitive species should be buffered and protected. This includes the areas that have been identified by the forest service as well as the creeks.

6. Edges of protected areas should be gradual versus abrupt. This increases the diversity of species which can be supported.

#### References

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Forman, R.T.T. (2002). *Landscape Ecology*. New York: John Wiley & Sons, 1976.

## TRAIL AND GREENWAY BENEFITS



TOP LEFT AND RIGHT: Images of destruction caused by flooding. These events convinced the town leaders that something needed to be done to alleviate the flooding.



BOTTOM LEFT AND RIGHT: Images of the parks created in the floodplain areas after housing and industry had been moved to other parts of Tulsa.

## BENEFITS

We have mentioned that the creek corridors running parallel to Highway 260 are important assets for the community. They are the perfect setting for the backbone of an urban trail system and also provide corridors that link Pinetop-Lakeside to the regional amenities, including the existing trail systems.

As we have covered before, there are two existing plans for regional trail systems, the 1999 Urban Trail Study done by Lima and Associates and the plan for Show Low done by The Tejido Group in Spring 2006. These existing plans can be integrated into a regional system which can benefit all of the surrounding communities, but in particular Pinetop-Lakeside because it is already a top destination in the White Mountains.

This section will document the information we have gathered on the benefits of trail and greenway systems. We found four main categories of benefits: Economic, Environmental, Aesthetic, and Health.

First in the economic category is job growth resulting from maintenance and management requirements and tourism related businesses. Trail and greenway development has also resulted in lowered costs of pollution and flood control through use of buffer zones and filtration systems. The buffer zone created in Tulsa, OK after devastating flooding, actually produced a 25% drop of flood insurance rates. Property values are also positively influenced by close proximity to trails. Many new developments in the United States are including connections to surrounding trails as a way to boost property values.

Greenways - walk or bike paths, protected open space managed for recreation and aesthetic purposes.

Trails - paths used for walking, bicycling, horseback riding and other forms of active recreation and transportation.

TOP RIGHT AND LEFT: Scenes from the Greenway Trail system in Maryville, Tennessee.



BOTTOM RIGHT AND LEFT: Scenes from the Little Miami Scenic Trail in Ohio.



*I was very impressed with the beauty of the park, and it helps provide a sense of community to this area. As well as the many benefits it provides to over more than 100 employees.*

*Samuel F. Park, Jr. Chairman and CEO Ruby Tuesday, Inc.*

Another economic benefit for creating trail and greenway corridors is a multi-use factor. The corridors necessary for trails can be seen as linear space for future infrastructure needs. Utility companies who want to use the corridor to run their lines can help defray trail costs in several ways including donations of land, in-kind services, or annual fees. An example of this type of relationship is found in Wisconsin where a utility company paved a 48 mile stretch of trail in exchange for using the corridor to lay their telephone lines.

Developing a trail and greenway system is also attractive to companies that are looking to relocate or establish corporate headquarters. Maryville, Tennessee experienced this benefit when Ruby Tuesday,

Inc. moved one of their offices there. The CEO stated that the Greenway Trail system was one of the factors which helped them make the decision.

Above all, trails and greenways turn the geographic and historic resources of a town into community trademarks, which draws visitors. Visitors to the Little Miami Scenic Trail in Ohio spend an average of \$13.54 per visit while enjoying the historic sites of the trail. Another successful trail can be found in Leadville, Colorado. There the construction of the Mineral Belt Trail produced a 19% increase in sales tax revenues. Pinetop-Lakeside is rich in both geographic amenities and historic sites that can be integrated into a trail system.



TOP LEFT AND RIGHT: Iron Horse Regional Trail in California provides alternative transportation for the many commuters of the area.



BOTTOM LEFT AND RIGHT: The black bear and the Florida sandhill crane both benefit from the preservation of the Pinhook Swamp in Florida.

Environmental benefits fall under one of the most sensitive ordering systems. If development is planned that will cause unnecessary damage to the environmental system of an area then it really isn't worth doing. When establishing an urban trail system, it is important to take environmental consequences into consideration. More often than not, the environment will benefit in several ways.

First the corridors established for trails and greenways improve water and air quality. A 1997 trail use study of the Iron Horse Regional Trail in California showed that one third of those surveyed used the trail for transportation to work, school, shopping, and restaurants. This means fewer vehicles on the road polluting the air. Trails and greenways also provide buffers along streams, rivers, and lakes, preventing

erosion and pollution. This can be seen in Georgia along a three-mile stretch of the Alchoy River where the estimated value of the water filtrations attributed to wetlands is \$3 million dollars.

Wildlife also benefits from trail and greenway systems. The corridors protect important habitat and provide a safe route for people and wildlife movement. The preserved Pinhook Swamp between Florida's Osceola National Forest and Georgia's Okefenokee National Wildlife Refuge protects a vital wildlife corridor. This greenway keeps intact an important swampland ecosystem that sustains numerous wildlife species including the Florida black bear, timber rattlesnake and the Florida sandhill crane. Many species around Pinetop-Lakeside would benefit from this form of protection.

TOP LEFT: Trails gain even more beauty in the winter when snow blankets the evergreen trees.



TOP RIGHT: This neighborhood in California enjoys a trail system



BOTTOM LEFT AND RIGHT: Mineral Belt Trail users in Colorado get the most out of the health benefits



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The aesthetic benefits for communities with trails and greenways are fairly obvious. Trails and greenways increase the beauty of neighborhoods and communities, raising the quality of life for residents. They provide an attractive and safe network, linking all of the valued places in the area including commercial/retail, historical, cultural, civic, and recreational sites.

Perhaps the most overlooked benefits are included in the health category. Locating trails and greenways near neighborhoods helps people of all ages incorporate exercise into their daily routines. Communities can make the choice to exercise easier by connecting residents with places they commonly need to go to and by providing attractive safe networks of sidewalks, bikeways, and trails for common activities such as walking the dog, commuting to work, walk-

ing to a town facility, biking to school, or traveling to the store. These activities often become part of a community lifestyle raising the quality of life within the community.



CAME STUDIOS

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# CASE STUDIES

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Napa, California  
San Luis Obispo, California  
Lemoore, California  
Suisun, California  
Flagstaff, Arizona  
Ashland, Oregon  
City of Langley, BC  
Prescott, Arizona  
Minneapolis, Minnesota  
Aspen Colorado  
Park City, Utah

Case study analysis is an integral component of Tejido's design process. Thorough design and planning reviews of similar projects allows us to avoid the mistakes and build upon the successes of precedent projects. Our assessment of these case studies is guided by a series of design and planning ordering systems: functional, socio-cultural, aesthetic, economic, and environmental. Our case study analysis includes the distillation of design implications, and the assimilation of these into design precepts and eventually fledgling concepts. The following case studies have been selected from our research as particularly relevant to the challenges and opportunities faced by Pinetop-Lakeside. They focus on creek communities, urban trail systems, main street development, town squares, affordable housing, outdoor shopping areas, and how these amenities have been incorporated into the towns.

This portion of our process is also absolutely critical to effective communication with our clients. Our case study analysis is exhaustive and dedicated to the generation of design implications resulting from our review of other projects relevant to our own. As our clients witness the successes and failures of other relevant projects around the world they gain confidence in the feasibility of their own project and in their designer. We have assembled a very large digital library of design and planning case studies, and continue to develop new ones with each project.



**QUICK FACTS:**

Population: 75,000 (2000)  
 Land Area: 17.7 sq. miles  
 Location: 40 miles NE of San Francisco

LEFT: A pedestrian bridge crossing Napa Creek near commercial development. The city of Napa chose to showcase its natural creek and take advantage of it by providing increased access and amenities.

## NAPA, CALIFORNIA

### Background

The town of Napa is located in the rolling golden hills of northern California. Napa's world famous vineyards and wineries, with abundance of restaurants, shops and lively entertainment have drawn visitors for decades. Napa was born and flourished during the gold rush as prospectors sought refuge from harsh winters in the California foothills.

### Relevancy

The city of Napa, like Pinetop-Lakeside faced growth and development challenges and looked to revitalize its downtown area. The city wanted to increase its ability to compete for tourists with other towns and attractions in the area.

### Napa Creek

Amid growing growth pressures, the city had buried its natural creek to accommodate the building of a housing development. With its revitalization project, the city of Napa became one of the first towns in the country to daylight a buried creek.

The downtown district of Napa soon became a hub for social interaction, visitor attractions, and civic functions. The project ensured that the creek links park space, parking lots, pedestrian access, and commercial space. The city worked with the Napa Creek

and Napa River to develop a thriving outdoor space that showcases the aesthetic features of the waterways. The riverwalk features a pristine, two-tiered, landscaped promenade that includes and connects plenty of galleries, restaurants, theaters, and historic sites. An expanded walking and biking path along the river is also planned for the future.



TOP: Vehicular traffic is limited to the streets fronting the development. Primary access to the creek's amenities is reserved for quieter, pedestrian encounters.

ABOVE: One way the city showcased the creek was by creating pedestrian plazas and dining areas along the creek.

DESIGN IMPLICATIONS: Avoid parking lots or excessive paving on creekwalk side of developments; introduce entertainment plazas and parks along creekwalk with dining, entertainment, etc., to preserve natural spaces within development; promote storefronts on creek side to emphasize pedestrian access and circulation; allow visual access from the Main Street to the creek area.

**QUICK FACTS:**

Population: 44,174 (2000)  
Land Area: 10.7 sq. miles  
Location: 175 miles NW of Los Angeles

**FAR RIGHT:** A creekfront development in the heart of San Luis Obispo's downtown sector. Town merchants were encouraged to open second storefronts along the creek walkways, which ultimately enriched the creekfront experience.



## SAN LUIS OBISPO, CALIFORNIA

### Background

Because of its location, halfway between San Francisco and Los Angeles, along the scenic California coast, the city of San Luis Obispo has long been a stopping point for travelers. The city is one of California's oldest communities, founded in 1772 by Catholic missionaries. With its year-round pleasant climate, scenic outdoors, pedestrian friendly downtown and well-known weekly farmers market, San Luis Obispo is a haven for residents and visitors alike.

### Relevancy

Like Pinetop-Lakeside, the city of San Luis Obispo sits along a beautiful, natural creek appropriately named San Luis Obispo Creek. Also like Pinetop-Lakeside, the town had grown to neglect the creek and the potential benefits that could be drawn from it. After the completion of a feasibility study in 1963, the city stressed the importance of maintaining the city's unique gifts—its small town character, historic legacy, and natural downtown creek. Essentially, the study inspired a growing appreciation for the creek as a key thread in the city's increasingly urban fabric.

### San Luis Obispo Creek

In the mid 1960s, the Downtown Merchants' Association funded and oversaw the creek restoration project to improve business in the city. The primary

goal of the restoration project was to revegetate and feature the aesthetic beauty of the stream and to draw the public to it via walkways and public spaces.

The heart of the project was Mission Plaza. This historical area of downtown became the cultural, physical, and spiritual center of the community. Mission Plaza consists of a two block area with a large public plaza, seating areas, and pathways between the Mission and businesses on the opposite side of the Creek. The plaza has continued to grow and evolve in phases over the last two decades.

Visitors can take in three museums, dine on outdoor patios overlooking the creek, attend church services, enjoy outdoor performances, shop in the nearby stores, view public art, have a picnic, or simply take a quiet walk along the creek.

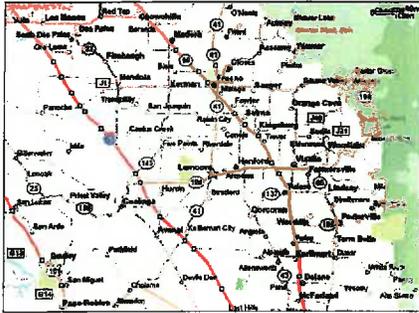
Merchants were encouraged to open second storefronts along the creek walkways for pedestrian strolling and outdoor dining plazas. Downtown pedestrian traffic was focused along creekside sidewalks lined with decorative lighting and walkway railings for creek overlooks. In the end, the project managed to reintroduce the patterns, textures, and colors of a natural riparian community into the heart of the city.



**TOP:** A commercial village that fronts the creek gives visitors a shopping experience alongside a natural environment.

**ABOVE:** Steps and trails along the creek give pedestrians a chance to see and experience the creek in a manner previously unavailable to them.

**DESIGN IMPLICATIONS:** Business and residential areas should provide intermittent access to trail systems. Daylight Walnut Creek for constant flow to enhance wildlife habitat and the human experience. Dual storefronts and entrances to commercial buildings for increased draw and attraction; introduce natural riparian vegetation from creek system into development to create identity and unity.



**QUICK FACTS:**

Population: 22,000  
 Land Area: 8.5 sq. miles  
 Location: 33 miles south of Fresno, CA

LEFT: The West Hills College campus in Lemoore is close to the downtown civic services, allowing students and visitors to easily experience the downtown atmosphere.

## LEMOORE, CALIFORNIA

### Background

Lemoore was settled as a small farming town in central California surrounded by its supporting dairy and cotton farms. In the early 1990s, the city recognized that competition from malls and other shopping destinations from nearby towns and cities was changing the character of its city.

### Relevancy

Lemoore has long valued its small town feel. However, like Pinetop-Lakeside, they depended heavily on increasingly inconsistent tourist revenue. Once they recognized their problem, they took steps to enhance their own town center to provide more services for residents and visitors alike.

### Lemoore's Town Center

Almost immediately after identifying the need for change, the town commissioned a plan to reaffirm their downtown sector as the center of community life. The Town Center incorporates a mix of civic functions, public spaces, and charming retail and commercial venues. The enhancements also stimulated an increase in nighttime activities for community members.

Within the small-town atmosphere of the central business district, merchants are more able to know

their customers personally and become acquainted with individual preferences. Quaint community parks interlaced with commercial development give visitors and residents increased motivation to visit the new town center.



TOP: The civic auditorium serves as a public meeting hall; Lemoore's town center incorporates a mix of civic functions, public spaces, and commercial venues.

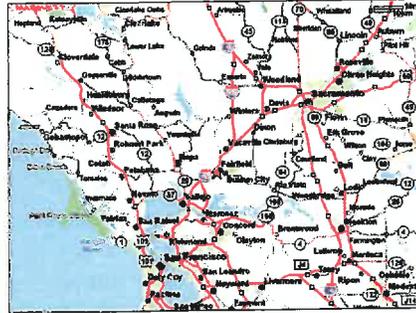
ABOVE: Families can enjoy the many small parks incorporated within the city's downtown area.

DESIGN IMPLICATIONS. Town Center complete with civic, residential, and commercial uses can become center of community life; Combine specialty shops with open spaces and plazas (small parks); Develop new buildings with historic context and style; Provide opportunities for nighttime activities for residents and visitors.

**QUICK FACTS:**

Population: 26,114 (2000)  
Land Area: 4.0 sq. miles  
Location: 40 miles NE of San Francisco

FAR RIGHT: A waterfront park complements the civic functions of the city. Visitors enjoy the city's amenities while visiting the



## SUISUN CITY, CALIFORNIA

### Background

Situated conveniently between the two major urban centers of northern California, Suisun City had long attracted visitors and residents seeking the California small town lifestyle. The town was established in the 1850s as a transfer point for transportation and commerce during the California Gold Rush. New housing tracts began springing up across the city as it became very attractive for Bay Area commuters and second-home owners; yet Suisun City's "heart" – the downtown waterfront – began to decline.

### Relevancy

Suisun City faced the challenge of creating a new identity for its dwindling downtown sector. They hoped to maintain their famous 'small town' atmosphere, yet be equipped to attract more residents and visitors. Incorporating New Urbanism design principles and a dedicated downtown revitalization plan, Suisun City has become the pride Northern California small cities.

### Downtown Suisun City

In 1989, the City implemented an aggressive re-development program centered on the Old Town Waterfront and Historic Main Street Shopping District. Using the latest in New Urbanism design philosophy, Suisun City has reinvigorated the waterfront, ending

its isolation and reintegrating public uses with the City Marina, Public Promenade and Harbor Plaza.

Residents of Suisun City form a close-knit community, gathering often for civic events in the Old Town sector complete with public spaces, promenades, and an historic shopping district fronting the picturesque waterfront. City Hall also sits on the waterfront, with its towering dome serving as a familiar local landmark.

Suisun City is fast becoming the prosperous waterfront community civic leaders have long-envisioned. Main Street is increasingly vibrant with one-of-a-kind shops and restaurants in historically authentic buildings. Everyday, people are re-discovering Suisun City as a thriving destination for business gatherings, family day-trips, and a singular and relaxing waterfront experience.



TOP: Suisun City focused their civic facilities at the water's edge, emphasizing the natural amenity, and providing visitors with access to it.

ABOVE: Historic buildings like this were renovated to accommodate more contemporary businesses in the downtown sector.

DESIGN IMPLICATIONS: Town Hall can be situated carefully to be framed by the natural scenery; the trees, the mountains, and the creeks; a mix of historic and civic sites with unique shops and restaurants creates a lively, attractive atmosphere; take advantage of trail systems within town to integrate public uses with the natural amenities; connect schools to neighborhoods, civic uses to commercial uses, etc.



**QUICK FACTS:**

Population: 57,391  
 Land Area: 63.6 sq. miles  
 Location: 60 miles NE Prescott, AZ

LEFT: Flagstaff in Northern Arizona boasts many small shops, restaurants, and services all which are connected to residential communities and the Northern Arizona University by the Flagstaff Urban Trail System (FUTS.)

## FLAGSTAFF, ARIZONA

### Background

Flagstaff is a community rich with cultural diversity, beauty, and history as well as amazing educational, recreational and scientific opportunities. Meandering for miles throughout the city of Flagstaff is the Flagstaff Urban Trail Network.

### Relevancy

Similar in climate to Pinetop-Lakeside, Flagstaff relies heavily on tourism, attracting skiers in the winter, vacationers in the summer, and sightseers viewing the aspen turning gold in the fall. Non-city residents provided an estimated 50% of the sales tax revenue. Flagstaff citizens realize that the quality of life enjoyed in this mountain community is intricately related to the preservation of our environment. The City has dedicated considerable resources to a variety of environmental issues and local conservation efforts.

### The Flagstaff Urban Trail System

(FUTS) is designed for interconnecting residential areas to commercial centers, cultural centers, schools (including Northern Arizona

University), recreational areas, public lands, and other points of interest within and beyond the city limits. FUTS also allows access to the cross-state Arizona Trail, the extensive trail system on the Coconino National Forest, and the Flagstaff Bikeways Network.

The "backbone" of the system consists of 20 miles of trails. Equestrians are asked to use the natural surfacing adjacent to the trails. This extensive trail system ensures that no resident of Flagstaff is very far from a trail that can serve as a training ground or car-free way to get around Flagstaff.

The City has completed approximately 32.8 miles to date. About 100 additional miles are planned. New trail sections are added each year. FUTS works best when the community is informed and involved in its creation, planning, implementation, and management.

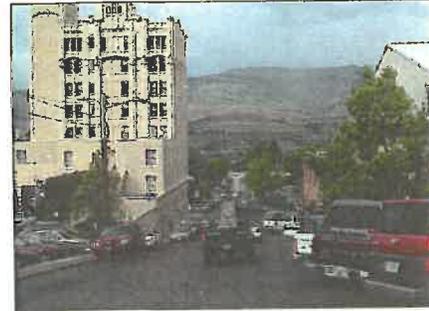
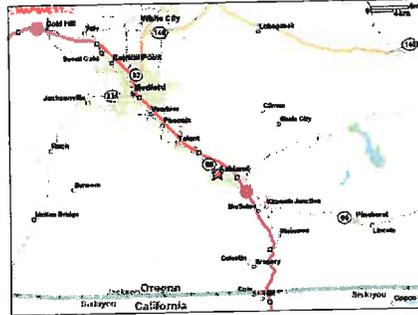


DESIGN IMPLICATIONS: Urban trail systems that offer connectivity of residential, commercial, educational resources add appeal to a community. An urban trail system is used by visitors to a community as well as residents.

**QUICK FACTS:**

Population: 20,755  
Land Area: 6.5 sq. miles  
Location: 230 miles S of Portland, OR

**FAR RIGHT:** Ashland, Oregon a growing community saw flood damage occur to the downtown in 1997 due to a channelized creek. They saw the value of restoring the creek to a natural state and adding an urban trail system.



## ASHLAND, OREGON

### Background

Settled in 1852 as a milling center, Ashland grew up around Lithia creek which powered the early lumber and flour mills. Aware of development pressures and other challenges threatening trails, a group of citizens formed the Ashland Woodland and Trails Association (AWTA) in 2001. The group received a National Park Service Technical Assistance Grant in 2002 to help prepare a comprehensive Trails Master Plan, which was completed in 2005.

### Relevancy

Ashland faces challenges and opportunities similar to Pinetop-Lakeside. Increased development and tourism threaten the small town atmosphere. The town which was established in a beautiful creek side setting in the mountains faces issues of flooding. Planners must balance the needs of downtown businesses, residents, tourists, and the natural environment.

### Ashland's Trails Master Plan

The plan called for a system of trails for pedestrians and non-motorized vehicles on public lands and privately granted easements. It also sought to increase trail connectivity between Ashland's neighborhoods and its varied environments, including downtown, commercial, educational, and surrounding rural areas. The hope was to enhance Ashland's quality of life

through improved recreation, health, and transportation opportunities.

### Ashland Creek Trail Corridor

One section of the town's regional trail system, the Ashland Creek Trail is a pedestrian route nearly 3 miles long passing through a variety of environments. The route is characterized by groomed parks and public woodlands to the south, urban development in the central area, and open riparian woodlands and residential neighborhoods in the north. The creek is Ashland's main source of drinking water.

### Calle Guanajuato

Named after Ashland's sister city in Mexico, this broad paved alley behind the Downtown's Plaza buildings is used for outdoor dining and a craft market in the summer. This area is the first buildings the creek encounters as it enters downtown and was heavily damaged during the 1997 flood. Redevelopment of Calle Guanajuato turned what was once a flood liability for the town into a cherished amenity which was engineered to double as a flood control measure. Walls were heightened, the corridor widened to allow for flooding, banks stabilized against erosion, a new bridge was built, and increased landscaping installed



**DESIGN IMPLICATIONS:** Changes in the character of a trail as it enters and leaves town, creates unique experiences and spaces. Flood control measures and designs can also provide pleasant public spaces and increased economic activity. Developing both sides of creek side businesses increases visibility, customers, and the variety of spaces that can be utilized.



**QUICK FACTS:**  
 Population = 2365 (1961)  
                   = 25,220 (2006)  
 Land Area: 9.2 sq. miles  
 Location: 28 miles SE of Vancouver

LEFT: The City of Langley employed local artists in its revitalization giving the residents a sense of ownership and a truly unique feel.

## CITY OF LANGLEY, BC

### Background

The City of Langley was established in the 1950's and became the business and service center for the surrounding region. After enjoying nearly 25 years as the shopping and service centre for the surrounding rural and agricultural areas, downtown Langley faded as commercial activity moved northeast to Willowbrook area. The City of Langley would follow the trend of many other North American Cities with a major shopping mall being constructed on the outskirts of town. The city has made a couple of attempts at revitalization until finding success in the 1990's.

### Relevancy

Like The City of Langley, Pinetop-Lakeside is looking to revitalize its community and bring a sense of place to the town. Pinetop-Lakeside also has seen a lot of its business and shopping move to the Big Box stores in Show Low. The City of Langley recognized the value of working with the business community and residents to support funding and move forward on a successful revitalization. The value of a commercial district off the highway through town was also identified by the community.

### The City of Langley Downtown Revitalization

Langley's downtown of the 1980's was characterized by vacant stores, low leasing rates and a general lack of consumer confidence. Many buildings were in disrepair, unable to compete with larger shopping centers on the outskirts of town. The first attempt at revitalization was one dimensional and focused on beautification of the street and tree lighting, sidewalk pavers and potted plants. However, like most other downtown revitalization efforts throughout the Province, it did not incorporate significant organizational and marketing components. In short, it represented a single-dimensional program and did not prevent the exodus of commercial activity to the outlying area.

In the 1990's with a new City Council a revitalization effort was again attempted. The City's key to a successful revitalization program was to recognize and borrow techniques employed in the shopping mall environment, but to adapt and modify them to fit downtown Langley's distinct characteristics. Downtown Langley, with its diversity, history, individuality, atmosphere, and pedestrian links to surrounding neighborhoods, belongs to The City of Langley residents in a way that a conventional mall cannot.



TOP: 1961-The City of Langley was the service hub for the surrounding agricultural area for years.

ABOVE: 2006- Expansion forced services out of downtown until the revitalization in the 1990s.

**DESIGN IMPLICATIONS:** Create a vibrant commercial district catering to both residents and visitors. Encourage property owners to get involved in the process and planning of project including design guidelines. Offer owners low interest loans for and grants for renovation and façade improvements

RIGHT: The City's key to a successful revitalization program was to recognize and borrow techniques employed in the shopping mall environment, but to adapt and modify them to fit downtown Langley's distinct characteristics.

FAR RIGHT: The most important thing that pushed this project through was strong leadership from the Town Council elected in 1993. The following election cycle the entire council was re-elected.



TOP: Grant money from the province was used to improve the facades of many existing structures.

ABOVE: Strong leadership was the key factor in pushing the revitalization project forward.

DESIGN IMPLICATIONS: Propose mixed use development to enliven streets and create a market for local shops and services. Encourage business owners to take lead in marketing new commercial area. Grant programs for revitalization, merchant investment in marketing, TIF districts, small increases in property tax are funding options to explore.

To reverse the commercial decline, Langley required a practical and comprehensive approach to Downtown Revitalization. One devoted to creating inviting pedestrian spaces, erecting appropriate signs, encouraging compatible new buildings, improving building facades, organizing and nurturing strong relationships with merchants and, perhaps most importantly, using all of the above to promote downtown business.

Residents and business owners held a vested interest in the success of the downtown and in maintaining reasonable property taxes. A short term rise in the residential tax rate (1%) was also adopted to pay for a portion of the revitalization financing.

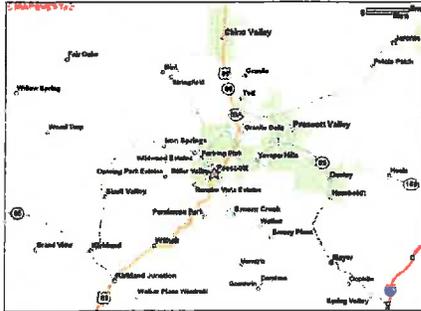
Architectural Guidelines were developed and later incorporated within the City's Official Community Plan. Funds for improving facades were garnered from Provincial Grant Programs.

The City also transferred maintenance and ownership of the Fraser Highway which used to separate the community and was used primarily by commuters and non-destination traffic.

This gave the City control over the Highway which became a one-way street with angled parking in 1996. The goals included: to slow traffic down, improve pedestrian safety, encourage people to look at stores as they drive by and increase parking.

Community Police Office relocated from outskirts of town to Salt Lane, a pedestrian lane, recently enhanced through the civic improvement component of the revitalization program

A fledgling group of business owners and managers, The Downtown Langley Merchants Association, was founded in 1993. There are now 130 members. This group continues to work closely with the City and has now expanded its role as one of the City's primary marketing entities.



**QUICK FACTS:**

Population: 38,244 (2003)  
 Land Area: 37 sq. miles  
 Location: 96 miles NW of Phoenix

LEFT: The Prescott Alternative Transportation (PAT), a local non-profit organization worked with the city to develop safer trail access through West Granite Creek Park.

## PRESCOTT, ARIZONA

### Background

Historically known as a small quiet city with an old west charm, Prescott has drawn new residents and visitors to the area. Yavapai County is reported to have the fastest growth rate of any rural county in the U.S. The Tri-City area of Prescott Valley, Chino Valley and Prescott has seen explosive growth in the past two decades. Many large ranches, grasslands and scenic ridges are being sold to developers and subdivided; the small town lifestyle and natural areas are steadily being lost.

### Relevancy

Like Prescott, Pinetop-Lakeside's open spaces and important natural features like meadows and trees are increasingly becoming threatened by development and population growth. The reactive approach Prescott has taken to population growth is increasingly becoming more proactive as the citizens and Town see the value in preserving open space.

### West Granite Creek Park

This small park a few blocks from downtown is centered on a wild riparian area with a perennial stream and natural vegetation. In the 1980's a five lane 35 mph highway was built through the park essentially cutting off east/west pedestrian and bike travel through the park. In the mid 1990's community desire

increased to create safe bike/pedestrian paths through the park. In 1997 a group of concerned citizens formed the Prescott Alternative Transportation (PAT), a local non-profit organization that worked with the city to develop safer trail access through WGCP. Volunteers put in 1100 hours to complete phase one of the project, a one mile section of hard-packed crushed stone trail at a total cost of \$8000. The need for four bridges to connect surrounding neighborhoods to the park and trail was identified. The parks and recreation department used scrap rebar and glue laminate beams to build tension frame bridges at a cost of \$3500 a bridge( one prefabricated bridge would have cost \$20,000). Local Eagle Scouts got involved and used a abandoned sewer pipe to construct another bridge at a cost of \$2000. The total out of pocket expense for phase one of the project was \$13,700. A community fund-raising event raised \$12,000 for WGCP in one night, which was combined with other donations and foundation grants toward other phases of the project. PAT also sought out grant money and received a \$500,000 Transportation Enhancement Award and hired a greenway coordinator to develop five additional miles of trail along West Granite Creek. By offering an underpass under the five lane highway the completion of WGCP has prompted the City of Prescott to further develop its on-street bicycle and pedestrian system.



**DESIGN IMPLICATIONS:** Involve citizen groups to aide in successful completion and funding of projects. Volunteers can have a significant impact on the cost of the project and promote a sense of ownership of the project in the community. Work to preserve natural elements important to the community. Communities are increasingly interested in promoting alternative modes of transportation and health.

**QUICK FACTS:**

Population: 373,188  
Land Area: 59 sq. miles  
Location: 10 miles NE of St.Paul

FAR RIGHT: With the railroad gone the natural vegetation returned. People began to use the area for recreation. Citizens united and asked "What is the best use of this land, large houses for a few or a public park for all?"



## MINNEAPOLIS, MINNESOTA

FUNDING CAME FROM NUMEROUS SOURCES ([www.cedarlakepark.org](http://www.cedarlakepark.org))

1990 SCLP commits to raising \$335,000 toward purchasing the property

1991 Citizens spearhead efforts at MN Legislature to raise awareness and public funds; Audubon Chapter of Minneapolis pledges \$15,000; St. Louis Park High School group, "Save Our Surroundings" donates proceeds from Bowliathon; Benefit Concert raises money for SCLP; MN Legislature approves the expenditure of \$1.1 million for acquiring the 28 acres; James Ford Bell Foundation awards \$5,000 grant and interim, interest-free financing; SCLP presents a check for \$473,700 in private funds to the MPRB for land acquisition; Land purchased on November 25th

1992 Hedberg Family Foundation pledges \$200,000; Hennepin County Regional Railroad Authority joins partnership and approves use of their land for trail; MN Legislature awards MPRB and SCLP \$610,000

1993 City of Minneapolis receives \$500,000 federal ISTEA funds

1994 Federal highway funds approved for completion of trail to Mississippi River

1995 SCLP awarded \$10,000 DNR Conservation Partnership Grant to for native plant community restoration

1996 Kenwood-Isles Neighborhood Association allocates \$95,000

**DESIGN IMPLICATIONS:** Community involvement key to successful project completion. A wide range of funding sources is available. Volunteerism creates a sense of ownership to a project and promotes success. Community input on best use of land is essential. Connection of trails to regional trail systems and urban trail systems is important and can create funding sources. Long term vision and goals for a project are important for project longevity

### Background

Starting in 1989, a group of citizens took on creating a nature park in the middle of the city. They envisioned how a trail, running along the edge of this park, could spur the growth of an interconnected trail system throughout the metro area.

### Relevancy

Citizens of Pinetop-Lakeside also see the value in conserving open space for public use. Multiple sources of funding were sought and received for the project in Minneapolis.

### Cedar Lake Park

Around 1980, the railroad yards that dominated the sides of Cedar Lake ceased operations. With the tracks gone, native vegetation and wildlife returned and people made trails through this new open space. In 1989, a sign went up advertising a developer's vision of Cedar Lake Park: a few large, expensive homes close to the lake. A group of citizens had a very different vision for this area. They sensed an opportunity to turn this vacant land into a nature park. They envisioned a series of greenways connecting the city and the suburbs. This organization called themselves "Save Cedar Park Lake." They acted as stewards for this, the newest natural park of Minneapolis. Though they did not own the land, they claimed it for one

and all. Their goal was to protect this area, and share the experience. They went door to door, handing out leaflets with a straightforward message: What is the best use of this land? Almost all the people contacted heartily endorsed the vision of a nature park with connecting trails. Buoyed by community support, this group of citizens decided to back up their message with some muscle and began a fund-raising drive to raise one third of the cost of purchasing the land. Then they initiated a dialogue that, over time, turned into a partnership with the Minneapolis Parks and Recreation Board (MPRB) to secure the land and create a park with trails. The City and Metropolitan Councils also entered the partnership to develop the connecting trails. And since the park would become part of the Chain of Lakes Regional Park, the state legislature was approached to join the partnership. In 1991, \$600,000 raised from the community. With money from the state, the land was purchased from the railroad to become an integral part of the Minneapolis Parks system. Many simply could not walk away from the next critical stage in the life of the park. Re-naming themselves the Cedar Lake Park Association (CLPA), they continued their partnership with the MPRB, the new owner of the land, and the city's Department of Public Works, for they had the vision and would provide the muscle to create a city-wide trail system.



**Quick Facts:**

Population: 5914  
Land Area: 3.5 sq. miles  
Location: 104 miles SW of Denver

Funding: City of Aspen Housing Dept.  
Type: Grant for land  
Development Type: New construction for-sale attached townhouses.  
Resident Profile: Families with incomes 25%-75% of AMI.  
Density: 40 units per acre

## ASPEN, COLORADO

### Affordable Living

One of the challenges faced by Pinetop-Lakeside that many residents have identified in the user analysis phase of this study is affordable housing for residents. The housing market often places the cost of homes out of the price range of many residents. During interviews, concern was voiced that teachers, nurses and other working people could not afford to own a home in Pinetop-Lakeside. Affordable housing was also identified as something that would retain the youth of Pinetop-Lakeside. Housing affordability is a challenge in any community but presents a particular challenge to walkable communities where amenities are close to housing. Land values within walking distance of stores, schools, parks and other amenities will always be higher than where people must drive everywhere. Transportation costs are second only to housing in household expenditures, which vary greatly according to where you live and availability of mass transit. Generally a family living close to the downtown and amenities spends much less on transportation than one living in the suburbs. This concept is called location efficiency. The families overall budget is less when transportation costs are kept to a minimum, therefore making housing more affordable to the family.

### West Hopkins Townhouses

The West Hopkins townhouses were designed for

working families who are permanent residents in the resort community of Aspen. The high cost of living places housing beyond the range of many families of working people, forcing many to live far from their place of employment. The West Hopkins housing was a test infill development of only 11 units built on a vacant parcel of land. The scale and architectural character are compatible with the existing context; the buildings are oriented to the street with the living spaces on the ground level to promote neighborhood interaction; they have an internal, semi-private open space. Higher density was achieved by placing smaller one bedroom "carriage houses" over garages off the rear drive. Compact housing helps respond to a problem that is facing virtually every community in the United States, the escalating cost of housing and its impact on affordability. A compact housing project can be resisted by the community every step of the way, or welcomed. It can be a constant source of discomfort and resentment for everyone who lives in and around it. Good design provides benefits at all stages of the development process. It is easy to see how a well designed, well built project that fits into its neighborhood will be good for its occupants, its community and its development team. If the end product is good, everyone wins. What may not be so obvious, but may be even more important, is that attention to design quality can be used to great advantage during the development process and can help ensure that a high quality end product is the result.

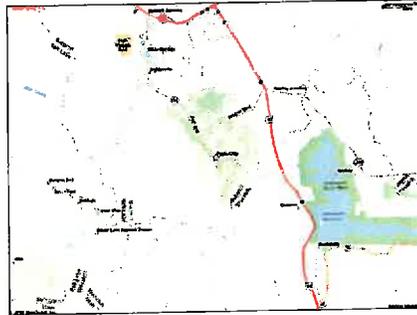
Development Profile: Prices range from \$55,000-60,000 for studios, \$79,000-100,500 for 2BR, \$89,000-116,000 for 3BR. The courtyard is 1,800(sf). The total site area is 12,000(sf) (275 acres)  
Construction Type: Two-story wood-frame, plywood and batten siding, metal roofs.  
Development Costs: Land cost: \$0; Constr. costs: \$1,000,000; Other costs: \$225,000; Total development costs: \$1,225,000 (\$118/sf); Completed 1993 (<http://www.designadvisor.org/>)

Design Implications: Good design can energize/galvanize and cohere future resident support for the project. Involve and placate surrounding neighbors who may initially be wary of the project. Overcome NIMBYism and stigmatization. Improve and accelerate project approvals. Generates occupant satisfaction and pride, sparking ongoing concern for and care of the project. Enhances and helps stabilize its neighborhood, primarily through the pride and commitment of its occupants and the respect afforded the project by the community. It is easier to maintain and lasts longer.

**QUICK FACTS:**

Population: 7,854  
Land Area: 12 sq. miles  
Location: 30 miles W of Salt Lake City  
Elevation: Main Street sits at 7,000'

**FAR RIGHT:** One of the human scale pocket parks and plazas along the mainstreet of Park City. It is tied to its historical past by the mining statue and materials used to decorate it. Spaces, like this one, that allow for passive enjoyment of the space rejuvenate the system and support the local businesses.



## PARK CITY, UTAH

### Background

Originally a silver mining town, Park City, Utah saw its population of 10,000 crash during the Great Depression of the 1930's. It began to thrive again during the 1960's with the development of tourism primarily focused on winter sports and the "great outdoors."

### Relevance

A parallel can be drawn between Park City and Pinetop-Lakeside regarding its economic development. Both towns thrived with industry: mines in Park City and sawmills in Pinetop. This then gave way to a tourist economy that made use of its unique natural surroundings. Although the tourism economy is still strongly developing, both towns are looking to diversify to protect them from the risks of a seasonal economy. Park City has done this by providing year round activities and concentrating on second-home/golf communities. Much like in Navajo County, Park City's Summit County has tourism as a major component of its economic base. It provides more than 6,622 jobs in travel and recreation related employment, 53 percent of Summit County's total employment. This economic success is a result of using the natural amenities of the area to attract tourists but providing enough activities within town to enhance the experience and retain more of the tourist dollar.

### Park City Mainstreet

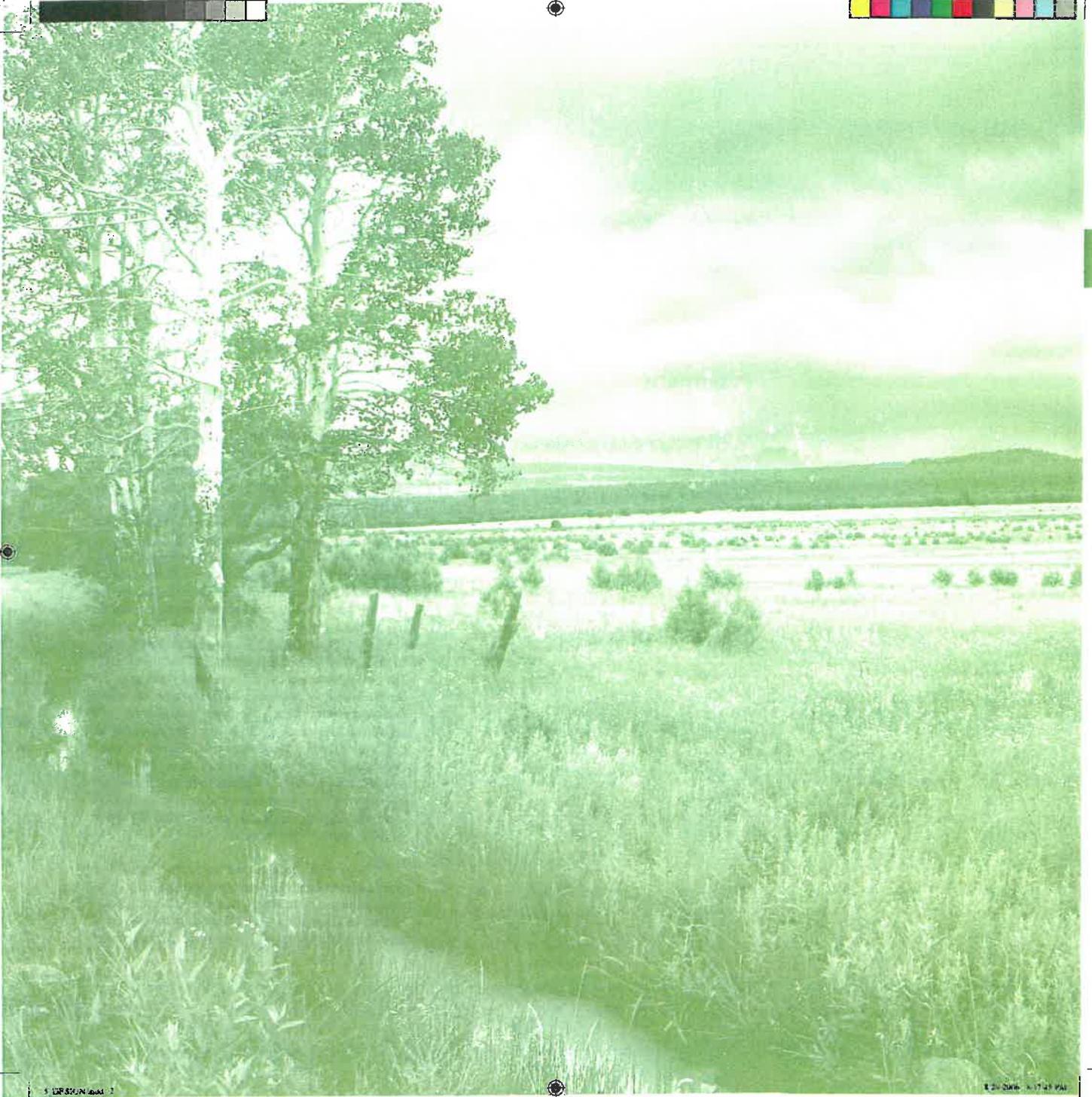
The heart of Park City is its mainstreet. It has retained the look and feel of its historical roots by employing an appropriate scale to the buildings and regulating the archetype. Although the buildings vary in design they employ common material and color palettes, this allows for a rhythmic variety while strengthening the identity of the town. These structures frame the outdoor spaces that are scattered along the mainstreet and finally terminate in the larger Summit Watch Plaza.

The structures along mainstreet are famous for their unique gift boutiques and galleries which feature the work of local artists. These shops are generally of the "mom and pop" variety and often provide high end or value added goods for the discerning visitor. Although the true attraction of Park City is the natural environment, after a day of hiking or skiing visitors often find respite in the walkable mainstreet by going out to dinner, buying souvenirs, or enjoying one of its cultural attractions.

Pinetop-Lakeside can benefit from a similar configuration of shops to strengthen its economic base. Its desire for better retail options, often summed up as a shopping mall, could manifest itself as an outdoor mainstreet that makes use of the town's pleasant weather and natural environment while contributing to the economy through additional sales tax.



*Design Implications:* Demonstrates the viability of a main street that is situated off of the primary circulation route through town. In order for retail to be successful it is essential to have a satisfying free experience in the adjacent spaces; this can be done with walkability, pocket parks and plazas, and connectivity to local attractions.



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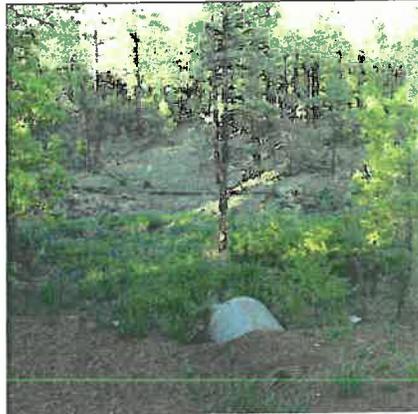
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Concept  
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Planting Concepts

The design process actually begins the moment the project starts and continues throughout the publication of the master plan. Design ideas are constantly generated, changed, combined, and abandoned as we gain understanding of our site and client through exhaustive quantitative, qualitative, and ethnographic analysis. This process continues through conceptual development where the main concept for the design is established. After consulting with Pinetop-Lakeside, the concept is then applied to the site to generate multiple design alternatives all relating to the design implications drawn from the analysis and responding to our design ordering systems, (Functional, Environmental, Aesthetic, Economic, and Socio-cultural). The concepts are once again presented to the town for feedback and suggestions. Modifications are made and recommendations are then synthesized into an overall master plan. To better communicate the implications and general impact of the master plan, conceptual sketches are generated of several of the key features. In order to present the town with the opportunity to develop depending on the availability of funds, Phasing Strategies are generated to suggest possible stages of development.

The strength of this process is the flexibility it provides to constantly learn from the site and to integrate community feedback. It is the residents that are the experts regarding the intricacies of the town, and their feedback was invaluable throughout the process.



LEFT: Highway 260 is designated as a 35m.p.h artery in Pinetop-Lakeside. It was designed, however for much greater speeds resulting in speeds upwards of 70 m.p.h. It fluctuates greatly from times of very little use to congestion during weekends and the tourist season.

RIGHT: Billy Creek behind Safeway is valuable natural amenity. Unfortunately, most businesses turn their backs on it resulting often resulting in litter and pollution.

## SUMMARY OF FINDINGS

Through an exhaustive analysis process we have identified several issues as vital to the sustainable development of Pinetop-Lakeside. These can be categorized into the following Functional, Environmental, Economic, Aesthetic, and Socio-cultural ordering systems. It is essential that these issues are evaluated in terms of the overall interrelationship of the town's multiple systems, i.e. transportation, ecological, urban infrastructure, economic, etc.

### Functional

The Highway 260 corridor presents the greatest challenge for Pinetop-Lakeside. It is a major regional artery resulting in high traffic levels and speeds. Problems within city-limits such as pedestrian crossing safety and left turns onto the Highway are further exacerbated during the very busy tourist season. We intend to respond to these issues with traffic calming strategies, pedestrian crossings, alternative routes, and emphasis on other modes of circulation.

### Environmental

The most important resource and amenity that Pinetop-Lakeside has is its natural environment. It is

what makes it unique, attracts visitors and residents to the region, and ultimately drives its economy. The Billy Creek and Walnut Creek corridors are essential ecological components of the town's ecosystem. Successful growth of the town and its economic development is predicated on the preservation and management of this valuable resource. We propose options for securing land that is essential to the development of environmental and open space systems so that it may be preserved and made accessible to the general public. It is essential that connections and open spaces are maintained within the system in order for it to function properly.

### Economic

Pinetop-Lakeside is primarily dependent on a seasonal tourist economy. Tourist visitation is based on several natural factors including snowfall levels in winter and forest closures due to high fire risk in the summers. This not only affects the local residents but the town budget as well. Since Pinetop-Lakeside does not have a property tax a large proportion of its budget is dependent on sales tax which in turn is related to tourism. When tourism is limited by the above mentioned environmental factors, the town's budget is

LEFT: Although it caters to the needs of the community, the construction of the new cinema has resulted in the clearing of the vegetation at a prominent intersection. The architectural style of the structure also completely ignores its context and doesn't add to the identity of the town.



RIGHT: This image of Lakeside centennial celebration is only one of many festivals and celebrations that take place in Pinetop-Lakeside. It would benefit the community greatly to have an integrated outdoor performance area for such uses.



cut, but the demand for services remains. We are proposing attractions within the town that do not depend on these natural systems. These activities could take the form of shopping, exploring urban trails, cultural activities etc. This would help stabilize the economy and add sales tax revenues generated through nighttime activities.

### Aesthetic

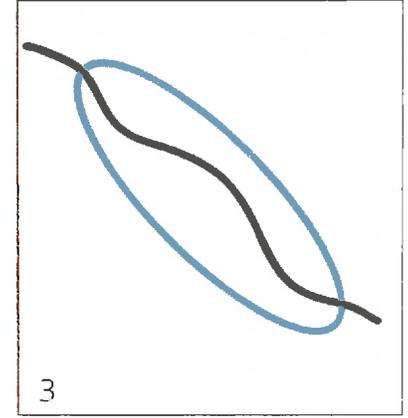
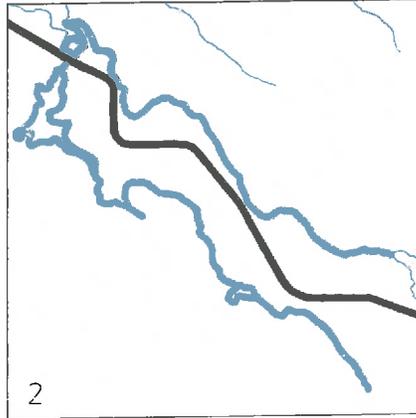
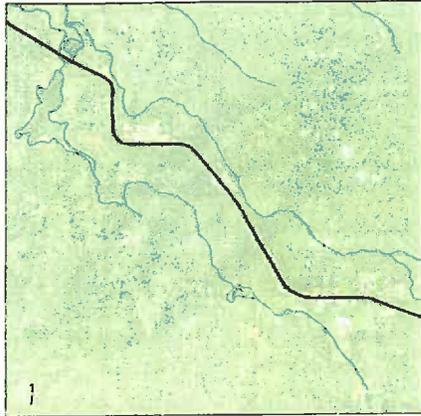
The “sleepy mountain town” feel that Pinetop-Lakeside holds so dear is the product of a complex relationship of several factors. One of which is the aesthetic attraction of its natural and built environments. In recent years Pinetop-Lakeside has seen a lot of commercial growth, (i.e. Dollar Stores) that have modernized the town at the expense of its architectural and aesthetic identity. Commercial and residential development has also affected the natural rhythm of Ponderosa Pine stands and open meadows within the region. Although meadows have been identified as prime land for development because they require minimal removal of trees, they have not been considered for their aesthetic or ecological importance.

It is not our intention to impede development but rather to strategically direct it so that the surrounding systems remain intact and even prosper. This can be

done by maintaining a healthy ecological matrix, developing design guidelines for future development, the use of native plants in public and commercial centers, encouraging the use of local materials in construction, a coordinated signage system, and by providing human scale commercial and outdoor environment.

### Socio-cultural

The town of Pinetop-Lakeside is made up of two communities that have a rich, yet separate history. The overall community is culturally very active, hosting several festivals throughout the year. Unfortunately, the two infrastructures are still separate. They lack a formal staging ground for these events and celebrations and are forced to strain their existing resources. We would like to revitalize the centers of the two towns and provide a new civic node that would satisfy the needs of both towns. This node can take the form of a town square, main street, civic plaza, or a combination of the above. This provides the residents with a strong sense of place and community while integrating and strengthening the Functional, Environmental, Economic, Aesthetic, and Socio-cultural ordering systems that are responsible for the overall quality of life in the town.



LEFT 1: Pinetop-Lakeside ortho-photo highlighting Highway 260 and the surrounding creeks.

CENTER 2: Two dominant systems have been identified for Pinetop-Lakeside.

Man Made (Black): The Highway 260 corridor acts as a spine from which all the other man-made systems emanate.

Natural (Blue): Walnut and Billy Creek Riparian Corridors are home to the most biodiverse ecosystem of the region.

RIGHT 3: Abstraction of Billy and Walnut Creeks and Highway 260 demonstrates the overall concept for Pinetop-Lakeside: An integrated system of natural and man-made systems.

## CONCEPT

As we conducted our analyses of Pinetop-Lakeside we discovered that the form and function of the town is dominated by two primary systems.

### Natural System: Creeks

The natural system of the Billy Creek and Walnut Creek riparian corridors was present long before Pinetop-Lakeside. These corridors are a combination of other systems such as hydrology, topography, ecology, and wildlife. Since they bring together so many aspects of ecology they are therefore essential to the wellbeing of the local ecosystem.

### Man-made System: Highway 260

The dominant feature of the man-made system is Highway 260. It connects Lakeside with Pinetop and runs parallel to Billy and Walnut Creeks; sometimes coming as close as 50 yards to these riparian corridors. Almost all other man-made systems, such as roads, housing, utilities, commerce, etc. emanate from this primary artery.

### Diagrams

With these two systems highlighted, as in diagram 2, we begin to see the general form of these two systems and Diagram 3 shows the systems fully abstracted. The diagram represents the town of Pinetop-Lakeside as a vehicular circulation corridor that is surrounded by a rich riparian system.

Although one is natural and the other man-made they both have a similar function. They are both circulation corridors that allow for movement and the delivery of resources through a hierarchical web that connects to almost all parts of the landscape.

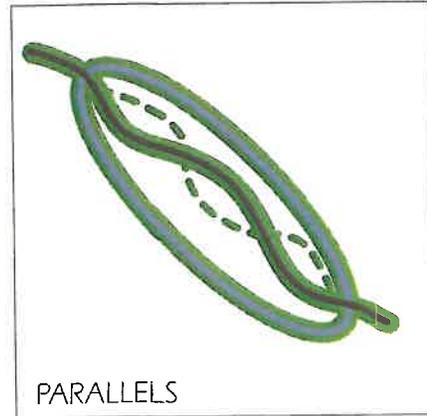
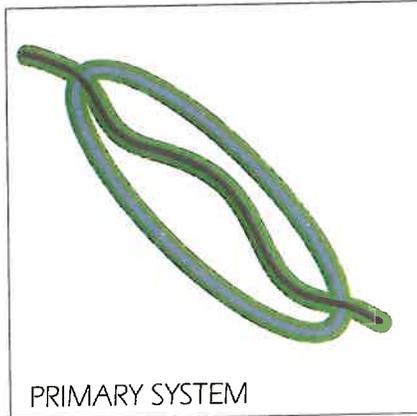
### Opportunity

Fortunately, the creeks are mostly on National Forest or protected land so they have been fairly well preserved. There are only a few places where there has been private encroachment or pollution. This presents Pinetop-Lakeside with a unique opportunity to integrate the natural corridors with the man-made circulation by a system of trails. Both natural and urban, they connect popular natural resources, such as Woodland lake Park, with pocket parks and other popular urban destinations.

UPPER-LEFT: By connecting the two creeks a greenway circuit forms that is in relative proximity to most of Pinetop-Lakeside. These primary systems act as an organizing spine that allows for a series of spaces to be integrated into the network and connections to be made to surrounding neighborhoods.

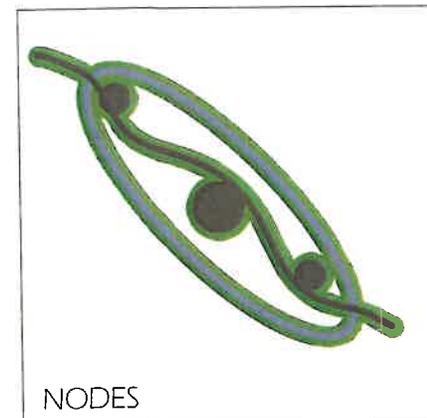
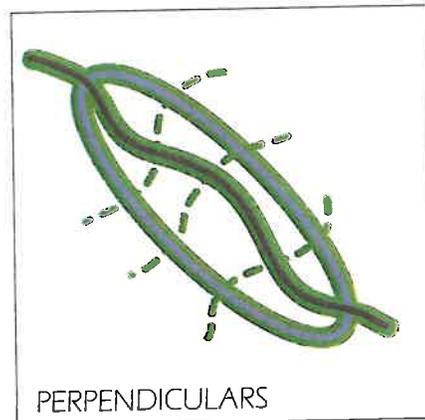
UPPER-RIGHT: "Parallel" modes of circulation can be created off of the primary spines. This can have the effect of:

- Providing alternate modes of circulation.
- Providing neighborhoods with a focused connection to Highway 260 with a stop light.
- Allowing for green corridors to connect neighborhoods with Highway 260 and natural open spaces.



LOWER-LEFT: "Perpendicular" connections can be created to connect the natural and man-made corridors. This can have the effect of:

- Providing access from Highway 260 and local neighborhoods to trail systems, parks, and natural open space.
- Allowing for shortcuts and connections between the trails, neighborhoods, and Highway 260



LOWER-RIGHT: Pinetop-Lakeside is a linear city connecting several communities with Highway 260. By using the Highway as a spine a series of nodes of concentrated development can be created. The placement of these happens along areas of historical importance, commercial density, high connectivity, and/or opportunity for growth. This can have the effect of:

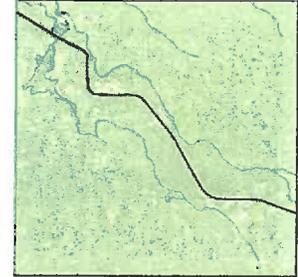
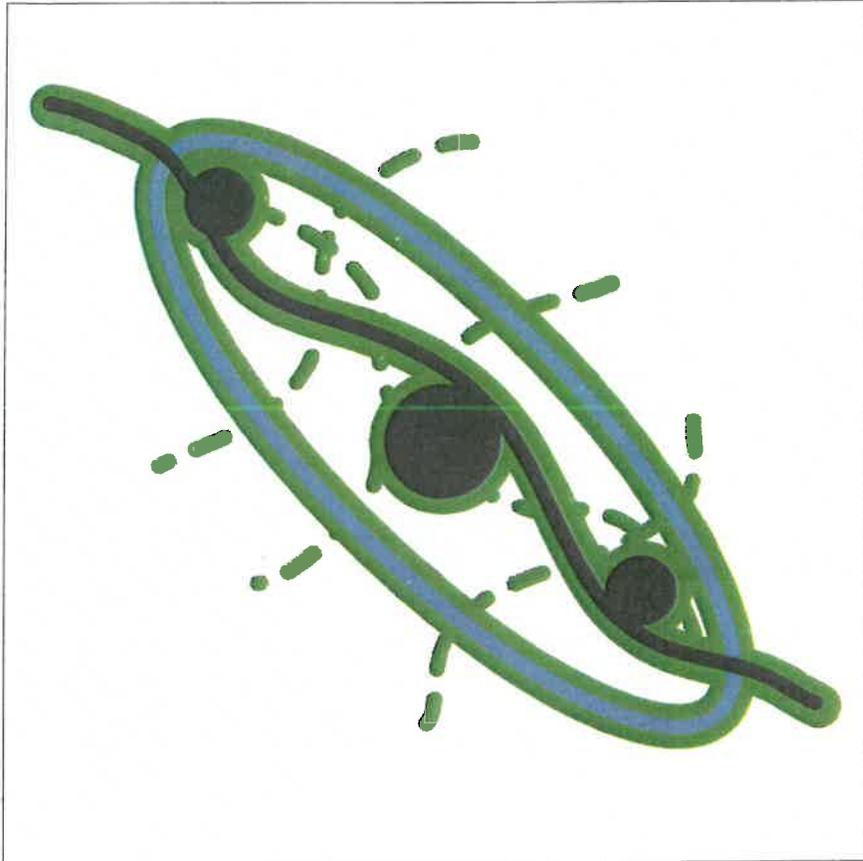
Rejuvenating the streetscape of Highway 260 by creating nodes of distinct identity and function along its length.

## SECONDARY SYSTEMS

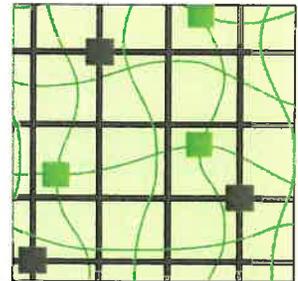
The primary system is a greenway trail network composed around Highway 260 and Billy and Walnut Creeks. Once the circulation is enhanced by providing connections between the creeks at Lakeside and Pinetop secondary systems can develop.

The central function of the secondary systems is to enhance connectivity of the overall system thereby decreasing travel distances and increasing efficiency.

These connections can occur either parallel to the system or perpendicular. The perpendicular connections are especially useful in shortening travel distances and making the town more navigable with other modes of transportation, especially pedestrian and bicycle. These connections, when made strategically, can link various town nodes with primary natural and urban points of interest.



ABOVE: Pinetop-Lakeside ortho-photo highlighting Highway 260 and the surrounding creeks from which the diagram to the right was extrapolated.



ABOVE: The conceptual abstraction of Pinetop-Lakeside to the left is an applied representation of the diagram above (from literature review) which shows functional and interconnected urban and natural matrices.

## INTEGRATION OF SYSTEMS

The synthesis of the primary system with the perpendiculars, parallels, and nodes forms an urban matrix that is integrated with the surrounding natural matrix.

In order for this concept to work it is essential that a strategic preservation plan be put into effect that protects Billy and Walnut Creeks and maximizes

their connectivity and accessibility. It is also important to identify remaining and potential open spaces within town limits that can be integrated into the matrix and serve as trailheads, plazas, squares, natural fields and meadows and general points of interest.

Pinetop-Lakeside's future success depends on a healthy relationship with its natural environment.

LEFT: The secondary systems described on the previous page can then be combined to increase connectivity among the various systems of the town. With this updated infrastructure the town of Pinetop-Lakeside can better direct growth to benefit the community as a whole. This can have the effect of:

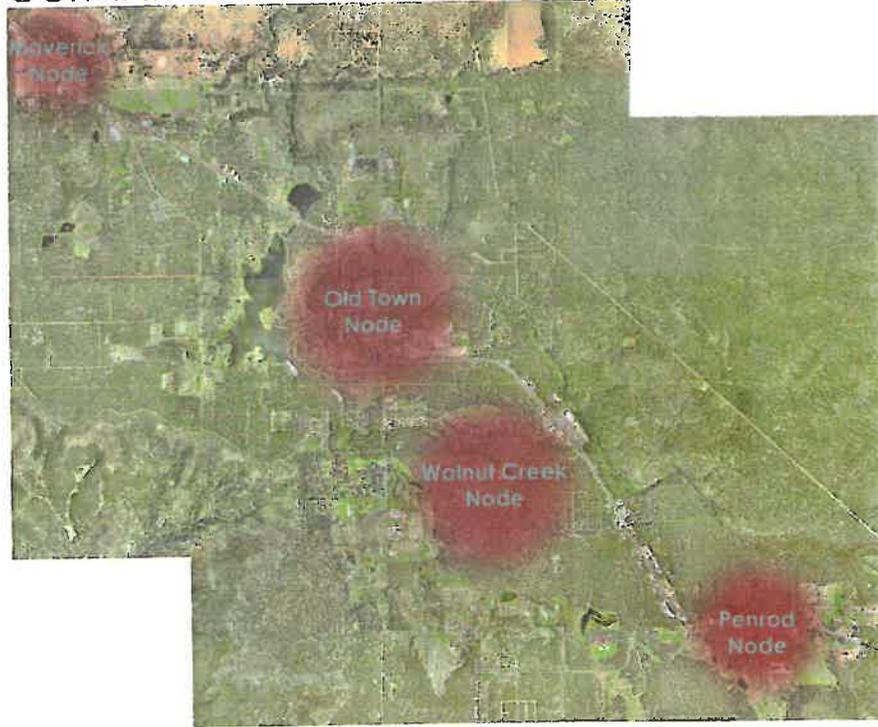
- Enhancing the efficiency of environmental and circulation systems
- Stimulating economic growth
- Enhancing quality of life
- Increase safety



ABOVE: Individual nodes can be uniquely identified along Highway 260 as seen in this picture.

RIGHT: A diagram indicating the location of the four "nodes": The Maverick Node, The Old Town Node, The Walnut Creek Node, and the Penrod Node.

## OUR INITIAL ALTERNATIVE CONCEPTS



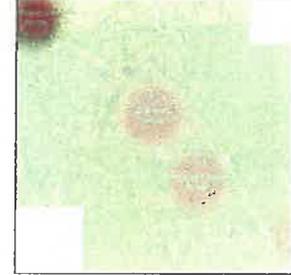
## NODAL DEVELOPMENT

The following section presents our earliest alternative concepts. We will present in a later section the final synthesis and recommended concepts.

The motivation to create nodes within the town limits allows concentrated development at strategic points. This allows the town the opportunity to achieve a number of goals: create a more distinctive sense of place, safeguard primary spans of open space along 260, maintain the small town feel characteristic of Pinetop-Lakeside, and emphasize specified types of development in designated places. The creation of the nodes also focuses on keeping the natural environ-

mental systems healthy and thriving within the urban mix. Adopting these principles and synthesizing the optimum conceptual ideas will create a thriving 'urban' system within the context of the natural systems existing in the town.

Developing in this manner can allow the town to relieve the pressures of increasing development by defining limits of growth; such actions naturally require tactical phasing strategies, which are discussed in more detail in the Phasing section of this chapter.



FAR LEFT: Maverick Commerce Village  
LEFT: Maverick Indi-Office Park

## MAVERICK COMMERCE VILLAGE

The Maverick Commerce Village concept creates a dynamic shopping center at the existing 'Maverick Center' located in the northwest part of town. The enhanced development of the site compliments the existing Ashley Furniture and other offices located in the Maverick Center.

The center accommodates an anticipated 'Big Box' store and auto dealership, providing an advantageous location serving both Pinetop-Lakeside and Show Low Residents. The location at the northwest end of town allows the services to be provided for residents and visitors while not compromising the small town ambience which exists within town.

A high end mountain resort is also proposed near Show Low Lake.

## MAVERICK INDI-OFFICE PARK

The Maverick Indi-Office Park concept focuses on identifying a site for concentrated professional and research and development related services. The Maverick site, already home to Ashley Furniture, would provide office space for businesses not relying on walk-in-clientele.

The south end of the site could house light industry, with research and development services located furthest south to avoid conflicts with neighboring residential areas.

The center of the site features a green park for employees or visitors who can relax outdoors when the opportunity permits.

This concept also incorporates the auto dealership and high end mountain resort as seen in the Maverick Commercial Village.

### Commerce Village

#### PROS:

- Accommodates Big Box Store outside of small town
- Close proximity to Show Low
- Visibility from Highway 260
- Relates to existing amenities
- Shares infrastructure/customers

#### CONS:

- Competes with "town" for customers
- Not small town scale
- Possible residential/traffic conflicts
- Town boundary limits growth potential

### Indi-Office Park

#### PROS:

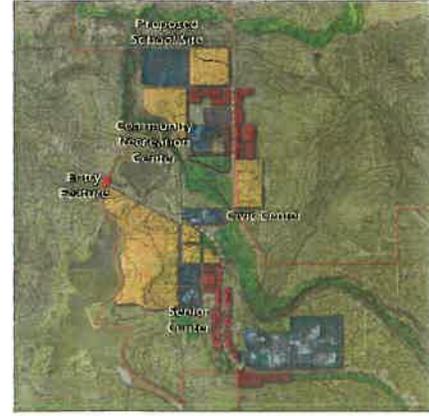
- Increases industrial areas
- Possible new jobs to town
- Residents in close proximity to job
- Creates cluster of related parks
- Shared infrastructure/parking
- Mixed use facilities

#### CONS:

- Residential/Industrial Conflict
- Conflicting interests of Commercial/Entertainment
- May create visual "clutter"
- Proximity to Show Low Lake



RIGHT: Old Town Village  
 FAR RIGHT: Old Town Extension



## OLD TOWN VILLAGE

The Old Town Village concept enhances the commercial, civic and residential aspects around Porter Mountain Road and Old Town Lakeside by developing in a grid organization that also celebrates natural amenities.

Historic residences and existing businesses are intertwined with new commercial development and includes an improved town hall with a central open courtyard.

A strong connection between the school campuses and the rest of the town is created through a greenway linkage along Billy Creek, children can safely ride bicycles back and forth.

A centrally located community center anchors this concept.

## OLD TOWN EXTENSION

The Old Town Extension celebrates open space between the new town hall at Porter Mountain Road and a community recreation center.

Streetscaping highlights two areas of clustered commercial development and the Porter Mountain Interchange.

Pedestrian/Bicycle underpasses by the new town hall and Woodland Rd. creates safe connections to the new senior center at the old town hall and the school to the bike lane to the Mountain Meadow recreation center.

An entry feature is recommended for all concepts where the town already flies announcement banners by Lake of the Woods.

### Village

#### PROS:

- Expansion of grid system is more efficient
- Expands existing industrial zone
- Concept showcases creek and meadows
- Creek buffers commercial/residential areas
- Customers in close proximity to commercial development

#### CONS:

- Industrial zone close to school and residential areas
- Limits commercial growth
- Requires new infrastructure

### Extension

#### PROS:

- Utilizes existing infrastructure
- Reinforces strong relationship between school campuses
- Celebrates natural amenities
- Promotes commercial growth off of highway 260

#### CONS:

- Does not address residents desire to unify both communities
- Creates "disconnect" of commercial areas
- Maintains linear organization



FAR LEFT: Walnut Creek Village  
LEFT: Walnut Creek Crossing

## WALNUT CREEK VILLAGE

The Walnut Creek Village concept demonstrates a small town “main street” featuring a variety of retail shops and services for the local community and tourist market. It starts from Billy Creek at the Safeway node and terminates at a new town square which celebrates Walnut Creek and Woodland Lake Park.

The growth of residential development follows a network of natural open spaces and greenways that are shared by the local community.

The city has the opportunity to finance the purchase of the 583 acres of Woodland Lake Park selling the strategically designated lots for community development. In order for this to be successful it is essential to enforce a strong open space preservation plan.

## WALNUT CREEK CROSSING

The Walnut Creek Crossing concept also features a small town “mainstreet” with retail and service functions. It has a connection through Safeway to Billy Creek but extends through Woodland Lake Park and terminates at the Mountain Meadows Recreation Center. The midpoint celebrates Walnut Creek with a natural Town Square which also serves as a trailhead for the Woodland Lake Park trail system.

Residential development in this concept is concentrated parallel to, but off of, the main street taking advantage of connections to the preserved Park, local retail and services, and the new alternate route through town. This plan can also fund the purchase of Woodland Lake Park and is also predicated by the enforcement of a strong open space preservation plan.

### Village

#### PROS:

- Concentrates development to preserve open space
- Brings communities together
- Small town feel maintained
- Creates link of two creeks
- Preserves central green space
- Clusters development around central open space

#### CONS:

- Requires new infrastructure
- Doesn't address highway 260 issues
- One way in and out
- Lacks connectivity to recreation center node

### Crossing

#### PROS:

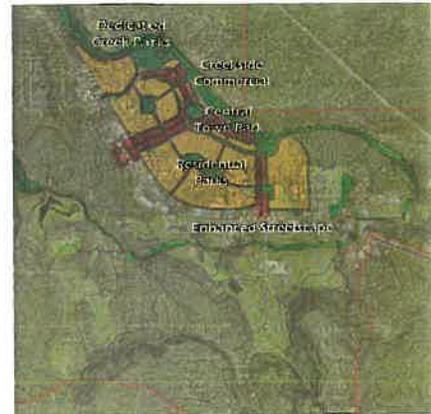
- Concentrates development to conserve open space
- Brings communities together
- Emphasis on trails and access
- Alternate circulation routes
- Creates link of two creeks
- Celebrates small town feel

#### CONS:

- Requires new infrastructure
- Acquisition of National Forest Land
- Compromises central open space
- Impinges on riparian area



RIGHT: Penrod Square  
FAR RIGHT: Penrod Creekside



### PENROD SQUARE

The Penrod Square concept proposes a small town "Main Street" that connects Billy and Walnut Creeks with pedestrian friendly scale and streetscaping. It features a mix of small retail, restaurants and services for residents and visitors alike.

A small town square is located just off of Highway 260 to benefit from the human scale of the mainstreet. The terminus at Billy Creek ends with a green open space that celebrates the creek and acts as a trailhead for the connecting trail system.

The intersection is enhanced with pavers and other street elements to denote the entry to this part of town and to also increase safety for pedestrians. The mainstreet then connects to a small park on Walnut Creek before terminating at the church.

### PENROD CREEKSIDE

Penrod Creekside also proposes a "main street" but in the form of an "M" with three connections to Highway 260, and three parks/open spaces opening to Billy Creek. The central spine begins at the newly streetscaped Pineview intersection on 260 and terminates in a town square that opens up to Billy Creek. The town square also branches off to two parks that each open up to the creek before curving back to Highway 260.

The lots of the proposed residential are subject to the systems of greenways and open spaces available to the public. With this strategic preservation of open spaces the town can be navigable on bicycle or foot with limited conflict with vehicular traffic. This system of greenways would also be interconnected with the town and regional network.

#### Square

- PROS:
- Creates connection between creeks
  - Enhances existing infrastructure
  - Highlights historical area
  - Strong commercial/residential relationship exists

- CONS:
- No community unification
  - Private property conflicts
  - Doesn't address 260 issues

#### Creekside

- PROS:
- Provides alternate circulation routes
  - Manages growth to optimize resources
  - Provides multiple connections to 260
  - Connections to trails allows for pedestrian/bike traffic

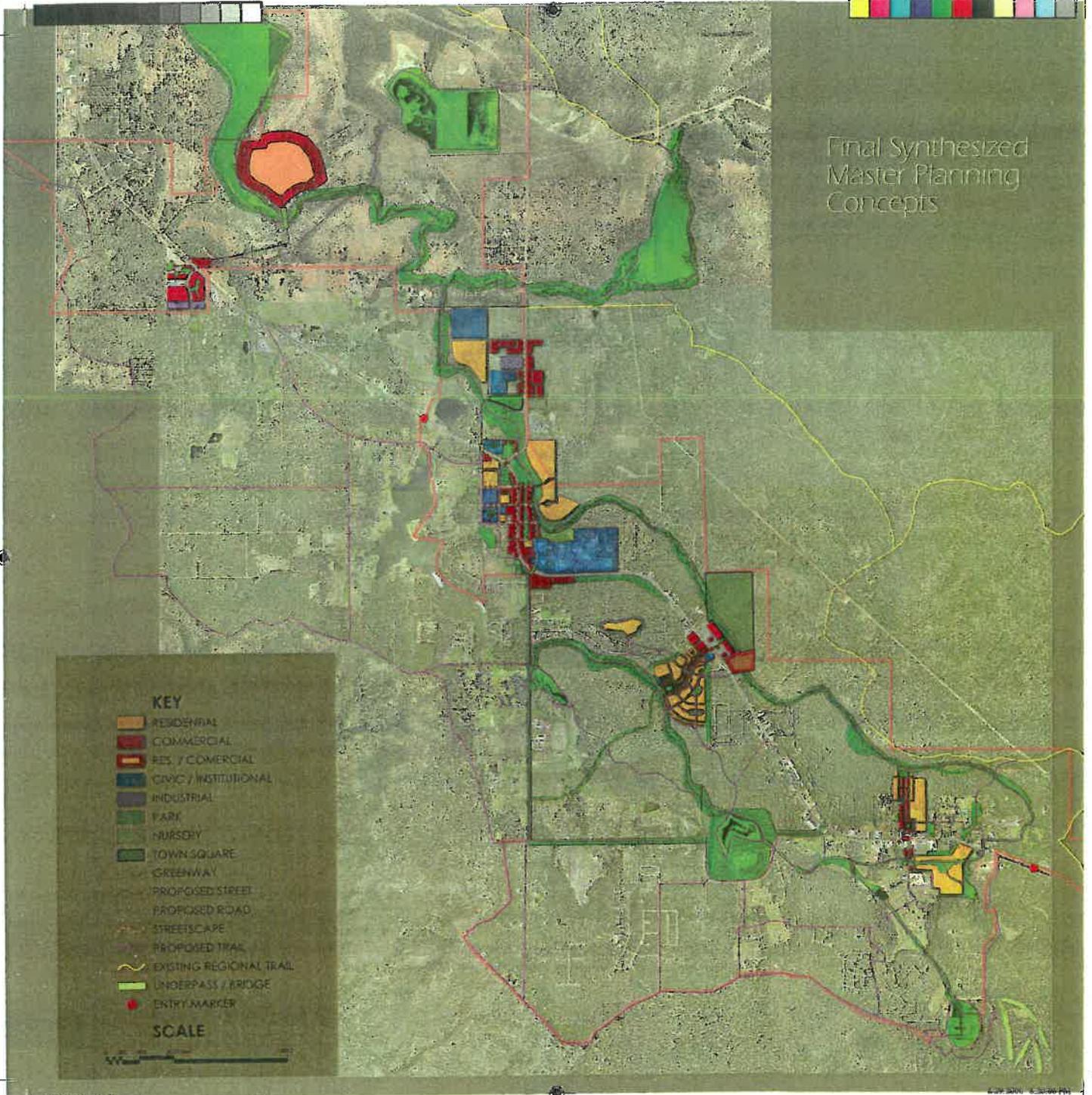
- CONS:
- Requires new infrastructure
  - Neighbors sensitive species area
  - Increases traffic to residential areas
  - Private property conflicts

Final Synthesized  
Master Planning  
Concepts

**KEY**

-  RESIDENTIAL
-  COMMERCIAL
-  RES. / COMMERCIAL
-  CIVIC / INSTITUTIONAL
-  INDUSTRIAL
-  FARM
-  NURSERY
-  TOWN SQUARE
-  GREENWAY
-  PROPOSED STREET
-  PROPOSED ROAD
-  STREETSCAPE
-  PROPOSED TRAIL
-  EXISTING REGIONAL TRAIL
-  UNDERPASS / BRIDGE
-  ENTRY MARKER

**SCALE**





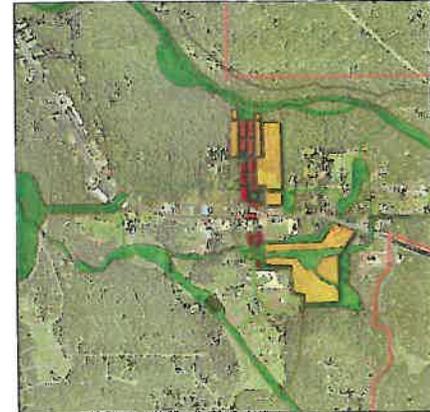
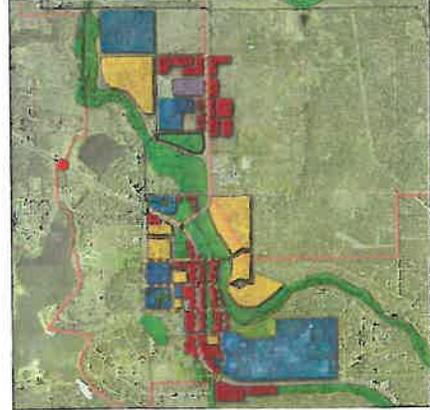
## FINAL SYNTHESIZED CONCEPT RECOMMENDATIONS

TOP LEFT: The Maverick Commerce Village concept.

TOP RIGHT: The Old Town Extension concept.

BOTTOM LEFT: The Walnut Creek Village concept.

BOTTOM RIGHT: The Penrod Square concept.



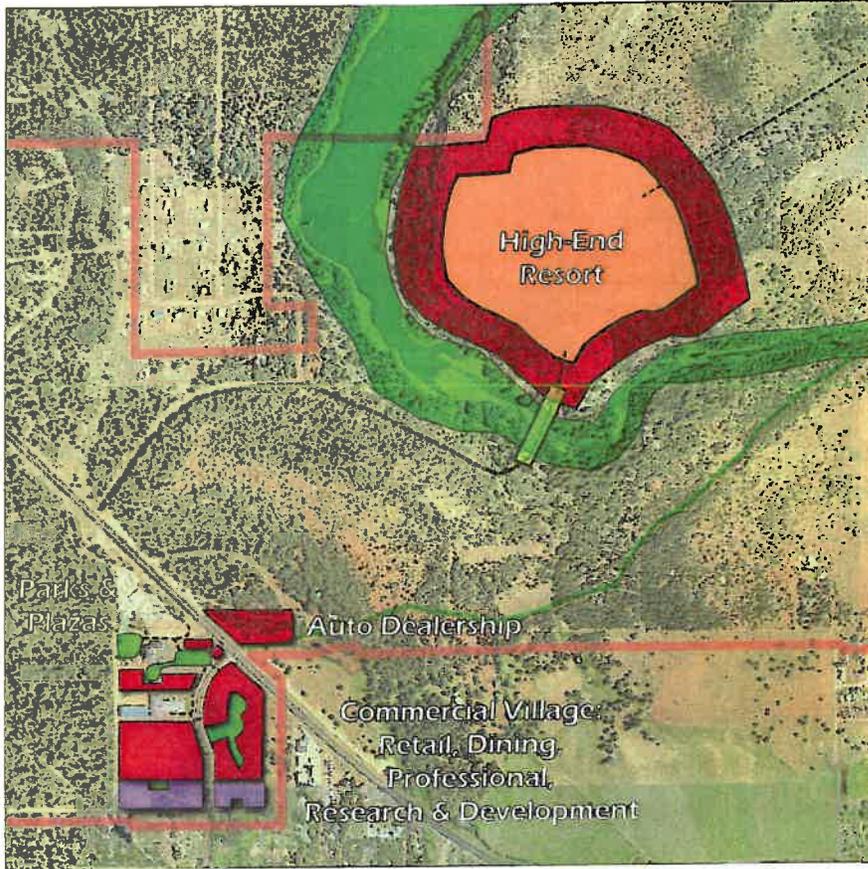
**DESIGN RATIONALE** — The alternate concepts that we developed for Walnut Creek Village were necessary to future-proof growth in the town. This document and the second concept can be incorporated into the recommended concept.

### MASTER PLANNING CONCEPTS

Following careful consideration of the alternate concepts presented combined with the wonderful public feedback we received, we present our recommendations regarding the allocation and configuration of the final design and planning concepts.

In all four nodes, elements from both concepts are integrated into one synthesized option. We received

feedback from residents and town officials about which elements were strong and weak in the concepts. This feedback was very useful to us in determining the general consensus of the concepts we presented. The following pages describe the considerations and adaptations of each concept.



LEFT: Synthesized concept for the Maverick Node.

ABOVE: The Maverick Node is characterized by its unique entry into the town, celebrating the natural environment the town has to offer.

"I see the long term benefit of a well educated resident with a high paying job to be a real asset to the community on all levels. We have the right appeal for R&D here. Bill Gates did not build his Microsoft in downtown Seattle but on Mercer Island surrounded by Lake Washington near the forest and trails..."

"We need something like [this] to help secure the towns income and not always rely on the ever changing tourism."

- Resident Feedback

## THE MAVERICK NODE

The public feedback shows mixed opinion regarding the Maverick Node. Residents see the benefits of a commercial village, but also understand the need to draw professional and non-clientele based businesses into town.

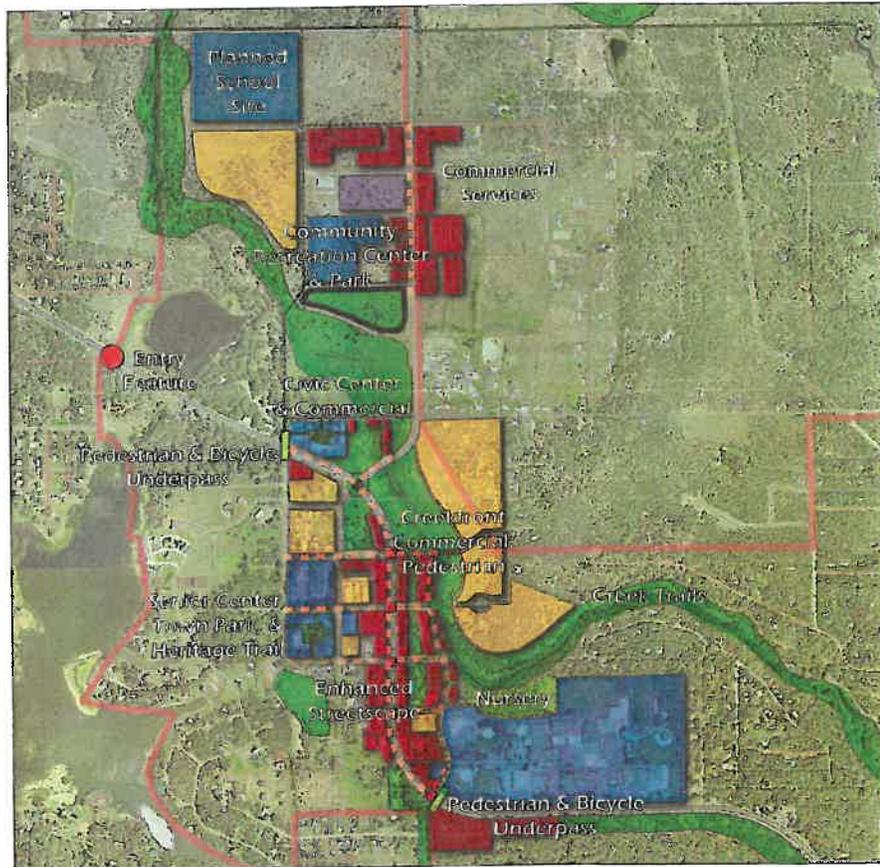
Our recommendation is a balance between traditional commercial services, like retail and dining, and

professional services like Research and Development based firms. We recommend incorporating small parks and plazas within the commercial village, promoting outdoor activities for visitors and employees. The retail and restaurants would also provide services for employees in the complex. The High-End Resort at Show Low Lake could also serve as a Conference Center to alleviate the pressure on the Hon-Dah facility.



ABOVE: The Old Town Node is characterized by its historic presence; historic trails in this area give residents and visitors to learn more about the town's legacy.

RIGHT: Synthesized concept for the Old Town Node.



"We like the use of the creek and meadows ... and the strong connection between schools."

"The trail from the Senior Center and Historical Museum to the Recreation Center and adjacent to Billy Creek is great."

"I think the community recreation center would be a very BIG PLUS."

- Resident Feedback

## THE OLD TOWN NODE

The feedback we received indicates that the majority of public support is in favor of the Old Town Extension concept because of its layout and public facilities.

Our recommendation is in line with the public support, encouraging the basic layout of the Extension concept while adopting the ability to extend com-

mercial activity to the creeks. Direct access from residential areas on the east of Billy Creek to Old Town amenities help residents feel more connected to their community. The current town hall site could house the Senior Center, Library Expansion, Historical Museum, Heritage Trail, and town park. We also agree with the suggested inclusion of commercial into the civic center complex.



LEFT: Synthesized concept for the Walnut Creek Node.

ABOVE: For a conceptual 3D fly-through of the proposed 'Main Street' see the CD inside the back cover.

"The Crossing makes use of green space currently not used to the fullest extent. Also, the alternate route through town is much needed to alleviate traffic congestion."

"An urban trail connecting MM Rec Complex would be nice for school kids, people biking to work, motel and resort traffic. Could be enlarged if desired at later date."

- Resident feedback

## THE WALNUT CREEK NODE

We present the Walnut Creek Village as our recommendation; this is in conjunction with the flexibility to expand through to Woodland Road if such growth is desired in the future.

The Walnut Creek Village allows a larger portion of the Woodland Lake Park Tract to be dedicated to pedestrian, bicycle, and equestrian trail access. From

the town square at Walnut Creek, pedestrians may continue through the park to the Mountain Meadows Recreation Complex.

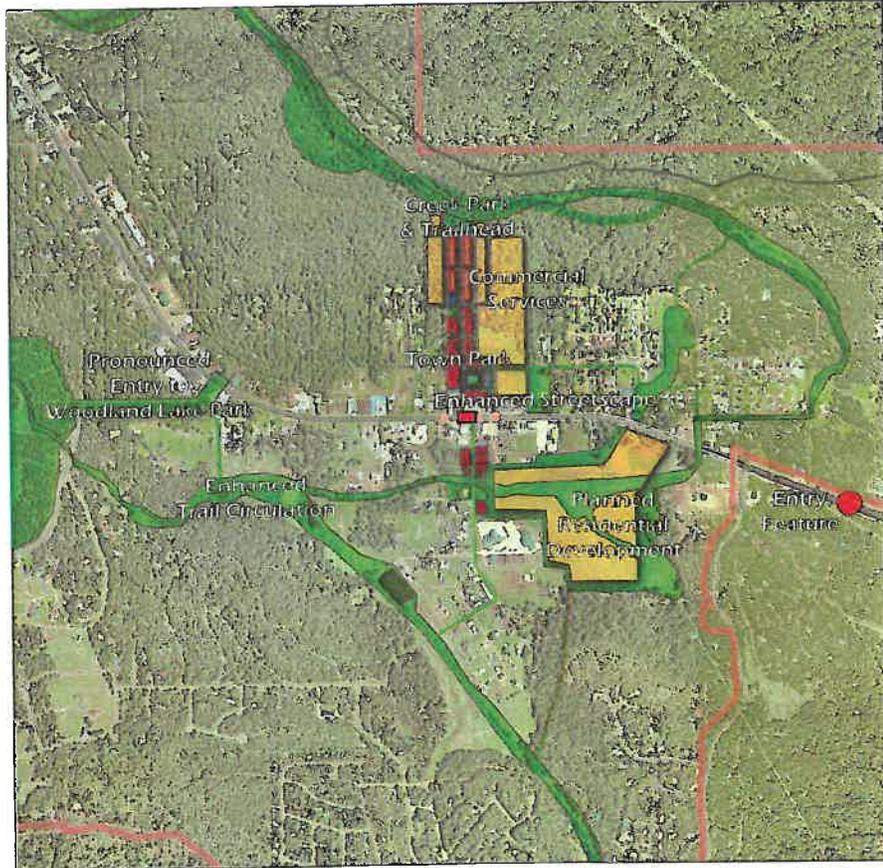
The proposed residential areas are open to multiple density options and could be buffered generously from existing residential neighborhoods.

The node also presents an opportunity for workforce housing southeast of the Safeway center adjacent to a proposed Billy Creek park.



ABOVE: The Penrod Node is characterized by its parks and creek access that give residents and visitors more opportunities to spend time in the great outdoors.

RIGHT: Synthesized concept for the Penrod Node.



"I really like the idea of parks. We only have the one park (Woodland Lake Park). I think with the addition of one or more parks there would be an increase in opportunities for kids and families."

"The corridor along Billy Creek would provide an incredibly beautiful park and pathway to the proposed small town square concept."

- Resident Feedback

## THE PENROD NODE

The feedback we have received shows that residents support the Penrod Square concept; it is less invasive on the Forest Lands, and relates better to the conditions of the area.

The Penrod Square concept was adapted to also incorporate an additional park along Billy Creek to the northwest of Penrod Lane. This park would allow

future expansion of the node if the town climate warrants such growth.

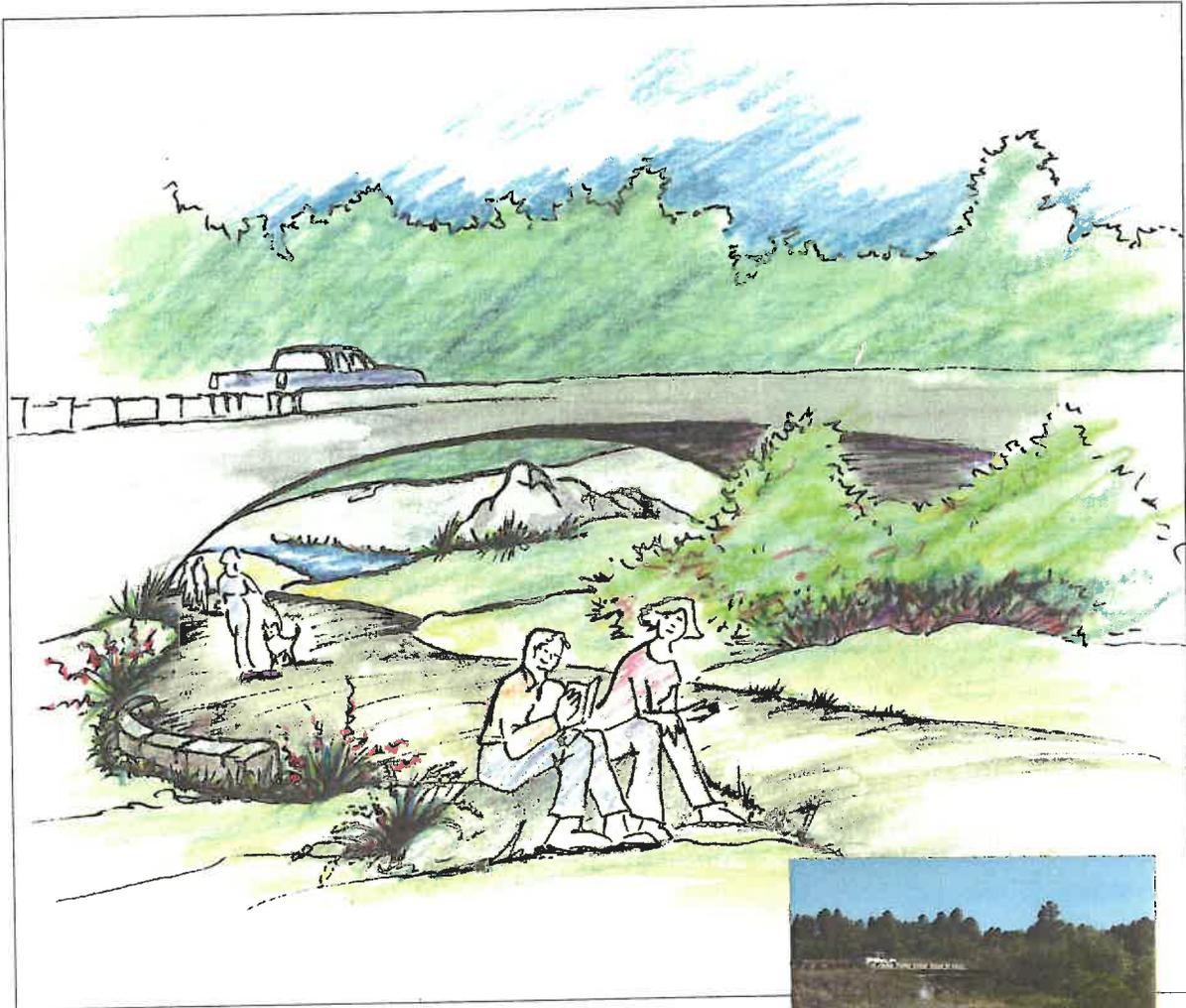
An additional entry feature in this node would welcome visitors coming from the southeast, and offer a warm farewell to visitors leaving town.



# CONCEPTUAL SKETCHES

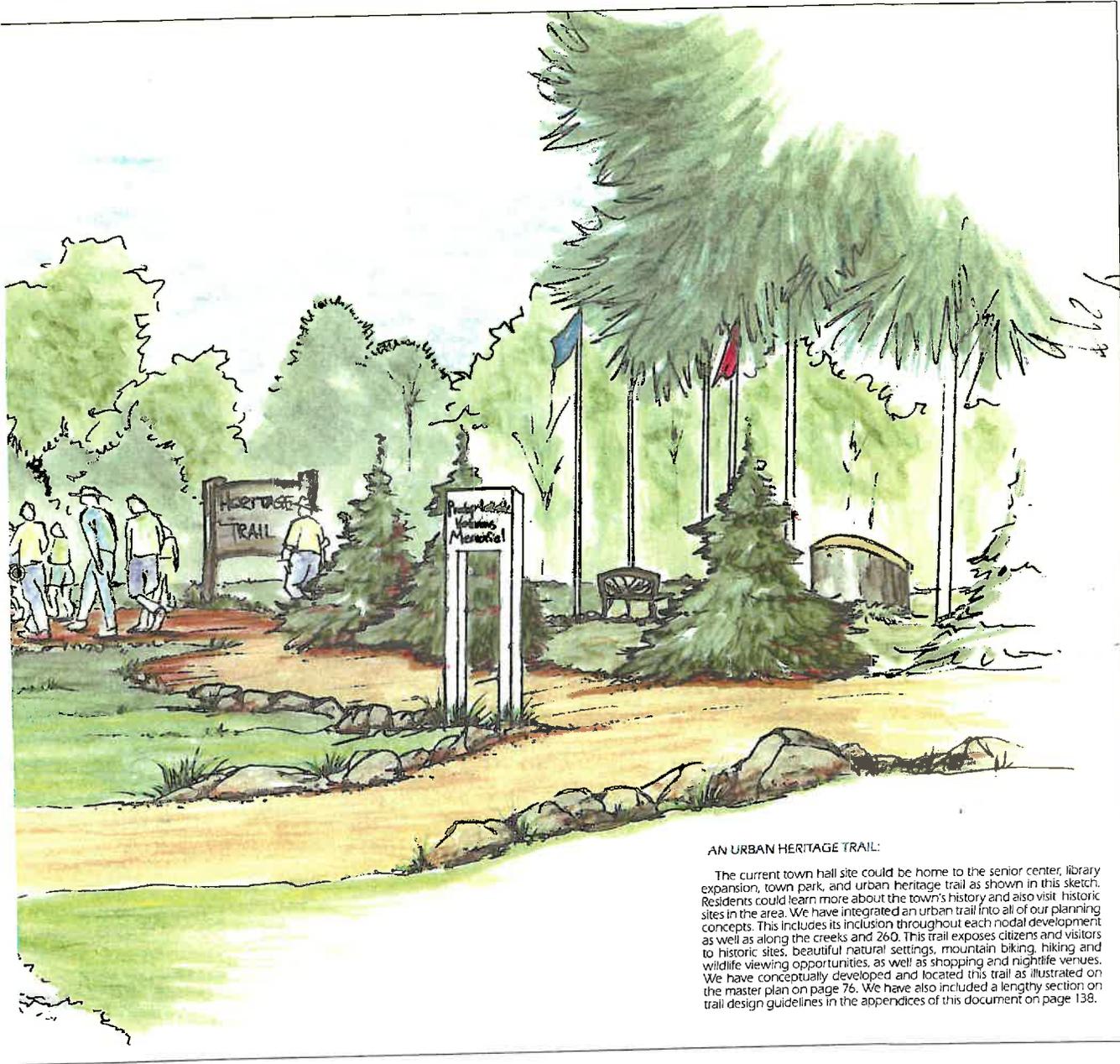


Conceptual sketch showing a possible rendition of the entry feature at the Lake of the Woods entry. The entries announce the arrival to Pinetop-Lakeside and begin to identify a sense of place.



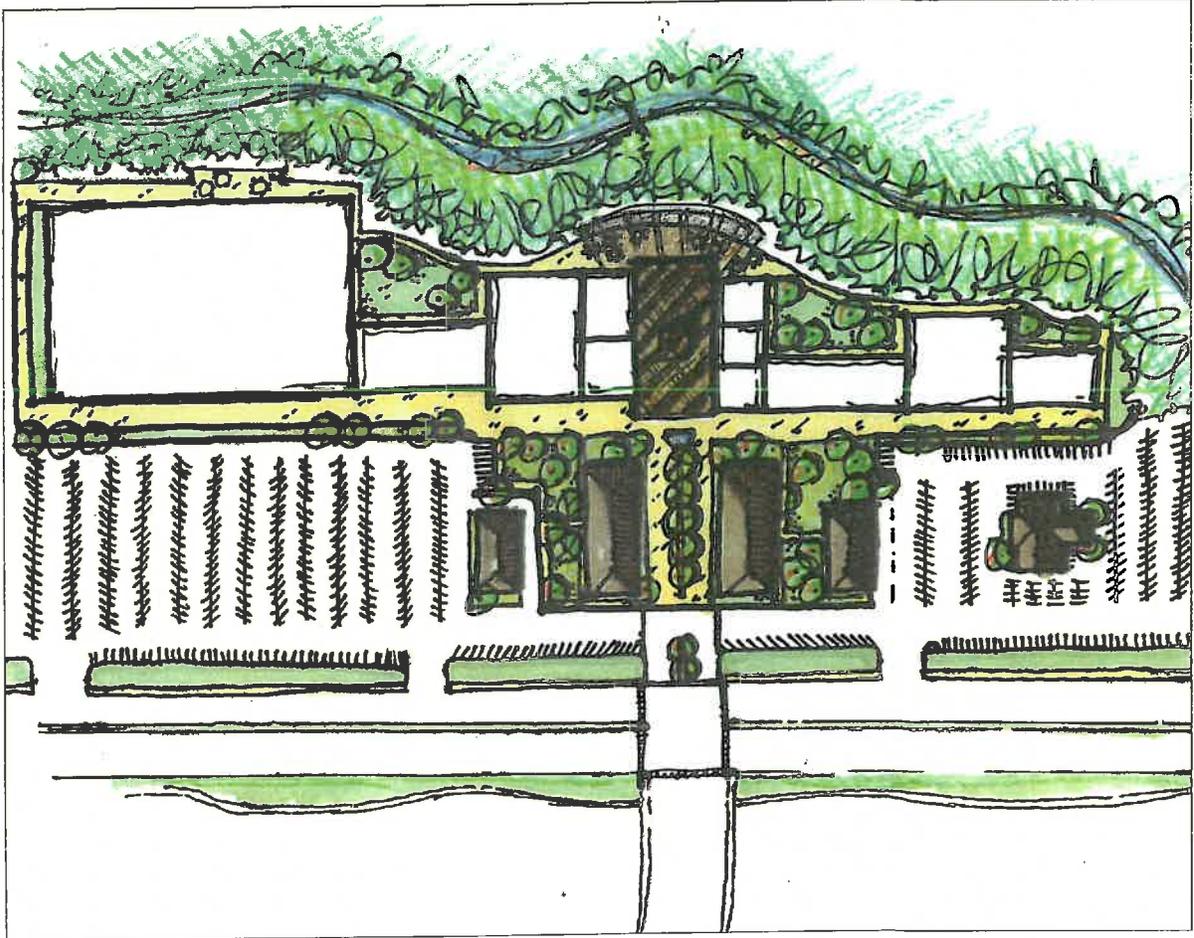
The trails along the creeks and through the forest provide recreation for pedestrians and bicycles. Underpasses could increase the safety of those users.



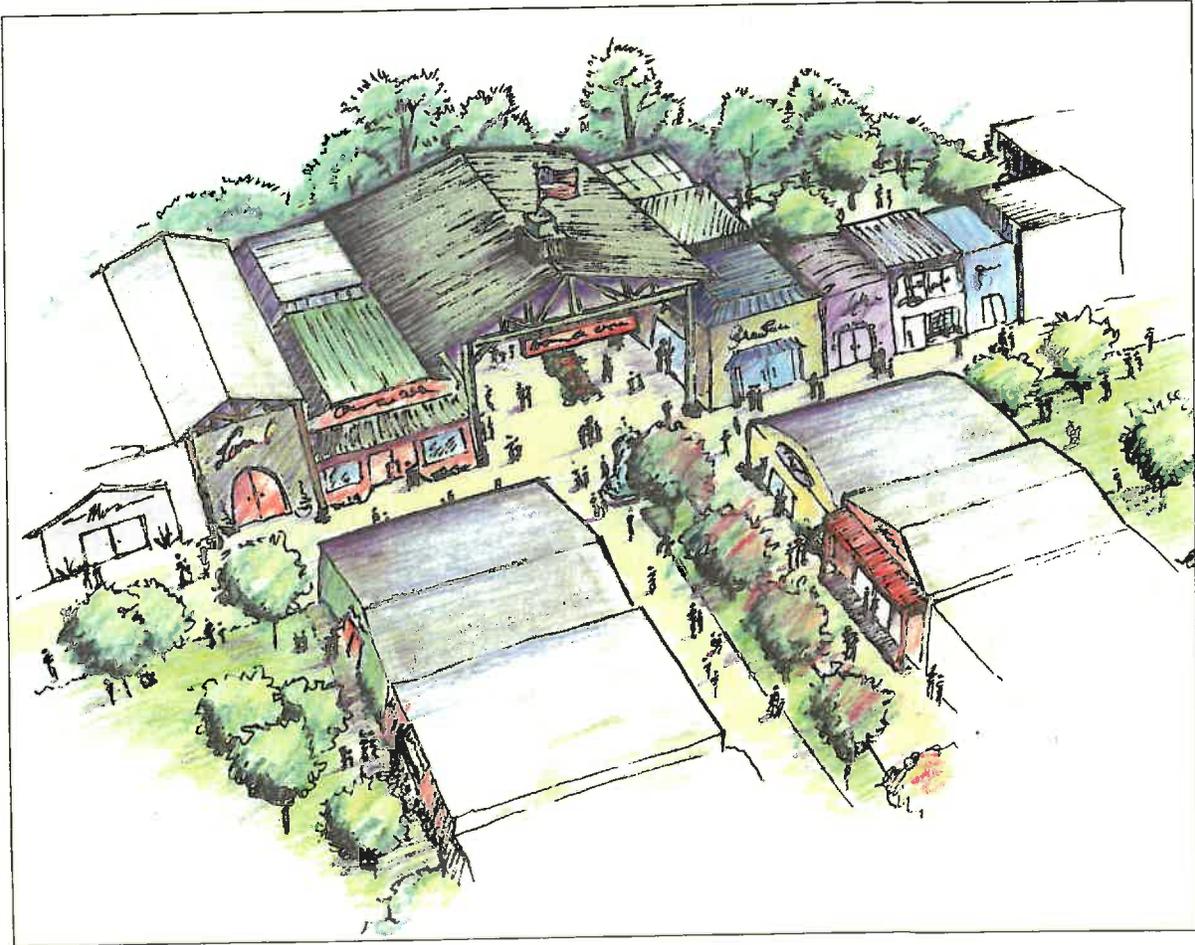


**AN URBAN HERITAGE TRAIL:**

The current town hall site could be home to the senior center, library expansion, town park, and urban heritage trail as shown in this sketch. Residents could learn more about the town's history and also visit historic sites in the area. We have integrated an urban trail into all of our planning concepts. This includes its inclusion throughout each nodal development as well as along the creeks and 260. This trail exposes citizens and visitors to historic sites, beautiful natural settings, mountain biking, hiking and wildlife viewing opportunities, as well as shopping and nightlife venues. We have conceptually developed and located this trail as illustrated on the master plan on page 76. We have also included a lengthy section on trail design guidelines in the appendices of this document on page 138.



The Safeway Center could become a vibrant, pedestrian friendly shopping experience. Second storefronts, pocket plazas, and connections to other parts of town could make this a prominent feature of the town.



Conceptual bird's eye view of a possible layout for the Safeway Center. A portion of the building could be opened up to provide access to the creek and trails.



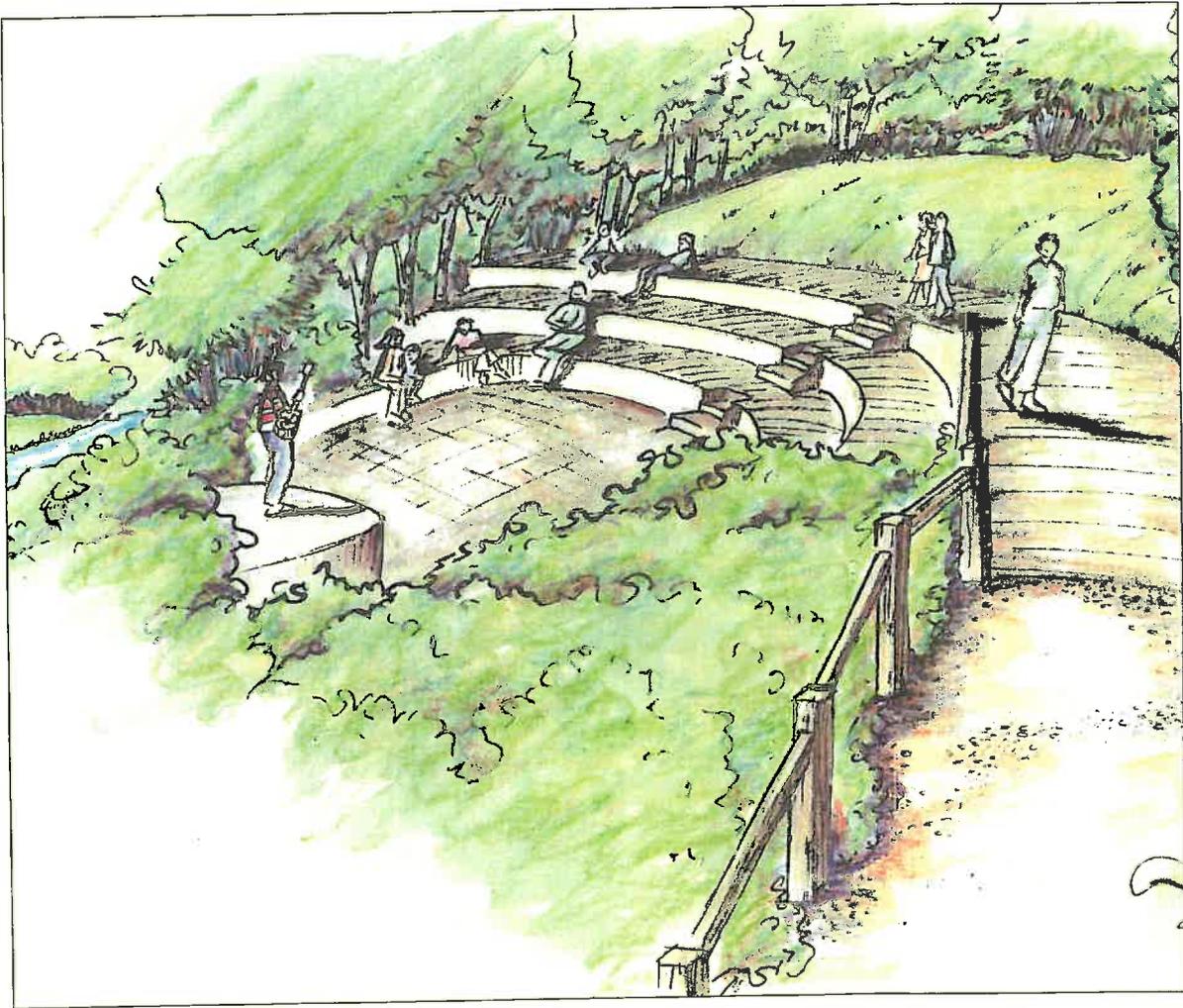
The plazas and storefronts at new retail developments should be pedestrian friendly, offering people places to sit, recreate, and socialize. This sketch is a view looking through the Safeway Center breezeway to Billy Creek.



Prominent site features like this fountain add interest to the retail centers, and make the experience unique.



Billy Creek behind the Safeway Center could become a major asset to the community. Offering alternate transportation routes to residents and visitors, the creeks are celebrated and protected. Plazas and storefronts could face and overlook the creeks.



The town park at Walnut Creek could provide spaces for activities ranging from quiet contemplation to outdoor gatherings. Views could be oriented towards the creek and Woodland Park.

## PHASING STRATEGIES

Phasing refers to distinct stages of development within the scope of the Master Plan. As such, it is an essential part of a community's planning and development strategy. Phasing ensures that development occurs in an organized and methodical manner and allows stages of growth to occur when the economic and political environment is appropriate. Through phasing strategies, communities like Pinetop-Lakeside can begin to accommodate economic development, protect neighborhoods, preserve open space, link specific land uses with one another, and direct growth into the appropriate areas. Perhaps the greatest outcome of planning and development in phases is the enhancement of the quality of life of a community; in addition, a town can avoid wasting both time and money when it has specific goals outlined to meet the General Plan and the Master Plan.

Phasing, however, is sometimes presented in a rigid manner. Too often, development is hindered or halted when phases are not met as originally anticipated. Understanding this, we have examined the Master Plan concept and have organized the phasing strategy into unique 'modules' of development—pieces of the whole that strategically compliment the design goals of the entire Master Plan. It is helpful to view the modules as packages of development that can be tactically implemented as the economic and political atmosphere of the town permits. These modules are not presented chronologically; each module can be implemented at any time, and it is possible that some modules are ongoing or overlapping, and can occur while other modules are undertaken. Clearly, there may be a logical progression of stages within the

modules that can be discussed by the town as those opportunities arise.

### Applied to Pinetop-Lakeside

Looking more specifically at Pinetop-Lakeside, these modules of development we are presenting are predicated on keeping the natural systems healthy, and the ongoing process of improving the quality and aesthetics of streetscapes along Highway 260. The development of nodes within the community will only achieve its goal when done in conjunction with creek restoration and streetscape improvements. Emphasis must also be placed on the ongoing development of the urban trail system and the land acquisition and preservation strategies discussed in our public presentations, and presented in more detail in the appendix of this book.

The graphic on the following page represents the delicate balance between three elements which must be simultaneously considered in the modules: creeks and open space, streetscape and highway 260, and the development of individual nodes. Neglecting the conservation of and right-of-way acquisition along the creeks or the streetscape improvements will hinder the potential benefits of the nodes. This means that while specific modules of development are acted upon by the town, it is absolutely essential that the creeks, open space, and the dynamics of Highway 260 are not overlooked. Thus, we present the modules within the individual nodes themselves, emphasizing always the necessity to balance these three elements.

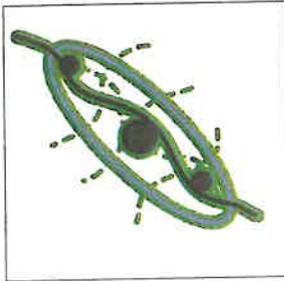


ABOVE: The success of the master plan will depend on the ecological health of Pinetop-Lakeside's creeks, meadows, and forest lands; the information in this section stresses this importance.

Neglecting the conservation of and right-of-way acquisition along the creeks or the streetscape improvements will hinder the potential benefits of the nodes.



## PHASING RELATIONSHIPS



ABOVE AND RIGHT: The original generic concept diagram emphasizing the natural systems of the town was adapted to stress the need to balance the relationship between creeks and open space, the streetscape along Highway 260, and the development of the nodes themselves, as seen in the image to the right.



### Modules of Development

Again, these modules of development are not presented sequentially; the modules of development presented within each node are not to be taken as chronological stages. This becomes an advantage to the town as the rigidity of typical phasing strategies is avoided, and instead, the political and economic

climates determine when and how the modules of development can occur—thus creating an ideal progression of development for the town.



LEFT: A portion of Walnut Creek running through the Woodland Lake Park Tract.

FAR LEFT: The diagram illustrates the relationship between the three elements, while highlighting the open space amenities.

## CREEKS & OPEN SPACE

As we have stressed, the health of the creeks and meadows within the town is absolutely essential to the success of nodal development within Pinetop-Lakeside. The town finds itself in an incredible situation—located between two remarkable natural creeks that have sadly been neglected. The conservation and showcasing of these creeks along with the establishment of the urban trail system can begin to define the sense of place and identity of the small mountain town. Consideration should also be given to the restoration of specific historic sites that the town can take advantage of for the development of the urban trail system.

As the town moves forward with development within the scope of the Master Plan, the acquisition and maintenance of the creeks and meadows must be an ongoing endeavor. Give heed to the acquisition strategies found in the appendix, and the relationship with conservation easements. These tools will prove to be invaluable as the town strives to define its character while accommodating growth and development.

### Priorities

We recommend that early priority be given to the following areas:

- **Moving forward with the acquisition of Woodland Lake Park**
- **Restoration of Billy Creek behind the Safeway Center**

- **The stretch of Billy Creek where currently leased from the County**
- **The stretch of Billy Creek from the Blue Ridge Schools, to the anticipated new school site**
- **Ongoing attention to pedestrian and bicycle connections through town**

### The Woodland Lake Park Tract

Woodland Lake Park, the ‘crown jewel’ of the community, provides the town with an isolated, high mountain experience. As the Master Plan strategies are implemented, the acquisition of the Woodland Lake Park Tract from the US Forest Service will become essential in its preservation and use. The development of the Walnut Creek Node gives the town incredible leverage with developers by presenting to them prime real estate, and can financially energize much of the Master Plan’s subsequent development.

The town will first need to pursue an accurate and up-to-date appraisal of the value and purchase price of the land. We then recommend the town carefully and thoroughly explore all acquisition options (for specific information about funding options, refer to the funding section of the appendix). The acquisition of the park tract will give the town the leverage it seeks to ensure development as it sees fit, and to enforce adherence to specialized design guidelines.

FAR RIGHT: Enhance streetscape can serve as a traffic calming device as well as help define the character of a small town.

RIGHT: The diagram illustrates the relationship between the three elements, while highlighting the streetscaping along Highway 260.



## STREETSCAPE & HIGHWAY 260

In conjunction with the acquisition and conservation of open space, and the creation of nodes within town, the streetscaping along Highway 260 should be enhanced to define the character of the town and each node. Streetscaping involves much more than simply adding a few trees along the street to “green-it-up.” Streetscaping includes the landscape, urban trails, bike trails and lanes, lighting, signage, crosswalks, paving materials, parking, medians, underpasses, and enhanced architecture. The town will need to work closely with the Arizona Department of Transportation and explore options such as buy-backs, which will allow the town to develop strategically placed medians and other beneficial streetscape elements.

As these elements work together, they serve as traffic calming devices that increase the safety of the highway and add incentive for residents and visitors to experience the nodes. In addition, the vegetation used in the streetscape enhancements can create entries to each node, and into the adjacent neighborhoods as well. For more specific information regarding planting concepts at key intersections and neighborhoods, refer to the Planting Concept in the design section of this book. We recommend that when the town budgets funds for streetscaping, please consider the purchase of mature trees as they will achieve the anticipated character of the Master Plan much sooner than young trees.

## Entry Features

Within the Master Plan, we have identified possible locations for entry features that will announce and celebrate the arrival into Pinetop-Lakeside. The entries will also serve as a warm farewell as visitors leave the town boundaries. These entries should be a mix of improved streetscape, enhanced vegetation (perhaps unique to the region), and signage announcing the arrival to the town.

Creating defined entry features and sequences can be the first step in defining the sense of place that the town is seeking. Visitors will understand that they are now in a place that requires more attention than a casual drive-through. Typically, well defined entry sequences encourage visitors to stay longer and immerse themselves in the local culture.

## Highway 260 Trees & Meadows

The nodes in town allow the maintenance of certain stretches of pines and meadows along the highway. These spans of pines were identified by residents and business owners in the user group analysis as a sense of pride for the community. It would be great to see these areas free of clutter and trash and better suited for showcasing to the residents and visitors. The clean-up could be promoted as a town community service project in which residents, students, business owners, and elected officials work together.



FAR LEFT: The diagram illustrates the relationship between the three elements, while highlighting the open space amenities.

LEFT: Placerville, California has been successful in balancing their historic commercial district with the natural amenities by selective development within town.

## NODAL DEVELOPMENT

Once again, we need to stress the importance of understanding that the modules of development presented in this section are not listed chronologically. Naturally, within each node of development, there may be a logical progression that would most likely occur; however, the dynamics of development modules allow the town to initiate development when the political and economic situation is most appropriate.

The modules we suggest should not limit what the town does within each node. What we propose are merely starting points—areas of priority and importance that should be considered. From those points, the additional commercial and residential development will occur when suitable.

Heeding the town's request, we are presenting the Master Planning concepts essentially as they were in the concept phase of the project; with minor adjustments, the Master Plan accommodates both options presented within each node. This provides the town with a more flexible development scheme.

Finally, we also stress again that the success of the town's development strategies depends heavily upon the health of the natural systems in the community. In all modules, the open space suggestions and streetscape considerations previously discussed should be taken into account.

The modules are organized as follows:

### Maverick Node

- Commercial Village
- High-End Resort

### Old Town Node

- Streetscape & Entry Feature
- Creeks & Trails
- Civic & Commercial Center
- Senior Center, Town Park, & Trails
- Recreation Center
- Pursue Creekfront Development

### Walnut Creek Node

- Streetscape, Main Street Intersection
- Purchase Woodland Lake Park Tract
- Billy Creek @ the Safeway Center
- The Safeway Center
- Creek Park @ Walnut Creek
- Continuing Development

### Penrod Node

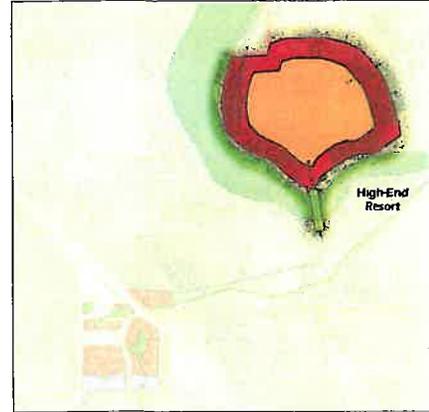
- Streetscape & Entry Feature
- Access to Billy Creek @ Highway 260

The dynamics of development modules allow the town to initiate development when the political and economic situation is most appropriate.

RIGHT: Module A: Commercial Village at the Maverick Node.

FAR RIGHT: Module B: The High-End Resort at the Maverick Node.

## MAVERICK NODE



### MAVERICK COMMERCE VILLAGE Module A: Commercial Village

We encourage the early development of this portion of the Maverick Center since our analysis indicates that the owner of the property is ready and eager to begin development; the site has also been prepared for this type of development. We envision the Commerce Village quickly becoming a vibrant shopping center including major retail, restaurants, professional services, and non-clientele-based companies. This dynamic mix of uses also lends itself well to sustaining the anticipated auto dealership.

This center can provide a wide-range of services for Pinetop-Lakeside and Show Low residents. The increased commercial attention in this area will bring an immediate increase in sales tax revenue. Those revenues will provide the town with funds for the development of the other nodes and land acquisition and conservation easements.

**DEVELOPMENT OPPORTUNITIES:** The Maverick Node's proximity to major shopping centers, providing services to residents from Pinetop-Lakeside, Show Low, and other areas of the region. The increased sales tax revenues will allow it to invest in public utility facilities.

### Module B: High-End Resort

The site identified by the Tejido Group for the High-End Resort lies on the southeastern shore of Show Low Lake. The property lies within town boundaries and our analysis indicates it is currently classified as 'Park' land. The acquisition and allocation of this property could give the town a substantial amount of money to work with.

A High-End Resort, promoting the natural amenities of the region, can attract more visitors to town. Currently, the only other resorts of this extent are in Greer. The isolated location on the lake will prove attractive to a developer with whom the town may negotiate to build required infrastructure in exchange for development rights.

## OLD TOWN NODE



FAR LEFT: Module A: Streetscape & Entry Feature at the Old Town Node.

LEFT: Module B: Creeks & Trails at the Old Town Node.

## OLD TOWN VILLAGE

### Module A: Streetscape & Entry Feature

The primary entry to the Pinetop-Lakeside is characterized as one arrives at the Lake of the Woods. As an entry sequence can greatly enhance a visitors' experience in town, we recommend early attention be given to developing this entry feature. Improvements in this area should include incorporation of native and regionally-unique vegetation, signage, and traffic calming elements.

Further into town, streetscaping can begin to occur just before Highway 260 turns due south. This area, in conjunction with the Old Town concept, will feature the new civic center and is an introduction to the town's commercial and social vivacity. The streetscaping could continue to the intersection of Woodland Road, another key intersection in this portion of town. Along this stretch, we recommend the employment of numerous features discussed above, in the Streetscape & Highway 260 section. The underpasses proposed in this area are intended to improve the safety of crossing the five-lane highway as activity in this area increases; students, residents, and visitors alike will appreciate the added safety.

### Module B: Creeks & Trails

In the Old Town Node, the creeks and open space can begin to define its identity. As the town moves forward with securing the site for the new school, Billy Creek becomes the prominent natural connection between the two school facilities. Access along the creek trails will promote alternate transportation, and interaction with the natural environment. The recreation center is proposed on this greenway, and the enhancement of the creek trail will allow students and residents to access the community facilities while deemphasizing dependency on Highway 260.

In conjunction with the creek improvements in this area, we recommend the town create a town nursery, where students can get practical experience by running it and learning about topics ranging from business strategy to plant health and propagation. The town will benefit as the money earned can fund town programs such as the Wildlife Center. The nursery can provide the plants for new development in town.

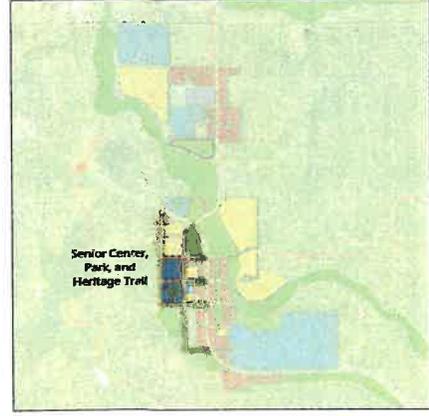
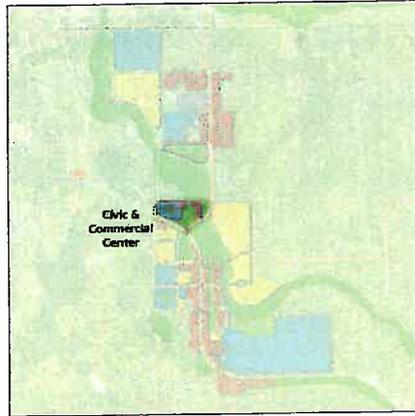
We also recommend the consideration of cleaning up and protecting the stretch of pines across from the Blue Ridge Schools as this is exemplary of the 'high-mountain' character of Pinetop-Lakeside.

**DESIGN IMPPLICATIONS:** The Old Town Node offers the town a historic, sustainable, and high-quality infrastructure. Special attention should be given to the historic urban grid and street systems in this node.

RIGHT: Module C: Civic & Commercial Center at the Old Town Node.

FAR RIGHT: Module D: Senior Center, Town Park, and Heritage Trail at the Old Town Node.

## OLD TOWN NODE



### Module C: Civic & Commercial Center

The proposed site for the new civic center and town square adds visibility and prominence to the community facility. Early development of a new town center could give pride to the community and provide additional spaces for indoor and outdoor meetings.

Cooperation with a developer would give the town leverage to have the developer supply any new infrastructure. Developers have been known to build town halls and civic centers for development rights on specific lots.

### Module D: Senior Center, Town Park, & Heritage Trail

Our user group analysis indicates the desire for this portion of the concept to be developed. Moving the civic center to Porter Mountain Road frees up its current site, allowing for the development of various amenities. Those amenities would include a new senior center, a new or expanded library facility, historic museum, town park, trailhead for a 'Heritage Trail' leading to historic sites, and incorporating the existing Veteran's Memorial into the park setting.

The Heritage Trail could serve as a prototype and a beginning to the urban trail system through the Old town Node. Subsequently, the trails could be expanded to give access to the creek systems and civic and commercial functions throughout the node and into other parts of town.

## OLD TOWN NODE



FAR LEFT: Module E: The Recreation Center at the Old Town Node.

LEFT: Module F: Pursuance of Creekfront Commercial Development at the Old Town Node.

### Module E: Recreation Center

The enhancement of Billy Creek from the Blue Ridge Schools to the anticipated new school site warrants the development of the Recreation Center along the creek corridor. The Recreation Center would relate well to the development of the new civic center and town square, and anticipates growth and expansion of commercial and residential uses in the area.

The recreation center could be a facility that accommodates the needs of all demographics within the town. The youth and resident survey responses indicated the desire to have more activities for the youth of the town. The recreation center, conveniently located near both school facilities, could offer the youth a wide range of physical, social, and intellectual activities.

### Module F: Pursuance of Creekfront Commercial Development

Another important area of consideration would then be the creekfront commercial properties along Billy Creek. With the easements on Billy Creek, the commercial fronts would compliment the natural amenity without destroying its beauty and function. As in other modules, the lots along the creek would be prime real estate with which the town could negotiate when dealing with developers.

When asked what types of places they would like to see more of in Pinetop-Lakeside, nearly 40% of the youth responded in favor of a Recreation Center. Nearly 25% hoped for a pool facility in the town.

RIGHT: Module A: Streetscape and proposed Main Street Intersection at the Walnut Creek Node.

FAR RIGHT: Module B: Actively pursue the purchase of the Woodland Lake Park Tract at the Walnut Creek Node.

## WALNUT CREEK NODE



## WALNUT CREEK VILLAGE

### Module A: Streetscape and proposed Main Street Intersection

We envision this intersection and node becoming the uniting factor for the two communities. As such, early attention to this area will serve well to begin to shape the identity of Pinetop-Lakeside. Enhancements along Highway 260 at the Safeway Center will aid in drawing more awareness to this area in preparation for further developments in the area. In cooperation with the Safeway Center owner, we recommend that the streetscaping in this area reflect potential changes and improvements in the Safeway Center as well as the location of the primary intersection leading to the Walnut Creek Village.

We understand that the Chamber of Commerce is seeking a larger facility at a more central location. The new intersection to the Main Street is a great location for a new Chamber of Commerce / Visitor's Center. It is more highly visible from Highway 260 and would be centrally located to help unite the two communities.

### Module B: Actively pursue the purchase of the Woodland Lake Park Tract

As development of the Walnut Creek node is commenced, the acquisition of the Woodland Lake Park Tract from the US Forest Service will become essential in its preservation and use. We would be doing a disservice to the town if we did not stress the importance of the protection of majority portions of the park tract in conjunction with the development. In fact, we would love to see Woodland Park remain undeveloped if alternative financing could be found. The fact remains though that the Walnut Creek Node gives the town incredible leverage with developers and a source of much needed financial resource that could be used to initiate many of the master planning initiatives contained within this document. For more information, refer back to the 'Creeks and Open Space' section.

**DESIGN IMPLICATIONS** - The Walnut Creek Node is a key area for the town. Early attention to this area will serve well to begin to shape the identity of Pinetop-Lakeside. Enhancements along Highway 260 at the Safeway Center will aid in drawing more awareness to this area in preparation for further developments in the area. In cooperation with the Safeway Center owner, we recommend that the streetscaping in this area reflect potential changes and improvements in the Safeway Center as well as the location of the primary intersection leading to the Walnut Creek Village.

## WALNUT CREEK NODE



FAR LEFT: Module C: Billy Creek behind the Safeway Center at the Walnut Creek Node.

LEFT: Module D: The Safeway Center at the Walnut Creek Node.

### Module C: Billy Creek behind the Safeway Center

The proposed improvements to the Safeway Center warrant specific attention to the creek behind the center. As pedestrian access is improved behind the center and to the creek, we recommend that the town move forward with the restoration and clean up of this portion of the creek.

We recommend that the town also work directly with the developer planning a housing development behind the Safeway Center to ensure adequate creek protection and connections from new residential areas to the services offered in the Safeway Center. The portion directly behind the Safeway Center would be the optimum place to start, in relation to any improvements that may take place in the Safeway Center itself.

Developing the Billy Creek park on Town-owned property is crucial for revitalizing this area. By collaborating with a developer of workforce housing, we can address future housing availability concerns while ensuring easy accessibility to the park. Navajo County and the Blue Ridge Unified School District both provided rationale illustrating the need for workforce housing and are included in the appendix.

### Module D: The Safeway Center

It is our understanding that the town has already contacted the owner of the Safeway Center regarding possible improvements and additions to the Safeway Center; we encourage the continuation of such efforts. The Safeway Center is an ideal starting point within the Walnut Creek node and in the town itself, as it builds primarily on existing and familiar infrastructure. We see the Safeway Center quickly becoming a lively, pedestrian friendly shopping experience.

One initial step would be the relocation of service areas along the sides of the buildings instead of the rear, allowing pedestrian access behind the center. The town could then begin to encourage storeowners to open second storefronts along the creek, in anticipation of the creek trails and access behind the shopping center; Safeway could also open smaller fronts on the backside that could provide walk-up service for pedestrians to bakery, produce, or café departments, for example. For additional ideas, refer to the conceptual drawings of the Safeway Center and the 'Creek-front Development' case studies in this book. Early focus on the Safeway Center would provide an anchor for the ensuing stages of the Walnut Creek Village.

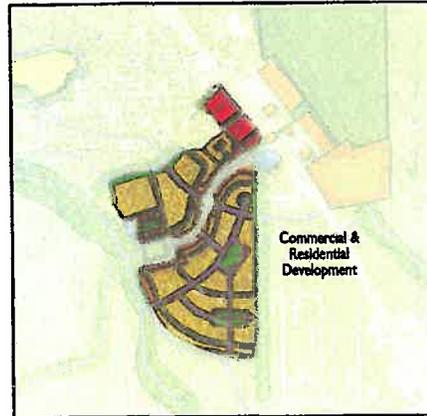
"Revitalization of the Shopping Center would be a great benefit. A corridor through the building to provide coffee shops, book and card shops, art galleries would be enjoyable and economically advantageous. Opening the back of the long building to the Billy Creek side would be an asset ... this could be the impetus to implement the connectivity provided by the creeks."

-Resident Feedback, August 2006

RIGHT: Module E: Creek Park at Walnut Creek at the Walnut Creek Node.



FAR RIGHT: Module F: Commercial and residential development at the Walnut Creek Node.



### Module E: Creek Park at Walnut Creek

Another package of development could be the town square park shown at the end of the proposed Main Street. The park would be a feature to draw people into the forest to experience the creek; it would serve as an anchor at the opposite end of the Safeway Center. We also feel this park along the creek is a prime location for the town's proposed Wildlife Center, serving as an information center and trailhead to the urban and regional trails.

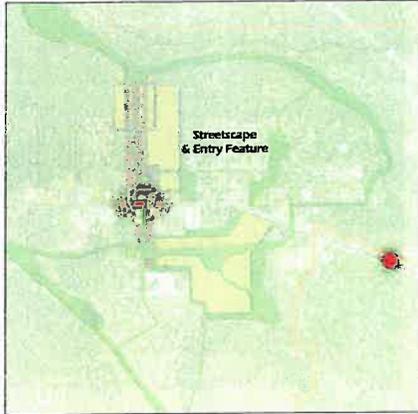
It would be necessary to also develop the pedestrian and bicycle trails in this area, accompanied by the actual road to the park that would later serve as the Main Street. With the purchase of the Woodland Lake Park Tract, it is very likely to work with developers to provide this infrastructure in exchange for development rights. The trail could be continued from the town square, providing pedestrian and bicycle access to the town's new Mountain Meadows Recreation Complex on Woodland Road. These trails would serve as the backbone to the trail system through the park, in accord with the conservation of portions of the park.

### Module F: Commercial and residential development

Ongoing commercial and residential infill development can occur as the economic and political appropriateness in the town warrants. When the opportunity presents itself, the town can pursue the development of new commercial and residential properties in the Walnut Creek Village.

Our recommendation for the Walnut Creek node is the Walnut Creek Village concept. While the public supports the Walnut Creek Crossing concept, we feel the Village concept serves as a suitable starting point, with room and flexibility to progress if necessary; if in the future the town feels the need to expand, refer back to the Walnut Creek Crossing concept which could be implemented as a 'second-stage' following the Village concept.

## PENROD NODE



FAR LEFT: Module A: Streetscape & Entry Feature at the Penrod Node.

LEFT: Module B: Access to Billy Creek from Highway 260 at the Penrod Node.

## PENROD SQUARE

### Module A: Streetscape & Entry Feature

As with the other nodes, streetscape improvements can begin to give identity to the node and direct other stages of development of the node. The Penrod Node contains many businesses and small boutique shops unique to the region, and enhanced architectural features and streetscape would add incentive for residents and visitors to experience them.

We also recommend that the town identify an actual entry to the town near the southern boundary where a sign would be posted with additional enhanced vegetation. The accompanying graphic indicates our recommended location for this feature. For details regarding streetscape concepts, refer to the Planting Concept section of this book.

### Module B: Access to Billy Creek from Highway 260

We recommend that the town begin this area by providing access to Billy Creek from Highway 260 at Penrod Lane. This access could begin as a pedestrian and bike trail directly to the creek. At the creek, a formal trailhead and park could be provided to encourage users to get to this area.

Slightly northwest, we suggest the acquisition and designation of an additional creek park as indicated on the plans, primarily accessed by pedestrians and bicycles on the creek trails. The parks, and connections between them will give developers and owners incentive to build and follow design guidelines within the master plan context.

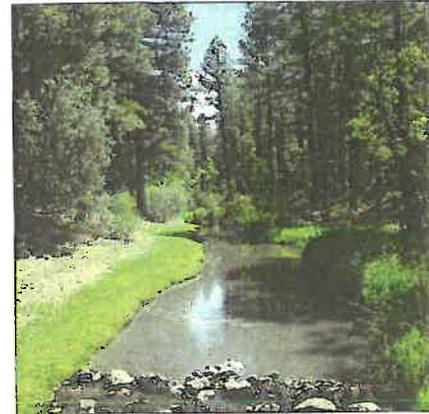
RIGHT: WITH ABOVE: The Penrod Node enhances existing infrastructure and encourages public access to Billy Creek.



## CONTINUING GROWTH

RIGHT: Adherence to the balance between protecting key open space, enhancing the highway's streetscape, and nodal development will become key in the future progress of the town.

FAR RIGHT: A portion of Walnut Creek. The success of the master plan is predicated on the ecological health of the town's creeks, meadows, and forest lands.



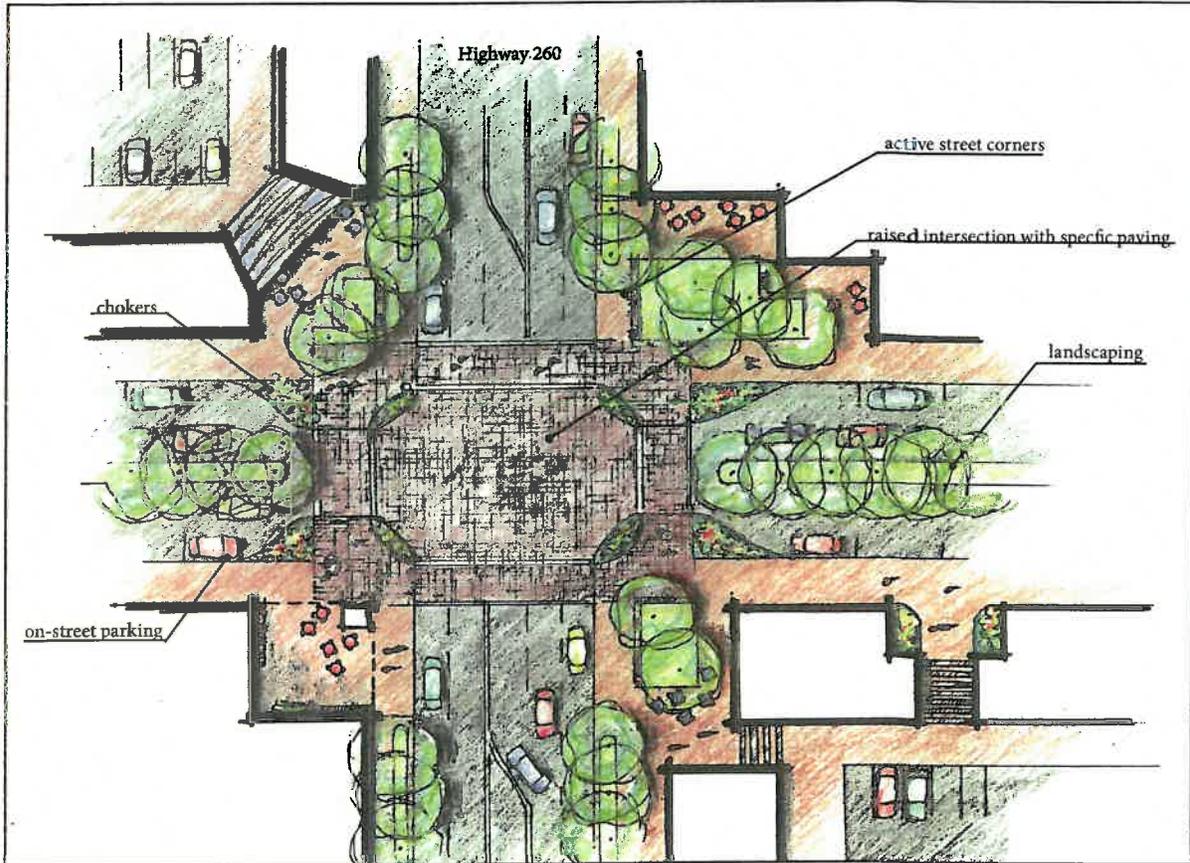
## CONTINUING GROWTH

As we have mentioned, providing 'modules' of development gives the town flexibility in growth and development. These phases are not structured to require the town to develop in succession as this may frustrate plans and desires. Rather, as the economic and political situations permit, the town may strategically choose modules to act upon in support of the Master Plan.

When basic services and incentives are provided within the nodal developments, concurrent commercial and residential development can occur as the town dictates. Planned negotiations with developers and interested parties will give the town leverage to obtain infrastructure, facilities, and adherence to design guidelines.

Finally, we urge again the need to bear in mind the balance between maintaining open space and enhancing the streetscape along Highway 260. Neglecting the conservation of and right-of-way acquisition along the creeks or the streetscape improvements will hinder the potential benefits of the nodes. So while the town undertakes specific modules of development, it is absolutely essential that the creeks, open space, and the dynamics of Highway 260 are not overlooked.

## TRAFFIC CALMING WITH ENLIVENED INTERSECTIONS



Traffic calming is a way to design streets, using physical measures, to encourage people to drive more slowly. It creates physical and visual cues that induce drivers to travel at slower speeds. Traffic calming is self-enforcing. The design of the roadway results in the desired effect, without relying on compliance with traffic control devices such as signals, signs, and without enforcement. While elements such as landscaping and lighting do not force a change in driver behavior,

they can provide the visual cues that encourage people to drive more slowly.

The reason traffic calming is such a powerful tool is that it has proven to be so effective. Some of the effects of traffic calming, such as fewer and less severe crashes, are clearly measurable. Others, such as supporting community livability, are less tangible, but equally important.



ABOVE: This conceptual sketch shows the implementation of traffic calming devices including curb extensions, crossing islands, and speed tables. The sketch was prepared to represent an intersection of the new Main Street in the Walnut Creek Node.

Towns and cities have many options they may employ to affectively calm traffic. The following list provides a sample of some of those measures:

- Curb Extensions
- Chokers
- Crossing Islands
- Chicanes
- Mini-circles
- Speed Humps
- Speed Table
- Raised Intersections
- Raised Pedestrian Crossings
- Gateways
- Landscaping
- Specific Paving Treatments
- Serpentine Design

## PLANTING CONCEPTS



The following graphics represent simple planting concepts. They are not construction documents but offer palettes of plants that we feel will work well at these intersections to provide beauty, interest, a feeling of arrival and alert drivers to slow down. Following these concepts are graphic representations of how these areas could look.

## PLANTING CONCEPTS

We have recommended the town of Pinetop-Lakeside go forward in planning, using nodal development, clustering new development in specific areas or “nodes” of town enhancing existing infrastructure while protecting sensitive areas of open space in outlying areas. This also allows the town of Pinetop-Lakeside to develop in phases as suggested in this document providing realistic time for acquisition of funding and time for development. The following planting concepts are presented in conceptual form and suggest planting palettes that may work well in these areas, they are not construction documents. Three intersections along Highway 260 are presented; one of the intersections in the Old Town Node which leads into a neighborhood; the intersection in the Walnut Creek Node at the proposed Main Street and Safe-

way Plaza; and the intersection in the Penrod Node. These were chosen to present the town with various options and to illustrate that unique streetscaping can be used to announce arrival to these distinct nodes and distinguish uses within them. Several of the proposed areas of development have areas of suggested streetscape improvements, especially those with proposed commercial and mixed use development. We recommend that the City Council work with a citizen’s advisory committee and future developers to work out design guidelines for these areas. Another section in the Appendix of this document provides images of streetscape elements we feel are consistent with the feedback we received from user analysis on “the identity” of Pinetop-Lakeside.

File Storage:\com\jordan\108 - the City Council and review that you think is work in conjunction with the City Council of Pinetop-Lakeside. We suggest you also review and verify the information and develop and clearly design guidelines for how to document.



### Trees

- Utah Juniper (*Juniperus osteosperma*)
- One-Seeded Juniper (*Juniperus monosperma*)
- Alligator Juniper (*Juniperus deppeana*)
- Gambel Oak (*Quercus gambelii*)

### Understory

- Native Grasses
- Bannana Yucca (*Yucca baccata*)
- Scrub Live Oak (*Quercus turbinella*)
- Cinquefoil (*Potentilla fruticosa*)



### Intersection One

This is representative of other intersections in this area. The use of vegetation can create visual continuity making the surroundings distinct to each area.

This intersection is typical of other intersections which occur in the Old Town Node along the enhanced commercial sections. The vegetation is used to alert drivers along Highway 260 that they are approaching and intersection and to slow down. Medians with plantings just before the intersection add visual appeal and do not obstruct visibility. Crosswalks in the areas of commercial development and mixed use should be improved. Physical changes to the road plane, by use

of pavers or stamped colored concrete, will alert drivers and act to guide pedestrian movements in these intersections. Along sidewalk sections, the combination of pavers and concrete can be carefully used to differentiate between active walking areas and portions of the sidewalk devoted to street trees, planters, benches and other furniture. Vegetation choices should be low maintenance and cohesive with the higher levels of pedestrian traffic in these areas.



### Trees

- Crabapple (*Malus spp.*)
- Flowering Plum (*Prunus cerasifera*,  
*P. cerasifera* 'Krauter Vesuvius', *P. x cistena*)
- Flowering Cherry (*Pyrus padus*, *P. virginiana* "Canada Red")
- Flowering Pear (*Pyrus calleryana* 'Aristocrat',  
*P. calleryana* 'Autumn Blaze')
- Maples (*Acer x Freemanii*, *A. saccharinum* "Silver Queen", *A. campestre*, *A. platanooides* "Schwedleri", *A. rubrum* "Franksred",  
*A. ginnala*, *A. glabrum*, *A. grandidentatum*),  
Elm (*Ulmus americana*)

### Understory

- Beebalm (*Monarda menthaefolia*)
- Silvery Lupine (*Lupinus argenteus*)
- Blue Flax (*Linum lewisii*)
- Penstemons (*Penstemon spp.*)
- Columbines (*Aquilegia spp.*)
- Blue Flag (*Iris missouriensis*)
- Cinquefoil (*Potentilla spp.*)
- Prairie Smoke (*Geum triflorum*)
- Oregon Grape (*Mahonia repens*)

## Intersection Two

This intersection at the Safeway Plaza is a proposed new intersection. The proposed land uses were placed in this photo to give a base to the Planting Concept. This area has a unique mix of commercial, residential, greenways and civic uses. A hierarchy of roads exists here, creating different scales. Larger main streets will require plants reflective of this scale and smaller streets and greenways will require plants of a slightly smaller scale. This hierarchy can be ex-

pressed by use of unique plant palettes in each area as well. We are proposing that fruit bearing trees be planted in greenways, parks and open spaces along the greenways. This is to be reflective of the settlers planting apple and pear trees in orchards on their homesteads. Improved crosswalks are imperative at this intersection for the safety of pedestrian users of this area. A conceptual sketch of an improved intersection is provided in page 106.

We are proposing that fruit bearing trees be planted in greenways, parks and open spaces along the greenways. This is to be reflective of the settlers planting apple and pear trees in orchards on their homesteads. Remnants of these orchards can still be seen today in the Old Town area and the Period Park.



### Trees

- Quaking Aspen (*Populus tremuloides*)
- Ponderosa Pine (*Pinus ponderosa*)
- Gambel Oak (*Quercus gambelii*)

### Understory

- Native Grasses
- Buffaloberry (*Shepherdia spp.*)
- Cinquefoil (*Potentilla fruticosa*)
- Oregon Grape (*Mahonia repens*)
- Wild Rose (*Rosa woodsii*)



### Intersection Three

Placing a median island in the center of the intersection helps to guide pedestrians safely across Highway 260. It also provides a safe place for those who cannot completely cross the street in one change of the light.

The intersection at the Penrod node is unique in that it is not directly linear across Highway 260. This presents interesting challenges when trying to design safe pedestrian crossings. Placing a median island in the center of the intersection guides pedestrians safely across the highway. This median island is also useful for pedestrians who cannot completely cross the in-

tersection during the light change by offering a safe place to wait until the light changes again. Here again vegetation is unique to the node and will be repeated on the "Main Street" in the Penrod node.





# APPENDIX

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**Plant Palette**

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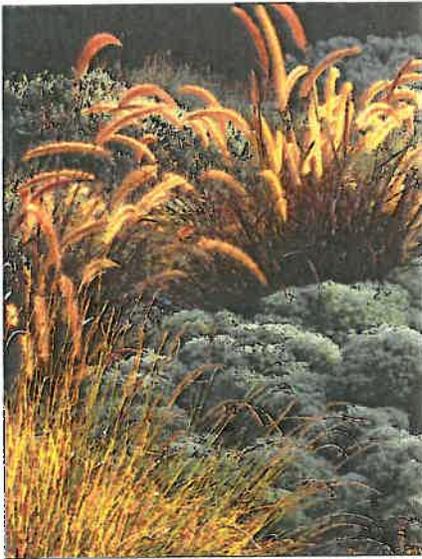
APPENDIX

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# PLANT PALETTE

## PLANT RECOMMENDATIONS:

Pinetop-Lakeside as stated previously, has a wide range of ecological habitats that support a wide range of plant materials and wildlife. Many respondents in the user analysis phase of this study expressed that the "identity" of Pinetop-Lakeside was tied in with the trees and forest. Mans influence on the landscape has already been observed in many ways both positive and negative. Much like the materials, colors, textures and use of light by an artist can be used to evoke specific feelings in one experiencing the art; a well chosen plant palette and design can act similarly on the users of a particular environment. The following lists represent all of the plants that were observed on site during the analysis phase; other plants know to this area but not directly observed by our group and plants that we suggest will do well in the mountain environment of Pinetop-Lakeside. These plant materials in various combinations can be used to enhance existing areas, make proposed areas unique in character and even aide in improving the health of certain riparian and woodland systems.



### NATIVE TREES

Blue Spruce  
Ponderosa Pine  
Gambel Oak  
Quaking Aspen  
New Mexico Locust  
Box Elder

Rocky Mountain Maple  
Narrowleaf Cottonwood  
Lanceleaf Cottonwood  
Pinyon Pine  
Alligator Juniper  
One-seed Juniper  
Utah Juniper  
Rocky Mountain Juniper  
Hackberry  
Mountain Alder  
Fremont Cottonwood  
Mountain Willow

Picea pungens  
Pinus ponderosa  
Quercus gambelii  
Populus tremuloides  
Robinia neomexicana  
Acer negundo ssp. Californicum  
Acer glabrum  
Populus angustifolia  
Populus x acuminata  
Pinus edulis  
Juniperus deppeana  
Juniperus monosperma  
Juniperus osteosperma  
Juniperus scopulorum  
Celtis laevigata var. reticulata  
Ainus incana tenuifolia  
Populus fremontii  
Salix amygdaloides



### NATIVE SHRUBS

Buffaloberry  
Snowberries  
Utah serviceberry  
Three-leaf sumac  
Wild Rose  
Golden currant  
Fendler's buckbrush  
Mountain Mahogany  
Bannana Yucca  
Coyote Willow  
Shrubby Cliffrose  
Apache Plume  
Manzanita  
Smooth Sumac

Shepherdia spp.  
Symphoricarpos spp.  
Amelanchier utahensis  
Rhus trilobata  
Rosa woodsii  
Ribes aureum  
Ceanothus fendleri  
Cercocarpus intricatus  
Yucca baccata  
Salix spp.  
Cowania mexicana  
Fallugia paradoxa  
Archostaphylos spp.  
Rhus glabra



### NATIVE GRASSES

Blue grama  
Arizona fescue  
Indian ricegrass  
Western wheatgrass  
Mountain muhly  
Muttongrass  
Prairie junegrass  
Little bluestem  
Deer Grass

Bouteloua gracilis  
Festuca arizonica  
Achnatherum hymenoides  
Pascopyrum smithii  
Muhlenbergia montana  
Poa fendleriana  
Koeleria macrantha  
Schizachyrium scoparium  
Muhlenbergia rigens



### Wildflowers/Perrinials

Beebalm  
Slivery lupine  
Blue flax  
Penstemons or beardtongues  
Coneflowers  
Rudbeckia/Black-eyed Susan  
Columbine  
Yarrow

Mosquito Plant  
Western Blue Flag  
Evening Primrose  
Aspen Fleabane  
Fire Wheel  
Phlox  
Heuchera

Monarda menthaefolia  
Lupinus argenteus  
Linum lewisii  
Penstemon spp.  
Echinacea spp. & Ratibida spp.  
Rudbeckia spp.  
Aquilegia spp.  
Achillea millefolium var. occidentalis  
Agastache cana  
Iris missouriensis  
Oenothera spp.  
Erigeron speciosus  
Gallardia pulchella  
Linantus spp.  
Heuchera spp.



The above were photographed by Tejido Group in May/June 2006



Hardy Hummingbird Trumpet *Epilobium canum* subsp. *latifolium*

Groundcovers

- Creeping barberry
- Cinquefoil
- Kinnikinnick
- Prairie smoke
- Alum root
- Pussytoes
- Yerba Mansa
- Mahonia repens
- Potentilla spp.
- Arctostaphylos uva-ursi
- Geum triflorum
- Heuchera spp.
- Antennaria spp.
- Anemopsis californica

NON-NATIVE TREES

- Crab Apple
- Arborvitae
- Austrian Black Pine
- Sunburst Honeylocust
- Golden Honeylocust
- Flame Maple
- Red Sunset Maple
- Swedler Maple
- Hedge Maple
- Silver Queen Maple
- Autumn Blaze Maple
- European Mountain Ash
- White Barked Himalayan Birch
- Canada Red Chokecherry
- Dwarf Red-Leaf Plum
- Patmore Green Ash
- Malus spp.
- Thuja spp.
- Pinus nigra
- Gleditsia trancanthis inermis 'Suncole'
- Gleditsia trancanthis inermis 'Aurea'
- Acer ginnala
- Acer rubrum 'Franksred'
- Acer platanoides 'Schwedleri'
- Acer campestre
- Acer saccharinum
- 'Silver Queen'
- Acer X freemanii
- Sorbus aucuparia
- Betula utilis var. jacquemontii
- Prunus virginiana 'Canada Red'
- Prunus X cistena
- Fraxinus pennsylvanica
- 'Patmore'
- Pyrus calleryana 'Bradford'
- Pyrus calleryana 'Autumn Blaze'
- Catalpa speciosa
- Salix matsudana 'Navajo'
- Robina x ambigua
- Tilia cordata 'Greenspire'
- Ainus glutinosa
- Ainus tenuifolia
- Amelanchier X grandiflora
- Celtis occidentalis
- Crataegus laevigata
- Cercis canadensis
- Fraxinus mandshurica
- 'Mancana'

NON-NATIVE SHRUBS

- Brilliant Red Chokeberry
- Dogwood Redtwig
- Mock Orange
- Oregon Grape
- Winter Creeper
- Forsythia
- 'New Hampshire'
- 'Northern Sun'
- Burwood Viburnum
- Snowball bush
- Winged Euonymus
- Vicary Golden Privet
- Aronia arbutifolia
- 'Brilliantissima'
- Cornus baileyi
- Pittosporum tobria
- Mahonia aquifolium
- Euonymus fortunei
- F. Hardy Hybrids 'Meadowlark'
- Viburnum x burkwoodii
- V. opulus 'Roseum'
- E. alatus 'Compactus'
- Ligustrum 'Vicari'

Common Privet  
Snowmound Spiraea

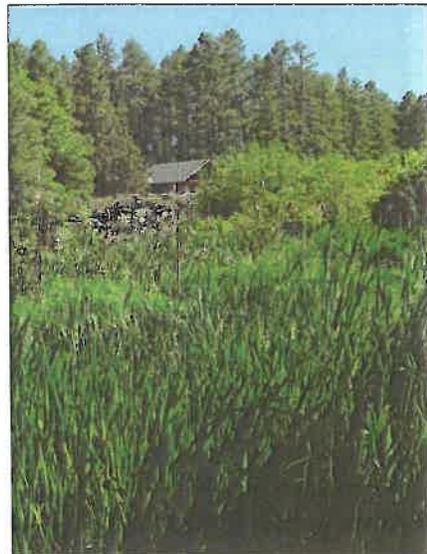
- Juniper
- Fernbush
- Three-leaf Sumac

NON-NATIVE GRASSES

- Blue Fescue
- Feather Reed Grass
- Maiden Grass
- Blue Oat Grass
- Indian Grass
- Ligustrum vulgare
- Spiraea nipponica
- 'Snowmound'
- Multiple species
- Chamaebatiaria millefolium
- Rhus trilobata
- Festuca glauca 'Border Blue'
- Calamagrostis x acutiflora
- 'Karl Foster'
- Miscanthus sinensis 'Gracillimus'
- Helictotrichon semipervins
- 'Blue Avena Grass'
- Sorghastrum nutans 'Cheyenne'



The above were photographed by Tejido Group in May/June 2006



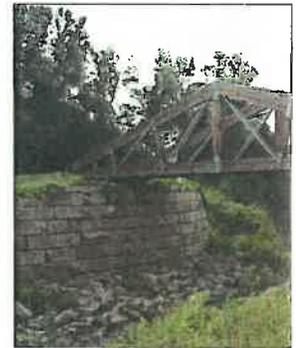
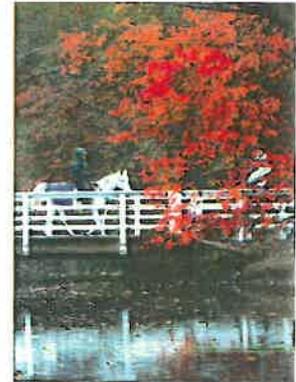


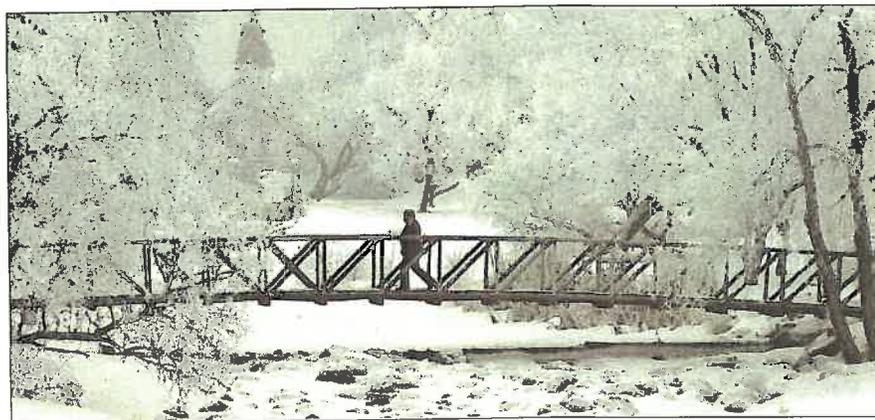
# DESIGN MATERIALS

## Paving and Bridges

One of the important functions of this study was to provide the town with a 'sense of place' and identify a 'unifying identity. During the analysis phase of this study we heard from many in the community about what they feel the town's 'identity' is or should be. We considered these comments, historical context, climate, regional context and more in choosing what follows. These pages are a sample of some materials and fixtures that may be appropriate for Pinetop-Lakeside. They are presented as a tool for visioning, and to provide the Town Council and citizenry with a starting point for conversations on design guidelines for new development and redevelopment. As discussed previ-

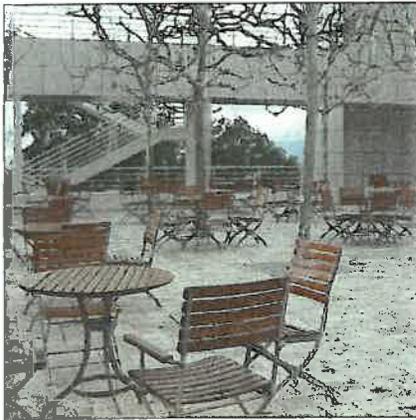
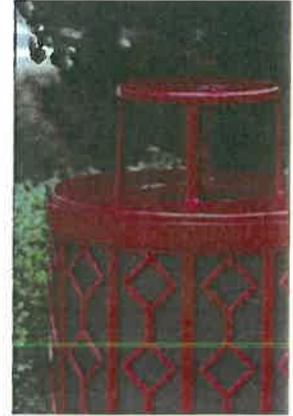
ously we feel it is important for the Council to work with the Chamber of Commerce, developers and a Citizens Advisory Board in making these decisions. Having input empowers all of these groups and gives a sense of ownership to the community of any new development that will occur. Just as plant materials can be used to give a unique character to an area, street furnishings, paving and lighting can have this same impact. This is by no means a comprehensive list and should not limit the possibilities or vision of the community. Additional sources for images can be found on websites, manufactures catalogs, magazines and books on streetscaping, architecture of small towns and trail development.

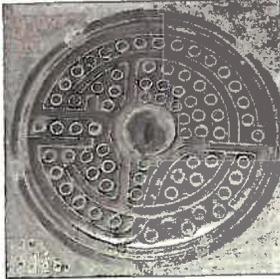






# Site Fixtures

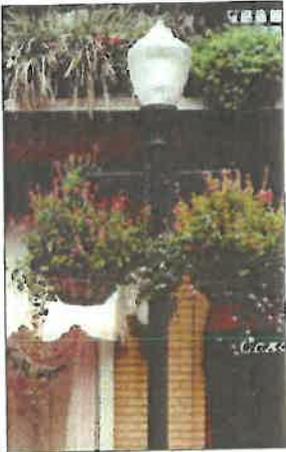




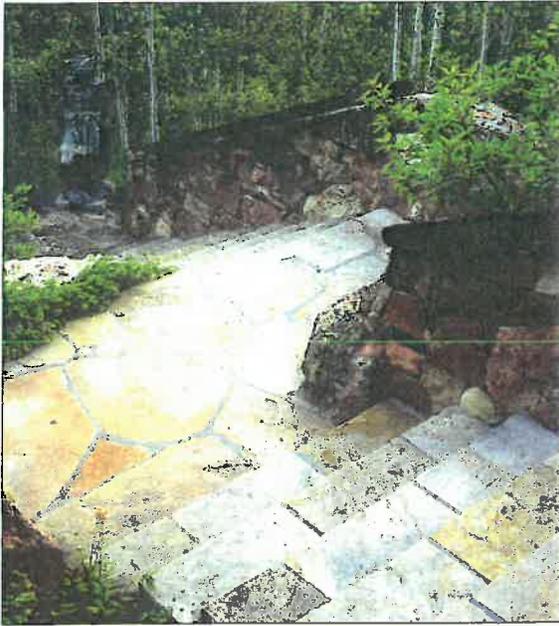


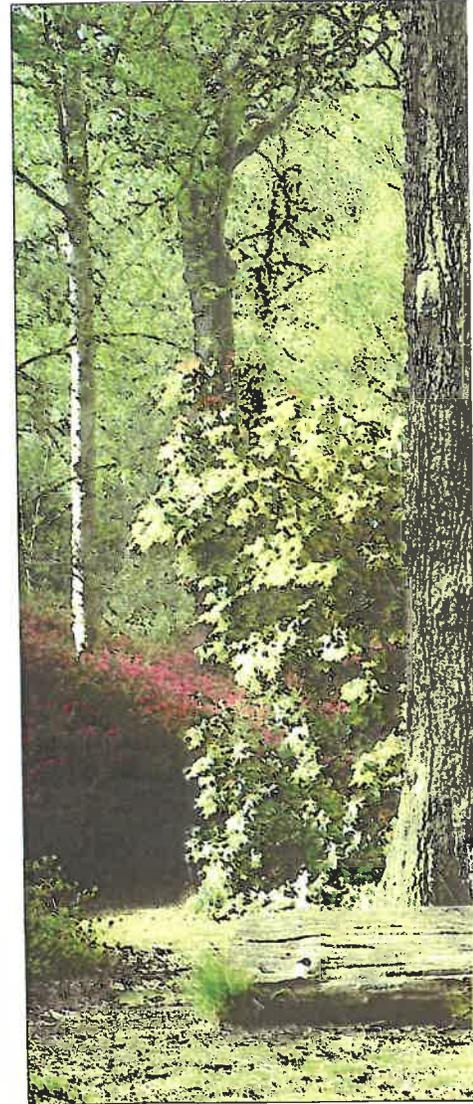
# Lighting





## Trail Fixtures and Surfaces





# CREEK RESTORATION

## Introduction

The health of Billy Creek and Walnut Creek has been and continues to be vitally important to Pinetop-Lakeside. Historically the creeks provided the settler's drinking water, irrigation for their crops and orchards; and as we learned at the 100 year anniversary of Lakeside, were dammed to bring electricity to the town. A healthy creek ecosystem provides wildlife habitat, flood protection, recreation, a clean water supply, an economic boon to local businesses and a natural amenity for everyone to view and enjoy.

## Ecological Importance of Riparian Lands

Riparian lands differ from neighboring parcels of land in several ways. Riparian habitats often have better soils, higher moisture content and a wider variety of plant species. For these reasons, riparian lands provide habitat features needed by many wildlife species and for most species, this habitat is critical. Important components such as food, water, shelter from predators and from harsh physical conditions in addition to safe sites for nesting and roosting.

These wetland areas often have a high level of biodiversity, that is the variety of different plants, animals, micro-organisms and genetic compositions that make up certain ecosystems. These riparian areas can also act as a refuge for plants and animals in times of stress such as during a wildfire or a prolonged drought. Species can move out from riparian areas when better times return. In some cases, certain animals rely on riparian lands for their entire lifetime where as other animals might only need them at particular times during the day, certain seasons or specific stages in their lives.

Moisture is an important habitat feature of riparian areas and directly links to the amount and range of wildlife the area can support. In most cases such as Pinetop-Lakeside's creekshed, riparian lands generally occupy the lower region of the landscape which means there is more soil moisture available for plant growth and it is retained for longer amounts of time. The soils of riparian corridors are often rich in organ-

ic matter, with a better supply of nutrients available to support plant growth. Periodic flooding helps to rejuvenate nutrients along with pollinating and restoring different aquatic species of plants and native grasses. The microclimate of a healthy riparian zone, with its shading capacity and available moisture, tends to reduce extreme temperature and humidity which provides a more balanced condition for plants and animals.

As a result in the greater availability of water and organically viable soils, riparian areas are among the most productive ecosystems on earth. This is particularly important in especially arid and semi-arid environments such as the southwest where land-based species are dependent on nutrients from in-stream and riparian food sources.

## Management Tools to Protect Creek Ecosystems

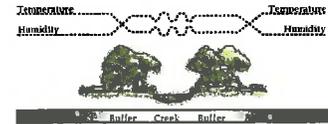
As existing and proposed development plans extend closer to Walnut Creek and Billy Creek, the area becomes subject to environmental degradation, loss of habitat and invasion of non-native species from surrounding altered landscapes. Other factors that contribute to the ecological integrity of a creekshed becoming progressively poorer over time are over-grazing of livestock and irresponsible water management techniques. The clear-cutting of native riparian vegetation can be devastating for many native species. It may result in the invasion of weeds and feral animals, it could disrupt corridors for wildlife movement and finally, it could result in a decline or extinction of a certain species. It is vital to remember that if the aim of riparian management is to maintain viable wildlife corridors and habitat, it is crucial to preserve natural riparian vegetation.

## Working with Neighbors within the Watershed

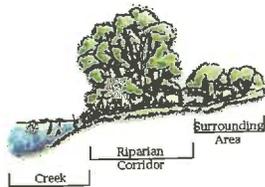
Preservation and maintenance of riparian habitats for plants and animals needs to be considered at the regional scale because this is a scale at which species move and evolve. There is little point in one



Everything is part of the larger ecosystem, when one element is effected in the system all others are effected in some way.



Riparian vegetation has a moderating effect on air temperature and humidity, creating a special microclimate for wildlife.

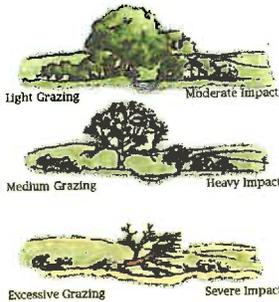


This illustration represents the importance of not only preserving the creek but also the 'catchment' that buffers the corridor.

landholder taking steps to manage their riparian land and vegetation when their neighbors do not. There are many examples now where state and local governments, community groups and individual property owners have jointly planned and implemented programs of riparian management along significant stretches of creeks or streams. This has led to far more effective results and benefits than could have been achieved by those groups or landowners working independently.

#### Controlling Livestock Access to Riparian Areas

Domestic stock, in particular cattle, favor riparian areas because of the availability of water, feed and shade. When stock access is not restricted, the animals can do substantial damage through over-grazing, trampling, formation of tracks and pads, physical disturbance of the bank soil and water contamination with large amounts of nutrients through feces and urine.



Most of the livestock in Pinetop Lakeside is on private property not near the creeks and the general conditions of the meadows observed shows light impact.

Grazing on riparian lands, even on native vegetation, may be compatible with maintaining a healthy wildlife habitat provided grazing is planned and managed with care. Careful grazing can also be used to reduce weed infestation and risk of fire during the early years after fencing. The keys are good planning, careful monitoring of grazing impacts and prompt removal of stock at the first sign of over-grazing or damage.

#### What is Ecological Restoration?

Ecological Restoration is the process of assisting the recovery of an ecosystem that has been degraded, damaged or destroyed. It involves restoring and managing ecological integrity, which includes a critical range of variability in biodiversity, ecological processes and structures, regional and historical context, and sustainable cultural practices (SER, 2002).

When people hear about Ecological Restoration they immediately begin to think about terms such as

protection and conservation, however this has more to do with managing existing natural resources rather than restoring healthy ecosystems. In many cases, humans have impacted their local environments so much that restoration has become a household term. The emerging field of ecological restoration has developed in response to challenges posed by overgrazing, surface-mined land, clear-cut forests, damaged wetlands, contaminated soils and degraded surface to groundwater contamination. Mother Nature has an amazing resiliency and restorative capacity.

Left alone, damaged ecosystems have shown an inherent ability to recover. With this in mind, recovery takes considerable time and may not occur at all if the threats and causes of degradation are not removed. Through pro-active restoration, many practices can remove threats and accelerate recovery.

Some refer to ecological restoration as the return of an ecosystem to a close approximation of its condition prior to disturbance (Natural Research Council, 1992). However due to constraints on knowledge of preexisting conditions and costs, this ideal is now considered impractical. The Society for Ecological Restoration (SER) provides this definition:

The restoration potential depends on the degree of disturbance of both the site and its surrounding landscape, however the site is more important (NRC, 1992). An important consideration in ecological restoration is the reference ecosystem to serve as the model for planning and evaluation of a project.

The Society for Ecological Restoration has listed guidelines for developing and maintaining a proposed restoration plan.

1. Conceptual planning- delineates the site, the type of restoration project, restoration goals and interventions needed.
2. Preliminary tasks- include organizing and staffing, gathering baseline data, setting objectives, and engaging the public and other stakeholders.

3. **Instillation planning-** provides more detailed plans, performance standards and monitoring.

4. **Post installation tasks-** include site protection, maintenance, monitoring, and adaptive management as recommended by evaluation.

### Principles and Process of Watershed Protection

Natural resource engineers have long recognized the need to manage watersheds to maintain yields and the quality of the water in the reserves. At a broader scale, river basin commissions were established in the 1960s to provide a broader attempt to watershed management. Some of these commissions were successful while some were stalled due to inter-jurisdictional conflicts across state boundaries.

In the 1990s, the U.S. EPA and other agencies acknowledged the limitations of point discharge controls and other conventional approaches to water quality and quantity management. From these principles it became clear that managing water bodies required managing the land that drains to it. The 'watershed' catchment idea became a useful geographic boundary for managing land and water resources. With this research in place, the EPA developed guidance for what emerged as the watershed protection method. Managing watersheds was not a new approach but has sense been an effective approach to environmental management.

### Green Infrastructure

Just as plans for built structures are called 'blueprints,' plans for open spaces and greenways are being referred to as 'greenprints.' 'Greenprints' have become an integral part of the land development process and utilized as a growth management strategy in many cities around the world. With the help of technology such as GIS (Geographic Information Systems) and the organization of land conservation programs, open space planning has strengthened with regional support. Protected lands are not just a local, jurisdictional

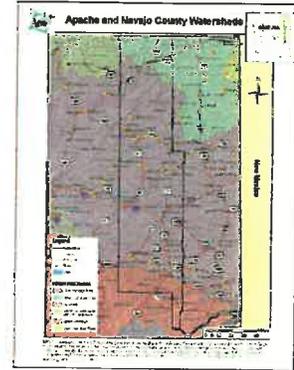
concern anymore. People's recreational enjoyment of the outdoors in areas such as Pinetop-Lakeside have also grown which encourages setting aside the areas as less of an afterthought of development and more as an fundamental part of the growth process. Establishing 'Green Infrastructure' in a town that is on the edge of a population boom such as Show Low and taking open space planning as a proactive not reactive approach can be considered 'smart conservation.' (Benedict and McMahon, 2002). An interconnected network of green space would conserve natural ecosystem values and function to provide associated benefits to human populations. Waterways, wetlands, woodlands, wildlife habitats, working farms, ranches and protected forests could all be included in a green infrastructure plan. What makes greenway planning different from conventional approaches to open space planning is rather than looking at land conservation in isolation or in opposition to development, it aims to work in parallel with land development and built infrastructure planning.

### The Importance of Greenways

The Greenbelt concept has been around since time of Frederick Law Olmsted and the Garden City movement of the nineteenth century. Olmsted designed Boston's 'Emerald Necklace,' a series of parks and greenways that were part of Boston's original plans from 1878 and 1890. Greenways are open natural spaces that have a linear form (Smith and Hellmund, 1993).

The most successful greenway designs are those that provide multiple objectives and are integrated into developed land uses (Randolph, 96). Goals that could be recognized by Greenways include: recreational opportunities, transportation, open space, conservation of wildlife corridors and riparian habitats, stream channel protection and restoration, water quality improvement, flood damage mitigation, neighborhood linkages and education.

Greenway planning is a useful mechanism to integrate a broad range of environmental planning objectives and should be a highly participatory process.

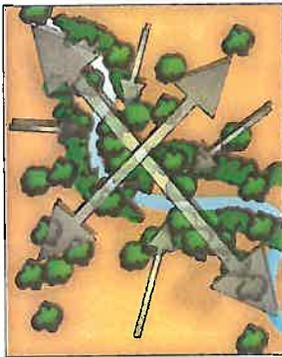
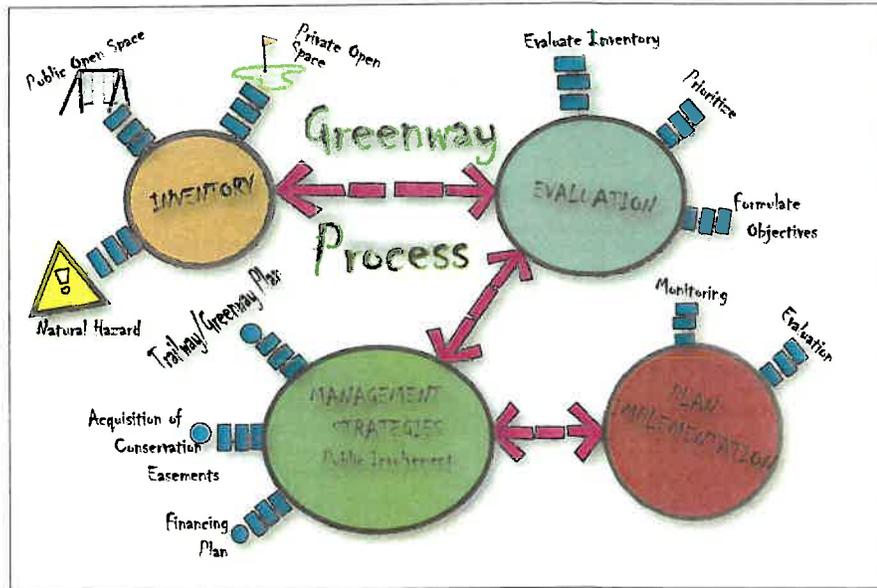


Pinetop-Lakeside sits in the Little Colorado River watershed, just north of the Mogollon Rim.



The connection of the town with greenways along the creeks is imperative to development as the town moves forward.

The Greenway Process is a multi-tiered ongoing process that involves both public and private entities. Pinetop-Lakeside faces challenges ahead in its development of the greenways that are vital to the future development. With the multiple land owners who's land is adjacent to the creeks the town must discuss with these owners the value of creating these linkages to the community as a whole and to the property owners themselves. Imagine being able to go out in your back yard down a small path to a gate at the top of a couple stairs and have access to bike and pedestrian trails that link you to the shopping, restaurants, recreation and civic functions in the area.



Wildlife (ecological) corridors are connections between existing natural areas, river corridors, and blocks of fragmented habitat that allow the unrestricted movement of wildlife and protects water quality.

The Walnut Creek and Billy Creek areas have a number of public and private stakeholders involved in the decision making process, and would stand a better chance of acceptance if the land owners came together in a unified assemblage. By taking a community based decision making process, community goals

#### Wildlife Restoration

Wildlife habitat around the world has been severely altered over the years and now it threatens the Pinetop-Lakeside area as well. Ironically, biologist Aldo Leopold observed nearly 70 years ago, the same tools; the ax, plow and fire that were used to decimate wildlife, can also be used to restore it. According to stages including: laws on hunting, predator control, reservation of land, artificial replenishment of animals and environmental control.

In Pinetop-Lakeside's case concerning the creeks, land-use planning and the pressure to develop private land tends to overshadow the other factors listed. Over the last few decades, the threat of losing critical biodiversity not only in the creek but in the region has been a major concern for preserving this area as an expanded greenway. As a result, this would not only mitigate the risk of species loss but initiate a master plan that broadens planning objectives for passive recreation, increased scenic amenities as well as improving wildlife habitat and movement.

### The Importance of Wildlife Corridors

Wildlife needs a certain amount of space to survive. This space is becoming increasingly fragmented as roads and development carve up the rural landscape. When corridors are properly maintained or enhanced, they connect parcels of wildlife habitat, which can significantly increase the territory available for animals, while improving the overall quality and value of the land.

### Buffers

With so much human induced environmental impacts to ecological systems, buffering is needed to reduce storm water contaminate runoff, reduce noise, and to provide safe and relatively undisturbed opportunities for wildlife habitat. Buffers are open space that have been strategically set aside as open space or preserved native vegetation that manages to reduce the environmental impact associated with development. Buffers protect ecological systems; specifically rivers, water quality, wildlife habitat and aesthetics in a developed piece of land.

### Water Quality Benefits

The quality of storm water leaving a development depends on several variables. Slope, vegetation type and coverage, soil permeability and runoff velocity are all criteria that determine the amount of erosion done to the land. On a steeper slope, an increased amount of erosion can occur due to a higher volume of water leaving the land at a higher velocity. When runoff velocity doubles, water moves particles 64 times larger, and transports 32 times more suspended material, thus making erosive power four times greater.

By increasing the appropriate type of vegetation and the percentage of ground cover on a slope, this directly affects runoff velocity and water quality by trapping sediment. A 5% slope of dense grass with runoff velocity at 0.50 feet per second requires a 200 foot wide buffer to trap 95% of the water carried sedi-

ments. In contrast, for a 5% slope of light grass and a runoff velocity of 0.70 feet per second, a 400 foot wide buffer is required to trap the sediment.

### Noise Benefits for Improved Wildlife Activity

Studies of noise impacts on some wildlife have suggested short-term exposure to loud sounds cause physiological and behavioral changes, especially at levels exceeding 55 decibels. Noise and human activity can cause nest abandonment and some species of birds to become vulnerable. The proximity and persistence of human activities during breeding and rearing periods are important factors that affect wildlife. Noise can be reduced with barriers, diffusers, deflectors and by increasing the distance from source to wildlife. With a dense vegetative barrier, a desired aesthetic is achieved compared to steel or concrete structures.

### Fragmentation

Habitat fragmentation is a common occurrence when a large-scale project contributes to territorial removal. Fragmentation of wildlife habitat can be grouped into three categories: 1.) Large scale conversion, which leads to habitat islands within a short time, 2.) Patchwork conversion of natural lands, 3.) Rural development, which alters the integrity of habitat areas without actually converting large acreages. Rural development is the most intimidating situation for Pinetop-Lakeside's creeks. This situation often creates qualitative changes to woodland areas which alter landscape dynamics similar to quantitative changes brought about by patchwork development. Some of these changes might not be visible in the vegetation but more so in the local wildlife. Habitat quality may be corrupted for some distance around rural developments because these areas breed and support exotic as well as feral wildlife. This sort of behavior creates a barrier to the movement of individuals and populations across the landscape.



Elk have wandered into parts of town to graze but on rare occasion



The bobcat is a very territorial animal and is often seen in areas of new development.



Walnut Creek supports the wildlife of the Woodland Lake Park area.

Wildlife biologists have always viewed land-use and management from the perspective of wildlife habitats. In the 1960's habitat was typically associated with the bare essentials for individual survival: food, water and cover. In the last twenty years, it has become increasingly obvious the concept of habitat includes other environmental features such as breeding locations, sufficient home range areas to maintaining population demographics and social structures, avenues for migration, dispersion and most important gene flow. The most fundamental issue concerning fragmentation is whether or not the land can sustain wildlife, more importantly, the right size of population across that habitat. Fragmentation isolates populations, which can over time, reduce the size of a population to a point where extinction becomes a high probability.

Wildlife needs and habitats can shift over periods of years, seasons, days or even hours. Some natural changes are irreversible and can only be avoided if enough patches exist to allow species to follow the changing patterns of suitable habitats. Fragmentation can remove transitional parts of the landscape, creating gaps in the number of suitable habitats available

# PRESERVATION TOOLS AND STRATEGIES

## Introduction

As the Town of Pinetop-Lakeside moves forward in its development strategies, there will likely come a time when there is a need to acquire Conservation Easements or Property for Conservation. The town has already seen some of its prime natural assets, specifically several of the meadows in town, fall to the developer's blade. And encroachment on the creeks is also significant. The value of these lands are not only in the dollars that they can generate for the town from building permits but the "identity" of the town itself rests in these natural amenities. Visitors and new residents aren't drawn to Pinetop-Lakeside because of its "cookie cutter homes" but because the beauty of the forests, lakes and natural systems. The community as a whole can gain more by protecting these natural amenities and celebrating them than to allow them to be taken away. This section of this study is organized to provide the Public with strategies currently employed by Individual Property Owners, Land Trusts and Government Entities to conserve important land and land uses. Discussed are the Pros and Cons of each method of conservation and details the various strategies that exist for each group. The following information provides a variety of options for the protection of important properties. Many tools exist for Landowners to utilize in this process which benefit both the Landowner and the Land.

## Conservation by Individual Property Owners:

Owners of a piece of land with a qualified conservation interest may opt to maintain full ownership of property and maintain the land how they see fit. Continuity of the protection is maintained by the beneficiaries of the landowner's will. Unfortunately, there are numerous examples of large privately held ranches and homesteads that have been sold and subdivided in Arizona. Prescott Valley, Phoenix, and Santa Cruz County are sad examples of this fact. However, there are some tools available to protect the land after the owner's death. There are advantages and disadvantages to protecting your land yourself.

### Pros:

- 1) Landowners have a vested interest in the property.
- 2) Private landowners are generally excellent stewards of the land.
- 3) Landowners are able to use the land how they see fit.

### Cons:

- 1) The property is protected only as long as the landowner is alive unless they place a deed restriction on the property.
- 2) Pieces of larger conservable lands can be compromised by the sale of adjacent pieces which eventually leads to loss of the entire resource.
- 3) Increasing property values may compel conservation-minded landowners to sell to buyers who intend to develop it.
- 4) Estate taxes may force heirs to subdivide and/or sell properties. (Estate taxes are currently assessed for the value of an estate in excess of 1.5 million dollars at a rate of 47%, but have been as high as 55% in the recent past.)

## Landowner Conservation Tools:

### Deed Restrictions

Restrictions may be placed within a deed to control the use of the property. Restrictions travel with the deed, and cannot generally be removed by new owners.

### Restrictive Covenants

Restrictive covenants are deed restrictions that apply to all of the homes on subdivided property. They are normally drafted and put in place by the original developer, and are different for every area of homes. Often the purpose is to give a development a more standard appearance. Typically, covenants stipulate the minimum size residence allowed, how many homes may be built on one lot, and what type of construction the homes must (or must not) be. They may include numerous other restrictions and are typically enforced by a homeowners association.



The above were photographed by Tejido Group in May/June 2006



### Right of First Refusal or Option

When the owner of an important conservation property is not ready to discuss immediate protection, the owner might consider a right of first refusal. This right provides a land trust or government agency with the opportunity to match a purchase offer received by the owner at a future time if and when the owner elects to sell the property.



An option agreement is a contract under which the owner offers a buyer a fixed period of time (normally a period of three to twelve months) within which to make a decision to purchase either a conservation easement (discussed below) or the property outright. The buyer is not required to exercise its right to purchase but can, instead, use the option period to develop a conservation plan and seek funding sources to conserve the property.



### Conservation by Private Land Trusts:

Land trusts are non-profit organizations that purchase land and conservation easements in order to provide long term protection and stewardship of important lands. Land trusts operate on national to local scales and may have a broad conservation interest or specialize in community, historic, wildlife, or natural areas. Land trusts typically are managed by an elected board of directors and hold the conservation easements in perpetuity, or pass the easements on to other land trusts in the event that the trust goes bankrupt. The White Mountains Land Trust is a local example of citizens in action. This group formed in 2004, with a nine member Board of Directors from the Pinetop/Lakeside and Wagonwheel area. It is currently working on a conservation easement for 52 acres on Forest Service Land near Buck Springs Rd. and other projects in the region.



The above were photographed by Tejido Group in May/June 2006

#### Pros:

- 1) Conservation lands are protected forever.
- 2) Landowners can continue to inhabit and enjoy income from the property.
- 3) Donation of the easement to a Land Trust creates significant income tax savings for the landowner.
- 4) Donation of the easement may reduce the value of the land enough to avoid paying estate tax.
- 5) Easements increase the property value of adjacent lands.
- 6) Large areas of land may be protected while allowing the traditional uses to continue.
- 7) Land trusts are non-governmental entities.

#### Cons:

- 1) Landowners give up the right to undertake some activities on their land.
- 2) The sale value of their land is reduced by the value of the conservation easement.
- 3) The conservation easement cannot be removed at a later date without renegotiation of the easement contract. It is rare that a land trust will give up the conservation easement.
- 4) Typically there is some cost to the landowner to process the paperwork of the easement.

### Land Trust Tools:

#### Conservation Easements

Easements are the most important tool used by Land trusts. An easement may cover portions of a property or the entire parcel. Easements are flexible and tailored to meet a landowner's needs. They typically identify specific permitted uses of the property including agriculture, forestry, recreation, and other open space uses. The easement also limits or prohibits certain other activities, including industrial, commercial, and residential development. Easements may be either donated by the owner or purchased by the land trust. Donating a conservation easement protects the land permanently, yet keeps it in private ownership. The donation of a conservation easement normally qualifies as a charitable contribution, which may entitle the donor to a charitable income tax deduction for the easement's value. Land Trusts may also have the ability to purchase conservation easements. There is no income tax reduction in this case but the owner will receive income from the sale and may avoid paying estate taxes.



### Real Estate Transactions

Sometimes land trusts may either purchase important conservation lands or receive donations of land. Typically land trusts do not have the resources to manage land. Therefore, when land trusts acquire land with conservation value, they place a permanent conservation easement on the property and sell the land. The proceeds are used to protect other conserved lands.

Donating property has many benefits: It assures the permanent protection of a family property; provides a charitable income tax deduction for the full fair market value of the land; avoids capital gains taxes on appreciated land (which otherwise would be due at the time of a sale); removes the property from the donor's taxable estate; and releases the donor from the expense and the responsibility of managing the land.

### Donation of a Remainder Interest

A landowner can donate land and continue to live on it during his or her lifetime. This is known as a gift of a remainder interest. The final outcome and advantages are similar to that donating the property.

### Bequest and Living Trust

Landowners can conserve important lands by donating property or donating a conservation easement through their wills. Both the bequest and the living trust can assure the permanent protection of the land, permit the donor to control the property during his or her lifetime, and may reduce the donor's taxable estate.

### Bargain-Purchase of Easements and Land

The landowner sells a conservation property or easement at less than full market value and donates the remaining value. For the landowner, this combines

the income-producing aspects of a land sale with the tax benefits of a donation. The difference between the fair market value (as determined by appraisal) and the sale price is treated as a charitable contribution and can significantly reduce any capital gains taxes payable on the sale.

### Conservation by Government Agencies:

Government conservation is undertaken by governmental agencies. This may occur on the Federal, State, County, or Local level. Government agencies purchase and protect lands that provide public amenities, such as parks, transportation right of ways, waterways, wildlife refuges, etc. Acquisition of the properties may be through outright purchase, land swaps, or eminent domain. Governments can also provide tax and zoning incentives to encourage private landowners to place conservation easements on their property. There are several advantages and disadvantages of government land conservation.

#### Pros:

- 1) Lands are typically well protected and maintained in perpetuity.
- 2) Public access is provided for the amenity.
- 3) Costs of stewardship are paid by the entire community.

#### Cons:

- 1) Previous landowners give up all property rights in the sale.
- 2) Stewardship becomes subject to the political process.
- 3) Some acquisition processes (eminent domain) may place the perceived need of the community over the needs of the landowner.

### Government Conservation Tools

#### Real Estate Purchase

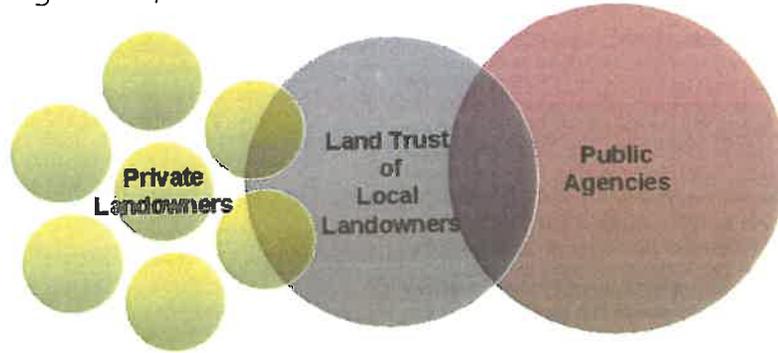
The agency may have the funds and ability to purchase the property outright.



The above were photographed by Tejido Group in May/June 2006



## Management Spectrum



The above were photographed by Tejido Group in May/June 2006

### Land Swaps

The agency may own property that can be swapped for a property they want protected from development.

### Tax Increment Financing (TIF)

Tax increment financing is a way for governments (usually municipal authorities) to help finance new capital projects by taking advantage of expected property tax returns. A city, for example, may designate a plot of land that is planned to be redeveloped as a TIF district. Then the city can borrow against expected increased tax revenues to build infrastructure such as sewers and transportation services.

### Transfer of Development Rights (TDR)

Provisions in a zoning law that allow for the purchase of the right to develop land located in a sending area (priority conservation areas) and the transfer of these rights to land located in a receiving area (priority development areas).

### Eminent Domain

The power of the state to expropriate private property without the owner's consent. In the United States, the Fifth Amendment to the Constitution requires that just compensation be paid when the power of eminent domain is used, and requires that the property be taken for "public use". Most courts have interpreted "just compensation" to be the fair market value of the condemned property. Over the years the definition of "public use" has expanded to include economic development plans which use eminent domain seizures to enable commercial development for the purpose of improving the community. Critics contend this perverts the intent of eminent domain law and damages personal property rights. Recently courts have ruled in favor of protecting landowners rights in these cases.

### Further Reading:

The White Mountain Land Trust:  
[www.wmlandtrust.org](http://www.wmlandtrust.org)

The Trust for Public Land:  
[www.tpl.org](http://www.tpl.org)

The Smart Growth Network:  
[www.smartgrowth.org](http://www.smartgrowth.org)

The Land Trust Alliance:  
[www.lta.org](http://www.lta.org)

The Central Arizona Land Trust:  
[www.centralazlandtrust.org](http://www.centralazlandtrust.org)

Balancing Nature and Commerce in Gateway Communities  
by Jim Howe, Island Press

# FUNDING SOURCES

## Introduction

The following pages list non-profit agencies and governmental organizations that fund projects and provide assistance to communities pursuing projects similar to those in Pinetop-Lakeside. This is not a comprehensive list, there are many more agencies and grants available than those that are listed here. This list suggests a starting point for those seeking funding for modules of development in Pinetop-Lakeside.

## Historic / Building Preservation

Preservation organizations in Pinetop-Lakeside can receive pass through grants from the Arizona State Historic Preservation Office (SHPO). Funds are available for a variety of preservation activities including documentation and stabilization. The SHPO can also assist with the nomination of buildings and districts to the National Register of Historic Places.

Arizona State Historic Preservation Office  
Arizona State Parks  
1300 W. Washington  
Phoenix, AZ 85007  
602-542-4174  
FAX 602-542-4180  
<http://azstateparks.com/partnerships/shpo/shpo.html>

The National Trust for Historic Preservation is a privately funded non-profit organization that provides leadership, education, advocacy, and resources to save America's diverse historic places.

National Trust for Historic Preservation  
1785 Massachusetts Ave., NW  
Washington, DC 20036-2117  
[www.nationaltrust.org](http://www.nationaltrust.org)  
Main Street Revitalization

The National Main Street Center of the National Trust for Historic Preservation works with Main Street Organizations to revitalize communities through a process that involves small business owners and the citizenry.

1785 Massachusetts Avenue, N.W.  
Washington, DC 20036  
[www.mainstreet.org](http://www.mainstreet.org)  
Arizona Department of Commerce  
1700 West Washington, Suite 600  
Phoenix, AZ 85007  
602-771-1134

## Land Preservation

Conservation easements are voluntary mutual agreements between a property owner and a qualified organization (e.g., a land trust or government agency) that basically purchases the development rights from the property owners.

Land and Water Conservation Fund, provides money to federal, state, and local governments to purchase land, water, and wetlands for preservation value.

[www.fs.fed.us/land/staff/LWCF](http://www.fs.fed.us/land/staff/LWCF)

Land Trust Alliance assists with land trusts and conservation easements.

[www.lta.org](http://www.lta.org)

Trust for Public Land assists with land trusts and conservation easements.

[www.tpl.org](http://www.tpl.org)

White Mountain Land Trust, working to conserve and steward in perpetuity natural areas.

Central Arizona Land Trust preserves ranchlands, open space and the scenic and wildlife values of central Arizona.

[www.centralazlandtrust.org](http://www.centralazlandtrust.org)

The Nature Conservancy, a private organization that is a source for funding and information. [www.nature.org](http://www.nature.org)

## Bicycle and Pedestrian Pathways

Transportation Equity Act for the 21st Century (TEA-21)

<http://www.enhancements.org>





The money for this program is budgeted from the Federal Highway Administration, and in Arizona, the Arizona Department of Transportation (ADOT) administers the funds they receive. The most popular program for bicycle and pedestrian projects within TEA-21 is the Transportation Enhancements (TE) Program that appropriated \$3.6 billion for various projects between 1998 and 2003. Most states require TE project sponsors to provide at least 20 percent of the project costs. Contact people for TEA-21 funding in Arizona are:

FHWA Division TE Coord.  
Layne Patton  
Federal Highway Admin.  
Phoenix, Arizona  
Tel: 602-379-3645  
Email: layne.patton@fhwa.dot.gov

ADOT TE Coord.  
Cheryl Banta  
ADOT  
Phoenix, Arizona  
Tel: 602-712-6258  
Email: Cbanta@dot.state.az.us

The Federal Highway Administration's web site also gives information about what projects are eligible for obtaining federal funding from TEA-21.

[www.fhwa.dot.gov/environment](http://www.fhwa.dot.gov/environment)



Community Development Block Grants (CDBG) through Department of Housing and Urban Development (HUD) fund projects such as the "safe routes to school" initiative. For further information see:

<http://www.hud.gov/offices/cpd/communitydevelopment/programs/index.cfm>

Bicycle and Ped.Coord.  
Michael Sanders  
ADOT  
Phoenix, Arizona  
Tel: 602-712-8141  
Email: MSanders@azdot.gov

## Ecological Restoration

Many granting programs exist for helping communities perform stream restoration measures such as river clean-ups, runoff pollution studies, soil erosion controls, flood protection, and habitat restoration.

## Public Funding

Federal Government TEA-21's Transportation Enhancements  
[www.enhancements.org/12\\_activities.asp](http://www.enhancements.org/12_activities.asp)

Watershed Protection and Flood Prevention Grants:  
[www.federalgrantswire.com/watershed\\_protection\\_and\\_flood\\_prevention.html](http://www.federalgrantswire.com/watershed_protection_and_flood_prevention.html)

Clean Water Revolving Fund  
[www.epa.gov/owmwtr/inet/cwrf/nance/cwrsf](http://www.epa.gov/owmwtr/inet/cwrf/nance/cwrsf)

State Wetlands Protection Grants  
[www.epa.gov/owow/wetlands/initiative](http://www.epa.gov/owow/wetlands/initiative)

Arizona Water Protection Fund, administered by the Arizona Department of Water Resources.

[www.awpf.state.az.us](http://www.awpf.state.az.us)

Army Corps of Engineers, Flood Hazard Mitigation and Riverine Ecosystem Restoration Program focuses on identifying sustainable, nonstructural solutions to flood-prone areas:

[www.epa.gov/dced/topics/water\\_quality\\_funding.htm](http://www.epa.gov/dced/topics/water_quality_funding.htm)

## Private Funding

National Rivers Coalition REI Seed Grant Program, administered by the National Rivers Coalition (which includes The American Canoe Association, American Rivers, The River Management Society, Sierra Club, and The Wilderness Society)

[www.americanrivers.org](http://www.americanrivers.org)

Trout Unlimited, an organization that works to "conserve, protect, and restore North American trout and salmon fisheries and their watersheds,"

[www.tu.org](http://www.tu.org)

## Parks and Rec. Recreation Trails

Recreational & multi-use trails can receive funding through TEA-21's Recreational Trails Program (RTP). For more information, see:

[www.fhwa.dot.gov/tea21/factsheets/recretr.htm](http://www.fhwa.dot.gov/tea21/factsheets/recretr.htm)

### The AZ State Parks administers RTP funding.

Arizona's contact person is:  
Annie McVay  
Recreational Trails Coordinator  
Arizona State Parks  
Phoenix, Arizona  
Tel: 662-542-7116  
Email: amcvay@pr.state.az.us

Recreational trails in Arizona also receive funding through the Trail Heritage Funds. Projects can involve the acquisition or lease of future trail alignments or trail support facilities such as signage, underpasses, and restrooms. An example near Pinetop-Lakeside of a trail built with Heritage Funds is the 6.5 mile Thompson Trail that is located in the White Mountains. This program typically pays up to 50 percent of the project's cost. The contact person for this program is:

Andrea Madonna  
Chief of Grants  
Arizona State Parks  
Tel: 602-542-4174

A list of federal, state, local government and private funding for recreational trails is given at:

[www.maricopa.gov/trail/pdf/phase\\_one/appendix\\_f.pdf](http://www.maricopa.gov/trail/pdf/phase_one/appendix_f.pdf)

American Trails, working to enhance and protect America's growing network of interconnected trails.

[www.americantrails.org/resources/funding/index.html](http://www.americantrails.org/resources/funding/index.html)

International Mountain Bicycling Association, links to grants and funding sources:

[www.imba.com/resources/grants/index.html](http://www.imba.com/resources/grants/index.html)

American Birding Association. Information on the birding trails of North America and birding economics.

[www.americanbirding.org/resources/birdingtrails.html](http://www.americanbirding.org/resources/birdingtrails.html)

## Brownfields Mitigation

The commercial and residential infill planning in downtown Pinetop-Lakeside may uncover sites that need to be cleaned-up before redevelopment, possibly at the current Navapache Electric Cooperative site. The US Environmental Protection Agency has federal funding programs that could provide assistance; though, sometimes it is difficult to receive funding due to the high cost of environmental clean-up.

Brownfields Assessment Demonstration Pilots  
[www.epa.gov/swerosps/bf/pilot.htm#assess](http://www.epa.gov/swerosps/bf/pilot.htm#assess)

Brownfields Cleanup Revolving Loan  
[www.epa.gov/swerosps/bf/rflf.st.htm](http://www.epa.gov/swerosps/bf/rflf.st.htm)

Brownfields Showcase Communities  
[www.epa.gov/swerosps/bf/showcase.htm](http://www.epa.gov/swerosps/bf/showcase.htm)

In Arizona, brownfield projects are administered by the Arizona Department of Environmental Quality.

[www.azdeq.gov](http://www.azdeq.gov)

## General Clearinghouses

Internet searchable databases with multiple grants and funding opportunities. US Government Grants single source access site more than 900 government grant programs on everything from the arts, the environment, transportation and community development.

[www.grants.gov](http://www.grants.gov)

The Foundation Center, founded in 1956, the Center is the nation's leading authority on philanthropy and is dedicated to serving grant seekers, grant makers, researchers, policymakers, the media, and the general public.

[www.fdncenter.org](http://www.fdncenter.org)



## Job Training & Community Service



A national, primarily residential training program, Job Corps' mission is to attract eligible young adults, teach them the skills they need to become employable and independent, and place them in meaningful jobs or further education.

<http://jobcorps.doleta.gov>

AmeriCorps is a network of national service programs that engage more than 50,000 Americans each year in intensive service to meet critical needs in education, public safety, health, and the environment. AmeriCorps members serve through more than 2,100 nonprofits, public agencies, and faith-based organizations. They tutor and mentor youth, build affordable housing, teach computer skills, clean parks and streams, run after-school programs, and help communities respond to disasters.

<http://www.americorps.org>



The Northern Arizona Conservation Corps, the Coconino Rural Environment Corps's young-adult program, is based on the corp's model used successfully throughout the United States for more than 70 years to address critical environment and infrastructure needs. Since 1997, CREC has been providing service and conservation work in collaboration with a variety of land management partners. Based out of Flagstaff, Arizona, crews travel throughout the region to complete many different types of projects. They partner on short and long-term projects and help develop large-scale, ongoing projects.

CREC  
2625 N King St  
Flagstaff, AZ 86004  
928.522.7974  
<http://www.naccweb.org>

# TRAIL GUIDELINES

## DESIGN AND MANAGEMENT

We have included these guidelines as a further articulation of the conceptual trails layout indicated on our overall master plan shown on page 76 of this document. These design and management guidelines do not substitute or replace any existing codes, rules or regulations of land managing and permitting agencies that govern trail development, but are a supplement to them. Necessary permits from appropriate agencies must be obtained when trails impact their jurisdictions.

The trail design guidelines assist in identifying how a specific trail should be sited and designed based on common trail and landscape conditions found in the Pinetop-Lakeside area. Design guidelines summarize the physical parameters for siting, designing and constructing a new trail and the immediate trail environment. Management guidelines summarize the managerial aspects for siting and constructing a new trail. Once a trail is constructed, the management guidelines direct how a trail should be managed in order to provide appropriate levels of maintenance, user safety, and the security and privacy of properties adjacent to the trail.

The Pinetop-Lakeside trail system consists of rural and urban trails for pedestrian and bicycle usage. The trails range from single-use to multi-use purposes and are further categorized by specific type. Trail pathways are categorized into three hierarchies: urban trails are located within the town of Pinetop-Lakeside; regional trails are of national, state or regional recreation significances and extend beyond the borders of Pinetop-Lakeside; and connector trails link the urban trails to the regional trails.

## General Design Guidelines

- Trail structures such as fences, barriers and signing should be used to control trail use to prevent environmental damage and to deter trail users from leaving the trail and encountering unsafe conditions and/or private property.
- Where necessary, space should be provided for berms and landscaping to reduce noise.
- Adequate parking should be available at trailheads to prevent overflow parking into neighborhoods and/or public streets.
- Trails should be sited and designed to be harmonious with surrounding natural and cultural settings.\* Existing native vegetation should be retained by removing only as much vegetation as necessary to accommodate trail width.
- As much as possible trails should avoid impacts to critical plant and animal habitats.
- Trails should be designed to minimize disturbances to streams, riparian zones and wetlands.
- Trail width should be determined by the amount and intensity of trail use and environmental conditions.
- Grades along trails should be at a minimum; ideally less than or equal to 10% but not exceeding 12.5% without the use of switchbacks. Grades exceeding 10% should use long gradual switchbacks.
- Where feasible, trail design should recognize ADA standards.
- Sight distance should be considered for shared-use trails to minimize hazardous conditions.
- Trail surfaces should be chosen to minimize runoff and erosion problems and where feasible be smooth to meet ADA standards.
- Disturbed areas due to trail construction should be immediately reseeded or replanted with native vegetation.
- Trail design should minimize negative impact on cultural and natural resources.
- Bollards, boulders, logs and/or other structures should be used to prevent motorized vehicles roads.
- Safety barriers, grade separations and/or barrier plantings should be provided to protect trails along heavily
- Five types of signs should be considered for trails: identity signs include trail names and distances to other trailheads, intersections with other trails or other points of interest along the trail; use signs include which types of trail use are appropriate, permitted and prohibited on the trail and identify accessibility and any restrictions; safety signs warn of dangers; no trespassing signs indicate private property; and interpretive and protective signs indicate natural resource or historical points of interest or sensitive areas.
- Sanitary facilities should be located along trails where appropriate.
- Benches should be provided at regular intervals and located at places with aesthetic qualities, viewpoints and at the end of any long uphill stretches.
- Installing solar-powered emergency telephones in remote areas.
- Trailheads should contain at the minimum adequate parking, water supply, sanitary facilities, emergency telephones, trash receptacles, trail maps and identity, use and safety signs.
- Trailheads should be designed to minimize the potential of accidental ignition of adjacent vegetation.



Paved pedestrian/bike trail



Improved woodland pedestrian and bike trail



Pedestrian/bike underpass and street access

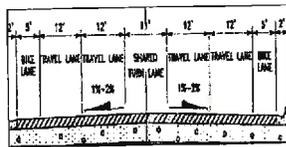
## TECHNICAL GUIDELINES

The technical design guidelines provide a systematic approach to what type of specific design should be utilized for bicycle and pedestrian accommodation. The intention is to develop a network of bicycle and pedestrian trails that users will recognize and respond to, thereby, creating a safe environment for multiple types of users.

## Glossary of Terms

The following are terms which are used in describing the technical design guidelines.

- **Bicycle Trail:** Designed and intended for use by cyclists.
- **Bicycle Lane:** A distinct lane established for use by cyclists that is part of a paved road or street. It is separated from motor vehicle traffic by a painted line on the pavement and may be located on the paved shoulder of an existing road.
- **Shared-Use Path:** A multi-use trail intended and designed for use by cyclists as well as pedestrians or other non-motorized modes. It is detached and separate from parallel roadways although it may be located within the right-of-way of a roadway. Some paths may be divided into parallel sections separating use by cyclists from use by pedestrians or horses. Paths may have a variety of surface treatments, including paved and unpaved surfaces.
- **Bicycle Route:** A public road or street identified, signed and designated or mapped for use by cyclists. Cyclists share the public street with, and are not separated from, motor vehicles.
- **Arterial:** A road which is intended to provide for high-speed travel between or within communities or to and from collectors. Access is controlled so that only regionally significant land uses may take direct access to these streets.
- **Collector:** A road which is intended to connect residential streets to arterial roads or provide access to nonresidential uses and arterial streets.
- **Local:** A road which is intended to provide access to abutting residential properties.
- **Freeway:** An arterial road (such as an Interstate Highway) with restricted or limited access.
- **Urbanized Area:** Developed areas of low to high density residential, commercial, industrial and most institutional lands, including smaller parks. Existing infrastructure is generally urban in nature.
- **Large Lot & Open Space Area:** Very low density residential areas that may have scattered commercial sites that are small in extent. Includes urban open space and large regional environment parks. Existing infrastructure is generally rural in nature. The environment is natural open space or the path follows a riparian corridor or natural drainage features with little or no adjacent development.
- **Federal Lands:** Areas that are generally distant from residential or commercial development. Includes most Forest Service lands, national parks and other recreational lands. The environment includes substantial natural open spaces or the path follows a riparian corridor with no adjacent development.



Urban Arterial Bike Lane

## Bicycle Overview

Bicycle lanes must be properly designed with good pavement markings and signs to ensure the safety of cyclists in busy roadways. Bicycle lane width is important and varies with the type of street the bicycle lane occupies.

Separated paths serve both recreational uses and utilitarian travel needs. They should be safe for use by bicyclists and pedestrians. Where uses will be heavy and largely utilitarian, paths should be paved. Many parts of the path network may be unpaved. These unpaved paths may serve as passive recreation, wildlife viewing, and habitat preservation. Paths are generally open to all non-motorized uses, including bicycles, pedestrians, skaters, joggers, babies in strollers, dogs on leashes, etc.

## Design Elements

There are three primary types of bicycle trails included in this design guide. They are on-street bicycle lanes, off-street, multi-use paths, and bicycle routes in mixed traffic.

### Urban Arterial Bike Lane

Bike lanes are portions of streets reserved for the exclusive use of bicycles. They are always designated by a sign with lines and symbols marked on the pavement.

Surface Type: Paved

Cross Slope #: 1.5%

Design Speed: 20 mph

Bicycle Lane Width\*: 5' min.

\*ADOT Note: State highways have bike lane width of 4'.

\* County Note: Rural arterial streets in the county may have a 6' bike lane with an additional 2' to 6' variable width unpaved or granular shoulder.

### Major Collector Bike Lane

Bike lanes are portions of streets reserved for the exclusive use of bicycles, always designated by a sign with lines and symbols marked on the pavement.

Surface Type: Paved  
 Cross Slope #: 1.5%  
 Design Speed: 20 mph  
 Bicycle Lane Width: 5' min.

\* County note: On county collectors where urban drainage is present, travel lane and turn lane widths may be 12' and the bike lanes are replaced with a 6' paved shoulder.

**Minor Collector**

Bike lanes are portions of streets reserved for the exclusive use of bicycles. They are always designated by a sign with lines and symbols marked on the pavement.

Surface Type: Paved  
 Cross Slope #: 1.5%  
 Design Speed: 20 mph  
 Bicycle Lane Width: 4.5' min.

\* County Note: On county collectors where urban drainage is present, travel lane and turn lane widths may be 12' replaced with a 6' paved shoulder.

**Rural Collector Bike Lane**

Bike lanes are portions of streets reserved for the exclusive use of bicycles. They are always designated by a sign with lines and symbols marked on the pavement.

Surface Type: Paved  
 Cross Slope #: 1.5%  
 Design Speed: 20 mph  
 Bicycle Lane Width: 4' min.

County Note: On county collectors bike lanes may be replaced with a paved shoulder of 6' with an additional 2' to 6' variable width unpaved or granular shoulder.

**Collector Parking Bike Lane**

Bike lanes are portions of streets reserved for the exclusive use of bicycles. They are always designated by a sign with lines and symbols marked on the pavement. On streets where parking is present, the bike lane is placed between the parking and travel lanes.

Surface Type: Paved  
 Cross Slope #: 1.5%  
 Design Speed: 15 mph  
 Bicycle Lane Width: 5' min.

\* City travel lanes shall be 12' truck routes or when roadway design speed is 40 mph or greater.

**Bicycle Route**

A public road or street identified, signed and designated or mapped for use by cyclists in local areas. Cyclists share the public street with, and are not separated from, motor vehicles.

Surface Type: Paved  
 Cross Slope #: 1.5%  
 Design Speed: 15 mph  
 Usable Lane Width: 14' min.

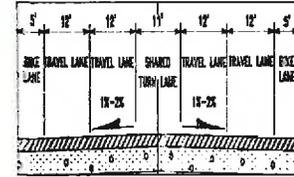
Typically, bike routes run along low to medium volume roads with one lane in each direction. Considered the following criteria prior to signing a route:

- The route provides through and direct travel in bicycle-demand corridors.
- The route connects discontinuous segments of shared-use path, bike lanes and/or other bike routes.
- An effort has been made to adjust traffic control devices to give greater priority to cyclists on the route, as opposed to alternative streets. This may include placement of bicycle-sensitive detectors where cyclists are expected to stop at traffic signals.
- Street parking has been removed or restricted in areas of critical width to provide improved safety.
- A smooth surface has been provided.
- Maintenance of the route will be sufficient to prevent accumulation of debris.
- Wider curb lanes are provided compared to parallel roads.

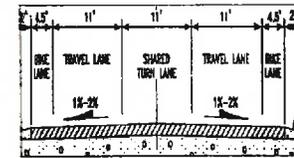
(from: AASHTO Guide for the Development of Bicycle Facilities 1999). Note: This type of trail is almost exclusively an urban application.

**Primary Urban Paved**

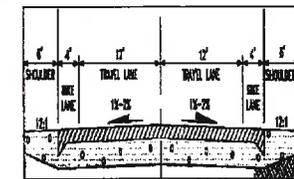
A paved path, physically separated from motor vehicle traffic by an open space or barrier, used by cyclists, pedestrians, skaters and other non-motorized travelers. This type of path also separates pedestrians from other non-motorized users.



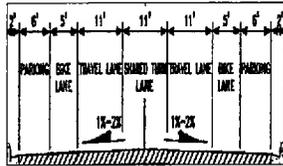
Major Collector Bike Lane



Minor Collector



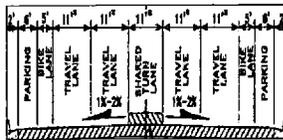
Rural Collector Bike Lane



Collector Parking Bike Lane

Surface Type Paved  
 Cross Slope: 1%min/2%max  
 Design Speed#: 20 mph  
 Vertical Clearance: 10'  
 Width: 12'  
 Shoulders: 2'

Design speed may be increased to 30 mph if grades are > 4%. Design speeds may be lowered if prevailing conditions warrant such as shorter path distances, safety considerations, or necessary grade accommodations.

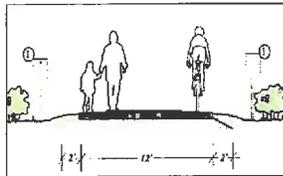


Bicycle Route

If a bicycle path is planned adjacent to highway development, strict separation distances shall be adhered to unless an AASHTO recommended barrier is provided. The minimum distance from the back of the curb to the inside edge of the bicycle path is:

- 20' along expressways
- 5' along all arterial streets
- 5' along all other roads

Path should occasionally show large sweeping curves around natural or man made features where right-of-way allows.

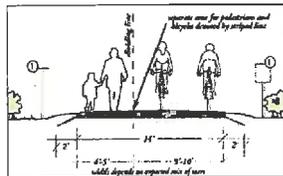


Primary Urban Paved

Note: Asphalt is the preferred pavement type, yet if heavy maintenance vehicles will be regularly accessing this specific segment of pathway, then concrete may be required. Exceptions to paving may be made to protect educational, recreational, habitat, slope or scenic resources.

#### Divided Primary Urban Paved

A paved path, physically separated from motor vehicle traffic by an open space or barrier, used by cyclists, pedestrians, skaters and other non-motorized travelers. This type of path also separates pedestrians from other non-motorized users.



Divided Primary Urban Paved

Surface Type: Paved  
 Cross Slope: 1% min/2%max  
 Design Speed#: 20 mph  
 Vertical Clearance: 10'  
 Width: 14'  
 Shoulders: 2'

Design speed may be increased to 30 mph if grades are > 4%. Design speeds may be lowered if prevailing conditions warrant such as shorter path distances, safety considerations, or necessary grade accommodations. (width depends on expected mix of users; separate area for pedestrians and bicycles denoted by striped line dividing line)

If a bicycle path is planned adjacent to highway development, strict separation distances shall be adhered to unless an AASHTO recommended barrier is provided. The minimum distance from the back of the curb to the inside edge of the bicycle path is:

- 20' along expressways
- 5' along all arterial streets
- 5' along all other roads

Path should occasionally show large sweeping man made features where right-of-way allows.

Note: Asphalt is the preferred pavement type, yet if heavy maintenance vehicles will be regularly accessing this specific segment of pathway, then concrete may be required. Exceptions to paving may be made to protect educational, recreational, habitat, slope or scenic resources.

#### Urban Paved

A paved path, associated with urban and large lot open space areas, that is physically separated from motor vehicle traffic by an open space or barrier, used by cyclists, pedestrians, skaters and other non-motorized travelers.

Surface Type: Paved  
 Cross Slope: 1% min/2%max  
 Design Speed#: 20 mph  
 Vertical Clearance: 10'  
 Width: 10' Shoulders: 2'

Design speed may be increased to 30 mph if grades are > 4%. Design speeds may be lowered if prevailing conditions warrant such as shorter path distances, safety considerations, or necessary grade accommodations.

Note: Asphalt is the preferred pavement type, yet if heavy maintenance vehicles will be regularly accessing this specific segment of pathway, then concrete may be required. Exceptions to paving may be made to protect educational, recreational, habitat, slope or scenic resources.

### Rural Unpaved

An unpaved path, associated with large lot open space areas, that is physically separated from motor vehicle traffic by an open space or barrier, used by cyclists, pedestrians, and non-motorized travelers.

- Surface Type: Unpaved
- Cross Slope: 1% min/2% max
- Design Speed#: 15 mph
- Vertical Clearance: 10'
- Width: 6'-10'
- Shoulders: 2'

Paving may be required to ensure higher speed transportation connectivity. Design speeds may be lowered if prevailing conditions warrant such as shorter path distances, safety considerations, or necessary grade accommodations. The widths of unpaved paths vary due to circumstances such as: user types; grades & alignments; drainage; and, maintenance. In these cases it is necessary to use widths of:

- 4' - pedestrian only use
- 6' - ped/equestrian use
- 8' - multiple users
- 10' - primary bike path

^bike paths are used for transportation and recreation and are typically designed with long sight lines, large curve radii, and drainage features must be unobtrusive and limited in frequency.

Note: The finished surface of the unpaved path should be set higher than existing surface to allow for positive drainage.

### Singletrack

A trail, usually associated with Federal lands, that is typically so narrow users must generally travel in single file.

- Surface Type: Unpaved
- Cross Slope: 1% min/2% max
- Vertical Clearance: 10'
- Width: 2'-3' min'
- Shoulders: 2'

The widths of singletrack trails vary due to circumstances such as: use; grades & alignments; drainage; maintenance; and the surrounding environment. In these cases it is necessary to use widths^ of:

- 2' - limited use only
- 3' - frequent use
- ^use determined by appropriate jurisdiction.

### Pedestrian Overview: Sidewalks and Walkways

Two primary types of pedestrian trails are included in this design guide. They are sidewalks separated from the street by a parkway/furnishings strip, and sidewalks immediately adjacent to the curb. Most streets and roadways in the city and in developed parts of the county should have sidewalks along them.

#### Commercial Center Sidewalk

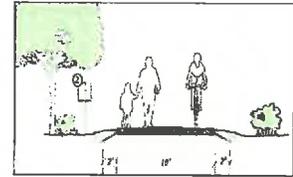
The portion of a street or highway right-of-way designed for preferential or exclusive use by pedestrians. Associated with major and arterial streets.

- Surface Type: Paved
- Cross Slope: 1% min/2% max
- Furnishing Strip: 5'
- Sidewalk Width: 10'

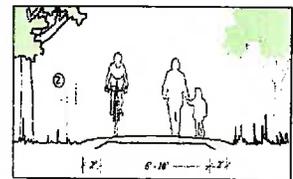
#### Commercial Corridor Sidewalk

The portion of a street or highway right-of-way designed for preferential or exclusive use by pedestrians. Associated with all other streets other than major, arterial and freeways.

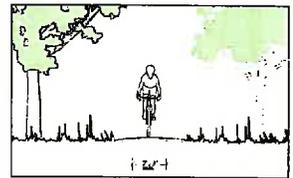
- Surface Type: Paved
- Cross Slope: 1% min/2% max
- Furnishing Strip: 3'
- Sidewalk Width: 10'



Urban Paved



Rural Paved



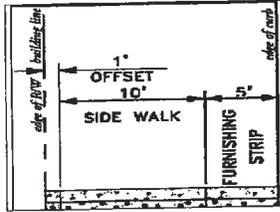
Singletrack



### Detached Sidewalk

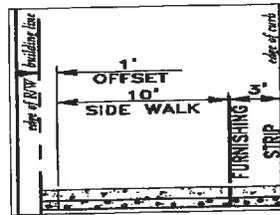
The portion of a street or highway right-of-way designed for preferential or exclusive use by pedestrians in noncommercial areas.

- Surface Type: Paved
- Cross Slope: 1%min/2%max
- Furnishing Strip: 3'
- Sidewalk Width: 10'



Commercial Center Sidewalk

Placement Note: Sidewalks should always parallel curb, but may curve to avoid natural and man made features.  
 Attached Sidewalk Note: Attached sidewalks may be permissible when right-of-way is constricted or due to other extenuating circumstances.

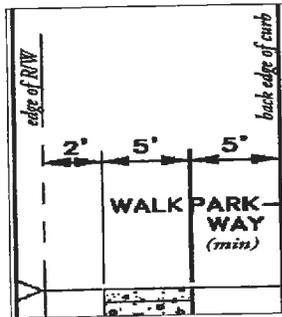


Commercial Corridor Sidewalk

### Trail Maintenance Guidelines

The following is a list of general trail maintenance guidelines.

- An annual inventory of all trail maintenance should be done typically in early spring.
  - Vegetation growth should be cleared and obstacles removed where necessary.
  - Corrective work for drainage or erosion problems should be performed within a reasonable period of time.
  - Paved trails should be swept periodically keeping them free of loose gravel, debris, broken glass and other litter. Damaged pavement should be replaced as soon as possible. Unpaved trails should be regraded as necessary.
  - Periodic monitoring of known sensitive habitats near trails should be conducted.
  - Trail supervision should be conducted for the purposes of trail safety and security, adjacent private property security, code enforcement, visitor information and education, litter control and minor maintenance.
  - Whenever feasible certain aspects of trail supervision should be done by volunteers.
  - Prior to developing and opening a trail to public use, a trail management plan identifying the level of personnel needed to operate and maintain the trail should be prepared by the governing agencies. Criteria to be included: anticipated types and levels of use; availability of police and fire protection; trail patrols; annual maintenance requirements; emergency management allotments; management agreements between agencies; anticipated use of volunteers or contract services; and funding for a trail's maintenance.
- \* Images and information from the Flagstaff/Coconino Pedestrian & Bicycle Guide and the Santa Clara Countywide Trails Master Plan.



Detached Sidewalk

### ADA

The Americans with Disabilities Act 1990 (ADA) was created to make certain that all people including those with disabilities have equal access and mobility to transportation. Under the ADA, the following shall be regarded in the development of pedestrian and bicycle trails.

- Widths: The ADA requires that pedestrian travel ways have a minimum of 3' to accommodate wheelchairs. All of this space needs to be completely free and clear of all obstacles. The minimum desirable width for sidewalks is 5' on local roadways and 6' for all other roadways. Where 5' sidewalks must be installed, there shall be passing areas every 200' of a minimum 6' to allow for two wheelchair users to pass. The minimum space that a wheelchair needs to turn around is 5' x 5'.
- Grades: Accessible routes of travel shall not be in excess of 5%. If routes of travel exceed the 5% grade, then landing areas are required to be constructed. Depending on the grade from 5% to 8.33% this may be allowed if ramps are constructed every 30' with a landing area of 5' x 5'. On separated paths that follow the natural topography, landings are typically not required by the ADA.
- 8.33% is the maximum grade allowed to be classified as an accessible route. An accessible route is defined by a continuous unobstructed path connecting all accessible elements and spaces in access routes across sites between building entrances and other public facilities such as parking, sidewalks, etc.
- Cross slopes: Cross slopes for sidewalks and separated paths shall not exceed 2%. 1.5% is the preferred cross slope that will still allow for adequate drainage.
- Curb ramps: Sidewalk curb ramps shall be a minimum of 3' wide with a maximum grade of 8.33% in the travel direction, and 10% grade on side aprons. Curb cuts at street crossings for separated paths should be the full width of the pathway. Separate curb ramps for each crosswalk at an intersection should be provided rather than having a single ramp at a corner for both crosswalks. This provides improved orientation for visually impaired pedestrians. Although tactile warnings are not required by the ADA, it is recommended for alerting pedestrians to the sidewalk/street edge.

## STRUCTURED INTERVIEWS

Last	First	Position	Entity	Date
West	Elaine	Director	Chamber of Commerce	Tues. May 24, 2006
Vuolo	John	Parks & Rec. Dir.	Navajo County Parks & Rec	Tues. May 24, 2006
Aylstock	Michael	Superintendent	School District	Wed. May 25, 2006
Udall	Kelly	Town Manager	Town Government	Wed. May 25, 2006
Kegal	David		AZ Game and Fish	Thurs. May 26, 2006
Teague	Barbara	Council	Town Council	Thur. May 26, 2006
Kengla	Chris	Council	Town Council	Tues. June 6, 2006
Hofman	Lon	Council	Town Council	Tues. June 13, 2006
Smith	Luke	Council	Town Council	Tues. June 13, 2006
Vicario	Larry	Mayor	Town Council	Tues. June 13, 2006
Handorf	Ginny	Council	Town Council	Wed. June 14, 2006
Waldo	Chuck	Council	Town Council	Friday June 16, 2006
Collins	Ed	District Ranger	Sitgreaves Nat'l Forest	Mon. June 19, 2006

LEFT: Names appear in the order that the interviews were administered

## INTERVIEW QUESTIONS

1. What are the key environmental challenges Pinetop/Lakeside faces in the next ten years? Are there natural / socio-cultural areas perceived by the community as the most valuable assets of the area?
2. What do you think are the economic benefits or liabilities of connecting the town with an urban trail system?
3. What is the situation with areas of perpendicular access across Route 260 now? Please explain them. What are your ideas regarding a possible by-pass or parallel routes in Pinetop/Lakeside?
4. Do you know of any current or proposed future developments in Pinetop/Lakeside? Discuss with us examples of the best or worst Pinetop/Lakeside has to offer now.
5. Tell me about the towns wastewater management strategies. Are there long term strategies in place to deal with future development? Have you considered alternative wastewater treatment option?
6. Tell me the pros and cons of Pinetop/Lakeside having a tourist based economy. What business development could help mitigate this situation? What would it take to attract businesses to Pinetop/Lakeside? What businesses would you like to see incorporated in this?
7. Does Pinetop/Lakeside have a unique identity? What is it? If not what should it be? What would it take to have the youth of the community come back to live and raise their families in Pinetop/Lakeside? Would Pinetop/Lakeside benefit from the development of a town square? How?
8. Are there activities or events in place now for the members of the community and visitors to participate in? What would you like to see in the future? What do you think about using the school campus and amenities as a first phase of a community cultural center?
9. Please discuss any problematic interactions between tourists and residents in Pinetop/Lakeside?
10. Please explain why previous studies on redevelopment of Pinetop/Lakeside were not implemented?

# SUMMARY OF RESPONSES

1 Development	
Issues	Assets
managing growth	Visitor's Center, Meadow
Cutting down trees, Traffic	Woodland Park, Trails, Wildlife
Traffic congestion, aquifer	Woodland Park, Big Springs Complex, Meadows
Sprawl, Leap Frogging, corridors, people/wildlife conflict	Sitgreaves National Forest, Woodland Park
Residents don't know how to best utilize the creeks	open space, trees, climate, Woodland Lake Park Area
existing open spaces: sprawl, trees, create pocket parks	Woodland Lake Park, Creeks, Natural Resources
Development, light/air pollution	Woodland Lake Park, Billy Creek, Rim Rd, Meadows
Forest Health,	Woodland Park, Trails, New Rec. Complex, School System, Quality of Life
Forrest Health, Drought,	Physically: trees of Woodland Park, Psychologically: small town atmosphere
Fire Safety, Retaining ground water	Woodland Park (act of congress can change first right of refusal)
Fire Safety, water issues	Woodland Park, greenbelt corridors within the town,

2 Urban Trail System	
positive	negative
Connections are good	increased liability
tourist draw, local nature users	
leisure economy increase	
value of land and business, connection to nature, walk dogs	
Have Urban Element Plan of '98	funding
draw more visitors,	currently have poor connectivity
American Hiking Society called Pinetop "Trail-Town USA"	Trailheads far from city limits, not organized, expensive to build and maintain
#3 Trailtown USA designation, 280 miles of trail	
Increase Revenue	
Really good trail system huge draw for tourists	could take away from small town atmosphere,
smallest trail city USA,	lawsuits, litigation,
great benefit, walk more, enjoy weather	lawsuits, litigation,

3 Perpendicular Circulation	
perpendicular	by-pass
dangerous to turn left	rim road good by-pass
Very poor	Penrod Extension
traffic lights 3/4 mile apart	necessary, fire exit
currently poor, poor connection to trails, difficult to cross	Penrod Rd.
needs crosswalks, bike	through Pinyon, not Rim Rd., Penrod
poor, difficult left turns, need traffic calming,	rim road for fire, but Pinetop is destination
very poor, life at risk, need medians and ped. Crossings	NOI it's a tourist based economy, scenic or emergency would be good though
not good at all, need safer crossing underpass?	
No perpendicular access, any road changes need ADOT approval	way overdue, but call if something else not to scare business
Horrible, unsafe to cross especially in the summer, P.O. need cross	wish we had one now, Rim Rd. good candidate, business may not want it
don't have perp. Access, increase stop lights?	need it badly, (to escape fire and ease traffic off of 280)
better but still a problem, connect roads?	reopen rim rd. (closed by reservation after resurvey)

4 Development	
current/proposed	best/worst
too much development-loss of charm	affordability of housing
little retail and hotels not much industry	Diamond West Framing, Pueblo Southwest
infill projects walnut creek and Lakeside Meadows	Woodlands nice homes/modular homes Peterson Meadows
120a Rim&Larson, 25a Safeway meadow, 200a Porter Mt & RR	
Fred's Lake at Walnut Creek	strong property rights, no plan for limiting development
Village Mixed Use	People liked the VMU but NIMBY, still interested
Efforts to improve subdivisions	Mountain Gate, Woodland Hills, Woods / Contractors don't live up to obligations
	The shores, Martinez Properties / Dollar General (but followed guidelines)
currently 10-15 proposed projects	Martinez, Ace, Car Quest, Sfway Condos / Dollar General, Dollar Store
Pine Creek Town Homes, Yager lane forest on Woodland Rd.	Martinez's Diamond Plaza, Theater after landscaping / Dollar General
several permit values went up \$25-43million 2004-5	Martinez's Eagle Plaza / Dollar General
Aspen meadows 15 acres, Pinetop Meadow 50 acre	Woodland Hills Residential / Condo project across from Chase on 260

RIGHT: Responses have been summarized to key points and phrases. For transcripts of the interview please refer to the Attached CD.  
Responses have been randomized from the preceding chronological list.

5 Wastewater

not area of expertise  
 not my thing  
 Well Run by forward thinking Pinetop Sanitary District  
 At capacity during peak season, very progressive  
  
 still plenty of room for growth  
 Handled by the Pinetop-Lakeside Sanitary District  
 Sanitary District does that well, City contemplating reclaiming it  
 we have no impact, they do a good job  
 Sanitary District controls that  
 Sanitary District controls that  
 Sanitary is not owned by town, neither is water, they do a good job

6 Tourist Based Economy

pros	cons
generates tax revenue	affected by: fire, gas prices, bad weather
second homes influx of people and then leave	Hard to start business due to lack of incentives
thinned tree processing plant	Dependent on weather
appropriate setting, allows community more services	Seasonal economy is risky, can lack respect for nature
city relies on sales tax so it helps	Not stable but town needs stable services
ever changing clientele (don't stay long)	not flexible, too many police in off-season
unlike industry they spend money and leave	Weather effect on the economy
sales tax brings money to town, make living off of it	totally dependant on it, budget affected by the weather
brings a lot of people and increases revenue	dependent on weather and forest closures, need other industry (not heavy though)
	not stable, seasonal

7 Identity

identity	To retain local youths	Town Square Benefits
community pride, some want development others don't	Good paying jobs	Heart of the town for events, ceremonies
trees, lakes, streams, trails, watchable wildlife	Jobs, good economy	Attracts Festivals and Leisure Activities
Pines, trails, environment, weather	Wages, housing, affordability	Centralized Market Place, Less Driving
Four Seasons, Gateway to the White Mountains		
long street, green, cool		
Lakeside=Pioneer, Pinetop=Ruffians		
vegetation, elevation, wildlife (contract with tribe for viewing on land)	malls, entertainment	Absolutely! A walking center, common ground
"Trees are us" pines are significant part of the community, water	good jobs, housing	
I don't think it does	blue-collar cant afford it	
pulling between identities but nothing definite, small and residential		
tough one- we were hoping you would tell us this		
cool weather, pine trees, snow, water	jobs, schools, affordable housing	

8 Events / Activities

high school serves as the community center  
 pow-wows, winter-fest, school is used, need visitor's center  
 Many held usually at Mt. Meadows Park or School  
 many festivals, often at school  
 2 major festivals, need cultural center for music and art  
 Ayistock very generous (w/ school) but need a center/complex  
 Many festivals put on by chamber of commerce  
 several festivals, more cultural events and arts  
 events not designed for community, fall festival is a huge deal, need arts and leisure  
 I think so, mostly outdoor activities, great library, first wildlife watch  
 yes many, Woodland Lake Park, Festivals in summer,

Local Issues

perceived speeding, increased traffic and fire danger
Traffic, Groceries sell-out, but need tourism for revenue
People need to relax more w/ the influx
Ok but driving is stressful, competition for recreation space
ok except for traffic
generally tolerant, understand the benefit of tourist revenue
don't see a lot, if anything it is over traffic from the residents perspective
traffic, in the summer months it is bad
a lot-mainly psychological, 2nd homers not thinning trees,
Valley people treat people wrong, once people move here want to "close the gate"
not much, conflict between residents who don't want growth and those who know it is inevitable and want to plan it, "shut the gate" newcomers

Financial Issues

Doesn't Know
Didn't really do site analysis
no money
no money, apathy, lack of commitment, council=business people
lack of interest and resources
"lack of money", public not excited by previous studies, show how to get money and phasing
one person petitioned against the Smith proposal (voted down 500-600)
bits and pieces used but no follow through, too dreamy, lack of funds
depended on commercial development, needed an investor and they go to Show Low
Not a lot of money, don't think the city can become developers,
Money, Lack of funding and the manpower to do them

Other Comments

2 schools will change transportation network
Where to put the wildlife center
grow but not over expand and degrade our way of life
types of bussiness to incorporate: development w/ public access, off street setting, w/ connectivity and crossways to residential areas
ZONING can only increase change by one level
Since we don't own utilities and there is no property tax it is hard to offer incentives for business to come

# SURVEYS

Please fill in or circle the most appropriate response:

Age: \_\_\_\_\_ Years in Pinetop-Lakeside: \_\_\_\_\_ Gender: M F

Type of Business:  Retail  Dining / Accommodations  Non-Profit  
 Professional  Other



1 = STRONGLY AGREE 2 = AGREE 3 = UNSURE 4 = DISAGREE 5 = STRONGLY DISAGREE

Environmental Concerns	SA	A	U	D	SD
The primary draw for tourists is the natural environment offered in Pinetop-Lakeside	1	2	3	4	5
Parks and green 'open space' within the community benefit businesses	1	2	3	4	5
Access between green 'open space' and businesses increases revenue	1	2	3	4	5
Native vegetation is preferred over non-native vegetation in planted areas	1	2	3	4	5
A trail system within the town would benefit businesses	1	2	3	4	5
Vegetation and landscape is an integral part of a business' image	1	2	3	4	5
Aesthetic Concerns	SA	A	U	D	SD
The Town of Pinetop-Lakeside has a unique identity	1	2	3	4	5
The businesses of Pinetop-Lakeside would benefit from enhancing the town's identity	1	2	3	4	5
Highway 260 (White Mountain Blvd) is a pleasing image for residents and visitors	1	2	3	4	5
Highway 260 is good for attracting visitors to businesses	1	2	3	4	5
Functional Concerns	SA	A	U	D	SD
It is easy to get around town	1	2	3	4	5
I enjoy walking around town	1	2	3	4	5
It is safe to drive and walk around town	1	2	3	4	5
Parking is an issue for Pinetop-Lakeside	1	2	3	4	5
There is adequate space for indoor meetings in Pinetop-Lakeside	1	2	3	4	5
There is adequate space for outdoor meetings in Pinetop-Lakeside	1	2	3	4	5
Economic Concerns	SA	A	U	D	SD
Businesses overlooking lakes and natural scenery receive customers	1	2	3	4	5
Concentrating businesses directly on Highway 260 is essential to economic strength	1	2	3	4	5
A 'downtown' corridor located directly on Highway 260 would be good for businesses	1	2	3	4	5
Additional businesses in Pinetop-Lakeside would be beneficial for the town	1	2	3	4	5
A 'Main Street' off of Highway 260 would provide an advantage for businesses	1	2	3	4	5
Socio-Cultural Concerns	SA	A	U	D	SD
There is a strong sense of community in Pinetop-Lakeside	1	2	3	4	5
It is important to have a mix of residential and commercial uses in the same neighborhood	1	2	3	4	5
The town's residents have enough activities and events for community participation	1	2	3	4	5
The history of Pinetop-Lakeside is an important part of the town's identity	1	2	3	4	5
The history of Pinetop-Lakeside should be an important part of the town's identity	1	2	3	4	5

\*\*\*\*Please return surveys by June 27, 2006 to:

The Tejido Group or

The University of Arizona  
 1501 E Speedway Blvd.  
 Tucson, AZ 85719  
 FAX: (520) 626-6448

Pinetop-Lakeside Chamber of Commerce  
 102-C W White Mountain Blvd.  
 Lakeside, AZ 85929  
 FAX: (928) 367-1247

LEFT: Business Owners Survey Page 1, Distributed June 19 - June 20, 2006, and electronically through the Pinetop-Lakeside Chamber of Commerce, June 21, 2006.



TEJIDO

*The Tejido Group is a community outreach organization of the University of Arizona in Tucson, Arizona. We have been commissioned by the town of Pinetop-Lakeside to develop a Master Plan for the town. A collaborative effort between students, residents, and business owners of the town is essential to produce a plan that will address the needs of all groups. This survey is designed to allow us to better understand the primary concerns for the future of Pinetop-Lakeside.*

*The following questions are designed to get your feedback on five structured issues: Environmental, Economic, Aesthetic, Functional, and Socio-Cultural. Please answer as honestly as possible and feel free to include any additional comments or concerns at the end of the questionnaire.*

**Environmental**

1. What are the major environmental issues that Pinetop-Lakeside will face in the next ten years?

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2. Please discuss the pros and cons of linking businesses with the natural environment.

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**Economic**

3. Please discuss the pros and cons of sales tax as the primary source of city revenue.

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4. What types of new development would be most beneficial to Pinetop-Lakeside?

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RIGHT: Page 2, Business Owners Survey. An open-ended questionnaire of 10 questions accompanied the survey to encourage business owners to respond freely to issues facing the town.



**Aesthetic**

5. What changes would you like to see in the *identity* or *image* of Pinetop-Lakeside?

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6. Please discuss the feelings or impressions you have when driving or walking along Highway 260.

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**Functional**

7. Would the town benefit from the development of a downtown core apart from White Mountain Blvd? Please explain why or why not.

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**Socio-Cultural**

8. What types of activities would encourage interaction among residents, and what facilities would be necessary to accommodate those activities?

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9. List the three things you like most about living and/or doing business in Pinetop-Lakeside.

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LEFT. Page 3. Business Owners Survey.



**Additional Comments**

10. Please provide us with any additional concerns or impressions you would like us to consider.

Lined area for handwritten or typed comments.

*We truly appreciate your time in completing this survey. Your comments and outlook will surely prove useful as we pursue the study. Please feel free to contact us anytime if you have questions or additional observations.*

**Contact:**  
The Tejido Group  
The University of Arizona  
1501 E. Speedway Blvd.  
Tucson, AZ 85719  
Fax: (520) 626-6448

*Director: Dr. Mark Frederickson*  
*(520) 621-3948*

RIGHT: Page 4, Business Owners Survey.

The Tejido Group is a community outreach organization of the University of Arizona in Tucson, Arizona. We have been commissioned by the town of Pinetop-Lakeside to develop a Master Plan for the town. A collaborative effort between students, residents, and business owners of the town is essential to produce a plan that will address the needs of all groups. This survey is designed to allow us to better understand the primary concerns for the future of Pinetop-Lakeside.



TEJIDO

Please fill in or circle the most appropriate response:

Age: \_\_\_\_\_ Years in Pinetop-Lakeside: \_\_\_\_\_ Gender: M F

1 = STRONGLY AGREE 2 = AGREE 3 = UNSURE 4 = DISAGREE 5 = STRONGLY DISAGREE

Environmental Concerns	SA	A	U	D	SD
The primary draw for tourists is the natural environment afforded in Pinetop-Lakeside	1	2	3	4	5
Parks and green 'open space' within the community benefit residents	1	2	3	4	5
Access between green open space and residential areas increases property value	1	2	3	4	5
Native vegetation is preferred over non-native vegetation in planted areas	1	2	3	4	5
A trail system within the town would benefit residents	1	2	3	4	5
Vegetation and landscape is an integral part of a home	1	2	3	4	5
Aesthetic Concerns	SA	A	U	D	SD
The Town of Pinetop-Lakeside has a unique identity	1	2	3	4	5
The residents of Pinetop-Lakeside would benefit from enhancing the town's identity	1	2	3	4	5
Highway 260 (White Mountain Blvd) is a pleasing image for residents and visitors	1	2	3	4	5
Highway 260 is good for attracting visitors to Pinetop-Lakeside	1	2	3	4	5
Functional Concerns	SA	A	U	D	SD
It is easy to get around town	1	2	3	4	5
I enjoy walking around town	1	2	3	4	5
It is safe to drive and walk around town	1	2	3	4	5
Parking is an issue for Pinetop-Lakeside	1	2	3	4	5
There is adequate space for indoor meetings in Pinetop-Lakeside	1	2	3	4	5
There is adequate space for outdoor meetings in Pinetop-Lakeside	1	2	3	4	5
Economic Concerns	SA	A	U	D	SD
Homes overlooking lakes and streams are more desirable	1	2	3	4	5
Concentrating businesses directly on Highway 260 is essential to economic strength	1	2	3	4	5
A downtown core not located directly on Highway 260 would be good for the town	1	2	3	4	5
Additional businesses in Pinetop-Lakeside would be beneficial for the town	1	2	3	4	5
Socio-Cultural Concerns	SA	A	U	D	SD
There is a strong sense of community in Pinetop-Lakeside	1	2	3	4	5
It is important to have a mix of residential and commercial uses in the same neighborhood	1	2	3	4	5
The town's residents have enough activities and events for community interaction	1	2	3	4	5
The history of Pinetop-Lakeside is an important part of the town's identity	1	2	3	4	5
The history of Pinetop-Lakeside should be an important part of the town's identity	1	2	3	4	5

\*\*\*\*Please return surveys as soon as possible for consideration in our analysis to:

The Tejido Group or The University of Arizona  
 1501 E Speedway Blvd.  
 Tucson, AZ 85719  
 FAX: (520) 626-6448

or Pinetop-Lakeside Chamber of Commerce  
 P.O. BOX 4220  
 Pinetop, AZ 85939  
 FAX: (928) 367-1247

or Pinetop-Lakeside Town Office  
 1360 N. Niels Hansen Lane  
 Lakeside, AZ 85929  
 FAX: (928) 368-8528

LEFT: Residents Survey. These surveys were distributed June - July, 2006. Residents responded to the same issues presented to the business owners.



## Youth Input Survey

Pinetop-Lakeside



TEJIDO

Would you like to help us develop a plan for the future of Pinetop-Lakeside? Just fill out this survey and return it as directed at the bottom!

Age: \_\_\_\_\_ Grade in School: \_\_\_\_\_ Gender: M F

1 = STRONGLY AGREE 2 = AGREE 3 = UNSURE 4 = DISAGREE 5 = STRONGLY DISAGREE

Please circle the best answer for the following questions:

	SA	A	U	D	SD
I plan to stay in Pinetop-Lakeside after finishing High School	1	2	3	4	5
Pinetop-Lakeside needs more job opportunities	1	2	3	4	5
I like to spend time at the lakes and creeks in Pinetop-Lakeside	1	2	3	4	5
I would regularly use recreation facilities if they were offered	1	2	3	4	5
I would often use a micro-bus and trail system	1	2	3	4	5
I would often attend events that attract all age groups	1	2	3	4	5
I prefer events planned specifically for people my age	1	2	3	4	5
It is easy to get around town	1	2	3	4	5
I enjoy walking around town	1	2	3	4	5
It is safe to drive and walk around town	1	2	3	4	5
There are good places in Pinetop-Lakeside to spend time with my friends	1	2	3	4	5

### What kind of places would you like to see more of in Pinetop-Lakeside?

- Museums     Hiking / Walking Trails     Retail / Shopping     Outdoor Movies  
 Amphitheater     Restaurants     Recreation Center  
 Other \_\_\_\_\_

### What kind of outdoor activities would you enjoy near lakes and creeks?

- Dining / Eating     Hiking / Walking     Retail / Shopping     Bike Riding  
 Music Concerts     Bird Watching  
 Other \_\_\_\_\_

### What would it take to motivate you to stay in Pinetop-Lakeside after finishing High School?

Please share with us with any feedback that you think is important or that has not been covered in the survey.

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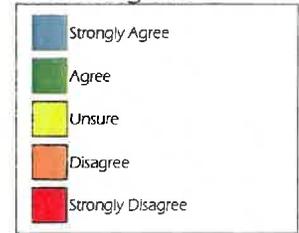
\*\*\*\*Please return surveys as soon as possible for consideration in our analysis to:

<i>The Tejido Group</i>	or	<i>Pinetop-Lakeside Chamber of Commerce</i>	or	<i>Pinetop-Lakeside Town Office</i>
<i>The University of Arizona</i>		<i>P.O. BOX 4220</i>		<i>1360 N. Niels Hansen Lane</i>
<i>1501 E Speedway Blvd.</i>		<i>Pinetop, AZ 85939</i>		<i>Lakeside, AZ 85929</i>
<i>Tucson, AZ 85719</i>		<i>FAX: (928) 367-1247</i>		<i>FAX: (928) 368-8528</i>
<i>FAX: (520) 626-6448</i>				

RIGHT: Youth Survey. These surveys were distributed June, 2006. The Youth were asked to provide information concerning various activities and interests.

# BUSINESS OWNERS SURVEY DATA

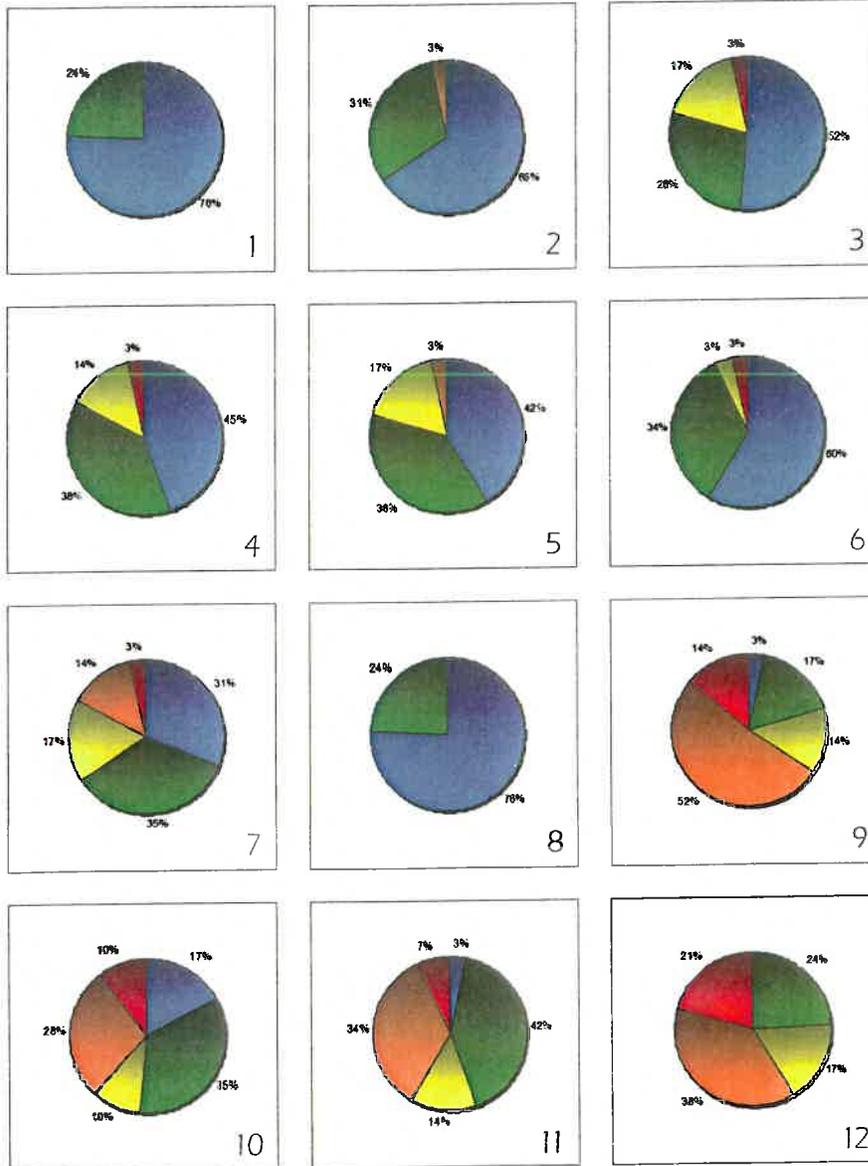
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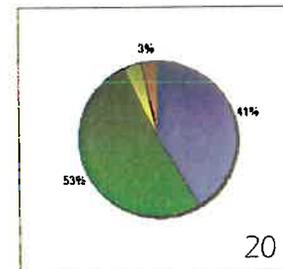
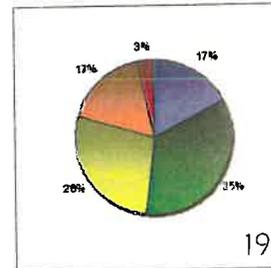
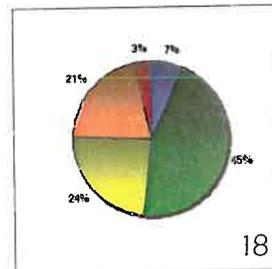
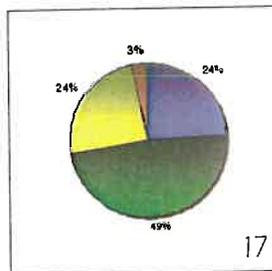
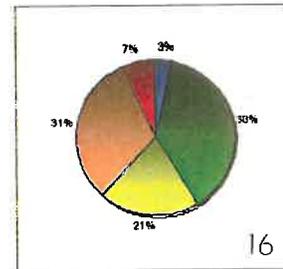
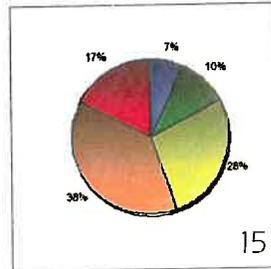
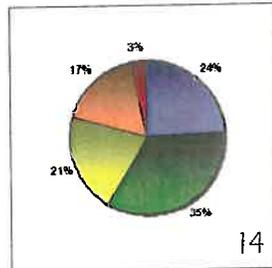
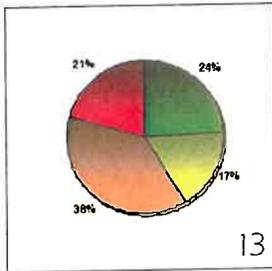


\*Data represents responses received from 39 Business Owners Survey.

### Survey Questions

- 1: The primary draw for tourists is the natural environment offered in Pinetop-Lakeside
- 2: Parks and green "open space" within the community benefit businesses
- 3: Access between green open space and businesses increases revenue
- 4: Native vegetation is preferred over non-native vegetation in planted areas
- 5: A trail system within the town would benefit businesses
- 6: Vegetation and landscape is an integral part of a business' image
- 7: The Town of Pinetop Lakeside has a unique identity
- 8: The businesses of Pinetop-Lakeside would benefit from enhancing the town's identity
- 9: Highway 260 (White Mountain Blvd) is a pleasing image for residents and visitors
- 10: Highway 260 is good for attracting visitors to businesses
- 11: It is easy to get around town
- 12: I enjoy walking around town
- 13: It is safe to drive and walk around town
- 14: Parking is an issue for Pinetop-Lakeside
- 15: There is adequate space for indoor meetings in Pinetop-Lakeside
- 16: There is adequate space for outdoor meetings in Pinetop-Lakeside
- 17: Businesses overlooking lakes and streams attract more customers





Survey Questions (Cont.)

18: Concentrating businesses directly on Highway 260 is essential to economic strength

19: A 'downtown' core not located directly on Highway 260 would be good for businesses

20: Additional businesses in Pinetop-Lakeside would be beneficial for the town

21: A 'Main Street' off of Highway 260 would provide an advantage for businesses

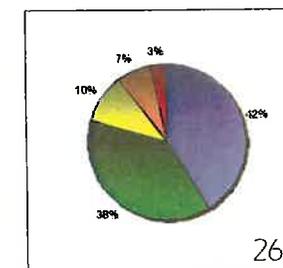
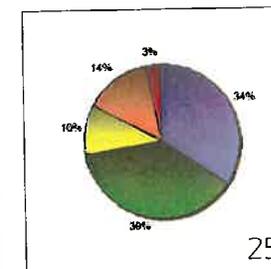
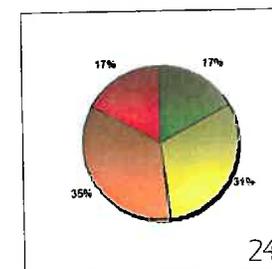
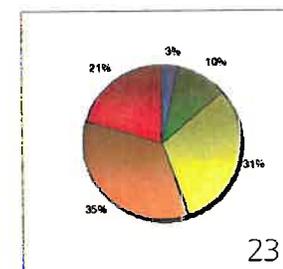
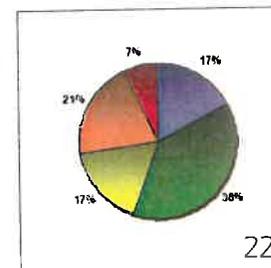
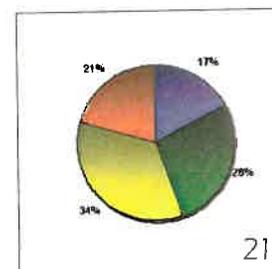
22: There is a strong sense of community in Pinetop-Lakeside

23: It is important to have a mix of residential and commercial uses in the same neighborhood

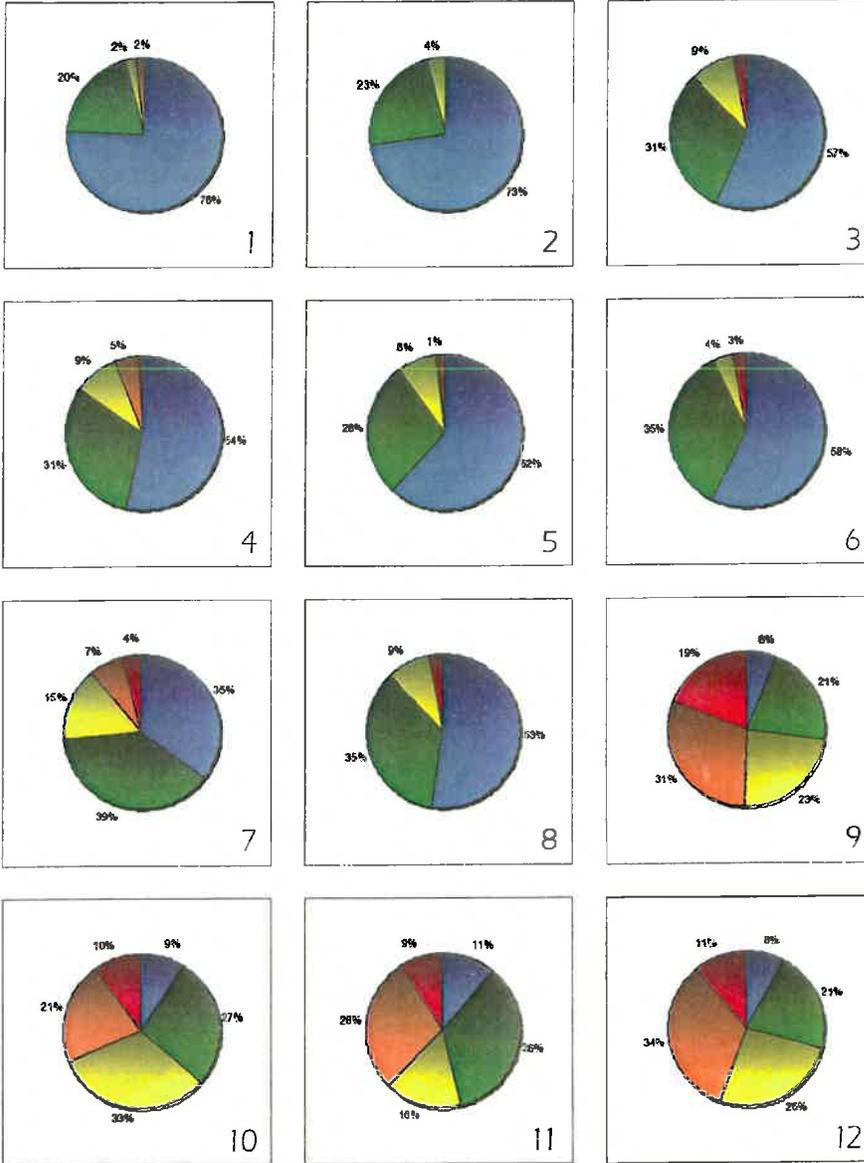
24: The town's residents have enough activities and events for community interaction

25: The history of Pinetop-Lakeside is an important part of the town's identity

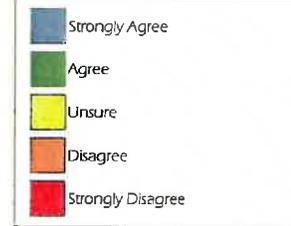
26: The history of Pinetop-Lakeside should be an important part of the town's identity



# RESIDENTS SURVEY DATA



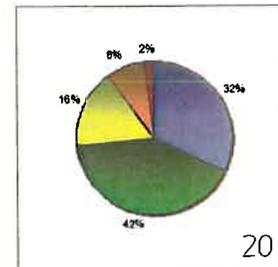
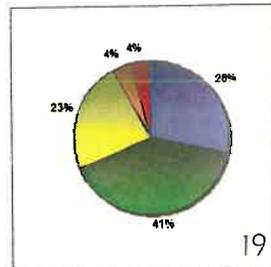
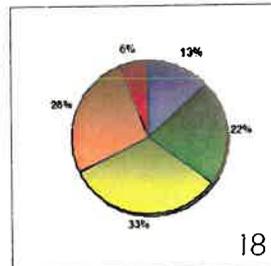
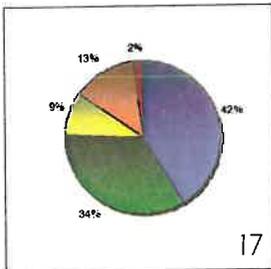
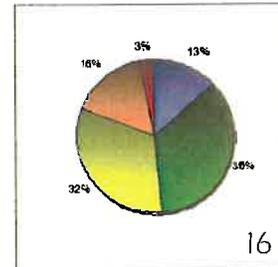
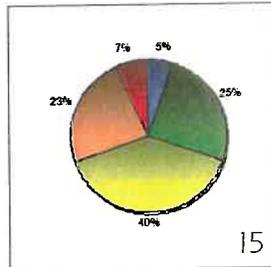
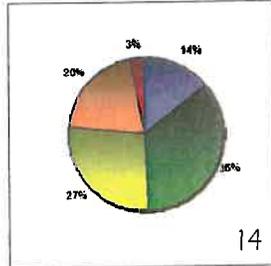
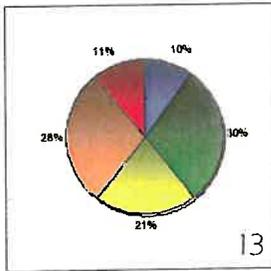
## Chart Legend



\*Data represents responses received from 99 Resident Surveys

## Survey Questions

- 1: The primary draw for tourists is the natural environment offered in Pinetop-Lakeside
- 2: Parks and green 'open space' within the community benefit residents
- 3: Access between green open space and businesses increases property value
- 4: Native vegetation is preferred over non-native vegetation in planted areas
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Survey Questions (Cont.)

18: Concentrating businesses directly on Highway 260 is essential to economic strength

19: A 'downtown' core not located directly on Highway 260 would be good for the town

20: Additional businesses in Pinetop-Lakeside would be beneficial for the town

21: A 'Main Street' off of Highway 260 would provide an advantage for businesses

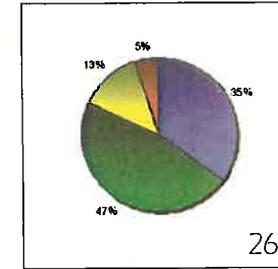
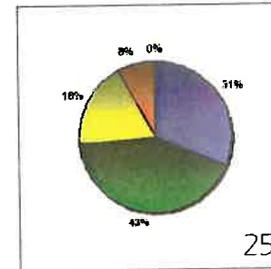
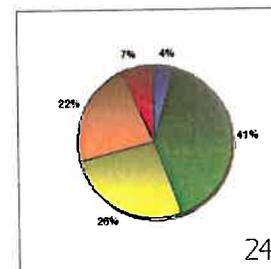
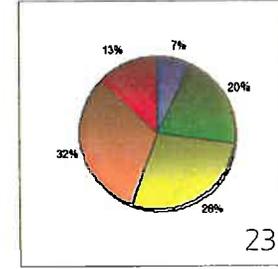
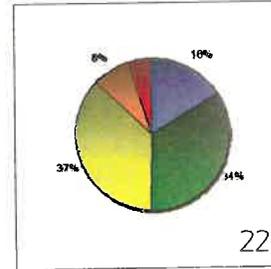
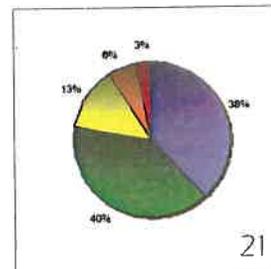
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23: It is important to have a mix of residential and commercial uses in the same neighborhood

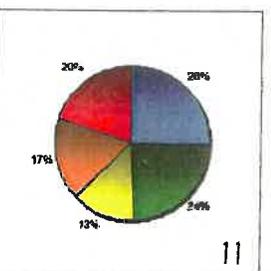
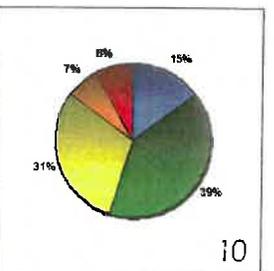
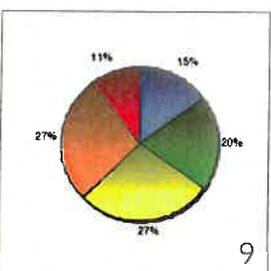
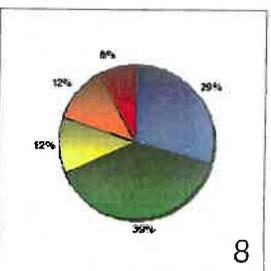
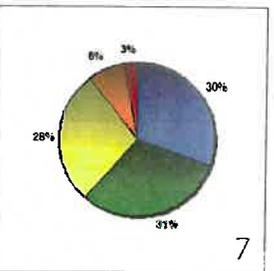
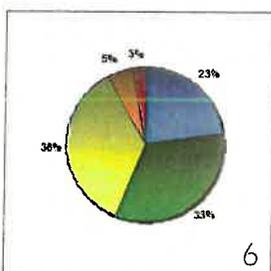
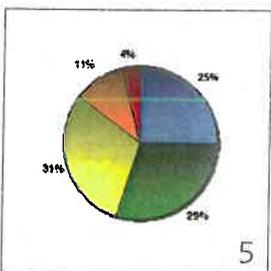
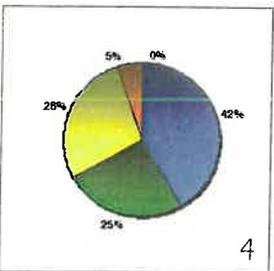
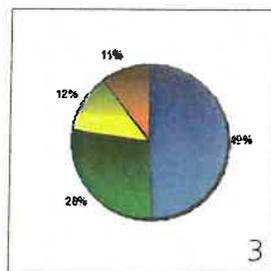
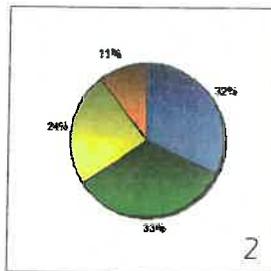
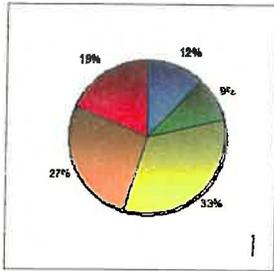
24: The town's residents have enough activities and events for community interaction

25: The history of Pinetop-Lakeside is an important part of the town's identity

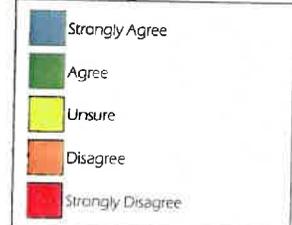
26: The history of Pinetop-Lakeside should be an important part of the town's identity



# YOUTH SURVEY DATA



## Chart Legend



\*Data represents responses received from 75 Youth Surveys

### Survey Questions

- 1: I plan to stay in Pinetop-Lakeside after finishing High School
- 2: Pinetop-Lakeside needs more job opportunities
- 3: I like to spend time at the lakes and creeks in Pinetop-Lakeside
- 4: I would regularly use recreation facilities if they were offered
- 5: I would often use a recreational trail system
- 6: I would often attend events that attract all age groups
- 7: I prefer events planned specifically for people my age
- 8: It is easy to get around town
- 9: I enjoy walking around town
- 10: It is safe to drive and walk around town
- 11: There are good places in Pinetop-Lakeside to spend time with my friends

## VISITOR DEMOGRAPHICS

Education	
No College	43%
Attended College	23%
College Grad.	24%
Post-Grad. Degree	10%

Occupation	
Manager, Prof.	26%
Tech., Sales, Admin.	11%
Service	8%
Other/Retired/Student	35%
Not Employed	20%

Household Income	
Average HHI Income	\$51,435
<\$25,000	26%
\$25K-\$49,999	37%
\$50K-\$74,999	18%
\$75,000+	19%

## TRIP BEHAVIOR

Activities	
General Spending (Net)	34%
Dining	29%
Shopping 8	%
Entertainment	16%
Outdoor Sports (Net) 2	5%
Adventure Sports	4%
Hunt/Fish	17%
Golf	3%
Boat/Sail	4%
Snow Ski 5	%
Nature (Net) 3	7%
Camping	17%
National/State Parks	14%
Hike/Bike	12%
Beach/Waterfront 3	%
Eco-Travel 6	%
Sightseeing (Net) 3	2%
Sightseeing	27%
Group Tour 5	%
Attractions (Net) 8	%
Theme Park N	A
Sporting Event	1%
Night Life	1%
Gamble	6%
Shows	0%
Culture (Net) 1	1%
Historic Site	5%
Concert/Play/Dance 1	%
Museum/Art Exhibit 1	%
Festival/Craft Fair 6	%

Lifestage	
18-34/No children 7	%
18-34/Children	43%
35-54/No children	13%
35-54/Children/<\$50K	3%
35-54/Children/\$50K+	12%
55+/No children/<\$50K	14%
55+/No children/\$50K+ 8	%

Reservation Type	
No Reservation	53%
Reservation (Net)	47%
Toll-Free Number	14%
Direct to Location	21%
Computer/Internet 5	%
Travel Agent 0	%
Corporate Travel 0	%
Other	7%

Trip Distance	
Ave. Round Trip Distance	807
Under 100 Miles 0	%
101-250 Miles 3	%
251-500 Miles	27%
501-750 Miles	42%
751-1,000 Miles 7	%
More than 1,001 Miles	21%

Overnight Purpose of Stay	
Business	15%
Leisure	85%

Accommodations	
Non-Paid	48%
Paid Hotel/Motel	30%
Paid non/hotel	19%
Other	3%

Transportation	
Motor vehicle	67%
Air	4%
Camper/RV 7	%
Other	22%

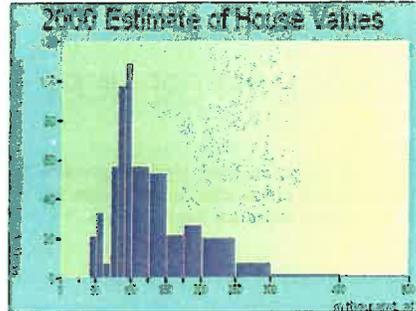
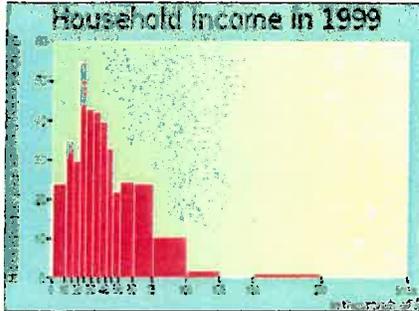
Length of Stay	
Average 3	.3 nights
1-3 Nights	74%
4-7 Nights	17%
8+ Nights	9%

Quarter of Travel	
Quarter 1	9%
Quarter 2	26%
Quarter 3	45%
Quarter 4	21%

Party Composition	
Avg. Party Size	2.8
One Adult	17%
MM/FF	4%
3+ Adults 5	%
Couples	37%
Families	38%

source: D.K. Shifflet and Associates, Ltd.  
Data aggregated 2001-2004

## TAX OPTIONS



### Property Tax Evaluation

The town of Pinetop-Lakeside is dependent on local sales tax to generate revenues to support its services and infrastructure. It is necessary to evaluate alternate financial generators to fund the programs and services that Pinetop-Lakeside has grown to rely on.

\$2.1 million of the \$6.0 million of all funds in the 2004-2005 fiscal year, or over 30% has come from local sales tax. This source is largely tourism based and therefore dependant on weather conditions and forest closures. In the same year the projection of revenue from this source was overestimated by more than 10%. Although a substantial contributor to the Town's budget, its irregularity can have a devastating effect on the city's economy and budget.

It has been argued that sales tax is desirable because it taxes the visitors and tourists who come to the city and make use of its services and infrastructure. But the fact is that most tourists make only small purchases in town (primarily groceries from Safeway accounting for the long lines during tourist season) or spend it on the reservation (Sunrise and Hon-dah). The majority of these funds therefore come from the local residents. (Refer to previous page for more information.)

There are basically three groups of people in Pinetop-Lakeside: Locals, 2nd Home Owners, and Tourists. According to the 2000 U.S. census of Pinetop-Lakeside:

Total Population	3,582
Total Housing Units	2,750
Vacant Housing Units*	1,314

41.9% of the homes in Pinetop-Lakeside are not fully occupied therefore:

- no contribution to sales tax revenues
- strain on utilities and infrastructure
- strain on services i.e. fire and police

\*seasonal, recreational, or occasional use

Second homes are generally valued far above the median of \$121,100 for Pinetop-Lakeside therefore making their contribution to the local budget even more significant

It can be argued that by instituting a sliding scale property tax, that the permanent residents of Pinetop can expect a double or even triple return on their property tax payment. For instance, a tax of 0.5% for residences under \$200,000 and 1% for all other residences would generate \$369,000 and \$437,000 respectively according to 2000 census data. In other terms, a Pinetop-Lakeside resident of a home valued at \$175,000 would pay \$73 per month. That \$73 would be matched by \$86 by the upper bracket, most of which is out of towners. These values are expected to be much higher today as compared to the 2000 census data due to the real estate market boom and luxury developments in the area.

These additional funds could be used to further develop the image of Pinetop as "Trail City USA" by identifying and purchasing open land for preservation and beautification. These lands could include such jewels as the Woodland Lake Recreational Area, Walnut and Billy Creek, or any of the small meadows

## IMAGE REFERENCES

All images are from Tejido or previous Tejido case studies unless cited below. Images are referenced Left to Right and Top to Bottom.

### PREFACE

All images by Tejido

### INTRODUCTION

#### HISTORY

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### ANALYSIS

#### CONTEXTUAL ANALYSIS

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## LITERATURE REVIEW

### NEW URBANISM

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[www.livermoore.ca.us](http://www.livermoore.ca.us)  
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### LANDSCAPE ECOLOGY

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### TRAILS AND GREENWAYS BENEFITS

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## APPENDIX REFERENCES

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#### Lighting

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### CREEK RESTORATION

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### FUNDING

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### TRAIL GUIDELINES

Images and information  
Flagstaff/Coconino Pedestrian & Bicycle Guide  
and the Santa Clara Trails Master Plan

### TAX OPTIONS

<http://www.city-data.com>



<b>3 How long in county</b>	<b># of households interviewed</b>	<b>%</b>		
Less than one month	4	6.15%		
Between 31 to 180 days	6	9.23%		
More than 6 mo but less than one year	10	15.38%		
One yr to three yrs	19	29.23%		
More than three years	16	24.62%		
Blank	1	1.54%		
Not sure	9	13.85%		
	65	100.00%		
<b>4 Is this your first time without a home</b>	<b># of households interviewed</b>	<b>%</b>		
blank	2	3.08%		
no	37	56.92%		
not sure	11	16.92%		
yes	15	23.08%		
	65	100.00%		
<b>5 If no-how many times in past three years</b>	<b># of households interviewed</b>			
blank	5			
two to three times	17			
four to five times	7			
six to ten times or more	7			
not sure	16			
	52			
<b>6 How did you become displaced (could have multiple choices)</b>	<b># of households interviewed</b>	<b>%</b>		
Can't find affordable housing	5	7.69%		
Covid or illness	5	7.69%		
Did not answer	28	43.08%		
Discharged from an institutional setting	2	3.08%		
Location where I was staying didn't allow pets	2	3.08%		
Loss of job	7	10.77%		
Loss of public assistance	3	4.62%		
Loss of transportation	2	3.08%		
Travelling and stranded	2	3.08%		
Unable to pay rent	9	13.85%		
	65	100.00%		
<b>7 Any situations contribute (could choose multiple choices)</b>	<b># of households interviewed</b>	<b>%</b>		

Did not answer	36	55.38%		
Divorce/Separation	5	7.69%		
Domestic Violence situation	3	4.62%		
Harassment taking place in housing situation	2	3.08%		
Housing/home situation wasn't safe	3	4.62%		
Legal problems	1	1.54%		
Overcrowding/Family Dispute	13	20.00%		
Partner/Family member passed away	2	3.08%		
	65	100.00%		
<b>8 Health Insurance</b>	<b># of households interviewed</b>	<b>%</b>		
no	22	33.85%		
not sure	21	32.31%		
yes	22	33.85%		
	65			
<b>9 Survivor of domestic violence</b>	<b># of households interviewed</b>			
1-yes	9			
2-no	40			
Blank	16			
	65			
<b>10 Did DV situation contribute to living situation</b>	<b># of households interviewed</b>	<b>% of those who said yes to being a survivor</b>		
1-yes	7	77.78%		

<b>11 Any conditions (could choose multiple values)</b>	<b># of households interviewed</b>	<b>%</b>		
A chronic disease	2	2.60%		
A chronic physical injury	3	3.90%		
A developmental disability	1	1.30%		
A serious mental illness	5	6.49%		
Did not answer	18	23.38%		
Experienced trauma	4	5.19%		
I have none of these conditions	14	18.18%		
Issues with substance use/abuse	24	31.17%		
Post-traumatic stress	4	5.19%		
Traumatic brain injury	2	2.60%		
	77	100.00%		
<b>12 Currently employed</b>	<b># of households interviewed</b>	<b>%</b>		
Blank	5	7.69%		
No	45	69.23%		
Yes-full time	3	4.62%		
Yes-part time	4	6.15%		
Yes-per diem (day labor)	6	9.23%		
Yes-seasonal	2	3.08%		
	65	100.00%		
<b>13 Sources of income (could choose multiple values)</b>	<b># of households interviewed</b>	<b>%</b>		
Blank	5	7.58%		
Disability income	6	9.09%		
Family/Friends help	8	12.12%		
None	34	51.52%		
Panhandling/Flying a sign	3	4.55%		
Savings	4	6.06%		
Social Security	5	7.58%		
Veterans Benefits	1	1.52%		
	66	100.00%		
<b>14 Ever serve in Armed Forces</b>	<b># of households interviewed</b>	<b>%</b>		
Blank	1	1.54%		
No	60	92.31%		
Yes	4	6.15%		
	65	100.00%		
<b>15 Eligible for VA health care</b>	<b># of households interviewed</b>	<b>%</b>		
Blank	9	13.85%		
no	53	81.54%		

yes	3	4.62%		
	65	100.00%		
<b>Individuals who meet the definition of CH</b>	<b># of Households Interviewed</b>	<b># of HH members</b>	<b>Total # of persons in CH households</b>	
Number of households that met definition of CH	12	7	19	
<b>16 HH composition</b>	<b># of Households Interviewed</b>	<b>%</b>		
I am alone	43	66.15%		
I am in a household with others	22	33.85%		
	65	100.00%		
<b>HH Age Composition</b>	<b># of Adults over 25</b>	<b># of persons 18-24</b>	<b># of youth 17 and under</b>	<b>Total</b>
	88	6	49	143
<b>Age</b>	<b># Interviewed</b>	<b># HH members</b>	<b>Total</b>	<b>%</b>
under 18	0	46	46	32.17%
18-24	0	9	9	6.29%
25-34	12	5	17	11.89%
35-44	12	10	22	15.38%
45-54	19	3	22	15.38%
55-64	17	4	21	14.69%
65-74	5	1	6	4.20%
75+	0	0	0	0.00%
	65	78	143	100.00%

Race	# Interviewed	# HH members	Total	%
African American	2	4	6	4.20%
Asian	0	0	0	0.00%
Hawaiian	0	0	0	0.00%
Native American	31	10	41	28.67%
Many Races	6	3	9	6.29%
White	26	61	87	60.84%
	65	78	143	100.00%
Hispanic	8	5	13	9.09%
Race	# Interviewed	# HH members	Total	%
Female	19	42	61	42.66%
Male	46	35	81	56.64%
Transgender	0	1	1	0.70%
Not singularly m/f	0	0	0	0.00%
Questioning	0	0	0	0.00%
	65	78	143	100.00%
Tribal Affiliation	#			
Navajo Nation	27			
White Mountain Apache	3			



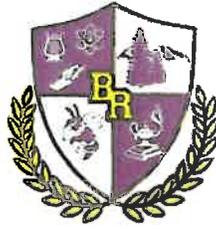
**Community Project Management Services**

**BLUE RIDGE UNIFIED SCHOOL DISTRICT  
TEACHERAGES SURVEY ASSESSMENT REPORT**

**10/25/2022**

**Submitted by:**

**Allison Hephner**  
**Executive Director CPMS**  
**Facilitating Better Community**  
**928-243-1332**  
**[ah@cpmsaz.com](mailto:ah@cpmsaz.com)**



## Blue Ridge Unified School District Employees Teacherages Assessment 2022

**Introduction:** The teacher shortage is a serious national, state, and even local Blue Ridge Unified School District (BRUSD) issue. Thousands of qualified teachers are leaving the profession, and it's steadily increasing. The number of incoming teachers has declined nationwide. Between 2010 – 2020 there was roughly a 75,000 decrease, and it is projected in 2025, there will be an additional 75,000 not entering the profession. Pre-pandemic, 1 in 6 teachers were likely to leave their job, and now post-pandemic, it has increased to 1 in 4<sup>1</sup>. With decades of low pay, contemptuous parents and students, diminishing control over classroom education, and escalating workload, an environment where teachers and support staff feel undervalued is left in the wake. Many states like New Mexico, California, Oklahoma, Missouri, and Alabama are trying to combat this shortage by lowering standards to fill the gaps while qualified teachers exit or avoid this career. In all honesty, reducing requirements for individuals to enter the teacher workforce creates access to more bodies but further devalues the teachers who have completed and earned their qualifications. It also may very likely lead to increased verbal, physical, and online harassment by students and their parents, for teachers who lack the qualifications lack the confidence in the classroom, and teachers without qualifications could receive even lower wages. Not to mention the impact this will have on students' educations and the future of our workforce.

Furthermore, teacher shortages impact rural areas with high poverty rates disproportionately compared to more urban areas. In our rural community of the White Mountains, we have seen a significant increase in substance use, suicide, tobacco use, and other dangerous behaviors in our youth over the past few years. Rural areas lack adequate resources and services to support a healthier environment for rural students, teachers, and support staff, creating added pressure on our local schools. The challenge of accessing affordable housing and hiring and retaining teachers and support staff seems unachievable. However, plausible programs are introducing us to a new way to look at this teacher shortage crisis in how better we might relieve some of the cost burdens for our teachers and support staff. One such possible program is "teacherages," dwelling unit(s) used to provide living accommodations for teachers and support staff. Specifically, with rural school district-owned land, teacherages are not subjected to zoning rules, local ordinances, or landlord-tenant laws.<sup>ii</sup> Programs such as teacherages can provide direct relief regarding the issue of low pay by creating access to affordable housing within a reasonable rental rate that can help reduce the current cost burden of our extreme rural rental and housing markets.



The Blue Ridge Unified School District (BRUSD), Vitalyst Health Foundation, and the Town of Pinetop-Lakeside met on March 4, 2022, to engage in a partnership to develop and implement proof of concept for teacher housing on district property, also known as Teacherages. Vitalyst has contracted with BRUSD and a developer with the goal of creating affordable and obtainable housing. BRUSD has identified 1.5 behind the Old Love Kitchen and 3-5 acres behind Blue Ridge Highschool district land where housing could be developed.

The contract with Vitalyst requires an assessment of housing needs for teachers and support staff to be completed. Vitalyst has provided a small grant of \$4,000.00 to support proof of concept work which includes the completion of a teacherages survey assessment. A third-party consultant, Community Project Management Services Arizona (CPMSAZ), was contracted to complete the assessment of the BRUSD administration, teachers, and supporting staff to flesh out the common and unique housing needs in the rural setting of the White Mountains of Arizona.

The 33-question Teacherages survey assessment was distributed to all district employees via email on October 11, 2022; additionally, all hiring staff received a four-question administrative survey to assess if housing was a barrier in hiring and retaining staff. Both surveys closed on October 21, 2022, at midnight. This report is a combined overview of both assessments. The information provided in this report is to inform the BRUSD district administration of the specific housing needs and assist in identifying the number of units needed to aid in developing realistic housing goals, partners, and resources.

The administration survey was implemented to better understand the barriers housing can create in the recruitment and retention of teachers and support staff. Eight administrators participated in this survey, and 100% of the participants felt lack of housing affected the ability of BRUSD to hire qualified teachers and support staff. Combining the lack of housing inventory with the low wages creates a real struggle for the administration to fill needed positions. Furthermore, six out of eight survey participants have hired an individual who could not accept the position because they could not find housing.

Additionally, a mix of 129 teachers, support staff, and administrators completed the Teacherages Assessment, 75% female and 25% male. Of these participants, 82% hold a bachelor's Degree or higher education. An estimated 87 participants are certified, and 13 are credentialed, making up 78% of survey participants. It is important to note that both teachers and support staff completed this survey, so not all employees require such



certification. Of the participants, roughly 67% (87) have been teaching as certified teachers for more than five years, while 90% of participants exceeded ten years.

Years of services working for BRUSD:

- 12 (.09%) Over 20 years of service
- 13 (1%) 16–20 years of service
- 10 (.08%) 11–15 years of service
- 22 (17%) 6–10 years of service
- 31 (24%) 3-5 years of service
- 20 (16%) 1-2 years of service
- 21 (16%) Less than one year

The family dynamics of BRUSD Teachers and Support Staff:

- 60 (47%) of teachers and support staff are raising children 0-17
- 53 (41%) of households are made up of 2 or fewer individuals
- The majority of family household sizes range from 2 – 4 (86%) individuals
- 21% (27) of families have five or more living in their households
- The average size of a family unit is 3.2

Additionally, 30% (36) of district employees are 55+, and of these, four range between the age of 65 and 74. Succession planning is essential but also another challenge as fewer and fewer individuals are entering the education workforce. One individual who completed the survey stated, "NO teacher can afford to move here and buy a house. EXCEPT if the other spouse gets hired too or works a higher paying job - No young single person can move here with a teaching job."

INCOME	SINGLE INCOME	DOUBLE INCOME	MORE THAN TWO INCOMES
Over \$100,000	0	30	3
\$75,000 - \$100,000	3	25	4
\$55,000 - \$75,000	8	19	1
\$45,000 - \$55,000	9	3	0
\$35,000 - \$45,000	6	4	0
\$25,000 - \$35,000	4	5	0
Less than \$25,000	4	1	0
Total	34	87	8

Based on 2019 data, the median income for the Show Low workforce is \$49,534<sup>iii</sup>, 19% less than the \$61,529<sup>iv</sup> median income for Arizona. It is common throughout the United States for families to bring in two or more incomes to achieve a livable wage. The vast majority of BRUSD employees, 67% (87) of teachers and support staff, have a double income. Additionally, 6% (8) have more than two income streams; one is a single-person household, while 26% (34) families have only one income. In the chart on the right, roughly 26% (33) of SLUSD employees obtain an annual salary of over \$100,000; however, 30 are two-person or more income earners. As mentioned above 61 district employees are raising children between 0-17; of these, seventeen (13%) families include children between zero and five,

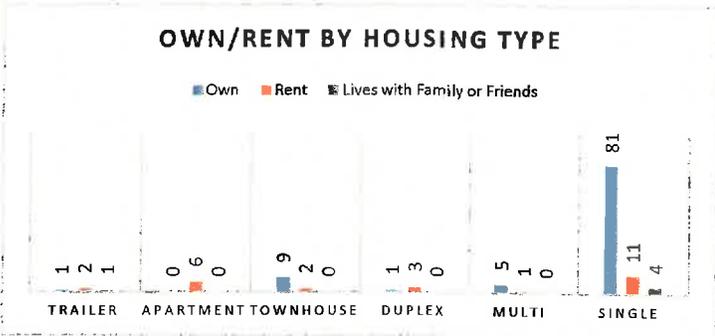


and six of these have a single income between \$25,000 - %75,000). All parents of young children earning more than 75,000 have a two-person income. One can assume lack of access to and affordability of childcare could be a plausible reason some families are limited to a single income, as like housing childcare is not accessible or affordable in the district.



The graph to the left, along with the one below, compares housing ownership and rentals by income(s) and housing types. As illustrated, families with more than one income have the highest ownership rate compared to those with a single income.

Of survey participants, 77% (99) are homeowners (four own their homes outright), 21% (26) rent, and .02% (3) live with family or friends.



Of these households, 81% (104) are satisfied with their living arrangements, while 19% (25) are not. Most teachers and support staff reside in single-family homes 74% (96), while 26% (33) of individuals and families live in apartments, duplexes, trailers, townhomes, and multi-family.

Not included in the graph above are a motorhome and one manufactured home. The graph below shows that families with a higher income are more than likely able to purchase a home compared to those making less than \$55,000. What is interesting is how many individuals making under \$55,000 own a townhouse. Townhomes seem to be a more affordable option for home ownership. Currently, Sports Village in Pinetop has a three-bedroom, two-bath, 1,515 sq ft home for \$299,000.





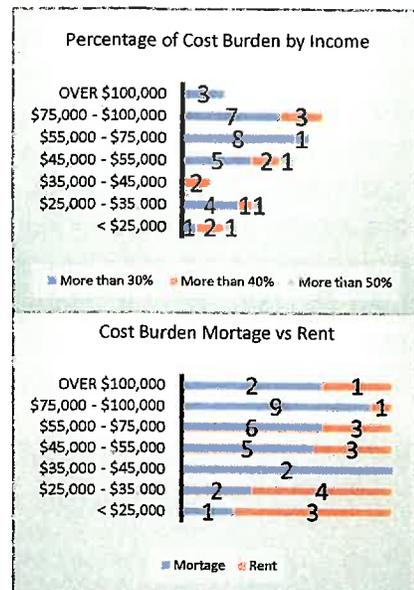
The Department of Housing and Urban Development (HUD) defines affordable housing as no more than 30% of an individual or family's income. If this is exceeded, it becomes a cost-burden<sup>v</sup>. A cost burden makes it difficult for individuals and families to afford basic needs such as food, clothing, transportation, and utilities. The chart on the right shows the mortgage and rental rates based on HUD recommendations compared to BRUSD district employees' annual incomes. Point2Homes database states the average cost to rent a house in Pinetop-lakeside ranges from \$2,100 - \$10,000 per month.<sup>vi</sup> Currently listed on the Point2homes website are the following rentals:

- Three-bedroom two bath 1,390 sq ft townhome in Pinetop for \$1,800 a month
- Two-bedroom, two bath 1,172 sq ft home in Lakeside for \$2,800 a month
- Three-bedroom, three bath 1,161 sq ft home in Pinetop for \$3,000 a month

Based on HUD's definition of affordable housing, the annual income to support the above rental market would have to be more than \$75,000 to secure the townhouse without creating a cost burden for the family. As for single-family homes, a family's annual income would have to be over \$100,000, and only 33 (26%) participants are in this bracket, making affordable housing out of reach for 96 (74%) individuals.

The graphs to the right provide a glance into the cost burden BRUSD district employees experience, again based on the HUD definition of affordable housing. Families pay as much as 50% of their monthly income for housing. Today, 42 teachers and staff members spend more than 30% of their monthly income towards rent, and of these three families making \$55,000 or less pay half of their income towards housing every month. The second graph shows the cost burden of staff renting compared to mortgaging housing. Those with mortgages seem to have a higher cost burden 27 than those renting 15. However, with mortgages, families are not worried about rent increases or losing their rental in the housing market. Based on the data collected, ten families have experienced a rent increase, and two have been displaced due to the rental being sold.

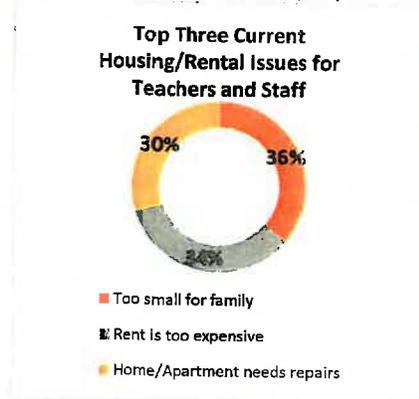
Not only is lack of housing an issue, but also the lack of transportation options in rural areas seems to be a consistent topic of conversation between our residents and government agencies. Gas prices continue to create barriers for those burdened by high mortgages and





rental costs. Even more so for those who do not have reliable transportation and/or do not live within a reasonable distance to work, healthcare, grocery, and other essential resources. Employees of BRUSD are experiencing transportation barriers; 34.1% (44) identified gas prices as a financial burden, while 14% (18) say they lack reliable transportation. One family has a vehicle they cannot afford to fix and lives 30 – 50 miles from work. With high gas prices and vehicle wear and tear, not having a reliable vehicle can increase financial stress.

Consequently, the lack of affordable housing options and low wages create a challenging situation for our teachers and support staff to obtain a livable wage. Of school staff, 15% (19) have experienced being behind in their mortgage or rent, and .05% (7) have experienced receiving an eviction or foreclosure notice on their property. Additionally, 17% (22) of the participant have trouble affording their monthly utility costs, and 28% (36) of employees have forgone essential items such as food and medical expenses to make their housing and/or utility payments. When assessing the answers to this group of questions, it seems that forgoing essential needs to make rent and utility payments has become a normal routine for some families. However, based on the graph to the right, many families are forced to not only forgo essential needs but livable space and needed repairs. One individual is left renting housing that is not only too expensive but not large enough for their child to live with them and has to stay with another parent. Due to the current housing market and low wages for educational professionals, families sadly seemed unable to obtain better circumstances. Of those who completed the survey, 27% (35) stated they cannot afford to move, while 24% (31) cannot find affordable housing options, and 16% (21) won't leave their situation because family is here. One hundred and twenty-seven 98% of participants believe that there is not adequate or affordable housing accessible in their district.



When asked to assess the most critical factors in choosing a home or rental property, 87% (112) of SLUSD employees selected affordability as number one:

- 68% (88) Like the neighborhood
- 56% (72) close to Work
- 54% (70) # of beds/baths



The median selling price by bedroom in September 2021 compared to September 2022 is shown in the chart below<sup>vii</sup>.

BEDROOMS	SEP 2021	SEPT 2022	% Increase/Decrease
2 Bedrooms	\$259.2K	\$320K	23.4% Increase
3 Bedrooms	\$392K	\$547K	39.5% Increase
4 Bedrooms	\$483.7K	\$643.9K	33.1% Increase
5 Bedrooms	\$1.1 M	\$415K	-62.3% Decrease

Based on this chart, a two-bedroom site-built home with a 10% down (\$32,000) has an estimated mortgage of \$1,967.03 monthly. This

mortgage is more than 30% of anyone making an annual salary less than \$75,000, which makes site-built construction and single-family homes in today's market unachievable for teachers and staff. However, the majority of survey participants, 85% (109) to be exact, prefer a single-family home, and 86% (111) want a site built. Surprisingly, the townhome came in second, with 9 participants selecting this type of housing. Of BRUSD employees completing the teacher assessment survey, 94% (121) favor the development of affordable housing for rent for teachers and staff within the school district.

In summary, the lack of affordable housing and rentals combined with low wages creates a barrier not only for administration in hiring and retaining teachers and support staff but also affects the quality of life for teachers and support staff in our rural area. Those currently with affordable mortgages more than likely purchased housing sometime during the housing crisis of 2008 or are living with or renting from family. As revealed by the assessment, BRUSD 10 out of 27 district employees renting have experienced burdensome rental increases, and two have been displaced after their rental was sold. In Pinetop-Lakeside, the rental and housing market is two to three times HUD's 30% income standard, making home ownership unrealistic for anyone making under \$100,000 a year.

Undoubtedly, affordable housing is no longer a realistic rural housing option, forcing school administrators to annex housing into their daily scope of work. School districts in rural areas dedicated to improving their recruitment and retainment rates must engage internal and external partners in developing innovative short-term and long-term solutions for affordable and obtainable housing for teachers and support staff. Thus, other organizations and businesses incorporate programs within their rental properties that help participants achieve housing ownership. For instance, Hickman's Farms has an employee housing program for individuals entering the workforce after prison; after a year, participants are reimbursed 50% of their rent. These funds frequently have been used to purchase a home or, at least, get individuals into an apartment<sup>viii</sup>. In Richmond Metropolitan, Habitat for Humanity, a non-profit organization, has an affordable rental pilot program that creates an environment where individuals can rent a quality affordable home while working toward purchasing a house<sup>ix</sup>.



Rent is capped at no more than 25% of their monthly income, which allows families to save money for a down payment for home ownership.

Teacherages is about creating a conduit by which teachers and support staff can achieve affordable long-term housing solutions. To provide affordable rental options for current teachers and support staff, BRUSD would need at least five one-bedroom, ten two-bedroom, and ten three-bedroom. Providing housing opportunities for future school district employees would require at least an additional five one-bedrooms, two-bedrooms, and three-bedrooms. Townhomes and duplexes might be the best option to reduce construction costs and keep rent at the 30%-mark HUD set as a standard for affordable housing.

Strengthening housing options for new and current district staff provides a stepping stone for longer-term housing opportunities and solutions. Developing temporary and supportive housing that engages other programs and options for teachers and staff to obtain a long-term housing solution might yield higher outcomes in school administration attracting and retaining qualified teachers and support staff. Finally, it has the potential to foster an environment where SLUSD teachers and support staff can obtain a healthy and quality lifestyle for themselves and their families.

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#### **Sources**

- <sup>i</sup> <https://sc.edu/uolisc/posts/2022/08/conversation-teacher-shortages.php>
- <sup>ii</sup> [Vitalyst Health Foundation SPARK Report How School Districts Can Create Attainable Housing Opportunities Legal and Financial Pathways to attract and retain employees.](#)
- <sup>iii</sup> [Pinetop-Lakeside, AZ | Data USA](#)
- <sup>iv</sup> [U.S. Census Bureau QuickFacts: Arizona](#)
- <sup>v</sup> [Rental Burdens: Rethinking Affordability Measures | HUD USER](#)
- <sup>vi</sup> [Houses for Rent in Pinetop - Lakeside, AZ - 12 Rentals | Point2 \(point2homes.com\)](#)
- <sup>vii</sup> [Lakeside, Arizona Housing Market Report September 2022 - RocketHomes](#)
- <sup>viii</sup> [Reentry Community of Hope - frickmanseggs.com](#)
- <sup>ix</sup> [Affordable Rental Program - Habitat for humanity \(richmondhabitat.org\)](#)





PINETOP LAKESIDE

# PINETOP-LAKESIDE COMMUNITY SURVEY

DATA COLLECTED 2022  
ANALYZED AND PRESENTED 2024

DRAFT – VERSION 5.1.2023

For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)



# Pinetop-Lakeside Community Survey

## Executive Summary

### Purpose

Pinetop-Lakeside staff administered the community survey for the purpose of assessing resident satisfaction and to gather input about priorities for the Town.

### Distribution

The survey was hosted on the Survey Monkey platform. Notifications for the survey were distributed through printed flyers, business cards, social media, emails, the newspaper, and verbally at public meeting. The survey was open from 8/30/22 to 10/16/22.

### Participant Demographic

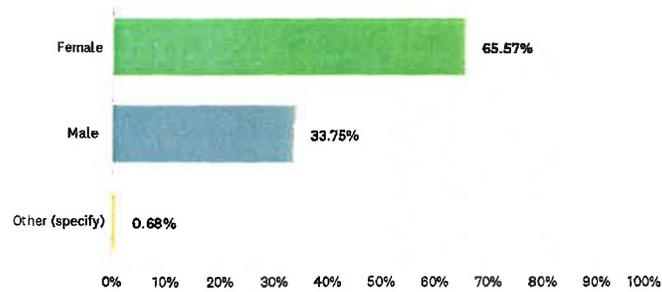
The survey was open to anyone who resides in the area. It was not restricted to Town limits. We did collect general location information so that multiple cross-sections could be analyzed. 1037 Community members participated. 444 of the respondents live within the Town limits. This represents about 10% of our population.

DRAFT – VERSION 5.1.2023

Pinetop-Lakeside Community Survey 2022

Q1 What is your gender?

Answered: 1,037 Skipped: 0



ANSWER CHOICES

Female  
Male  
Other (specify)  
TOTAL

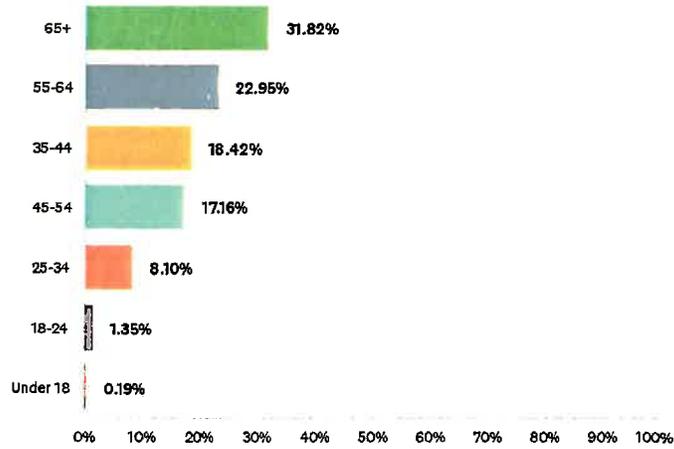
RESPONSES

65.57%  
33.75%  
0.68%  
680  
350  
7  
1,037

Pinetop-Lakeside Community Survey 2022

Q2 What is your age?

Answered: 1,037 Skipped: 0



For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

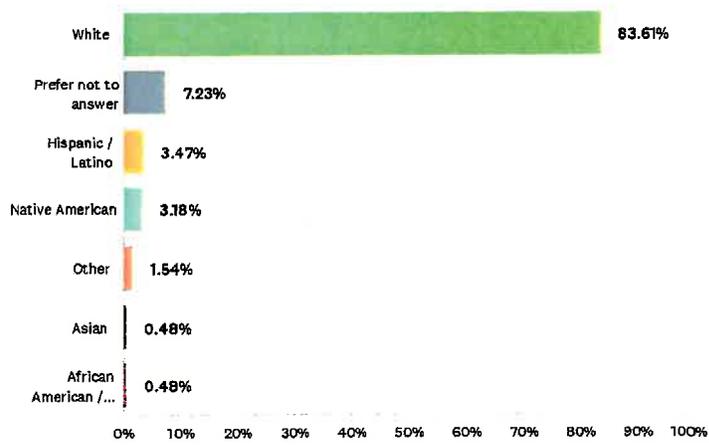
Pinetop-Lakeside Community Survey 2022

ANSWER CHOICES	RESPONSES	
65+	31.82%	330
55-64	22.95%	238
35-44	18.42%	191
45-54	17.16%	178
25-34	8.10%	84
18-24	1.35%	14
Under 18	0.19%	2
TOTAL		1,037

Pinetop-Lakeside Community Survey 2022

Q3 Are you:

Answered: 1,037 Skipped: 0



For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

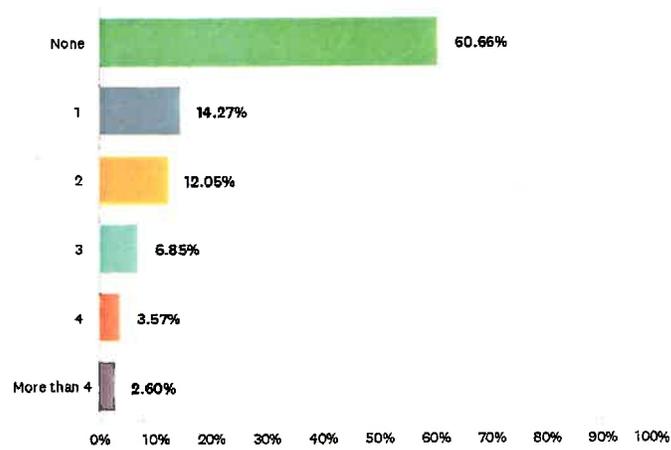
**Pinetop-Lakeside Community Survey 2022**

<b>ANSWER CHOICES</b>	<b>RESPONSES</b>	
White	83.61%	867
Prefer not to answer	7.23%	75
Hispanic / Latino	3.47%	36
Native American	3.18%	33
Other	1.54%	16
Asian	0.48%	5
African American / Black	0.48%	5
TOTAL		1,037

Pinetop-Lakeside Community Survey 2022

Q4 How many children are you a parent or guardian for that live in your household (aged 17 or younger only)?

Answered: 1,037 Skipped: 0



For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

Pinetop-Lakeside Community Survey 2022

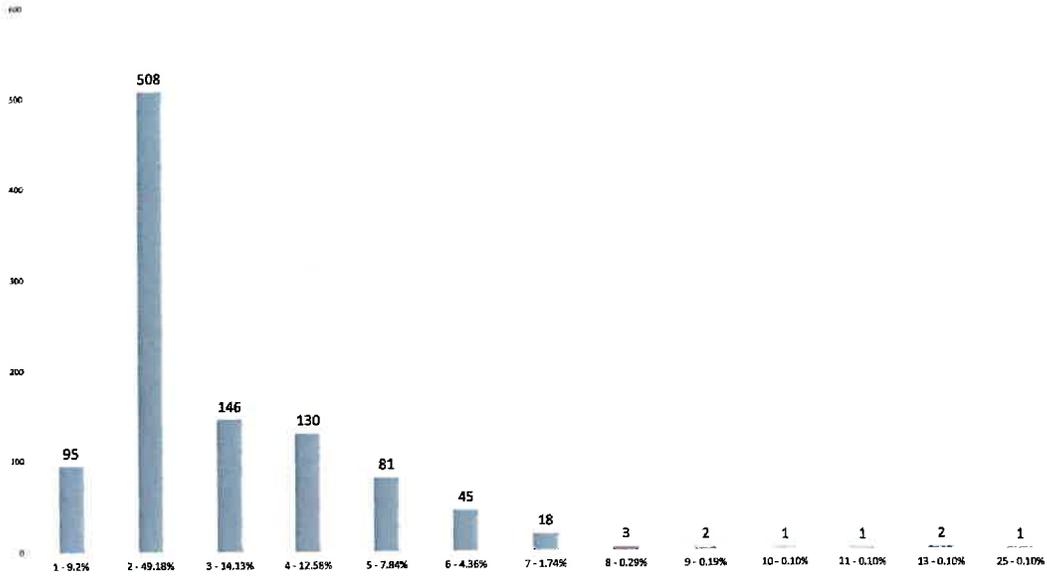
ANSWER CHOICES	RESPONSES	
None	60.66%	629
1	14.27%	148
2	12.05%	125
3	8.85%	71
4	3.57%	37
More than 4	2.60%	27
TOTAL		1,037

Pinetop-Lakeside Community Survey 2022

Q5 How many people currently live in your household?

Answered: 1,037 Skipped: 0

Number of People In Your Household

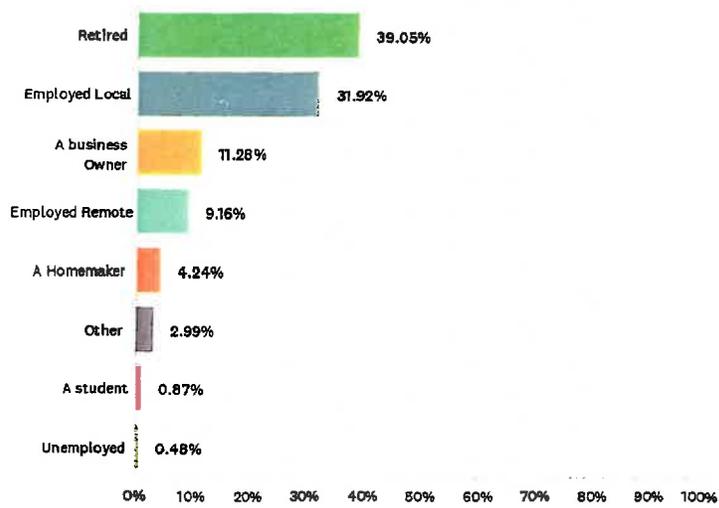


For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

Pinetop-Lakeside Community Survey 2022

Q6 Are you currently

Answered: 1,037 Skipped: 0



For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

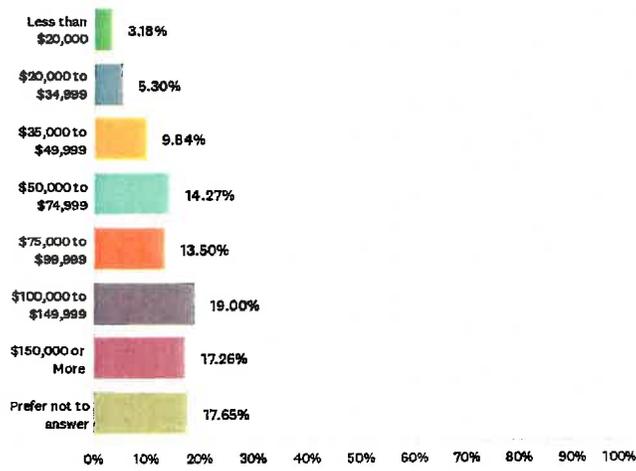
Pinetop-Lakeside Community Survey 2022

ANSWER CHOICES	RESPONSES	
Retired	39.05%	405
Employed Local	31.02%	331
A business Owner	11.28%	117
Employed Remote	9.16%	95
A Homemaker	4.24%	44
Other	2.99%	31
A student	0.87%	9
Unemployed	0.48%	5
TOTAL		1,037

Pinetop-Lakeside Community Survey 2022

Q7 What is your total household income?

Answered: 1,037 Skipped: 0



For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

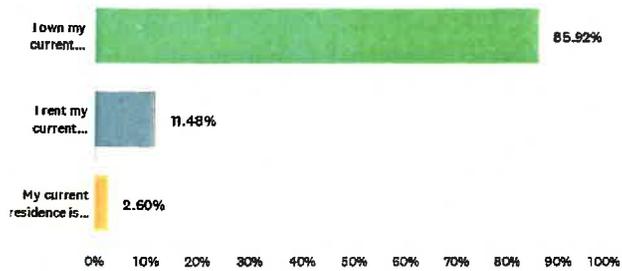
Pinetop-Lakeside Community Survey 2022

ANSWER CHOICES	RESPONSES	
Less than \$20,000	3.18%	33
\$20,000 to \$34,999	5.30%	55
\$35,000 to \$49,999	9.84%	102
\$50,000 to \$74,999	14.27%	148
\$75,000 to \$99,999	13.50%	140
\$100,000 to \$149,999	19.00%	197
\$150,000 or More	17.26%	179
Prefer not to answer	17.65%	183
TOTAL		1,037

Pinetop-Lakeside Community Survey 2022

Q8 What is your current living situation?

Answered: 1,037 Skipped: 0



ANSWER CHOICES

I own my current residence  
I rent my current residence  
My current residence is provided to me without payment.  
TOTAL

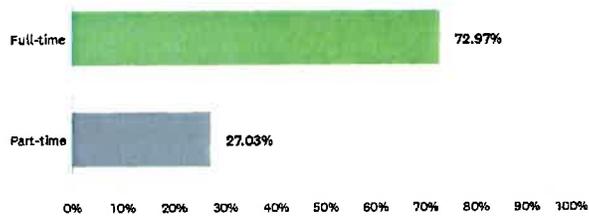
RESPONSES

85.92% 881  
11.48% 119  
2.60% 27  
1,037

Pinetop-Lakeside Community Survey 2022

Q9 Do you live here full-time or part-time?

Answered: 1,086 Skipped: 1



ANSWER CHOICES

Full-time

Part-time

TOTAL

RESPONSES

72.97%

27.03%

756

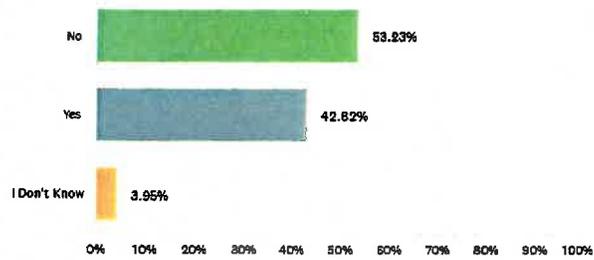
280

1,086

Pinetop-Lakeside Community Survey 2022

Q10 Do you live within town limits?

Answered: 1,037 Skipped: 0



ANSWER CHOICES	RESPONSES	
No	53.23%	552
Yes	42.82%	444
I Don't Know	3.95%	41
TOTAL		1,037

For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

Street Index

Vertical list of street names, including: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. The list is dense and covers multiple columns.

## Pinetop-Lakeside

**Pinetop-Lakeside**, located in the White Mountain area of Arizona, sits at a road level of 7,000 feet and is home to the world's largest stand of Ponderosa Pine. Pinetop-Lakeside is a year-round playground with shopping, recreation and unique opportunities to experience the outdoors. With average summer temperatures in the mid 70s and breathtaking scenery it is the perfect location to enjoy Arizona's best wildlife and make memories "as wild as a horse."

**Explore & Discover**  
 Brilliant blue lake - 143 acres, and crystal clear water have forged one of the most spectacular places in the western United States. It's all the beauty of the big sky and comes to Pinetop-Lakeside.

**Relaxing**  
 Many visitors enjoy finding a shade to rest for their stay, one enjoying the surrounding Pinetop-Lakeside area and the 14,000 acres in the US. Off-roading is one of the most popular activities in the area, with many trails and scenic views. The area is also a great place to enjoy the outdoors and enjoy the view.

**Getting Here**  
 Whether you are trying to escape the heat of the big city or the summer or the beauty in the winter, Pinetop-Lakeside is just a few hours from several major cities and airports.

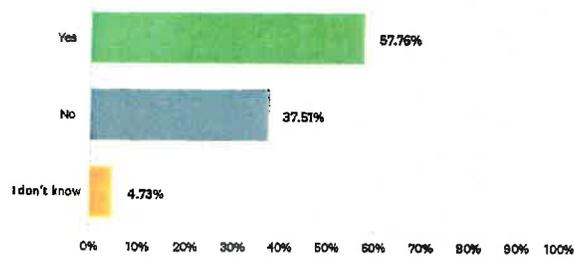
Location	Count
Section 1	51
Section 2	121
Section 3	86
Section 4	76
Section 5	23
Section 6	42
Section 7	54
Section 8	145
Section 9	24
Section 10	12
Show Low	72
Sierra Springs	2
Silver Creek	1
Sky Hi	4
St. Johns	1
Unknown	58
Wagon Wheel	45
WMAT Reservation	11
Apache County	2
Country Club	206
Linden	1

For Question, Please contact aderosier@pinetoplakesideaz.gov

Pinetop-Lakeside Community Survey 2022

Q12 Are you registered to vote in Pinetop-Lakeside?

Answered: 1,037 Skipped: 0



ANSWER CHOICES

Yes

No

I don't know

TOTAL

RESPONSES

57.76%

37.51%

4.73%

589

389

49

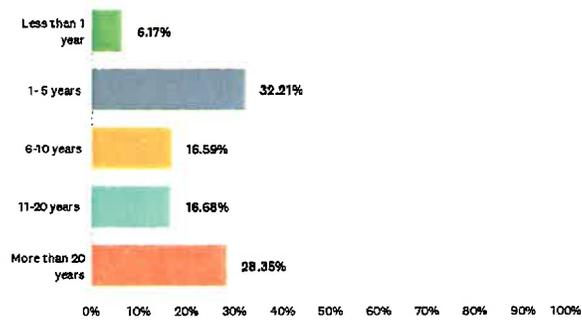
1,037

For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

Pinetop-Lakeside Community Survey 2022

Q13 How long have you lived in this community?

Answered: 1,037 Skipped: 0

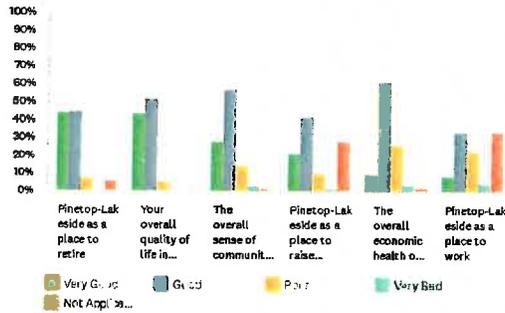


ANSWER CHOICES	RESPONSES	
Less than 1 year	6.17%	64
1-5 years	32.21%	334
6-10 years	16.59%	172
11-20 years	16.68%	173
More than 20 years	28.35%	294
TOTAL		1,037

Pinetop-Lakeside Community Survey 2022

Q14 How would you rate the following

Answered: 1,036 Skipped: 1



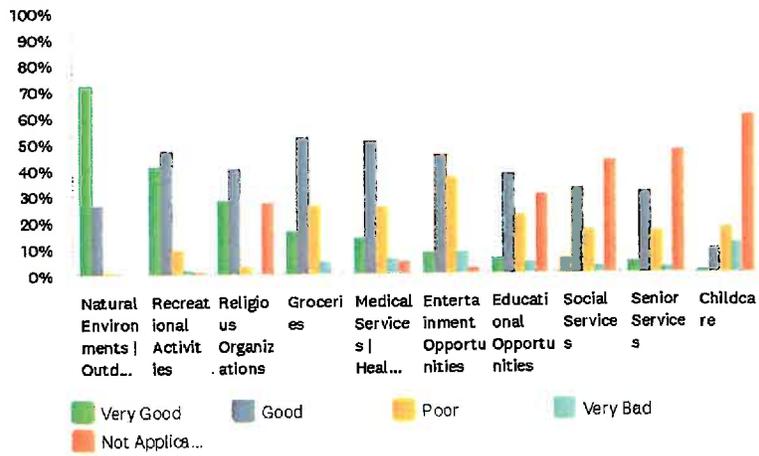
	VERY GOOD	GOOD	POOR	VERY BAD	NOT APPLICABLE	TOTAL
Pinetop-Lakeside as a place to retire	43.60% 450	43.99% 454	6.70% 70	0.20% 3	5.33% 55	1,032
Your overall quality of life in Pinetop-Lakeside	43.33% 448	51.16% 529	4.74% 49	0.29% 3	0.46% 5	1,034
The overall sense of community in Pinetop-Lakeside	27.20% 281	56.44% 583	13.46% 139	2.03% 21	0.87% 9	1,033
Pinetop-Lakeside as a place to raise children	20.56% 212	41.26% 425	9.51% 98	1.07% 11	27.57% 284	1,030
The overall economic health of Pinetop-Lakeside	9.14% 94	60.54% 623	25.56% 263	3.21% 33	1.55% 16	1,029
Pinetop-Lakeside as a place to work	8.28% 85	32.55% 334	22.03% 226	4.29% 44	32.85% 337	1,028

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Pinetop-Lakeside Community Survey 2022

Q15 How would you rate your access to the following

Answered: 1,037 Skipped: 0



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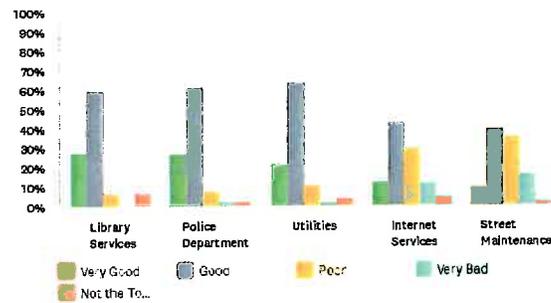
**Pinetop-Lakeside Community Survey 2022**

	<b>VERY GOOD</b>	<b>GOOD</b>	<b>POOR</b>	<b>VERY BAD</b>	<b>NOT APPLICABLE</b>	<b>TOTAL</b>
Natural Environments   Outdoors	71.88% 744	26.57% 275	1.16% 12	0.29% 3	0.10% 1	1,035
Recreational Activities	40.95% 423	46.76% 483	9.39% 97	1.84% 19	1.06% 11	1,033
Religious Organizations	28.20% 291	40.12% 414	3.39% 35	0.76% 8	27.52% 284	1,032
Groceries	16.28% 162	52.26% 520	26.43% 263	4.92% 49	0.10% 1	995
Medical Services   Healthcare   Mental Healthcare	13.85% 142	50.34% 516	25.66% 263	5.66% 58	4.49% 46	1,025
Entertainment Opportunities	7.67% 79	45.34% 467	36.60% 377	8.25% 85	2.14% 22	1,030
Educational Opportunities	6.04% 62	37.82% 388	21.93% 225	4.29% 44	29.92% 307	1,026
Social Services	5.41% 55	32.15% 327	16.32% 166	2.75% 28	43.36% 441	1,017
Senior Services	4.04% 41	30.71% 312	16.04% 163	2.36% 24	46.85% 476	1,016
Childcare	0.98% 10	9.58% 98	17.60% 180	11.44% 117	60.41% 618	1,023

Pinetop-Lakeside Community Survey 2022

Q16 How would you rate your satisfaction with the following services?

Answered: 1,035 Skipped: 2



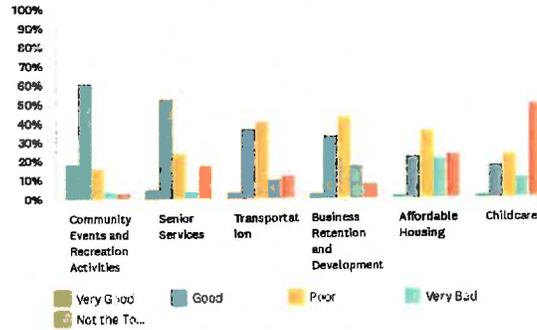
	VERY GOOD	GOOD	POOR	VERY BAD	NOT THE TOWN'S RESPONSIBILITY	TOTAL
Library Services	27.39% 275	59.56% 598	6.27% 63	0.30% 3		65 1,004
Police Department	26.99% 275	60.94% 621	7.46% 76	2.26% 23		24 1,019
Utilities	20.93% 215	63.39% 651	10.42% 107	1.75% 18		36 1,027
Internet Services	12.15% 125	42.66% 439	29.45% 303	11.56% 119		43 1,029
Street Maintenance	8.75% 90	38.78% 399	35.08% 361	15.74% 162		17 1,029

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Pinetop-Lakeside Community Survey 2022

Q17 Rate the Town's performance in addressing needs in the following categories

Answered: 1,023 Skipped: 14



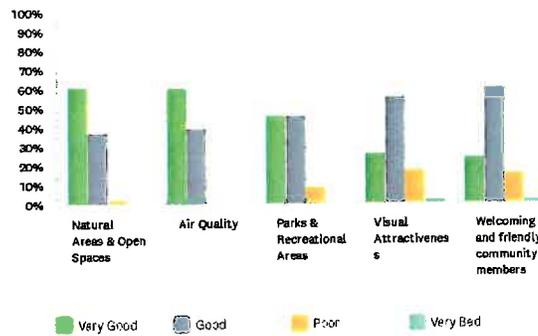
	VERY GOOD	GOOD	POOR	VERY BAD	NOT THE TOWN'S RESPONSIBILITY	TOTAL
Community Events and Recreation Activities	18.10% 188	60.14% 608	15.53% 157	3.66% 37	2.57% 26	1,011
Senior Services	4.05% 38	52.06% 489	23.75% 223	3.41% 32	16.72% 157	939
Transportation	2.87% 28	36.10% 352	30.90% 300	9.33% 91	11.79% 115	975
Business Retention and Development	1.86% 18	31.95% 309	42.81% 414	16.66% 161	6.72% 65	967
Affordable Housing	1.22% 12	20.87% 206	35.16% 347	20.26% 200	22.46% 222	987
Childcare	1.06% 10	16.11% 149	22.59% 209	10.59% 98	49.62% 459	925

For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

Pinetop-Lakeside Community Survey 2022

Q18 Please rate the quality of the environment in Pinetop-Lakeside

Answered: 1,032 Skipped: 5



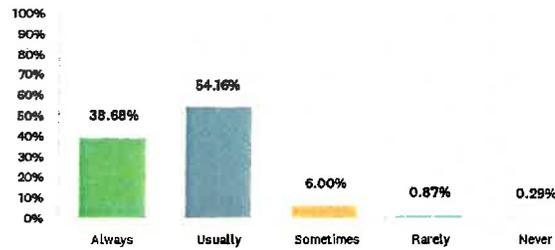
	VERY GOOD	GOOD	POOR	VERY BAD	TOTAL
Natural Areas & Open Spaces	60.93% 627	36.64% 377	2.24% 23	0.19% 2	1,029
Air Quality	59.96% 611	39.16% 399	0.79% 8	0.10% 1	1,019
Parks & Recreational Areas	45.85% 469	45.06% 461	8.50% 87	0.59% 6	1,023
Visual Attractiveness	25.85% 265	55.12% 565	17.37% 178	1.66% 17	1,025
Welcoming and friendly community members	23.62% 240	59.74% 607	15.16% 154	1.48% 15	1,016

For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

Pinetop-Lakeside Community Survey 2022

Q19 Do you feel safe living in Pinetop-Lakeside?

Answered: 1,034 Skipped: 3



ANSWER CHOICES

Always

Usually

Sometimes

Rarely

Never

TOTAL

RESPONSES

38.68%

54.16%

6.00%

0.87%

0.29%

400

560

62

9

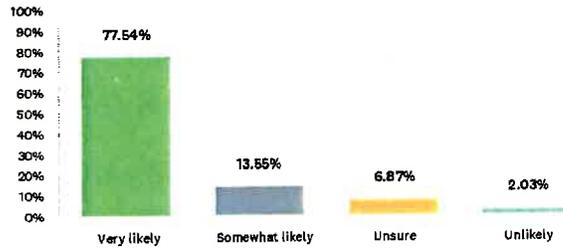
3

1,034

Pinetop-Lakeside Community Survey 2022

Q20 How likely are you to remain in Pinetop-Lakeside for the next 5 years?

Answered: 1,033 Skipped: 4



ANSWER CHOICES

Very likely  
Somewhat likely  
Unsure  
Unlikely  
TOTAL

RESPONSES

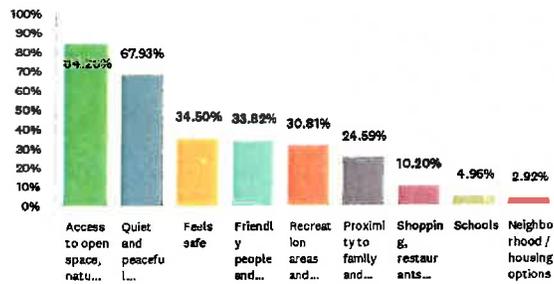
77.54%  
13.55%  
6.87%  
2.03%

801  
140  
71  
21  
1,033

Pinetop-Lakeside Community Survey 2022

Q21 Pick the top 3 things you like most about living in Pinetop-Lakeside

Answered: 1,029 Skipped: 8



ANSWER CHOICES

- Access to open space, nature, trails, and lakes.
- Quiet and peaceful environment
- Feels safe
- Friendly people and sense of community
- Recreation areas and events
- Proximity to family and friends
- Shopping, restaurants, local businesses
- Schools
- Neighborhood / housing options
- Total Respondents: 1,029

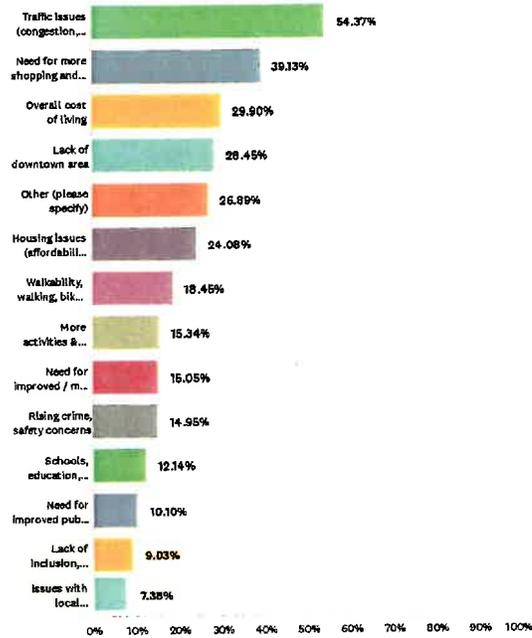
RESPONSES

Access to open space, nature, trails, and lakes.	84.26%	867
Quiet and peaceful environment	67.93%	699
Feels safe	34.50%	355
Friendly people and sense of community	33.82%	348
Recreation areas and events	30.61%	317
Proximity to family and friends	24.59%	253
Shopping, restaurants, local businesses	10.20%	105
Schools	4.96%	51
Neighborhood / housing options	2.92%	30

Pinetop-Lakeside Community Survey 2022

Q22 What are your top 3 challenges with living in Pinetop-Lakeside?

Answered: 1,030 Skipped: 7



For Question, Please contact [aderosler@pinetoplakesideaz.gov](mailto:aderosler@pinetoplakesideaz.gov)

<b>ANSWER CHOICES</b>	<b>RESPONSES</b>	
Traffic issues (congestion, speeding, parking, etc.)	54.37%	560
Need for more shopping and dining	39.13%	403
Overall cost of living	29.90%	308
Lack of downtown area	28.45%	293
Other (please specify)	26.89%	277
Housing issues (affordability, variety of options, upkeep)	24.08%	248
Walkability, walking, biking paths	18.45%	190
More activities & events	15.34%	158
Need for improved / more parks & recreational areas	15.05%	155
Rising crime, safety concerns	14.95%	154
Schools, education, childcare	12.14%	125
Need for improved public transportation	10.10%	104
Lack of inclusion, friendliness, and sense of community. Issues with fellow residents.	9.03%	93
Issues with local government, city services	7.38%	76
Total Respondents: 1,030		

Table 3: Challenges	
Column1	Column2
Roads	38
Community Clean-up	33
Recreation	23
Kids Activities	21
Short-term Rentals	17
Cost of Living	16
Business Development	15
Traffic	14
Healthcare	13
Government	12
Safety	12
Affordable Housing	11
Misc.	11
Lakes	9
Dogs	8
Taxes	8
Utilities	7
Childcare	5
Growth	5
Services / Amenities	5
Annexation	4
Visitors	4
Schools	3
Tourism	3
Pedestrian Friendly	2

For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

Top 3 Challenges	
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Recreation	23
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Healthcare	13
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Lakes	9
Dogs	8
Taxes	8
Utilities	7
Childcare	5
Growth	5
Services / Amenities	5
Annexation	4
Visitors	4
Schools	3
Tourism	3
Pedestrian Friendly	2

Top 3 Challenges	
Column1	Column2
condition of roads	
Home improvement store on the other end of town near Pinetop Lakes.	
I don't think you should group childcare with education. Education is satisfactory but childcare is horrendous.	
Indoor pool bowling alley	
Lack of employment opportunities	
Less taxes on businesses	
More lighting in the streets is very dark and more so when children go to school early or leave work young etc.	

For Question, Please contact aderosier@pinetoplakesidaz.gov

More to go young kinds. Everything seems to be in Show Low. How about an aquatic center. Swimming lessons are nearly impossible to get into in summer.	
Need more traffic control on highway 260, from post office to honda	
Need to address the vacation rental business. The sheer number of them in certain areas are ruining our neighborhoods. We used to have neighborhood get togethers now we don't have neighbors, we have businesses next to us.	
Need to have offer more year around activities and events. The community is growing to a large year around community.	
Pinetop could use/enjoy/benefit from a community garden.	
Retention of businesses - too many new businesses don't realize that, in order to survive all year, they need to cater and support the local citizens.	
Road conditions deteriorating	
There are way too many "dumpy" looking businesses along 260. City need to do more to clean up these eyesore properties.	
There are way too many empty buildings. Many of them are not taken care of and look like a dump.	
Too much summer visitor traffic. Council favors development as a priority. Town has no qualified Town Arborist. Town needs to enact an ordinance which prohibits clear-cutting. Town needs to preserve/protect our natural environment by strengthening its landscaping code.	
wish grocery stores could expand and offer more organic and gluten free Keep white and yellow lines painted on 260!! Very difficult in some sections to see lines at night especially if it rains. we tend to not go out much at night because of this. Can deal with "not smoothest road" -we understand weather issues with asphalt	
Roads are terrible and the overall look of businesses along 260 are in sorry shape. There has to be rules to maintain exteriors to make this more appealing.	
The only issue I really have with downtown area, specifically Lakeside, is that the properties facing White Mtn Blvd are mostly rundown in appearance and the weeds and tall grasses are very seldom trimmed. There does not seem to be enforcement of property maintenance (mobile parks and their signs and Earl's properties).	
Restaurants closing early. There are not many choices for later evening dining, especially when we drive up from the valley on Friday night.	
1)excessive noise from fire/ambulance sirens 2)OHV damage in forest	
260 is very dark at night. Suggest some decorative street lighting similar to Show Low (not what they have in Lakeside!). This would give a warmer, welcoming sense to the community and likely cut down on vagrancy, vandalism and crime. There are several federal grants available for this type of community amenity.	
Airbnb, VRBO	
Better wi-fi	

Crime and safety concern is related to dogs off leash and others with dogs not respecting those of us with dogs that do leash. Have been actually attacked 4 times- once ending with me with 2 large dogs fighting on top of me, once with my dog bitten requiring an expensive vet visit- and have been rushed an additional 3 times by dogs off leash due to entitled owners not following the rules. There are leash laws for PTLs and Navajo county as well as Woodland park. Please enforce them. Tired of the ATVs and golf cart's speeding down residential roads! Please do not come to nature to make noise and waste fossil fuels. I live here and I'm pretty sure you wouldn't enjoy me racing up and down by your house with a loud Harley motorcycle or something similar. Also worried about anyone wanting to express individuality. Religious sectors and right wing seem to run this town. Frankly, scared I will be shot if I express my beliefs around here.

Dog Parks!!!!

Entertainment for families! We need good clean fun especially for teenagers!! We no longer have a bowling alley or ice skating or roller rink. We drive to Show Low, Sunrise, Flagstaff, and the Valley for entertainment. It's sad and getting old. Definitely a reason to move. We have too many empty commercial buildings! DOWNTOWN LAKESIDE HAS A TON OF POTENTIAL AS A TOWN SQUARE BUT IT JUST LOOKS RUNDOWN AND POOR. THANKS

High property taxes, and city sales tax

however, what once were family neighborhoods are now being turned into short-term rental neighborhoods. There really can be too much of a good thing. Neighborhoods are losing their sense of community; families may be struggling to find a family-oriented neighborhood, without having to worry about safety and who may be renting the house next door or having neighbor kids to play with; those working in our community may have a hard time finding housing, because it is taken up by short-term rentals. Can Pinetop find a balance? Maybe stricter rules on VRBO's? I know the town has to adhere to the State of Arizona rulings on VRBO's, but it would be sad to see our beautiful community lose its population of full-time residents/families, to accommodate the VRBO/AirBnB communities. Also, it would be nice to see the Safeway shopping mall, and all other empty commercial buildings, full. After watching the candidate forum, I heard that some candidates do not want big box stores, or restaurants in Pinetop, for fear of changing the feel of the town. One of the candidates suggested Mom and Pop stores, but would those generate enough interest, or enough tax revenue for the town? The Lakeside area on Hwy 260 definitely needs a facelift, so bringing businesses in that could provide the necessary funds for improvement may pay off in the long run. Maybe take a survey of possible businesses residents would like to see come into our community. Something that maybe Show Low doesn't offer, that would bring people up to Pinetop. We have our unique stores, like the Burly Bear, Gingerbread Cottage, etc. that are an asset and draw people up, but maybe a Michael's Craft Store, a clothing store, etc.; something that Show Low

Lack of regulations etc regarding Short Term Rentals. At this very moment, there is a STR that advertises it can hold 35 people. That is ridiculous. Short Term Rentals are going to ruin neighborhoods and need much more restrictions placed on them.
Lack of youth center and activities for youth. This town caters to retired residents and out of town visitors, not the youth and families that live here. The library needs longer hours, and to be open on Saturdays. We need a recreation center and well adjusted adults facilitating interactive activities so youth are better able to process all the stresses (family, school, peers, etc) that they deal with. The drug use and suicidal ideation/attempts in our "small town" is appalling. There needs to be a community approach to dealing with it.
Lacking families
Marketing for families to come here
More activities and events for minors
More things for kids to do
Neighborhood roads suck as well as maintaining the building code within the town. I.e allowing people to live in their RVs on the back of private property and then building on those RVs.
No centralized community area within the town proper for meeting and gathering events/park and walk/shopping area to centralize buisness and allow the community to become more walk and bike friendly. A centralized community/shopping district within the town proper would also help to decrease traffic. As it is, busineses/eating/events are spread throughout the town along the highway forcing all traffic onto the highway to get from place to place. This increases traffic and congestion.
Noisy neighbor dog,over a year,I have COPD so altitude/fires smoke a concern.
OHV use is out of control. Short term rentals are destroying neighborhoods and inflating housing costs. Local government doesn't seem to care.
Our community needs more grocery stores, Medical Hospitals, and gas supply to uphold the number of tourists that utilize our town. This community needs a Mayor who will not turn her head from the embezzlement of our town funds from public works, and Pinetop PD. The taxes we pay should not go into the pockets of anyone, Take care of the potholes and sink holes properly, focus on our infrastructure then maybe then the roads, restaurants, and other local department stores would hold up to our vast amount of tourist that are coming year-round now.
police need to ticket speeders
Repair highway 260. The road is terrible.
Seeing more people lying in the streets and in front of biz. Which is leading to crime.
Personally robbed twice in past 3 years at my home. Traffic in town is out of control; to fast and impossible to cross the street

<p>SHORT TERM RENTALS ARE DESTROYING OUR TOWN. We have 1 next door to us that advertise sleeps 40 people. when folks are there noisy, forget quiet, walk around the neighbor like they own it, cars racing through the all night long, people screaming, drinking etc at night our serenity shattered</p> <p>Short term rentals ruin peace and quiet and reduce housing options for locals</p> <p>Sprouts or Trader Joe's would be fantastic.</p> <p>The short-term rentals are destroying the neighborhoods here. We have to at least find a way to limit the number of people allowed into a rental, say 6 per house in a single family zoned area or 2 per bedroom at the most.</p> <p>There are a lot of vacant commercial buildings on main street causing them to be run down and makes the town look bad. This is a result of the town not encouraging businesses. Several businesses have voiced they would rather do business in Show Low rather than Pinetop. All the large corporations are in Show Low as Show Low is a better place for business.</p> <p>Traffic - not enough police citing speeding drivers! Short Term Rentals - VRBO, Airbnb, etc out of control! Speeding, parties, noise, lights, dogs barking, dogs not leashed, dog debris not picked up. Town needs to enforce SB1168. While the economic income from short term rentals is vital to the community, short term rentals are ruining the sense of community on this mountain. They will be the reason I leave.</p> <p>We back Rim road right off Woodland Lane, the traffic is ridiculous, we have no pavement to our driveway, we are the only people in our subdivision that has gravel in front of our driveway. The speeding up and down rim road makes it where we can't even BBQ outside because of all the dust. My neighbor has been taking video's. The natives stopping as they turn on to rim and throwing bottles out of the vehicles and opening the doors and urinating.</p> <p>Would love a great off leash dog park and a Summit Healthcare office open again</p> <p>Access to quality organic food</p> <p>AFFORDABLE activities/recreation for school age kids. Roaming retail stores causing juvenile mayhem and practical jokes is not acceptable.</p> <p>Aquatic center, events for families not centered around alcohol</p> <p>Can not drive anywhere or even get lunch during lunch hour from April to September because of double in population! Can not go to a Restaurant, go get groceries, etc due to all the people. This town caters to all the out of towners and Summer people. Local Full-time people mean nothing here</p> <p>Catering to summer residents and/or visitors too much.</p> <p>City needs to be cleaned up. There are a lot of run down buildings and businesses on the main roads.</p>	
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DOGS NOT ON LEASHES, ON TRACKS AND FOREST SERVICE TRAILS, TOWN PARKS, AND NEIGHBORHOODS. LONG LEASHES ARE A PROBLEM TOO. SPEEDING ATV, OPEN VEHICLES, I DON'T KNOW WHAT YOU CALL THEM. VERY NOISY SPEEDING VEHICLES AT ALL TIMES OF THE DAY AND NIGHT. LOUD, LIVE MUSIC IN OUR AREA, BUT SEEMS SO STOP BY 10:00 BUT STILL IN NEIGHBORHOODS? WHY IS THAT ALLOWED?
Employment
Fix the roads
High business failure rate. Poor quality, (nonexistent) downtown.
high property tax
Hwy 260 needs repair badly. It's a rough ride in almost all places. The blacktop is braking up and potholes are appearing. Also the visual lines need to be painted to be seen better.
I'd love to have more museums. We do the art galleries often but it'd be so nice to have museums.
Lack of people to hire for around the house jobs for older people.
Lack of reputable and skilled home services such as house painting, masonry, landscaping, and handyman. This has been a BIG problem for me and all my neighbors.
LOWER THE SALES TAX!!!! 11+ PERCENT IS RIDICULOUS! Also, repave the roads!!!!
Opportunities for children ie. extra curricular activities
Road improvements
Run down buildings on the 260 & our roads.
The need to pave all roads, especially Rim Road and the big hill on Rim Road. Rim road has not been graded all summer and the road surface is terrible.
there is very little to do here and it seems the older generations don't like or want growth or change. There needs to be more to do especially for the younger people and better restaurants and shopping.
Utilities- Water and internet service are abysmal
Worthless contractors 🤢 On all levels . To many take your money and run 🤡
TOO MANY TOURISTS! We cannot enjoy where we live anymore. What quiet??
Groceries and gas are outrageously expensive, gas is 30 to 40 cents a gallon more than other counties in Arizona
Grocery store options - we need another choice
I was going to check "lack of downtown area", but I think the issue is more that there are many unoccupied buildings along 260. Need to bring businesses in to fill the empty spaces.
Lack of community. Difficult to get volunteers for activities.
Lack of more healthcare options. 10x or more cheaper to leave the mountain for healthcare needs (MRI, surgery, etc). Summit has monopolized the market and is getting away with severely overcharging for medical needs.

More public safety	
Reliable people to clean yard. Internet services are bad.	
ROAD IMPROVEMENT	
Roads need to be improved.	
Stay OUT of PROMOTING businesses citizens don't want	
Street maintenance and visual attractiveness would both improve if the weeds and grass along our streets would get mowed.	
The town of lakeside need more things for the kids to participate in, for example a skate park would benefit the youth drastically. It would give kids a place to partake in exciting activities.	
There are many vacant buildings here which need to be used for businesses. Instead more buildings are being added.	
There is no means for we as a community to speak to each other and reason together, without being censored. There are major national and international issues That MUST be discussed if we are to survive as a community, or a nation for that matter. White Mountain Independent is a left-wing rag that censors. The Nextdoor app is even worse. We need a community free speech website where we can discuss important issues without political censorship. We are a divided community and a divided nation, and we need to talk. The only rules to be enforced are to maintain courtesy and civility. Let us reason together.	
This town does not encourage new business, fights current business owners and is the worst place to own a business	
I have checked almost every single thing on this list I have lived up here my entire life and it's pretty sad when us locals who live here and work here year-round can't even afford to live here anymore. and the same problem still exist from my childhood there is still nothing for kids or families to do or enjoy we mostly have Mexican food restaurants it would be nice to see something different go in. and the shopping is just awful because all these people are overflowing or small town whether they be visitors or new residence and the stores are not stocking the shelves to keep up with that demand. Blue Ridge school has completely went downhill.	
I would love to see our community have more gathering places. More recreational places. Our own rec center, rock wall etc. A place to shop and spend the day with friends and family. I would like to see white mountain Blvd prettier. limit the types of businesses littering what could be a beautiful town drive. Spruce it up. People move here for the ambience of a hallmark movie, but they find dilapidated buildings and frontage property. We could be better than Flagstaff if we just put the funds and planning into practice.	
More dining instead of fast food	
Need for delivery services. Walmart restaurants Pharmacy.	

The city planners/fathers are very short sighted and are out of touch with the residents.
We need to quit advertising this area. we are overgrown and the influence from Maricopa County and California have ruined this town. Outsiders have depleted our groceries, caused excessive use of our fire departments and ambulance services, and try to change our area to what they left behind.
A cap put on AirBnB's and other short term rentals
All issues need to be balanced against taxes.
free outdoor concerts- weather permitting of course!
Health care
I live on the corner of Moonridge and White Mountain Blvd. In the past 4 years, I have witnessed at least 10 car accidents at this intersection. The combination of heavy traffic, high school drivers, and poor visibility has created a serious problem. I would suggest putting in a roundabout to slow visitors (who drive like they are in the city), and High School drivers.
Less visitors that are rude and entitled. They should be jealous of us getting to live here.
More grocery store options... Costco, Trader Joe's
More specialty doctors
Our working class that supports all our local restaurants, grocery stores, fast food etc. can't afford to live here because the cost of living has risen so greatly over the past 2 years.
Road maintenance
The burnt buildings next to Safeway was an eye sore for the entire spring/summer season. The town should have cleaned it up in a timely manner even if was privately owned. Everyone shops and travels past Safeway, it makes Our town look like it doesn't know how to deal with a simple solution.
Abandoned businesses/vacant buildings on hwy 260 Lakeside
attention to Woodland and Rainbow lakes.
Focus on the health of Rainbow lake
Improve Roadway Highway 260
Many empty, dilapidated store fronts and buildings
Need for improved appearance of the town... streets, sidewalks, store fronts, etc.
Rainbow Lake is an important part of Lakeside. The town needs to become more involved in making sure it remains a usable asset. Continuing to allow the Irrigation Company to do what it wants with draining Scotts Reservoir and Rainbow Lake lacks foresight in terms of these community assets/tourism for Pinetop Lakeside. I'm glad you made progress with Woodland Lake. Do the same thing with Rainbow Lake and Scotts Reservoir. Stop allowing all the water to flow down to Showlow Lake.
Rainbow Lake water quality has been greatly affected by weeds and cattle grazing at source of water stored there.

Support for local lakes	
To much Water being diverted to Taylor for irrigation from Rainbow lake keeping us from enjoying recreation on the lake	
FIX THE ROADS!!	
Healthy dining options (vegan / vegetarian)	
More Pickleball courts Two is not enough for free play at woodland park. We have over 50 players for two courts. More and more people are coming to the RV park	
Pickleball more courts	
Too many empty/run down/poorly maintained, if at all, buildings visible from road, while still cutting down trees for new construction.	
Childcare waiting lists are over 2 yrs, headstart program has a waiting lists, no apartments available, very few home rentals, need more shopping options other than Walmart.	
City council approving things for developers without a real plan. I.e: pictures copied from the internet, etc. It's shameful and all frontage road. It makes it look like you sell out and tht you aren;t in tune with the community.	
Empty buildings that need businesses run by young entrepreneurs that cater to local fulltime residents.	
It's just not a good place to raise active kids. We need more quality entertainment and recreation. The drugs are such an issue.	
lack of jobs, lack of jobs even if willing to work for minimum wage	
Local businesses and properties on highway looking very shabby and unkept	
Masking sure lakes are full. And maintained. Currently the back of rainbow lake is completely empty ! And the past 2 years has gotten worse it has only been full for maybe 2 months out of the year	
Need better cell service. Let them build more cell sites. There are so many ways to hide the sites. They can be build in false fronts of buildings, stealth structures meaning not just fake trees and such	
Our neighborhood streets simply aren't safe for kids to ride their bikes or play around due to wreck less drivers	
Pickleball courts	
Roads Employees at the city level particularly the Todd's department they need to be nice and do their job I see way to many of them being lazy and u see big up money by sitting around town	
Shopping and entertainment is horrible	
Summit Hospital needs to be full service with multiple specialties. Gets old running to PHX or TUS for medical care.	
Take away billboards and require store fronts to have a mountain town feel, hanging plants etc. dress up this town!	

We desperately need speed enforcement in neighborhoods and speed bumps	
Youth owned future focused local businesses that aren't another Mexican food restaurant.	
More indoor pickleball courts. Need off-leash area for dogs.	
Need to preserve trees, flora, fauna while encouraging development	
<p>1. Healthcare: the availability of pediatricians and mental health providers for children is very low. I really don't like the way Summit runs things, but they're really the only option.</p> <p>2. I would like to see track and other sport options year-round for kids who don't go to public school. I have two children that attend Lexington. It is best suited for their needs, as they are both on the Autism Spectrum. The small class size and the training the teachers have in Autism had been crucial for their learning. However, my teenage son is considering switching to Blueridge in 10th grade, so he can continue playing baseball and join the track team. He's very talented in these areas, but I fear his education will suffer, as he doesn't do well in crowds and with non-flexible environments (as public school has to be to keep order.) If he had options in the community for sports (he plays little league baseball right now but will be too old when he reaches 10th grade). He wouldn't need to sacrifice his education.</p>	
Additional facilities for the fast growing sport of Pickleball, both indoor and outdoor. Facilities not related to exclusive country clubs. Bur, rather available to the general public.	
Fry's grocery store no Safeway More food options both dine in and out- In and Out, Del taco examples Better Steak House options, Chinese. No more Dollar stores Theater options Harkin!!!!	
I live in Show Low but have worked in Pinetop and used the parks, walking paths, and other amenities and they do an outstanding job with their events such as Easter, Balloon Festival, Christmas lighting.	
More choices for grocery shopping. Trader Joes or Sprouts is needed. Roads need to be paved. Get rid of potholes. A downtown area where you can park and walk to shopping or restaurants would be nice.	
More outdoor pickleball courts	
Poor road surfaces	
<b>STREET IMPROVEMENTS</b>	
We need another grocery store ie: Trader Joes, Frys, Sprouts	
Keeping the environment safe and free from drugs	
"Downtown" Lakeside is clearly having development issues. There doesn't appear to be enough local support for the few businesses on the 260.	
Access to reliable services.	
an extreme lack with good sidewalks and bike paths	
Availability of food/items in grocery stores	

Better condition of roads	
Better grocery stores. At least more. Safeway treats the community poorly.	
Bring Fry's and Costco to the White Mtns. Safeway needs some competition. Need restrictions for short term rentals.	
Communication with city officials	
Community education	
Crappy road conditions. Although the main roads are well cleared during the winter months (regarding snow), the condition of the roads is horrific! Filling pot-holes isn't good enough. The streets need to be redone...period. Speeding is a large issue too! I want my sons to learn how to drive here, but there are way too many crazy drivers on the main drag most days. Scares me sometimes when I'm driving my boys to school. Also: The main drag has some of the UGUEST buildings lining the road that I've ever seen!!! I do not understand how the owners of these buildings are allowed to leave them in such a disarray. They make our community seem "cheap" and are not inviting at all!	
Everything is overcrowded in the summer; I guess that shows how attractive the area is to visitors.	
Eyesore at altitude auto sales near pinetop safeway	
Fitness classes for seniors	
Grocery shopping becomes a real problem because Safeway is extremely busy and their prices are out of line with a Bashes or Fry's. Really need some competition plus there will be enough business for everyone. Could use a good doughnut shop such as Bosa or Dunkin.	
Grocery stores	
Grocery stores do not have enough inventory for the number of people. Shelves often empty and produce poor. Have to go to Dhow Low Safeway or buy in Tucson.	
high property taxes and sales taxes	
I'm afraid Pinetop will grow too big and become too crowded and lose it's laid back, relaxing feel.	
Indoor Pickle ball facility with available water and restrooms. Street maintenance.	
It would be nice if Pinetop had a public pool with scheduled activities like Show/low. I really dont like having to drive to Showlow when I want to swim.	
Job opportunities outside of education, and Healthcare	
Lack of Medical Specialists. Allergists, Cardiologists that do surgery, Specialty surgeons like eye surgery. Mental health specialists	
lack of trash pick up services, need more compines	
Left wing policies from the CA, OR, WA, and CO invading this area.	
Love the improvements to our wonderful Woodland Lake Park but sure could use additional parking at the fishing dock / uncovered bridge location...	

more fenced dog parks
More healthy grocery options.
More people wanting to work.
More pickleball courts please.
Need a nice dog park in Pinetop Lakeside
Need alternatives to Safeway & Bashas & even the SL Walmart. We need stg like AJ, Whole Foods, Sprouts, Target. We the amount of people coming during the summer & winter, we should be able to capture one of these...
Need for indoor pickleball facilities
Need for outdoor Pickleball courts to be used by all Pinetop Lakes residents and guests.
Need indoor recreational availability. Pickleball venues both indoors and outdoor Road maintenance becoming more of a issue
Need more indoor activity centers for kids and families! YMCA, newer bigger indoor pool, indoor rock climbing. Affordable options for activities!
Need newer better RV parks
Need rode improvements
Need to have low-income food kitchen/food distribution/housing.
No dog park or enclosed area where dogs can run freely
Not friendly to handicapped people. Most of the restaurants my husband can't get in. Parking lots are all gravel. Try a wheelchair or scooter in gravel. Does NOT work!
Pharmacies-we have to Walgreens. Need one in Pinetop. Show Low out of so many of our prescriptions and long drive
Places to take children to play: splash pads , larger library , bowling alley, and moe indoor and outdoor activities for families .
poor communications infrastructure - cell service, internet, etc.
Road conditions
Seems most medical emergencies with my friends end up being transferred by helicopter to Phoenix. Strokes, heart attacks, heart ablation, pacemakers and other medical problems cannot be handled by Summit Hospital! That is a REAL concern for ALL retirees!
Some rental properties are LOUD
The drive up WMB looks terrible. Old signs, very few flowers. Generally looks run down
The ice and snow. Making our streets safer to drive on, heavey rains, you can barely drive in the slow lane, the water is too deep
The Mayor of Pinetop lakeside needs to retire. The annual Fall Festival has become a joke!!
The town needs to bring in some companies to grow employment in order to be sustainable in the long run.
To conservative. Not many places for vegan meals. Not welcoming to non-republicans.

Too many people moving here !!	
Too many VRBO & Air BNB	
Top on the list is the City govt. always deciding to expand this area and ruining the perfect small town that it is and is meant to be. How about stop doing that!	
Traffic issues of course are during holidays and major events like the Balloon Festival and Car Show.	
Traffic light needed Rainbow Lake Dr & hwy 260, A traffic light at Lakeview Lane & hwy 260 That will relieve the bottle neck from Church Lane and Niels Hansen drive. A speed trap and red light camera needed at Woodland Lake Road and Hwy 260. A slow zone between the high school and library would be nice on Hwy 260	
We need affordable grocery options that aren't Walmart! More shopping options.	
We need to have facilities, both indoor and outdoor, for pickleball.	
While I have never lived here full-time, I have spent a lot of summers, falls and winter vacations here since the early 1970s. It is very disappointing to see the state of main-street today, with more dilapidated unoccupied commercial properties than well-kept thriving ones. Creating a viable, walkable "downtown" area with shopping, dining, and entertainment is probably too difficult given the geographical constraints of the town. So, perhaps it would be better to focus on eliminating the unoccupied, poorly maintained storefronts. I realize this is an exceedingly difficult problem to solve as well. We would very much love to see improved or additional grocery stores and more restaurants. If we ignore the short run of Salt, it has been decades since this area has seen anything approximating a fine-dining restaurant. Dating myself, but I have fond memories of Crozier's, The Roundhouse, The Christmas Tree, and The Icarus. It's not entirely clear to me that the town government should attempt to solve any of these problems. This may just be the nature of our very transient, seasonal population.	
Woodland lake ruined. No shade. We don't use it anymore. We go to Show Low.	
Development and shopping all in Show Low. Services called from Snowflake. Medical in Flag or Valley. Airport to Sky Harbor is helpful. Volunteered in past.	
would like a Fry's grocery	
Air b n bs, pushing the cost of rent up	
Negative impact on our community with no control on short term rentals.	
Paved trails or green belt! Something to bike/run on even if it has rained/snowed recently.	
Both of these make the trails highly difficult for significant amounts of the year. The most reliable paved "trail" is White Mountain's sidewalk. This is not peaceful nor enjoyable. But miles of paved options would be amazing from up in Pinetop down through Lakeside. Or even completing Woodland's sidewalk and putting one in all up Woodland lake. That road is nuts to try to bike or run on with zero shoulder.	
road maintenance	

<p>Childcare is a significant issue. The current employment opportunities in the area make it difficult for parents to afford the limited childcare opportunities. The City could consider starting a grant funded after school program to help parent meet the childcare gap after school and before the workday ends.</p> <p>Concerned about homeless and drugs</p> <p>I feel like the city isn't doing enough to urge new businesses to use / revamp existing buildings, instead new companies are coming in, bulldozing trees and building new buildings while the old buildings sit rotting and making the town look worse and worse.</p> <p>I would also like to include "over all cost of living" as a concern. I see many needing to relocate to outlying areas due to affordability. However, my top concern is traffic issues. The congestion and lack of traffic control is a real issue. I live here full time and see the traffic fluctuations for each holiday and weekend. I would LOVE to see signs on Wh Mt Bl that say "slower traffic keep right" or "keep right except to pass" to me this is a large NEED in our community. Aggressive driving is a real thing, many who are just trying to work and run businesses don't have 30 minutes to drive through town. The speed limits are appropriate for adequate traffic flow. However when both lanes are blocked it really causes congestion and leads to aggressive driving which is obviously dangerous. My husband has gotten raced down and followed home by an aggressive driver who was in the wrong. I have almost gotten into many rear end accidents outside of red devil.</p> <p>Distracted/oblivious driving is a real concern to me.</p> <p>Indoor rec for children and teenagers, like a skating rink, trampoline park, etc.</p> <p>Lack of access to recycling. Community has absolutely no care for environmental issues</p> <p>More pickleball courts</p> <p>More pickleball courts</p> <p>need another large grocery store</p> <p>Need better and more reliable Network cellular and internet</p> <p>Property Taxes</p> <p>Road conditions are horrible</p> <p>We need somewhere for kids and teens to hang out especially during hot summer months</p> <p>Bad roads</p> <p>Better grocery options such as Trader Joe's or Sprouts</p> <p>Better hospital</p> <p>Child activities</p> <p>Cost of living for someone making less than 100k</p> <p>Could use a grocery option such as Sprouts or Fry's but not a dire need</p> <p>Disappearing Rainbow Lake. Wildlife will not survive and name of town will have to change!</p> <p>Forest Service selling off areas</p>
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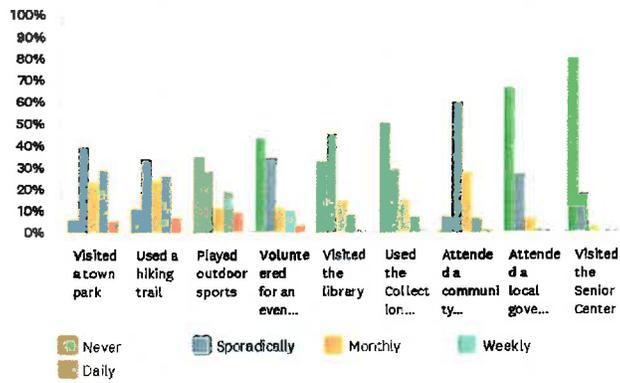
Give the RE:center funds to help address the growing addict and homeless population.	
Grocery stores are over crowded and super expensive compared to other places in Arizona- need a Costco or something like that to help	
I want my house to incorporate into the town so I may vote on issues	
Jobs that pay enough to live on.	
Lack of affordable childcare and housing for lower middle class families. (Make to much for assistance but not enough to pay the ridiculous prices for housing or childcare).	
Limited medical	
lower taxes	
Medical care	
More flexibility in land usage. Permits are expensive and restrictive Ladd use make it hard to use land to it best potential.	
Need for more family/child related activities/events	
Poor road conditions and maintenance	
Rainbow Lake Dr is sometimes impossible to turn left onto. I have sometimes had to turn right and then turn around just to get on the road. Childcare here is also a huge problem. There seems to be a mountain consensus of the people here who don't have strong work ethic. Blue Ridge is way too big there should be other options smaller for schools. It would be ideal to also have our own splash pad and aquatic center like show low. We often drive out to snowflake to use the splash pad there in the summers.	
Rainbow Lake ought to be incorporated into the City and water levels need to be addressed with the Irrigation Company	
Specifically the quality of the schools and education from what I have heard and seen with friends who have kids.	
The roads are horrible!!!!!! It would be nice if they could be replaced and not just patched up!!	
The roads are horrible. There are not enough grocery store choices. My particular road is very noisy and it is in a retirement community. The amount of big trucks and loud vehicles is ridiculous.	
The roads/streets are bad... cracks n pot holes everywhere	
The roadways are TERRIBLE..	
The town is run down, vacant buildings, Christmas still up in laundry mat window. I can't believe how bad it looks compared to Show Low. You don't pay your pd enough!	
The town looks dirty. Old buildings, vacant buildings, over grown weeds. Just dirty	
To many short term rental issues	
*Town Limits. We live so close to downtown Lakeside but our votes don't count. Would love to be included. So many of us full time residents are considered county. *Also air bnbs, short term rentals.	
Business retention, curb appeal and code enforcement	

Business owner and live in town (Apache Cove area) but not able to vote for officials or any city ordinances etc.	
I was ridiculed by a police department I did not call. I called the County because I live in the County. I will never call for law enforcement again. They sent a P/L officer who was extremely rude.	
More baseball fields. Maybe an indoor sports facility so our local teams can practice year-round.	
We need more things for families to do. We cater too much to vacationer's even tho our full time community is growing at a steady pace.	
Please continue to generate business maintenance of properties along 260 ..being a "main road" offers visitors see first look and last look as an impression. I appreciate those businesses that appear welcoming. Clean, landscape care, not a ton of ads in their windows, clean American flags. More events at the Barker Park...maybe concerts. Acknowledge the local newspaper and magazine more often. The printed page maybe be lost on the younger generation but they are still valued by those older. They communicate a great deal of what is happening.	
I live outside the city limits and am a remote worker so lack of high speed internet and inaccessibility to 4G/5G cell phone service is a challenge....but I knew that when I moved here.	
Road condition	
Better grocery shopping	
Hwy 260/white mountain Blvd maintenance/pavement improvements	
Main roads are in need of major repairs!	
More indoor recreation. Bowling alley, etc	
Need for recycling instead of just throwing everything into the trash each week. Also feel ONE trash pickup company would be better than 4 or 5 tearing up our streets. If we had just one company, perhaps they could start a recycling program also. I end up hauling all my recycling back to Phoenix.	
Too much development in recent years. Becoming urbanized.	
We need more activity and places for the kids to go. Cleaner movie theaters. Cleaner roads and more restaurants and a Costco or a Target.	

Pinetop-Lakeside Community Survey 2022

Q23 In the last 12 months, how many times have you, or other household members, done each of the following:

Answered: 1,035 Skipped: 2



**Pinetop-Lakeside Community Survey 2022**

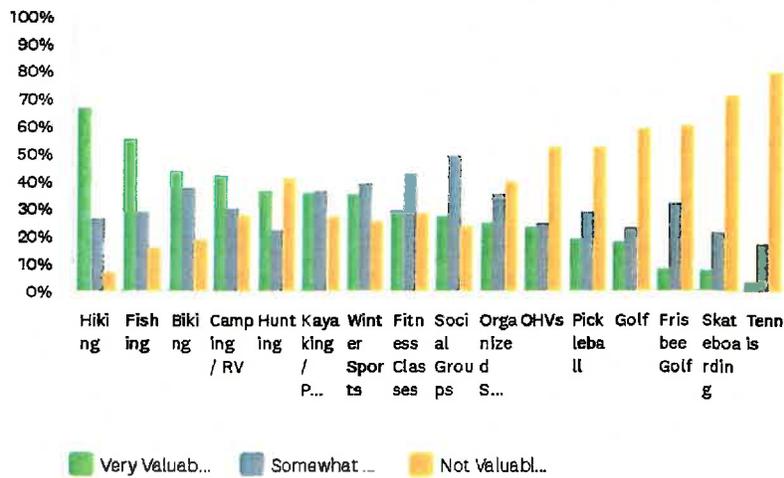
	NEVER	SPORADICALLY	MONTHLY	WEEKLY	DAILY	TOTAL
Visited a town park	5.32% 55	38.78% 401	22.82% 236	28.34% 293	4.74% 49	1,034
Used a hiking trail	10.62% 109	33.24% 341	23.88% 245	25.83% 265	6.43% 66	1,026
Played outdoor sports	34.08% 351	27.18% 280	11.26% 116	18.64% 192	8.83% 91	1,030
Volunteered for an event or non-profit organization	43.01% 443	33.69% 347	11.26% 116	9.61% 99	2.43% 25	1,030
Visited the library	32.33% 334	44.82% 463	14.42% 149	7.65% 79	0.77% 8	1,033
Used the Collection Center	50.05% 516	28.32% 292	14.65% 151	6.69% 69	0.29% 3	1,031
Attended a community event	7.08% 73	59.55% 614	27.35% 282	5.72% 59	0.29% 3	1,031
Attended a local government meeting	66.41% 684	26.50% 273	5.53% 57	1.17% 12	0.39% 4	1,030
Visited the Senior Center	79.73% 818	17.25% 177	2.05% 21	0.68% 7	0.29% 3	1,026



### Pinetop-Lakeside Community Survey 2022

## Q24 What activities are most important to your household

Answered: 1,029 Skipped: 8



For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

Pinetop-Lakeside Community Survey 2022

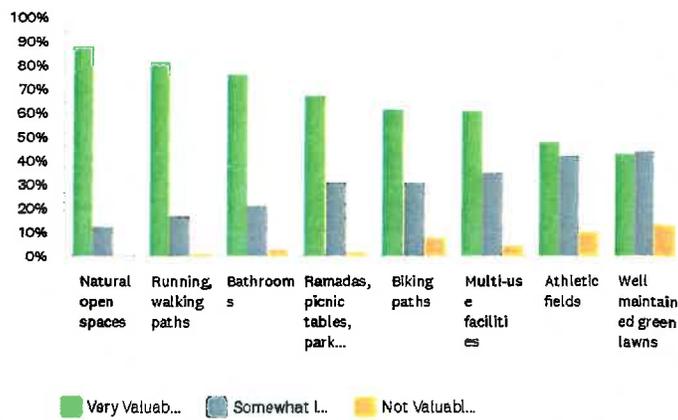
	VERY VALUABLE	SOMEWHAT VALUABLE	NOT VALUABLE AT ALL	TOTAL
Hiking	66.83% 672	26.20% 263	6.87% 69	1,004
Fishing	55.30% 548	28.86% 286	15.84% 157	991
Biking	43.72% 432	37.25% 368	19.03% 188	968
Camping / RV	41.91% 409	30.23% 295	27.87% 272	976
Hunting	36.44% 356	22.31% 218	41.25% 403	977
Kayaking / Paddle board	35.95% 353	36.46% 358	27.60% 271	962
Winter Sports	35.12% 341	39.13% 380	25.75% 250	971
Fitness Classes	29.33% 288	42.46% 417	28.21% 277	962
Social Groups	27.44% 267	48.72% 474	23.84% 232	973
Organized Sports	24.79% 238	35.31% 339	39.90% 383	960
OHVs	23.22% 219	24.39% 230	52.39% 494	943
Pickleball	18.92% 185	28.53% 279	52.56% 514	978
Golf	17.92% 176	22.61% 222	59.47% 584	982
Frisbee Golf	7.64% 73	31.83% 304	60.52% 578	955
Skateboarding	7.43% 71	21.13% 202	71.44% 683	956
Tennis	3.23% 31	16.58% 158	80.19% 769	959

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Pinetop-Lakeside Community Survey 2022

Q25 When you think of park systems and public open spaces, how important are the following features:

Answered: 1,035 Skipped: 2



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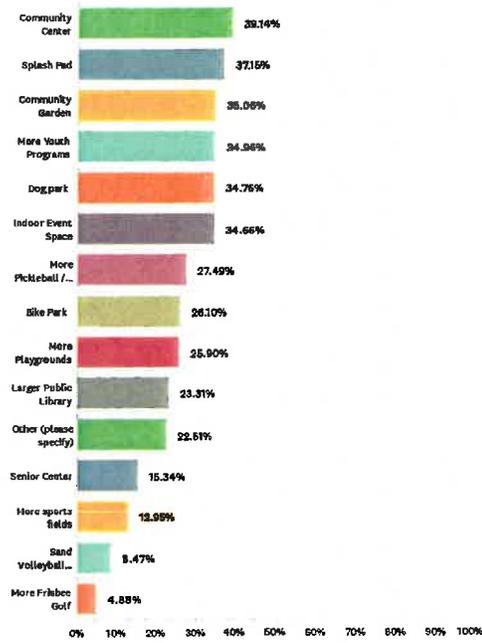
Pinetop-Lakeside Community Survey 2022

	VERY VALUABLE	SOMEWHAT IMPORTANT	NOT VALUABLE AT ALL	TOTAL
Natural open spaces	87.93% 903	11.98% 123	0.10% 1	1,027
Running, walking paths	81.73% 841	17.10% 176	1.17% 12	1,029
Bathrooms	76.46% 786	21.11% 217	2.43% 25	1,028
Ramadas, picnic tables, park benches	67.44% 694	30.81% 317	1.75% 18	1,029
Biking paths	61.35% 627	30.72% 314	7.93% 81	1,022
Multi-use facilities	61.08% 620	34.88% 354	4.04% 41	1,015
Athletic fields	47.63% 483	42.31% 429	10.06% 102	1,014
Well maintained green lawns	42.95% 439	43.84% 448	13.21% 135	1,022

Pinetop-Lakeside Community Survey 2022

Q26 Which of the following would you like to see the Town of Pinetop-Lakeside develop? (Pick Five)

Answered: 1,004 Skipped: 33



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ANSWER CHOICES	RESPONSES	
Community Center	39.14%	393
Splash Pad	37.15%	373
Community Garden	35.06%	352
More Youth Programs	34.96%	351
Dog park	34.76%	349
Indoor Event Space	34.66%	348
More Pickleball / Tennis Courts	27.49%	276
Bike Park	26.10%	262
More Playgrounds	25.90%	260
Larger Public Library	23.31%	234
Other (please specify)	22.51%	226
Senior Center	15.34%	154
More sports fields	12.95%	130
Sand Volleyball Court	8.47%	85
More Frisbee Golf	4.88%	49
Total Respondents: 1,004		

Category	Count
Misc.	57
Paved Path	34
Aquatic Center	18
Skate Park	11
Community Center	10
Pickleball Courts	9
Town Center	9
Groceries	8
Bike Lanes	7
Lakes	7
Bowling	6
Classes	6
State Rink	6
Parks	4
Golf	3
Open Space	3
Splash Pad	3
Bike Park	2
Dog Park	2
Hiking Trails	2
Indoor Event Space	2
Indoor Sports	2
Museum	2
Racquetball	2
Ropes Course	2
Volleyball	2
Arcade	1
Archery	1
Boating	1
Bocce Ball	1
Cornhole	1
Daycare	1
Farmers Markets	1
Fishing	1
Fishing Facilities	1
Horse Trails	1
Nature Center	1
OHV	1
Recreation Complex	1
Rock Climbing	1
RV Park	1
Senior Center	1
Sports	1
Target Shooting	1
Trails	1

For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

Development Suggestions	Count
Misc.	57
Paved Path	34
Aquatic Center	13
Skate Park	11
Community Center	10
Pickleball Courts	9
Town Center	9
Groceries	8
Bike Lanes	7
Lakes	7
Bowling	6
Classes	6
Skate Rink	6
Parks	4
Golf	3
Open Space	3
Splash Pad	3
Bike Park	2
Dog Park	2
Hiking Trails	2
Indoor Event Space	2
Indoor Sports	2
Museum	2
Racquetball	2
Ropes Course	2
Volleyball	2
Arcade	1
Archery	1
Boating	1
Bocce Ball	1
Cornhole	1
Daycare	1
Farmers Markets	1
Fishing	1
Fishing Facilities	1
Horse Trails	1
Nature Center	1
OHV	1
Recreation Complex	1
Rock Climbing	1

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RV Park	1
Senior Center	1
Sports	1
Target Shooting	1
Trails	1

Development Suggestions Write-in Responses	
Aquatic center or rec center with pool	
Archery range.	
Better access for the handicapped.	
Bicycle Paths on roads	
bowling center, ice skating rink, roller rink,	
Handball Racquet ball courts	
More sports so that no child is left out because at school they are chosen and for example my children are left out of sports and that breaks their illusion	
Open Spaces. Fill our vacant buildings. Promote unique small mom-pop businesses. Ampitheater.	
Roads that support this ridiculous traffic	
Sprouts or Trader Joes store	
Walkable downtown area	
Walking paths for disabled	
Sidewalks that through 260 from Lakeside to end of development. Securing more revenue by bringing in outside boundary areas for taxes. Cleaning up exterior buildings - make it look nicer.	
1.) GROCERY STORES. We need more than Safeway, Walmart and Basha's. 2) Street Maintenance 3) Dont waste tax payer monies on silly things like a community garden - invest in more police!	
A community gathering area/park for music, movies park and shop and other community events for families, children and seniors. We need something within the town proper that would be easy for people to get too. Mountain meadows is on the outskirts of a residential area bordering open space. It is a sports complex which only serves a small portion of our communities needs. But it is not in a functional location to meet the needs of most of our community. it serves only a smallpart of our community.	
A paved bike path that can stretch many miles, that can attract athletes and recreation (Jackson, WY as an example) Like from Show Low to Pinetop. Also a community center with lap pool swimming, gym, rock climbing, activities, etc.	
Attract more business and residential development	
Better sidewalks and bike paths are very important. It's currently dangerous.	
Bike Lanes on Woodland Lake Road. Traffic light on Woodland Lake Rd and 260.	
Bike lanes/walking lanes on Woodland Lake Road. I feel at risk of being hit by a car every time I walk or bike ride on Woodland Lake Road.	
Bike trails around town	

<p>Is there a history museum? History of the area, the Rim trail, the pioneers that settled the area, etc.          library saturday hours, summer kids programs          more restaurants need to relax your requirements for new businesses our town is empty it is nearly impossible to come here and open a nice restaurant</p>
<p>Need bike lanes on major public roads!! Also, I moved to PTLs for the small town and outdoor relaxed mountain environment. PLEASE DO NOT turn this place into a smaller version of Phoenix or Tucson. If you would like to build a facility to keep the people who are making noise, pollution and trouble off of the street, by all means do. You could also have a small, localized vacationer shopping strip to keep the visitors in one central location. PLEASE DO NOT bring in any more big box stores or develop this area any more than it already is. What contributes to poor quality of life around here anymore is TOO MANY PEOPLE!!! AND too many people who do not respect quiet mountain living. If you want all of these resources, then go back to PHX or Tucson or go live in Flagstaff.</p>
pool
Racquetball courts
Rock climbing and ice skating rink
Something to be done about Rim road, not even asking for it to be paved maybe Slurry it.
Stores
Walking/ bike paths
aquatic center, skate park
Arcade
Cornhole location
<b>ENFORCEMENT OF EXISTING LAWS - DOGS LOOSE, NO DOGS IN RESTAURANTS, PATIOS OK, NOISE, SPEEDING</b>
Fix Rim road!
Fix the roads
Fix the streets , roads and sidewalks
Hiking trails
It's ok like it is. If they want all of that they should stay in phoenix. This is county. Thats why they come here.
Less emphasis on alcohol related activities!
More shopping and dining
multiuse long path for biking, running, walking, skating, etc. Similar to Durango.
Need a Chamber of Commerce!
Outdoor concerts. A place similar to the Truck Stop.
Pool with a deep end
Skate park
Skateboard park
Skateboard Park in Pinetop-Lakeside
Swimming pool, indoor soccer, adult rec leagues,

A BMX, Skatepark.
an actual baseball diamond for kids past minors age (majors and juniors), multi-use sports facilities for tournaments
Free speech website
I don't think we need a larger library, but updated books. Most of the travel books are old. And our senior center needs to be remodeled or moved into a newer builder
Industry for Jobs! High rent, low pay!
None of these, this is all for the summer visitor, not for the year round resident
opportunities for special needs families
Public swimming pool
Skatepark
Walking & biking trails
<b>Better shopping opportunities, Safewsy/Eddie's are terrible.</b>
Gym (EOS)
Trap and Skeet Shooting Facility and or Target Shooting area
A downtown area for visitors to walk, shop and eat. All things that would stimulate spending in our beautiful town.
Better elementary school
Bike Lanes and trails
further development of Nature Center and surrounding area & Woodland Lake area
Gates to keep the rude flatlanders seat
indoor volleyball court
More walking areas with lights
Pool
Skate Park
The Fab Lab at BRHS was supposed to become a public Maker Space
Town square with a gazebo and grassy are lined with small shops and cobblestone!
A town center as a focal point.
Development of fishing facilities at Woodland and Rainbow lake
Invest in keeping the existing lakes full: Woodland, Rainbow and Scotts Reservoir
Lake activities
Maintain water level in Woodland Lake
More walking trails around the other lakes.
More walking/bike paths connecting through town
Re-purpose the buildings on the 260 that are not being used, i.e. restaurants, grilles
Resurface White Mountain Rd
Support Rainbow Lake
Women empowerment groups.
Splash pad
Bingo hall
Bike paths and better swim center

Maybe include in the community center a basketball court/arena and NPC could play there like when they used to compete at intercollegiate level back in 90's.
walking and biking paths
Better shopping/groceries, less care on parks, better roads and town equipment
Bowling Alley and Ice Skating Arena
Fix woodland lake
Indoor basketball
More grocery stores
More Ramadas
Places to eat
Ropes Course
Ropes Course
Skatepark
Up to date views on what is considered recreation.
More indoor pickleball courts
More social gathering places and entertainment
Stop developers from removing all trees
bike paths so one can ride w/o autos
Biking trails
More fishing areas and more ohv areas
More hiking trails
More shopping
more sports teams outside of school
Pickle ball
Roller skating, bowling or ice skating
Walkable commercial space with residential rentals above
A Youth Center
All ages community rec center w/ gym and class spaces.
Another public golf course, More live music
Area for events and entertainment
Better shopping and restaurant options
better sidewalks throughout town and bike lanes/paths
Bike park pump track
Bike paths
Bike paths, public announcements regarding community events, pedestrian walking paths
Biking/walking trails
Bocce ball courts, especially for us "active retirees" who, for whatever the reason, had to give up the more physically active sports.
Bowling Alley & Splash pad water feature for kids
Clubs and groups for outdoor activities
Craft and farmers markets
Dog Park

Dog park
Family youth entertainment options that are affordable ex: bowling alley
golf practice area
Group exercise classes
I rarely walk Woodland Lake (but love it!) due to the number of dogs! If we had a Dog Park, maybe that would help.
Improved Fall Festival and Car show.
Indoor and outdoor pickleball courts
Indoor gym plaza that has courts, pool, childcare, gym. A recreation center
Indoor Pickleball
indoor/outdoor event space with music venue
Lower golf course costs
Make business owners keep their signs painted and put out flowers in the summer
More festivals to draw in visitors
More grocery store choices.
More music events
More open space.
Multipurpose indoor rec center
Nature programs
Outdoor space that isn't sold off to bring in strip malls and overcrowding of new homes!
Pickleball
Promote the area as a tourism destination more to Phoenicians
RV parks
Safe (Road)Bike Path and please look up "Tree Runner Adventure Park". This would be great up here.
Safe Bike Lanes
Shaded gathering area or park. There is a bike park. Woodland lake, where we get run over.
Shopping Center that includes clothing stores, shoe stores, hobby store, office supplies store
Skate park
Skate park
Swimming pool
The museum
Walkable downtown with dining, entertainment, and shopping
walking paths
walking/bike path along 260
weekend access to Pinetop-Lakeside library
Work on business development (restaurants, entertainment venues)
Distance paved trails. More than just a mile loop. The Woodland lake is great.
Full indoor rec center with swimming pool
Ice skating rink
Inclusive playground and splashpad like Show Low
Keeping Woodland Lake full all year

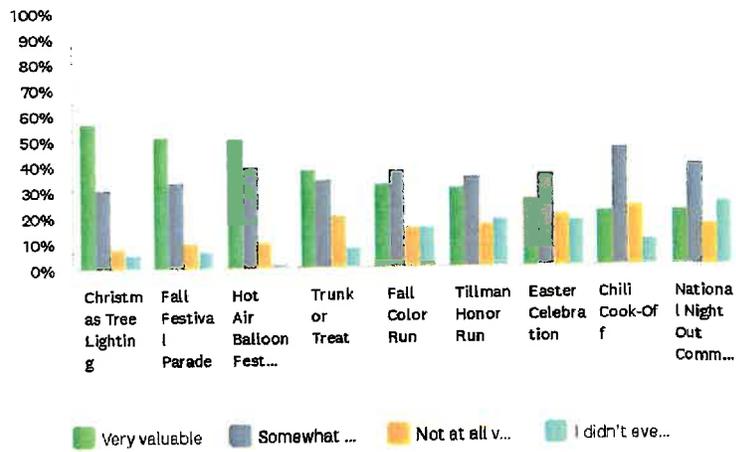
more dining options	
Padrestrian/ bike path thru town .	
Places for children to play	
pool	
Swumming pool, skating rink	
30 years ago the Town did a multi-year 2020 master planning process that included a series of town hall meetings over a couple of years. Some of those goals have been attained and some have not. The Town has done a fantastic job of acquiring and developing Woodland Lake Park as envisioned in the 2020 planning. However, the whole parcel including Walnut Creek was part of that vision. Also, somehow the ball was dropped in regards to the Rim trail, which was USFS property that everyone enjoyed. It may be too late to recover the entire 1 mile interpretive trail, but something needs to be done because it's very popular with both residents and visitors. The 2020 visioning process revealed the residents want an urban trail system with pedestrian routes across the highway. There were also ideas for the re-development of old downtown as a walkable town square. Nothing has come of those ideas and it may not be feasible.	
better road system	
Bike paths	
I prove the current parks	
Improved pedestrian paths/sidewalks	
Just maintain what is there. Development should be about homeless and drugs	
larger trailheads to accomodate horse trailers adequately	
more sidewalks	
Paved walking paths	
sanitation that recycles	
Skate Park	
We have horses so horse trails important to us	
A temporary sign/banner ordinance. Currently the plethora of torn, faded, sagging, outdated and ugly banners makes our community look third world. When a business puts a sign/banner up and leaves it up even when it turns ugly makes me NOT want to patronize them. And the political signs are even worse. We are looking very trashy as one drives down Hwy 260.	
Access and usefulness of Rainbow Lake	
affordable daycare	
Anything for kids to do	
Better roads	
Bike and Walking Paths	
Blueridge agriculture classes- 4H/FFA opportunities	
Boating	
Boys and Girls Club	
Desperate need of a youth center- pool, recreation, indoor basketball/volleyball, similar to a YMCA, rock wall or ziplines	
Downtown area.	

Downtown district
Get back the rim trail--the whole thing. Worst decision EVER
grocery store,
I like the outdoor activities best (camping, wildlife watching, hiking, X/C skiing, biking) so keep those great.
If close down indoor Pickleball courts recommend replacing with additional indoor courts that are open year round.
indoor pickle ball facility b/c of the weather ie: rain, snow, temperature
Indoor pickleball needs to be continued!
Off highway paved bike path
Outdoor pickleball courts please!
Running paths
Safe designated road bike paths
Stuff to do for LITTLE KIDS (5 and under)
There was sand volleyball at the park years ago
An aquatic center. A community belt. A path to jog, walk, run, bike, skate etc. More development for pedestrian traffic.
anything for disabled persons
More restaurants, not more Mexican food restaurants... Chain foods, Carl's Jr., Popeyes or El Pollo Loco.
traffic patrol
Difficult question since PTLs already offers so much, but space for live entertainment (perhaps in a community center) would be nice.
Affordable community classes like yoga, Zumba in evenings, social groups that meet at other times than 9 am during the work week
Bowling alley
Community pool
Costco, Target, another grocery store.
More walking paths—park around Porter Mtn Rd turn off
Bike paths
Safe bike paths

Pinetop-Lakeside Community Survey 2022

Q27 How important are these town events to you?

Answered: 1,028 Skipped: 9



For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

Pinetop-Lakeside Community Survey 2022

	VERY VALUABLE	SOMEWHAT VALUABLE	NOT AT ALL VALUABLE	I DIDN'T EVEN KNOW ABOUT THIS EVENT	TOTAL
Christmas Tree Lighting	56.57% 577	30.69% 313	7.25% 74	5.49% 56	1,020
Fall Festival Parade	50.98% 521	33.07% 338	9.39% 96	6.56% 67	1,022
Hot Air Balloon Festival	50.10% 513	38.77% 397	10.06% 103	1.07% 11	1,024
Trunk or Treat	38.14% 386	34.19% 346	20.06% 203	7.61% 77	1,012
Fall Color Run	31.97% 320	37.56% 376	15.38% 154	15.08% 151	1,001
Tillman Honor Run	30.36% 306	34.82% 351	16.57% 167	18.25% 184	1,008
Easter Celebration	25.91% 264	35.92% 366	20.22% 206	17.96% 183	1,019
Chili Cook-Off	20.96% 213	45.87% 466	23.23% 236	9.94% 101	1,016
National Night Out Community Cookout	20.87% 212	38.78% 394	15.55% 158	24.80% 252	1,016

Pinetop-Lakeside Community Survey 2022

Q28 Are there other types of events that you would like to see the Town host?

Answered: 344 Skipped: 693

Event/Source/Topic	Count
Misc.	82
Music Festival	36
Sports Tournaments	34
Kid Events	26
4th of July	23
Fishing Event	21
Art Festival	20
Beer/Wine Festival	20
Biking Events	9
Christmas	9
Community Clean-Up	8
Farmers Market	8
Fall Festival	5
Movies in the Park	4
Race	4
Car Shows	5
Parades	5
Big Foot Festival	2
Blue Week	2
Fun Walks	2
SOB Tournaments	2
Hiking Event	2
Lumber Jack	2
Woods	2
Senior Events	2
Adopt a Pet	1
ATV Trail Events	1
Bar/Club Races	1
Berlin	1
Car Shows, Art Festivals	1
Carnival	1
Comedy	1
Book Show	1
Foster	1
Film Festival	1
Fitness	1
Food Festival	1
Labor Day Celebration	1
Lakes	1
Lantern Festival	1
Native American Arts Festival	1
Obstacle Course	1
Putt Putt	1
Quilt Shows	1
Special Needs Events	1
Theatre	1
Town Clean-Up	1
Veterans Events	1
Wildlife	1

For Question, Please contact aderosier@pinetoplakesideaz.gov

Event Suggestion	Count
Misc.	51
Music Festival	36
Sports Tournaments	34
Kid Events	16
4th of July	11
Fishing Event	11
Art Festival	10
Beer/Wine Festival	10
Biking Events	9
Christmas	9
Community Clean-Up	8
Farmers Market	8
Fall Festival	5
Movies in the Park	4
Runs	4
Car Shows	3
Parades	3
Big Foot Festival	2
Bike Week	2
Fun Walks	2
Golf Tournament	2
Hiking Event	2
Lumber Jack	2
Rodeo	2
Senior Events	2
Adopt a Pet	1
ATV Trail Events	1
Bathtub Races	1
Birding	1
Car Shows, Art Festivals	1
Carnival	1
Comedy	1
Dog Show	1
Easter	1
Film Festival	1
Fitness	1
Food Festival	1
Labor Day Celebration	1
Lakes	1
Lantern Festival	1
Native American Arts Festival	1
Obstacle Course	1
Putt Putt	1

For Question, Please contact aderosier@metropolitakessideaz.gov

Quilt Shows	1
Special Needs Events	1
Theatre	1
Town Clean-Up	1
Veterans Events	1
Wildlife	1

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Open-Ended Response	Column1
Are there other types of events that you would like to see the Town host?	
Pickleball tournaments	
Community yard sale. More "festival" type events: Octoberfest. Maybe a music fest. Something more inclusive for everyone.	
Fishing events, more things for women to do.	
Healthy eating lifestyle	
Hiking club, walking club, any type of small group social events where people with similar interests can meet each other.	
I like the traveling monument "the wall that heals" to honor our veterans.	
I would like all the parents or guardians of the children in the schools to talk more with their children about the importance of respecting each other and not making fun of or bullying their classmates. I would like the community to talk more about this topic, which is very important, please, my son. suffer from bullying	
Is senior health fair	
Less art events and more events for the residents rather than events to attract tourists. Our roads, Wi-Fi, grocery stores, etc can not sustain the continued increase of visitors. It reduces the quality of life for all.	
Maybe labor day celebration	
Meet your neighbors events.	
More farmers/local markets.	
Mountain biking events	
Music Festivals	
Pet and Puppy Parade. Hold the Hot Air Balloon Festival mid-late July or August (not when the fire danger is highest).	
Too many people to deal with the nightmare of traffic	
Car shows and events to support and honor veterans. Winter event - ice sculpture Juried art show - real art shows, not all the trinkets and small tent things. More youth events: high altitude training, more tournaments that bring in youth and families.	
Street fairs/farmers markets in the summer, more activities for kids	
10k runs	

For Question, Please contact aderosier@pineplakessideaz.gov

Activities to encourage the interaction of Seniors and Youth. Service days Cultural days or Historical event days (We don't do a good job celebrating American history)	
Any ideas for making our town like a Hallmark movie! We need to be a cool, fun, attractive, hip town to keep generations here and recruit new community members. What does Flagstaff do? Jerome & Sedona? What do cool towns in Colorado do (Vale, Aspen, Breckinridge, Durango...)? Bigger street fairs like 4th Ave in Tempe with food, local businesses, family friendly, entertainment/music. Do something with the wasted space all over downtown Lakeside and the police station area. No alcohol. Junk In The Trunk fairs. Events need to be affordable. However, traffic will be a big issue. Unfortunately we only have 260 hwy which is a big barrier.	
Anything not sponsored by a religious organization. Many people don't attend events and feel included when they see the same old faces at each event...	
Artists, Poets, writers, songwriters to have an avenue to perform and share their works	
Basketball courts	
Biking events	
Bluegrass Festival	
Bring back Native American Art Festival	
Carnival	
Community clean up	
Concerts and outdoor movies that we used to have in the summer.	
Continue the Wine in the Pines	
Fishing derby for children	
Fourth of July parade	
I would like it more if the town improved the events they already have.	
Live music, plays, musicals, etc. More cultural events.	
More cycling and outdoor sports events. Let's take advantage of what we have to offer	
More family events and events for teenage youth	
Motorcycle runs, classic vehicle and motorcycle shows, hummingbird festival, carnivals for the teenagers	
Mountain biking events other than the tour of the white mountains	
Patriotic events	
Senior events. Book events	
Some of these things need better advertisement. I hadn't ever heard of them.	
Sports tournaments, bike races etc	
Summer activities for kids	
Summer activities for the kids like the surrounding towns offer (Snowflake/Taylor & Show Low)	
Summer programs for kids Business collaboration	
The town can host a music/concert series on a weekly basis in the summer. For example, "Friday night in the park" where live bands and food trucks can be located. Something free for the community, and a place to go that is family oriented.	

For Question, Please contact aderosier@pnetoplakesideaz.gov

<p>There is great value on most of the events and activities listed. I would have listed most of them as very valuable with the exception that they are not being held in suitable centralized convenient locations. In the past 11 years, I have not attended a single event, mostly because they feel a bit contrived and forced into event locations that do not actually feel like a community venue. The problem is that without a central event/activity area/park within the town proper. All of these events are forced to find a starting/event location which is constantly changing or barely meets their needs. community members must search to find event locations which are often spread throughout town or in inconvenient locations. Mountain meadows can only meet a few of our needs and forces all traffic, driving, walking and Biking outside of the town proper further away from our residential neighborhoods and already struggling businesses. It is inconvenient for many of the activities and residents. It is a sports complex, not a community meeting and gathering area. We need something more within walking distance of the highway and local businesses. Our community lacks a convenient centralized multi purpose outdoor park/meeting area to host community events, art fairs, movies, music, cookoffs etc.</p>
<p>things for the youth in the community maybe a skate park, a splash pad is nice but seasonal, we need more things kids can do all year around.</p>
<p>Youth Soccer Tournaments</p>
<p>4th of July event-</p>
<p>4th of July fireworks</p>
<p>Big foot/ Sasquatch festival</p>
<p>Blues Festival spread among 3-4 different venues.</p>
<p>Concerts/Beer tasting/wine tasting/outdoor movie marathons</p>
<p>Family activities without emphasis on alcohol. Seems like all activities cost too much and are not family friendly ie: wine in the pines. Crawfish boil and chill seem to be centered around getting drunk.</p>
<p>Fireworks</p>
<p>I'd like to see some sort of town recognition of teachers/schools. Maybe even just having them featured in the parade. Somehow make them feel special and loved and valued.</p>
<p>Jazz music festival, a weekly outdoor band or classical concerts. Outdoor bandshell for various performers.</p>
<p>Live music</p>
<p>Major disc golf tournament Paint ball course Skating rink More activities for kids Bowling alley</p>
<p>More craft fairs</p>
<p>More fundraisers for local non-profits.</p>
<p>Outdoor Music Concerts</p>
<p>Outdoor music events</p>
<p>Public forum and discussions, speeches and presentations on intellectual topics</p>
<p>Small town patriotic events, get the people involved, get that gritty feeling brewing again. 4th of July, president's day, etc.... even just dress the town up more.</p>
<p>The tree lighting in a safer location. Small children so close to a highway is why we have not attended since it was moved.</p>
<p>4th of July parade.</p>
<p>Adopt a Pet</p>
<p>Concerts in the park, something fun and safe for teens to help keep them out of trouble. All they have is the movies.</p>

Fishing tournaments and more outdoor activities for children. Not ran by Johnny Johnson.
Hunting and fishing expo
I would to see the town be more supportive of the school district and middle class families. I'd also like to know we have honest employees that work for the town.
Keep doing Car Shows
Little leagues!
Loved that we hosted the "Wall that Heals" (which I was disappointed didn't bring out more people). Maybe more "traveling exhibits" in Mountain Meadow.
More community events such as 4th of July events (not necessarily fireworks) but something for Pinetop/Lakeside, Veterans Day Celebrations, St Patrick's Day Celebrations.
Music events such as Battle of bands
Special Olympics
Taste of Pinetop-Lakeside, youth sports
Trick-or-treating and Easter events for special needs children/adults
I believe the town needs to quit having events that bring unwanted guests to the area who trash our streets parks and forests, We need to do events that celebrate our locals
I would like to see a fishing event where we all go to somewhere in Greer and fish a stream.
Movie nights
Music festivals, mountain bike event, cider festival... Think hallmark and keep it quaint and country.
Musical Theater productions
a community center with basketball, pickleball indoors and outdoors, possibly arts and crafts
A multi gen center that is similar to the one in apache junction.
community cleanup weekends or weeks, where the town sees an area that could use a little help. Possibly an older persons yard that they aren't. Physically able to clean up, the corner in front of Storms auto could use some trimming and some flowers or bushes and make our town look a little more cared for. Bake sales and community yard sales where proceeds go to helping the less fortunate in our community.
Community movie nights with a projector and popcorn with concession stand
Concerts
Concerts, ATV trail events
more food events
More holiday boutiques
More runs! I dislike the 10k being taken out of the fall festival and then only a 5k for a color run instead.
More races!
Rodeo, MTN bike race
Start a birding event (see Springerville Humming bird fest). Put bird-viewing locations with water features (see Portal,AZ) Become a Dark Sky community and develop an Astronomy viewing event.
What if PT Lakeside old their own 4 th of July parade to ease congestion at Show low's parade?
youth Baseball and softball tournaments in the summer. Wickenberg makes a killing doing it. If the town put more baseball fields, it could happen
Christmas activities.
Community bike ride
Cycling events, 5k/10k....see Show Low events for ideas

Fishing events.
Fundraisers for local needs like a food pantry. New rescue center for dogs. (humane society)
Helping the local residents with issues regarding living here year around. Addressing the economic & housing disparities that plague this community.
Lake Activity
Some sort of trail run/relay
Add some baseball fields that can support large tournaments to bring money back to the town. Another full size baseball field is very much needed and the outfield can still be used for the all important soccer
Micro-brewery/wine/food trucks & music outdoor events.
Some top entertainers. A flea market and/or farmers market.
Something for the youth. I would be glad to help with that.
Water conservation and improvements
Adult sports
Charity food drives for the underprivileged. Low or no cost children's summer activities i.e. crafts at the library, summer movie programs.
Children's Glow in the Dark event like a small hiking trail or a fun walk using glow sticks, carnivals are always fun but there's only 1 carnival once a year. Maybe a 2nd carnival event during July 4th would be awesome.
Community litter clean ups! Better Earth day and Halloween celebrations, more frequent community recycling days!
Corporate events
film festival
If like to know how and where to access these events it seems like we are always hearing about them after the fact. Maybe mail flyers or the town banner between showlow and lakeside like they do with the ballon event
More events for youth
More music festivals
Recycling / Disposal/ Donation Events for things like large appliances such as refrigerators & ACs, computers & TVs, batteries, paint, light bulbs, aluminum cans, etc
We should have a major economic stimulating and social event at least quarterly. I've taken kids to the Easter and Halloween events, and it's just giving them stuff. Give them games, involvement, and activity, not candy and other waste. The Fall Festival is great! The balloon festival is developing nicely.
Would love to see a motorcycle convention or weekend. Kinda a smaller version of Sturgis, or Bike Week in Scottsdale, AZ.
Music events
Beer/wine festival, Cullinary festival, live music other than country or cover bands.
Music festival
Oktoberfest
Community garage sale. Donations after
Community get together, bbq/picnic, concerts, things to do in general.
Craft fairs, neighborhood parties

For Question, Please contact adeposier@pinalaparksidesaz.gov

Home and Garden Show, Octoberfest, RV show, Lumberjack Competition, Apple Festival with apple picking, pies, baked goods, cider, etc. A bus for skiing, a program at the school for kids skiing program
More "Movies in Park", Outdoor concerts, family fun events.
More festivals-food trucks, beer or wine fest.
More pickleball options inside and outside.
Other cultural events and fairs
Pickleball and tennis tournaments
Pickleball tournament
Pickleball tournament
Real farmers markets
Theater more Movie Theater options.
wine festival
A 4th of July event
A consolidated farmers market area that would attract the local farmers. The current weekly markets are spread out among the area. Also more family events/activities such as a fishing derby.
Activities for young adults
Add more pickle ball courts
Anything that brings out of town people in to spend money.
Art and Music events
Art festivals, Music.
Art Walk Ice Skating Festivals
Art Walk Fridays Ice Skating Sleigh Rides Historical Festival Zip Line Splash Pad Drive In Movie Sprouts
Gorcery
Beer/Wine Festival, that would bring in more tourism
Better trails. I don't know why Nick got a award . Tracks has done nothing for the trails. They need so much work. The rain hasn't helped I'll give them that But the trails are boring. Turn left turn right. My goodness !!!!
car shows/classic car parades monthly community service/clean up projects to beautify areas
Community cleanup events
Concerts, skateboarding competitions,
End of summer block party
Fall pumpkin festival
Fishing Derby two or three times a year
Fishing tournament
Fishing/Hunting clinics-clubs Trailriding clubs
Golf tournament
Hiking Tours
I would like to see Trunk or Treat to be larger, more involved and not just a line for kids to follow to get candies.
I'd like to see more kid-focused events. The parades are fun and the pumpkin patches are fun, but there should be more kid-related events.

it's not clear that events do much for the quality of living in the town. Instead of helping to sustain viable businesses, they create short-term crowds that stress our infrastructure and existing businesses without providing any lasting value.
Live music events
Low-income housing, e.g. Habitat For Humanity
Lumberjack/mountain man contest Events supporting the schools
Make sure the 4th of July parade is still on going
More car shows
more Christmas related events/lights, especially lining our main roads.
More community sports and martial arts
More events like the chili cook off with western music.
More local charity auctions.
More music events and biking events.
More police volunteers. The patrolman's on duty cannot keep watch on the entire community they need extra eyes
More summer youth camps and sports.
Mountain bike races, Enduro races, trail runs for families, craft shows
MTB races, farmers markets, art/craft-fairs, outdoor Christmas caroling festival, publicize local sports league championship games, fishing tournament.
Music and entertainment in an outdoor pavilion that has seating, bathrooms, food truck parking, etc.
No. Events aren't needed. A clean community, in a beautifully scenic location is good enough.
October Fest
Outdoor concerts with bands from out of town.
Outdoor summer concerts
Pickleball
Pickleball gym open year-round.
Pickleball tournaments
Pickleball tournaments
Pickleball tournaments
Pickleball tournaments
Pickleball tournaments, instruction, clinics. More activities for teens and younger children.
Promote "bike week" - as it stands only the casino promotes it.
Reasonably priced golf tournaments rather than the \$150 price tag you usually see. High cost restricts play. Developer another public golf course.5
state wide sports tournaments
Wildlife education
wine and beer festivals
Wine festivals, beer festivals, art shows
Wine in the Pines! Music events Historical monuments like the Veterans Wall
youth soccer tournament
Any thing for families and children
Anything additional is a plus.
Art fair at Mountain Meadow Fireworks

For Question, Please contact aderosier@pineplakidesiaz.gov

Bike Rally for kids who are in need of bikes and helmets!! I went to them all the time growing up. It's the best way for kids to get outside and experience the outdoors in a way that gets them to exercise.
Fourth of July parade and own town fireworks
More movie in the park.
No more Halloween hype. That is everywhere these days. Not necessarily from the town, but since you're asking I am specifying. No more haunted, gore, blah please. Something centered on giving thanks. A harvest festival. This would be awesome with a community garden. Or inviting people to sell canned foods. Not a craft fair, but a focus on gratitude for harvest and food preservation. A fun competition would be wood splitting contest. People sign up to compete and have 10-15 min to split wood. Winner takes all split wood from the competition. Invite wood vendors to be there. October is such a lovely time of year. Something that celebrates and brings people together for it would be lovely. Hayrides. Apple cider. Line up with a hometown feel. Performances on the stage across from the library. The library had a magician and it is used for tree lighting, but so much more could happen there. Summer concert series, barbershop, WMFO, HS plays, Silver Creek Theater.
Pickle ball tournaments
Quilt shows
Something geared towards children would be great!
Fun runs
Maybe Easter event
More adult sports tournament
More events for young children
Music festival, youth mountain bike race event
sporting tournaments
Stuff kids and teens can do we have a teen center but know one is ever there. And we have very little for kids between 8 and 13.
Teen dances or socials
Veteran's Day Memorial Day
We enjoyed the Trail-A-Thons the Town held at Woodland Lake Park in 1989, 1990, and 1991. This event consisted of a 5 k run, 5 k mountain bike ride, 5 k horseback ride and rowing across Woodland Lake. It offered individual and team competitions with options of teams of 2, 3, or 4 people.
A fun obstacle course race for all ages
A town clean up
Big Foot Festival
Bring back the bathtub races
Christmas Parade! Look at Chandler's annual Christmas parade, it is incredible. Bike safety training. CAR SEAT SAFETY TRAINING (I met a foster mom in Pinetop who had her foster kid in a booster when size wise he should have been in a 5 point harness, she said she couldn't find anyone to give her information on it so she just took what the social worker gave her! Another story: an acquaintance had their 4 year old in the car with NOTHING, and said they didn't know! We need a CPST for our town ASAP please!)
Concerts

Entertainment. More for younger crowd. The crafts stuff is the. Same. Stuff. Over. And over. Blahhhh. Maybe change it up. Balloon thing was ok first time. But a total dud now. Bring it every 3 years??
Bluegrass would be cool. Look at Midwest festivals.
Higher end artisan fairs
Increased Pickleball, softball, sand volleyball, frisbee golf, Cross-country ski / dog sled (on park trails) tournaments. Emphasize and advertise outdoor high altitude training benefits for all high school sports (like when Muhammad Ali came to train)
Kids activities and activities for seniors.
Lantern festival Taco/Beer festival
Light festival (streets of homes that compete)
More competition sporting activity events. My rodeo's, lumber jacking competitions, dirt racing.
More family-friendly events for children
More farmers market. Things for kids to do.
More kid events like movies in the park
Outdoor fitness and yoga
Outdoor music and food vendors
Outdoor music festivals
Parade
Parades
Pickleball tournament. , off road bike events
Pickleball tournament to bring in business to this area
Pickleball tournaments
Prayer breakfast
Spring training games mor major league sports
There is nothing specific for children. A fair would be nice. An organized marketplace/craft fair/farmers market. Meet mother nature events to explore the natural areas/learn about them.
triathlon endurance dance contest
Volunteer opportunities fair.
Water sports events, music events
Wine Festival
A music festival would be nice.
Bring the Putt Putt back.
christmas light parade with sidewalk booths for the kids to walk thru and buy cookies and hot chocolate - make memories
Farmers Markets/vendors should not have a capped amount of days they are allowed to sell their veggies/wares. The heaviest harvests go weeks passed Labor Day.. which is when markets are closed for the year.
Fishing Tournament, Poker Night
live music
Softball tournaments.
farmers market
I would love to see the Town host some 5K and 10K trail runs. Also, a mid-week community day at the ski resort for the year-round residents

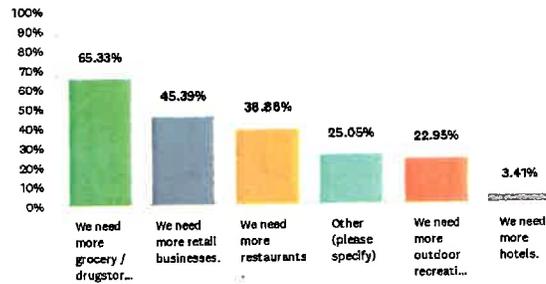
Christmas event besides the tree lighting	
Comedy shows	
Community garage sale	
Fishing/fly fishing classes. Yoga for seniors.	
Just more community events	
Light parade Movie in the park	
More kids events. Better organized youth basketball.	
Pet events. Adoptions, dog shows, affordable community dog training sessions.	
Rodeo	
These activities are good if you have younger kids and I attended them when I had my kids at home, but now they are grown. I was a single mom, I'm 44 and there is literally nothing for me to do, no groups to join cause the only community groups are retired people and meet at 8 during the week, no affordable classes at a community center in the evenings. Your only option is the bar. That's horrible there should be more for all age levels not just if your retired or have young children.	
More bike races/events. Tour of the White Mountains brought in 1400 riders plus an equal or greater number of spectators	
More cycling events	

For Question, Please contact aderosier@pineblakesidesaz.gov

Pinetop-Lakeside Community Survey 2022

Q29 Which statement best describes your thoughts and opinions on business development in Pinetop-Lakeside?

Answered: 996 Skipped: 39



ANSWER CHOICES

- We need more grocery / drugstore businesses.
- We need more retail businesses.
- We need more restaurants.
- Other (please specify)
- We need more outdoor recreation businesses.
- We need more hotels.

Total Respondents: 996

RESPONSES

Percentage	Count
65.33%	652
45.39%	453
38.86%	388
25.05%	250
22.95%	229
3.41%	34

Pinetop-Lakeside Community Survey 2022

Q30 Based on your selection in question 29, please share with us what types of businesses you would like to see in this category.

Answered: 746 Skipped: 291

Business Type	Count
Grocery	333
Restaurants	91
General Merchandise Retailer	58
Apparel	48
Drug Store	39
Sporting Goods	25
Craft	22
Gift	11
Upscale Hotel	4
RV Park	3
Bookstore	2
Coffee	2
Healthfood Store	2
Electronics	1
Office Supply	1
Pet Store	1

Business Type	Count
Grocery	338
Restaurants	91
General Merchandise Retailer	58
Apparel	48
Drug Store	39
Sporting Goods	25
Craft	22
Gift	11
Upscale Hotel	4
RV Park	3
Bookstore	2
Coffee	2
Healthfood Store	2
Electronics	2
Office Supply	2
Pet Store	2

Question	Response
Based on your selection in question 25, please state with which type of business you would like to see open-ended response	
Another, or larger, grocery store is needed.	
More sporting good stores	
Clothing stores	
Clothing stores cheap and beautiful shoes	
Combination drug store/deli would make a killing in the summer (and winter)	
CVS or Walgreens in the Pinetop area	
Drug store	
Drug Store	
Art galleries, sporting goods stores, target (Walmart is not sufficient), upscale restaurants	
Target	
Target, Trader Joe's, nice indoor hotels.	
A major grocery store to compete with Safeway. Eddie's does a great job for such a small store. If I can't find it at Safeway because they are out, I can usually find it at Eddie's.	
Competitive grocery store to Safeway and any drugstore	
Costco	
Department stores, grocery stores	
Either expand Safeway or see if you can get a small Natural Grocers. Would like a Walgreen or CVS in Pinetop-so we dont have to drive to Show Low.	
Farmers market, movie theatre, more dining and entertaining, more grocery options, a venue for weddings and get together's, more shopping.	

Fry's grocery store, seafood restaurants	
grocery	83
Grocery store	
Grocery Store. Safeway is always packed and Eddie's has limited availability.	
Sprouts or Trader Joe's.	
sprouts, hiking/biking retail, shoe stores, Deli's, There are so many empty centers. We need to be creative and forward thinking in how to and what to bring in both for the growing year around community as well as our summer residents. Please consider opening the Lakeside Pickleball courts year around. Again, another opportunity for the year around residents.	
Target, Costco, more restaurants local or chain	
Health food store	
More diverse restaurants (no more Mexican food). Another grocery option aside from Safeway.	
More variety in the types of restaurants	
Big 5, REI, Fry's	
Quality fishing/hunting	
Retail clothing Food options that are not Mexican food	
Big box stores	
Target Trader Joes or a specialized market.	
Target, Costco, Cracker Barrel	
Target. Hobby lobby	
Like to see restaurant and business level about equal to Payson. In recent years, the top restaurants seemed to have closed (Salt, La Vie, etc.)	
Clothing	
Clothing	
Clothing Costco Joannes	
Clothing stores, shoe stores, craft stores (Michael's, Hobby Lobby)	
Clothing, bookstore, craft supplies	
clothing, businesses that create jobs year round, not just for tourism	
More clothing stores, Target, Old Navy, Outlet stores	
Hobby stores, clothing, Trader Joes, Sprouts, Pharmacy/ Trader Joe's	
Walgreens, CVS, Target, Wholefoods, Alberstons	
A drugstore	
Cal Ranch Store	
Target, and more clothing stores	
Target, Kohl's, Applebee's, Chili's, Sams Club	
variety of restaurants and big box retail (Costco, Target, Sams club)	
General retail	

For Questions, Please contact adens@replax.com or call 406.233.8333

A Sams club or Costco would be nice	Additional grocery (i.e. Fry's), additional fitness centers/businesses, competitor to Wal-Mart & JCPenney.	Affordable grocery store, clothing stores, popular restaurant chains.	Another grocery store in Pinetop would be great!	Another grocery store such as Sprouts, Basha's or Fry's. For restaurants - something offering healthier options and vegetarian. Retail - clothing and home goods stores (not consignment or thrift stores).	Another grocery store, not another Walmart.	Another grocery store. It has become increasingly hard to find good quality groceries, especially during the summer months. We have to order most of our groceries online at this point, which is not benefiting the town in any way. There needs to be a higher end grocery store, not another outlet or a dollar store.	Costco	Costco Total Wine	Costco or Sam's club, Fry's or Target	Costco, Sam's club, Target, another grocery store, even a Walmart? But all located off of the main road in a shopping center/downtown type setting.	Costco, Sprouts, Trader Joe's, Fry's Food and Market, Target Store	Costco!	Costco, Target.	Fry's Tuesday Morning, Trader Joe's	Fry's, Costco	Fry's, Costco, PetsMart	Fry's or sprouts	Fry's grocery, Costco, Chain restaurants (le Red Lobster, olive garden, etc)	Grocery store, Drug store, Variety store	Grocery store, restaurants, Kohls or Target,	Grocery stores and drug store.	Grocery stores, chipotle, Dutch bros	Hotels and Grocery. We need more hotels and way fewer Short Term Rentals	More grocery stores would be nice to help people shop the ads and save some on their grocery budget.	Organic grocery store More unique restaurants -- southwest style.	Sprouts	Sprouts, natural grocers	Target or Fry's...more local restaurants with outdoor and indoor atmosphere	Target-department/grocery stores	Trader Joe's, Fry's	Trader Joe's, Sprouts and Kohl's or Target				
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Trader Joe's National grocery chain	
Trader Joe's, Whole Foods, Sprouts	85
Variety of restaurants Current restaurants offering special diet food. - gluten, dairy free, etc	
Organic/Whole Foods grocery	
We need grocery stores that don't overprice and actually have stock including decent produce. We don't need MORE restaurants, if anything, need different restaurants other than burgers, pizza and Mexican, and affordable. Won't pay \$20 an entree as I can make it at home for less	
Would like a larger grocery store, expansion of Safeway would be great. Would like to see one or two chain restaurants in the area, get really tired of the same food at all of our local restaurants.	
A place to eat and watch sports. Something with several games on, not just one or two TV's.	
American Food Restaurants like Texas Roadhouse, Chilis, Applebees, Chick Fila	
Applebees or Chilis type establishments	
Fast food and delivery services.	
IHOP, whataburger, Cracker Barrel and Golden Corral	
Need more restaurants open past lunch time. We need grocery stores that offer a greater variety of allergy friendly foods. I shop online and in the Valley just because of this issue and I know its a huge issue for many local families. We need less "kitschy" shops and more actual every day shops that aren't specific to 1 type of clientele, way too many of those here, that create a constantly revolving door of businesses opening and folding.	
Nice restaurants	
Olive Garden, Sonics, Walmart, Bashas, Target, Marshall's.	
Restaurant and groceries	
<b>RESTAURANTS AND MAYBE SOME OTHER CHOICES FOR GROCERIES</b>	
Restaurants that stay around. Small chain restaurants. More shopping availability to avoid driving to Show Low.	
restaurants, big box stores to create jobs and a tax base	
Restaurants, but with current employment and affordable housing situation that's probably not going to happen.	
Restaurants, clothing outlets, something for kids	
We need more sit down restaurants, ie. Chilis, Applebee's, national brands not just fast food.	
We really miss The Meadows and Croziers. Fine dining. We wish there was a Papa Murphy's here. There are no stores like Trader Joe's, Whole Foods or Sprouts. Shoe repair. Appliance Repair! The only place that answered my call for a dryer repair was The Appliance Guy who came from Pinedale!	
Out door gear, survival, hiking, clothes, camping. Sprouts, Trader Joe's. Fry's.	

For Question, Please contact aderosier@pinedaleaz.gov

<p>outdoor retailer - providing goods, guide trips and services for those coming to enjoying the outdoors. a major chain or anything that would help boost the tax base</p>	86
<p>Outdoor tour company helping people experience the area. Retail - artisan shows on the weekend gather great crowds- consider finding a property owner who can create a place these artisans can sell their goods all year long. Which contributes to sales tax revenue.</p>	
<p>We absolutely do not need any big box stores moving into our community. We need local business opportunities.</p>	
<p>Clothing</p>	
<p>Higher quality and larger selections of ladies and mens clothing, shoes, etc. Like Dillard's.</p>	
<p>Big box store to benefit from taxes to help build our communittee.</p>	
<p>Target Costco</p>	
<p>Target Sprouts Indoor activity building/skating rink/bike track/</p>	
<p>Target, Costco, chick fill a, chipotle,</p>	
<p>Target. Costco.</p>	
<p>More choices for Grocery s</p>	
<p>Additional grocery shopping options.</p>	
<p>Another Grocery store or big box store to benefit from the taxes to help improve our communittee.</p>	
<p>Another Grocery store or something other than Walmart I.E. a Target. Restaurants-Fast food</p>	
<p>Variety or Chain Restaurant</p>	
<p>Clothing stores, bakeries, grocery</p>	
<p>Costco</p>	
<p>Costco</p>	
<p>Costco, Smart &amp; Final, Red Lobster, Olive Garden, Sprouts, Whole Foods market, Dairy Queen</p>	
<p>in Pinetop</p>	
<p>Decent grocery store. No metal buildings. Entertainment like a bowling alley..Something to do</p>	
<p>in the winter...Skating rink</p>	
<p>Fry's, Walgreens</p>	
<p>Fry's costco</p>	
<p>Frys or a club store. Walgreens. Chicken and/or fish restaurant</p>	
<p>Groceries- during the summer it is difficult to find what we need. I find myself having to make</p>	
<p>multiple trips during the week just to have the groceries that we need to get through 1 week.</p>	
<p>Grocery store Pharmacy</p>	
<p>Grocery stores</p>	
<p>Grocery stores, such as sprouts, trader joes, natural grocers. More clothing stores as we only</p>	
<p>have like one in pinetop lakeside. An outdoor sporting goods store would be super cool too.</p>	
<p>Hobby Lobby, Michaels, Frys grocery store, Peter Piper Pizza for starters</p>	

For Question, Please contact: arosier@pinetoplarespears.gov

I would like to see Fry's, sams club, or Costco, I would like to see a mall that has shops like flagstaff or Valley. You want us to shop locally but the stores don't have general merchandise that we need so we have to shop online to non local stores.	87
I would like to see more choices of grocery stores	
Larger grocery stores	
More grocery options	
More grocery store options. Our current ones can not keep up with volume. For retail it would be nice to have a department store other than Walmart and JcPenny. Perhaps a Target or Kohls.	
Our grocery store (safeway and Eddies) are over run ever Thursday-Sunday. We need either a larger store on this side of town, or we need more selection, i.e. target, frys, etc....	
Please do whatever possible to get a Costco in the area even if it is not in Pinetop-Lakeside!!!!!!	
Sprouts, specialty stores like fresh fish, upscale clothing/cooking boutiques, recreational products - taxi's!!	For Questions: Please contact a reporter@pinetoplakesideaz.gov
Sprouts!	
We need a Fry's or some other grocery. Walmart is unbearable and Safeway is too expensive	
Whole Foods Sprouts Another grocery store Home Goods / TJMaxx / Marshall's Olive Garden	
Office supplies, clothing stores, I don't want to buy everything on Amazon	
Pet store, art supply store, golf store	
Applebee's, Red Lobster, etc.	
Chilis or Applebees type restaurant	
Dining and activities	
Eastern Indian Restaurant, Vietnamese Restaurant	
Fine dining, warehouse stores (costco, Sams club) clothing, house hold items etc. Need more variety if stores to choose from.	
Olive Garden, Red Lobster, ask Darby's to re-open evening hours	
Restaurants that stay in business, are affordable, and have decent food.	
Restaurants with vegetarian options, seafood, and midscale	
Restaurants, shopping, speciality retail	
Shopping, restaurants	
Upscale lunch and dinner restaurants, bicycle rentals for friends when they visit.	
RV parks and Destination guest ranch businesses	
Ice skating / Hockey Cross/country skiing rentals Snowmobile rentals Horse and wagon rides w/ dinner option	
Outdoor sport rentals (kayaks, paddle boards, etc.)	
Sports stores and maybe a target would be nice.0	
Clothing, recreational, bookstores	
Women's apparel, small dept. store, ice cream shop, family restaurants - not Mexican	

Book store, fabric shop more diversified than quilting, variety store	
Target!!	88
Another grocer	
Another grocery store option	
Different grocery store	
Fresh produce Groceries Clothing	
Fry's Grocery Store	
Grocery and department store such as Target	
More grocery options, shelves are often empty in the busy seasons.	
More grocery shopping, something with more natural options like Trader Joes or Sprouts.	
More grocery stores like Fry's Food and Drugs and/or Food City as Walmart and Safeway are VERY expensive	
Retail and Grocery Stores	
Sams Club. Hobby Lobby Costco Fry's	
Target and more grocery stores	
We need more than just 2 groceries stores on the mountain	
In the Summer, we get inundated with visitors/second home owners and we find it difficult to get a supper reservation on Friday especially, so if there was a restaurant chain that would open between May and October, it would sure help with the demand.	
Mid priced restaurants, general merchandise and clothing	
Need more groceries choices and restaurants that stay open for dinner	
Outdoor businesses, that don't last only a month or two	
Clothing stores	
Target	
Target, Costco, Sam's Club	
A full sized Basha's would be nice.	
Bashas, sams/costco(penrod), retail women's and children's clothing, dining with allergen options (GF)	
Better grocery pharmacy selections	
Different type of grocery store such as Sprouts or Trader Joe's	
Frys Grocery Stores EOS Gyms	
Grocery Stores / butcher shop	
Better dining instead of fast food	
Chipotle Salad n Go Kneaders Frys Marketplace Swig Chik fil A Marshalls TJ Maxx Hobby Lobby Office Max / Staples Trader Joe's / Sprouts	

For Question Please contact address@pinetoplaresideaz.gov

<p>Some different retail shops, different restaurants possibly an IHOP or a Chili's places are are affordable, we do not need any more Mexican food restaurants. and God knows we do not need another hotel up here! And I feel it is very important that the buildings that are already in town that are empty in which there are several are used for more businesses instead of allowing any more new building I really do believe the stuff that is lining the streets needs to be used first</p>	<p>89</p>
<p>Clothing store</p>	
<p>shoe store like Payless, indoor playground big enough for all ages, kids toy &amp; clothing store-like a discount chain</p>	
<p>Upscale clothing</p>	
<p>A drugstore and a fine food store that offers healthier selections, something like Trader Joes</p>	
<p>Another major grocery store. More outdoor pickleball courts</p>	
<p>Costco Sam's club</p>	
<p>Costco, Trader Joe's..... Anything but stupid Walmart. More options for clothes shopping for families, shoes</p>	
<p>Family restaurants that serve dinner! Larger grocery store, and more to choose from.</p>	
<p>Fry's Albertsons Cosco better food than another freaking Albertos</p>	
<p>Fry's. Costco hobby lobby</p>	
<p>it would be nice to have a Trader Joe's or similar type grocery store.</p>	
<p>Large Grocery stores between the two current Safeways. Costo/Sam's club</p>	
<p>More grocery and pharmacy type stores</p>	
<p>places to dance, dine and choices of where to buy food. We need another grocery store.</p>	
<p>Safeway is too small and crowded.</p>	
<p>Trader Joe's, Sprouts, Target</p>	
<p>Trader Joe's</p>	
<p>We don't need MORE grocery stores, we just need Safeway/Eddy's to be bigger with more selections. Penalize empty spaces to the point it's better for the owner to fill them - expand Safeway and fill others with restaurants or other shops.</p>	
<p>We need a Fry's drug and food store</p>	
<p>We need good quality restaurants to help serve the influx of visitors we have in the summer.</p>	
<p>My husband and I don't eat out during high traffic seasons as it is impossible to get seated. It makes one feel like an outsider in their own community</p>	
<p>Kayaking, hiking, outdoor retail</p>	
<p>Clothing, footwear, tech retail stores</p>	
<p>Retail shopping</p>	
<p>Walgreens, Trader Joe, Costco, Sprouts, CVS</p>	
<p>Stores like Target or Kohl's</p>	
<p>Target, Sprouts, Trader Joe's-type groceries</p>	
<p>Boutique shops but not antiques.</p>	

For Question: Please contact edens@onlineops.keshaaz.gov

<p>Another grocery store, or encourage Safeway to expand. Fine dining (Cafe Pinoli was an excellent addition... more of the same quality)</p>	<p>another grocery store; mid priced restaurants - no more chains!, retail stores in addition to Walmart, dollar stores and Home Depot/Lowes.</p>	<p>Art focused boutiques Additional food options...ie. Trader Joe's</p>	<p>Costco Trader Joe's</p>	<p>Costco or Sams Club, Sprouts or Trader Joes</p>	<p>Grocery store</p>	<p>health food grocery stores such as whole foods, sprouts</p>	<p>Sam's club or Costco. Restaurants, and retail stores</p>	<p>Trader Joe's, Sprouts, Hobby Lobby</p>	<p>Nicer chains such as olive garden, red lobster, chilli's, a craft store such as hobby lobby or Michael's.</p>	<p>Boat rentals and fishing</p>	<p>Fry's grocery store &amp; a costco</p>	<p>Safeway and walmart are not enough when snowbirds are in town</p>	<p>Places to buy clothing, shoes that are more high end.</p>	<p>Target costco</p>	<p>More grocery choices.</p>	<p>More grocery stores plus more clothing stores Plus more Pickleball courts</p>	<p>Healthy food in both groceries and restaurants</p>	<p>A Whole Foods grocery store. And an outlet mall. Or somewhere to buy clothes and shoes.</p>	<p>Cheaper grocery, Safeway is too expensive clothing, shoes, specialty grocery, but grocery (costco)</p>	<p>Grocery</p>	<p>We need a Fry's grocery store. Something to compete with Walmart and Safeway. We also need some nail salons that aren't run by Vietnamese</p>	<p>Popeyes, Dunkin Donuts no one has one around here and would make us unique</p>	<p>Clothing &amp; Footwear</p>	<p>Clothing/Skin Care/Shoe</p>	<p>Places like a best buy</p>	<p>Shopping. Put a damn target</p>	<p>Affordable clothing, outdoor sporting goods, more grocery options</p>	<p>Costco, Target, Chick Fil A.</p>	<p>Fry's. When more choose s other than Safeway and walmart</p>	<p>Frys, Another Safeway, Costco</p>	<p>Frys, clothing stores, recreation businesses, Target, Costco. More sports bars with activities such as the Lions Den and The House. Team up with Show Low and the county to bring these businesses in.</p>	<p>Grocery store</p>
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Please contact aarp@pineplainsaz.gov

For Question

Grocery stores and definitely a shoe store.	
Grocery, art, sports	91
GROCERY!!!! and some chain restaurants!!	
Healthy grocery like Sprouts, Trader Joe's, drive through pharmacy.	
Larger grocery chains - Frys, Costco, Trader Joe's	
More grocery stores besides safeway	
Natural Grocers would be poppin' up here Also encouraging more local food production would be great!	
Trader Joes and a Sams Club. A little more diversity in restaurants would be nice as well.	
We need another super-center style grocery store. Our Walmart is no where meeting the demand, and Safeway in Pinetop is laughable.	
more variety convenience stores, fast food restaurants, other chain restaurants	
High end chain restaurants.	
Inn N Out Restaurant Wing stop Buffet Groceries stores	
More restaurants	
olive garden bath and body works, target, and food city	
Outdoor cafe's, dog friendly. Miss La Vie!	
Local outdoors shops, clothing stores etc to give us other options to keep business dollars in pinetop	
Outside sports and be a resort town	
More hotels to create more competitive rates	
Frys?	
Target! Costco	
Another grocery store or two with reasonable pricing	
Costco Whole foods Sprouts Target Rubio's Fish Tacos Chikfila Chipotle	
More grocery store options. More retail choices than just Walmart. i.e.: Target, R.E.I., Gardenswartz.	
We need more grocery stores & ones with better prices than Safeway. Fry's, Costco, or Trader Joe's would be a huge asset.	
Clothing Stores and retail stores	
Clothing stores, sporting goods	
Indoor activities. Bowling. Skating rink. Laser tag. Something for winters. Craft stores such as Michaels or hobby lobby. Would love a sams club or Costco	
drug store Kohl's or Penney type store	
A department store such as Target which carries a clothing, food, supplies etc... would be beneficial to all.	
Target	
Target	
Target, trader joe, el pollo loco, healthy restaurants.	

For Question  
Please contact acaeros@pinetopaz.gov

<p>A different grocery store such as fry's or sprouts. Target, home goods, chain sit down restaurants such as Olive Garden or red lobster— no more Mexican or coffee</p> <p>Additional clothing stores and grocery stores</p>	92
<p>Any other types of grocery shopping and places for clothes. I miss Beall's and places like that. We need more retail and different restaurants. Tired of only Mexican food being the new ones!</p>	
<p>Fry's grocery store</p>	
<p>Golden Corral, Burlingtons Coat Factory, Peter Piper Pizza, Sams Club, Fry's, Fiesta's Grocery Store, and a Mini Mail with Victoria's Secret, Bath And Body Works, Dutch Bros.</p>	
<p>GROCERY</p>	
<p>Grocery shopping Year round farmers market</p>	
<p>Grocery store are crowded, especially in the summer.</p>	
<p>grocery stores</p>	
<p>Grocery stores</p>	
<p>Grocery stores Sam's Club</p>	
<p>Grocery stores beside Walmart</p>	
<p>Grocery stores between Pinetop and Show Low.</p>	
<p>Grocery!!!! Puhlease!!!</p>	
<p>Grocery...clothing</p>	
<p>Sam's Club, Costco, Hobby Lobby, Michael's Crafts, Fry's Food Store (krogers).</p>	
<p>Sams club, winco, Target, TJ max, old navy.</p>	
<p>Sprouts or Trader Joe's</p>	
<p>Sprouts, more organic produce options. Family activity places.</p>	
<p>Target, another grocery store</p>	
<p>Trader Joes Fry's Sprouts</p>	
<p>Trader Joes Sprouts Jersey Milkes Chipotle Sam's Club or Costco Applebee's Batting Cages</p>	
<p>**This is much needed on the mountain</p>	
<p>Winco foods, Fry's, Trader Joes or Sprouts, family dining- maybe a chain restaurant.</p>	
<p>More sit down restaurant rather than fast food</p>	
<p>Restaurants</p>	
<p>Restaurants.</p>	
<p>Sprouts, Trader Joes, Applebee's/Chili's, Vietnamese and Indian restaurants, Portillo's, and a real deli!</p>	
<p>Bike shop</p>	
<p>Clothing and shoes or a Target store</p>	
<p>Clothing stores</p>	
<p>Clothing stores,</p>	
<p>clothing stores, shoe stores, hobby store, office supplies store, beauty supply store, COSTCO!</p>	

For Question Please contact aeroser@linechpalesidbez.gov



Additional grocery and drug stores. It would be nice to have another large grocery store and a stand alone drugstore.	
An alternative or enlargement to Safeway. It is overpriced, has supply issues, and is always crowded.	
Another grocery store or an expanded Safeway. And a drugstore, Walgreens or CVS.	
another grocery store, dedicated pharmacy	
Another grocery store...like a Fry's or a Bashes. Would like to have a good bookstore.	
As stated previously Grocery store and breakfast accommodations.	
Bookstore Ethnic restaurants Anything except more dollar stores Drug store Trader Joe's	
Target Affordable housing Farmers markets	
Competition for Safeway	
costco	
Costco	
Costco	
Costco Tj max Clothing stores REI Michaels Joanns	
Costco, Fry's Marketplace (competition for Safeway!), affordable clothing stores (boutiques are nice but expensive).	
Costco, Olive Garden, target	
Costco, Trader Joes	
Costco!	
Definitely need a larger Safeway or more grocery stores. Not enough food to supply the demand in the summer.	
Discount & specialty stores such as: Black Bear Diner (Okay, it's a restaurant but, it would do very well here.) Grocery Outlet WinCo Trader Joe's Sprouts Sam's Club	
Fashion stores, good grocery stores	
Fry's foods. A hobby/craft store like Michaels or hobby lobby. A Costco or Sam's club would be wonderful and would keep us from making monthly trips to the valley	
Fry's or Aldi's, Trader Joe's, and Costco	
Fry's, dunking donuts, ice cream stores, steak houses other than Charlie Clark, Seafood restaurant.	
Fry's grocery store, health food store, kayak rentals and hiking equipment store	
Fry's, Bashes, someone to compete with Safeway. They suck and they don't care.	
Fry's. Costco	
Frys Target	
Frys Grocery Store and Chipotle Restaurant	
frys market place target	
Frys, Costco, Whole Foods, Trader Joe's,	
Grocery and clothing stores	
Grocery for competition of existing stores	
Grocery like Sprouts Furniture Stores Target	

For Question, Please contact addresser@lineplakresidaz.gov

Grocery store Clothing stores	
Grocery Store alternatives.	96
Grocery store that is fully stocked. Hard to shop in town when Safeway store shelves are usually not stocked and Eddie's has switched from groceries to alcohol.	
Grocery store, like a super Fry's with gas station	
Grocery stores	
Grocery stores that carry more organic products.	
Grocery stores, restaurants and shopping.	
grocery stores, restaurants, Walmart	
Grocery stores. We have Walmart and Safeway both of which suck!	
Grocery: Trader Joes, Sprouts, and a perhaps a store catering to food and wine fans like a specialty wine and cheese shop. Restaurants: Given that we have enough Mexican food and sports-bar options, so we would love to see a few fine-dining restaurants offering a quiet place to enjoy great food and wine.	
Hobby lobby, target, Fry's grocery...Aldi?	
If the town is going to insist on continuing to grow then we could use another market or Costco, or maybe even a Fry's....	
Market competition for Safeway and Walmart. Affordable retail stores for clothing and other needs. More variety of restaurants outside of Mexican and bar food.	
More grocery and pharmacy options	
More grocery options	
More grocery stores and more authentic cultural restaurants. Like Indian Italian Thai etc	
More local grocery stores would be nice.	
More selection of grocery stores, more local businesses like restaurants and diners, maybe a larger retailer like Homegoods or TJ Max, more destination travel experiences such as biking or riding tours with lunch or dinner. Would love to see the Native American community be showcased in some way as well.	
Natural grocers or Whole Foods	
No chain restaurants. Privately owned. Grocery store to make competition for Safeway. Eddie's is great.	
Restaurants, grocery stores	
Safeway and Eddie's can not sustain Pinetop/Lakeside especially in summer.	
Safeway is crowded, dirty, under stocked, ect. need more stores like maybe Fries and there is no stand alone drug store	
Specialty grocery like Aldi	
Sprouts CVS Long John Silvers	
Sprouts, Whole Foods or Trader Joe's	
There is only 1 major grocery store in P/L which is to expensive need more competition. Eddie's a great little small town market but it cannot service the whole community	

For Question, Please contact ederser@pinetoplakesideaz.gov

Trader Joe's, Sprouts, Target	
Trader Joe's Costco and clothing store	96
We need a Fry's grocery store. We need a sporting goods type store. We need a outdoors recreation store that provides items to support seasonal recreation interests.	
We need another grocery store!	
Whole Foods, Trader Joe's, Walgreens/CVS, Seafood, TJMaxx	
Natural health food store	
Upscale hotel/resort. A destination type resort.	
Better Mexican food restaurants More clothing stores	
Chick Fillet, Gourmet Restaurants, Fresh Bagels, Healthy food choices	
Clothing retailers/boutiques Restaurants that serve more healthy food options	
dennys, hoffs hut, chic filet or....?	
Health food store Clothing stores Better restaurants Health food restaurants More sports equipment rental	
Italian restaurant	
Mostly restaurants that seem to come and go.	
Restaurant	
restaurants	
Retail and restaurants, businesses like trampoline park or similar for small children.	
Sit down restaurant not fast food	
Specialty boutiques & restaurants	
The restaurants are never open for locals we have coffee everywhere Mexican food every where no jobs. We need more hotels so airbnbs get out of my neighborhood!!!	
New RV Parks	
Shooting range	
sporting goods/ outdoor recreational stores. IE: REI health food stores/ sprouts etc.	
Hobby Lobby, JoAnn's, book store.	
Drugstore	
A drugstore in Pinetop/Lakeside would be nice	
Another Walmart	
Affordable groceries	
Another grocery store, something like a Sprouts or Trader Joes	
Different grocery stores. Retail stores . A buffet style restaurant.	
For shopping: Fry's, Sprouts, or something similar to add competition and options beyond Safeway. For dining: a few chain restaurants like Chili's, Applebee's, Olive Garden, Grimaldi's, etc. would be nice to force some competition with some underwhelming local restaurants. An outdoor store that sells and rents equipment would be great, with rental bikes, kayaks, etc., and maybe an indoor rock climbing gym.	
Fry's grocery store	
Fry's albertsons any grocery store!!	

For Question Please contact address@metropolitanplanning.com

GROCERY STORES																																																				
I don't know that we need more grocery stores, just more checkers at the stores we have, but that isn't really the town's responsibility.	Large grocery store	More grocery store types/ natural grocers	More specialty grocery store. Hiking/Kayaking store. Outdoor supply type store.	Restaurants, retail and grocery would keep us in Pinetop Lakeside instead of having to go down to show low.	Sprouts, Whole Foods, Target, Starbucks. We are just overwhelmed and so busy in our current grocery, retail shopping. It is super crowded. Also, our internet and phone service is just overwhelmed. Maybe a couple more chain restaurants applebees, chillies, etc. more hotel business	- need a greater variety of restaurants with better quality food. Maybe discourage fast food and franchises so business owners can be more original B&B's, Small local restaurants, no-chains. Family oriented spaces.	Retail shopping options: Such as Marshalls, TJMax etc Restaurants: Non Fast Food dining, such as chain restaurants resorts, campgrounds, more rooms for visitors to help reduce the need for Air-B&B business of outdoor equipment	Pinetop is known for outdoor sports, but has almost nothing in outdoor sports shopping. REI and target would be great. There are no healthy restaurants in the white mourtains. Let's build a healthy living community.	Grocery stores. Get rid of the old and tired safeway	Bookstore, clothing options.	Craft Store, Clothing Stores. Target, Burger joint	Target, Chipotle, Chic Fil A	Target, Fry's	A natural grocery store	Affordable grocery stores, more retail shopping so we don't have to travel 3 hours for anything of quality	Any restaurant that is not a steak house or Mexican food. Craft store like Michaels. Frys + a Costco. A Marshall's or TJ Max type shopping place.	Costco	Grocery	grocery	Grocery options like Trader Joe's, retail like Target and Marshall's, wholesale like Costco	Grocery with more organic options.																															

For Question, Please contact a person at pinetoplakesideaz.gov

<p>I would love to see a Trader Joe's or Walgreens/drugstore in P/L. Mountain wide a Costco would be incredibly beneficial. Also, a Safeway gas station in P/L would be great so I don't have to drive to SL to use my points.</p> <p>Less chain restaurants, more mom &amp; pop restaurants More grocery store competition</p> <p>More grocery shopping</p> <p>More variety of grocery &amp; retail store to choose from.</p> <p>Organic food store</p> <p>Sam's club</p> <p>Warehouse clubs (ie. Costco, Sams); Frys grocery</p> <p>Lodge--winter facility</p> <p>more diversified restaurants that serve dinners and less Mexican food.</p> <p>More diversity in restaurants</p> <p>Sit down dinner restaurants.</p> <p>REI, Target, Bed, Bath &amp; Beyond and most importantly DUNKIN'</p> <p>Clothing</p> <p>clothing, household goods</p> <p>Kohls. Higher end stuff than ross.</p> <p>Shoe retail carrying Higher end brands Like Keen, Dansko , Columbia Merrill</p> <p>coffee shop trendy bar clothing/art boutiques think whiskey row in Prescott, but better cause it'll be here There's a great empty spot adjacent to white mountain family fun park for a downtown space. It would be close enough to show low to get customers from both towns.</p> <p>Hobby</p> <p>Hobby and craft stores</p> <p>Joannes fabrics? Target? Michael's?</p> <p>Michael's crafts or JoAnn fabrics, Hobby Lobby, etc.</p> <p>Drug Stores, Walgreens or CVS. Delis</p> <p>A store like Target.</p> <p>Big box companies</p> <p>Love to see a Target!</p> <p>Target Costco</p> <p>Target, Cosco</p> <p>Target, Costco</p> <p>Target, Costco, Trader Joe's, Clothing stores like TJ Maxx.</p> <p>Target, Costco, Trader Joe's. Any restaurants. TJ maxx, marshals</p> <p>Target, Sams Club, Costco, Chipotle</p> <p>Variety store ie: Target</p> <p>A broader grocery store is needed to compete with Safeway.</p> <p>A fry's or any other store.</p>	<p>98</p> <p>For Question Please contact adersier@inepiplakesidaz.gov</p>
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Another grocery store. And a variety store other than Walmart. And restaurants other than Mexican food.	96
Cheaper groceries options	
Clothing stores Fry's grocery Craft stores (Hobby Lobby, Michaels, Joanne's)	
Costco, Target and they would serve communities all around the white mountains. Not just Pinetop-Lakeside.	
Costco, Target, clothing stores, Fry's Food and Drug, Sprouts, Trader Joe's, and Home goods stores.	
Drug store and another grocery store	
Fry's, chick FIL a	
Fry's	
Fry's, just more choices fit food.	
Frys	
Frys, Food City, TJ's	
Frys, Sprouts, Costco	
Grocery	
Grocery choices Restaurants recreation. more variety of choices. Incentives for small & locally owned businesses especially	
Grocery options need expanded. More Clothing stores.	
Grocery shopping	
Grocery store	
Grocery store stores that take pride in cleanliness	
Grocery store options	
Grocery stores	
Grocery stores, the lines are always so long specifically in the summer months also a Costco or Sam's club and retail for clothing for back to school etc so we keep the business on the mountain and don't force people to go to PHX and Tucson	
I was ups like another grocery store	
more grocery competition	
More grocery stores and more retail businesses	
More grocery stores are needed. The lines and parking lots are overwhelming. The restaurants are always packed	
More variety of restaurant choices, less fast food and Mexican style. Larger grocery store, Safeway is always packed or out of things needed	
Particularly, grocery stores, alternatives to Walmart, doctors and medical services.	
Restaurants, big box store (Costco), retail stores in a Riverwalk type of setting. Another grocery store.	
Sam's club	
Sprouts or 99 cent store more drug stores, and clothing/dept stores.	
Sprouts, Fry's, or Costco/sams club	

100	There are only 2 grocery stores and one is small and pricey. We really don't have a department store at all.
	Trader Joe's Sprouts Fry's
	Trader Joe's, Costco, Olive Garden, sushi
	Trader Joe's, Sprouts
	Ethnic restaurants
	Healthier food restaurants like salad and go,
	I like chain restaurants simply because they are more consistent
	I would like to see more of a "downtown" area with options of more restaurants, commercial retail businesses and more options for housing.
	Italian, natural foods, sandwiches, vegetarian
	Mom and pop shops and eateries. Not chain stores/restaurants.
	More Chain type restaurants...I feel as though we have enough Mexican type.
	Olive Garden, Red Robin, red lobster
	Outdoor apparel Fishing/Hunting store High-end restaurants
	Restaurant chains like Chick fil a and chilies Retail like target
	Restaurants open Mondays and Tuesdays. Consider Egees, sports bar/restaurant, bakery for donuts or cakes.
	Something beside Mexican restaurants. Outdoorsmanship, ie fishing camping biking,
	The community could use a couple more restaurants that serve dinner. We already have enough Mexican style restaurants. Sit-down restaurants with table service (no fast food). Plus we don't need any more Dollar Stores.
	We definitely don't need another Mexican or burger joint. Resort community with a bunch of greasy spoon restaurants, gag How about more ethnic cuisine. A better variety. And don't raise the rent!!! The good ones never stay!!
	we need a larger variety of restaurants, it is easy to get a good burger, but ethnic food does not seem to last long
	Bike, paddle board, kayak rentals
	Guides for fishing, trail riding
	Helicopter tours Kayak rentals ATV trail tours
	Drug store
	Target
	Target, Costco, Fry's,
	Fry's grocery store, Bowling,
	Fry's. Competition for Safeway.
	Groceries stores, all season activities for youth and kids
	Grocery
	Grocery Stores. Another Safeway. Health Food Stores. Buffets. Jump Time. YMCA similar. Golden Corral. Jimmy Johns. Dutch Bros. Indoor Rock Wall facility. Frozen Yogurt. Ice Skating Rink.

For Question, Please contact aderser@pinetoplandresort.com

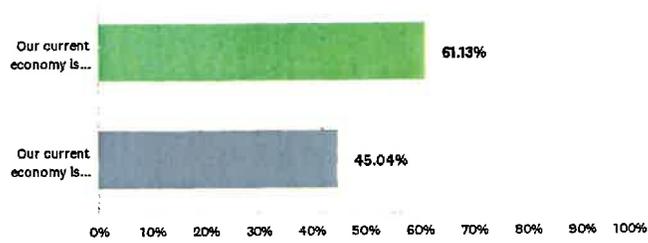
Hobby, grocery, clothing	
I work at Safeway and I can say another grocery store would be nice. As a worker we are overwhelmed and as a customer it is a pain to shop too.	101
family friendly/not a bar/ place for families to bring kids for a reasonably priced meal	
clothing stores	
Costco, Olive Garden, Target, Chick Fila ,	
Craft stores, dollar trees, food banks	
Ethnic food	
Clothing	
Target store. Maybe a Costco or other discount retail store.	
Target, SAM's Club or COSTCO, Sprouts or Whole Foods, baseball batting cages, better movie theater.	
Target, Ulta	
A Costco or Fry's grocery store would be ever so helpful	
Affordable grocery stores that carry more options, Trader Joe's/sprouts. Target	
Bashas	
Costco	
Costco, Target, bed/Bath & Beyond. Texas Roadhouse, chic fil-a, in n out, etc.	
Fry's Marketplace, Chik-F-La, Duch Bros,	
Fry's, any other grocery store	
Grocery or specialty	
Grocery stores	
Grocery stores that are more affordable.	
Grocery stores, clothing besides walmy	
I would like to see a full blown Basha's or Fry's.	
Sprouts and several retailers.	
We need more choices for grocery stores, competitors! Retail clothing stores!	
Better retail stores Better restaurants Fun places to shop and eat	
Chipotle, cafe rio, mod pizza	
Ethnic food (Indian, Vietnamese, Ethiopian), Target, Trader Joe's, a toy store	
Family restaurant. Chillies/olive garden Fry's/target	
Nice restaurants, newer higher end.	

For more information please contact us at [prosper@innopolisid.org](mailto:prosper@innopolisid.org)

Pinetop-Lakeside Community Survey 2022

Q31 Which statement do you believe to be true?

Answered: 988 Skipped: 49



ANSWER CHOICES

Our current economy is dependent on Tourism and the Town should focus on the development of industry/businesses that support tourism.

Our current economy is sustainable with the local population and the Town should focus on developing services for community residents only.

Total Respondents: 988

RESPONSES

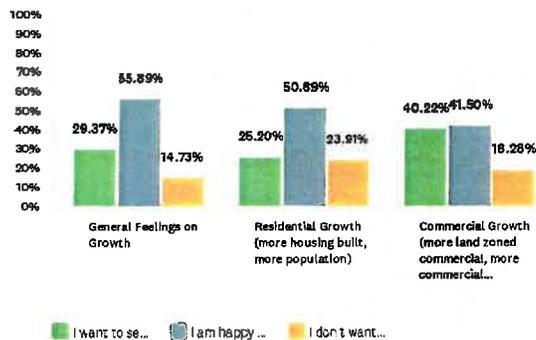
61.13% 604

45.04% 445

Pinetop-Lakeside Community Survey 2022

Q32 How do you feel about change and growth in Pinetop-Lakeside specific to the following categories:

Answered: 1,027 Skipped: 10



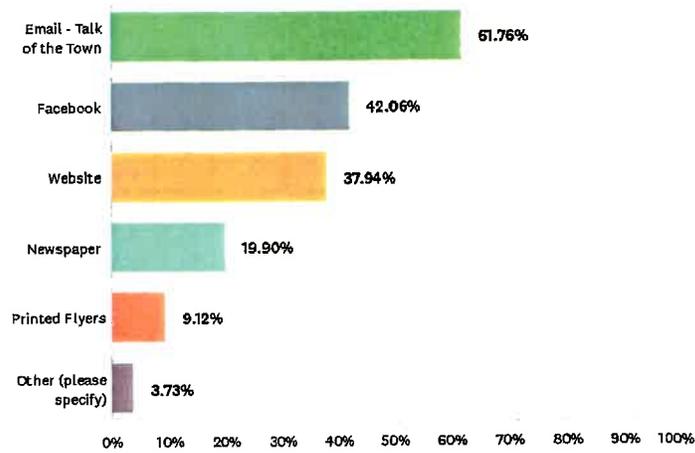
	I WANT TO SEE MORE.	I AM HAPPY WITH CURRENT GROWTH RATE.	I DON'T WANT TO SEE ANY GROWTH.	TOTAL
General Feelings on Growth	29.37% 299	55.89% 569	14.73% 150	1,018
Residential Growth (more housing built, more population)	25.20% 254	50.89% 513	23.91% 241	1,008
Commercial Growth (more land zoned commercial, more commercial development)	40.22% 407	41.50% 420	18.28% 185	1,012

For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

Pinetop-Lakeside Community Survey 2022

Q33 What is the best way for the Town to communicate information to you?

Answered: 1,020 Skipped: 17



For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

## Communication Suggestions

ads in local online newspapers
all of the above. Radio.
Banners
Door to door . Come ask neighborhoods , face to face. See it for yourselves
Encourage community meetings/discussion
Highway Banners or Billboards
I like the banners across the highway and digital sign at town hall. These are helpful.
Consider a message board at woodland park.
In this case I follow the Town of Pinetop Lakeside on Facebook and did not learn about this survey until I saw it in the WMI
Instagram
Instagram
Instagram
Invest in more and utilize large flat screen road side signs to convey upcoming activities and opportunities.
Live meetings
Live video Town Hall Meetings
Local media-develop it!
Local radio
Look at Pagosa springs online newspaper, their town board does a good job detailing things that are happening in the town
Love "talk of the town"! Thanks Tony & staff for your hard work on it!
mail
Nextdoor app
NextDoor Email
Radio
Radio
ratblair@gmail.com

For Question, Please contact address@pinetoplakeside.gov

social media, the P&Z commission wants more involvement but they bragged about they followed the law to make people aware of the meeting no one goes to the post office or reads the paper. do the bare minimum, and get bare minimum results

Social media. Not just FB. CHAMBER blasts. And better Chamber activity, promotion. Is there eva chamber anymore???

Text

Text

Texting

The sign on the town hall building is very helpful!

Tony Alba's emails are very helpful.

town digital marquee sign

TV station

We appreciate Tony Alba's Talk of the Town

What is Talk of the Town?

YouTube , website, email

Pinetop-Lakeside Community Survey 2022

Q34 Is there anything that wasn't covered in this survey that you would like to share with the Town?

Topic	Count
Traffic / Spawning	56
Community Clean-Up	48
Roads	38
Business Development	27
Growth	27
Pedestrian Friendly	26
Affordable Housing	21
Short-term Rentals	20
Tourism	18
Pickle Ball	16
Parks Activities	14
Government Communication	12
Lakes	12
Safety	11
Biking	10
Events	9
Cost of Living	9
Schools	9
Utilities	8
Forestry	7
Grocery	7
Open Space	6
Survey	6
Childcare	5
Building Codes	4
Taxes	4
Community Services	3
Diversity Acceptance	3
Dogs	3
Senior Services	3
Shopping	3
ADA	2
Healthcare	2
Trails	2
Annexation	1
Cemetery	1
Library	1
Restaurants	1

For Question, Please contact [aderosier@pinetoplakesideaz.gov](mailto:aderosier@pinetoplakesideaz.gov)

Topics	Count of Ca
Traffic/ Speeding	56
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kids Activities	14
Government Communication	12
Lakes	12
Safety	12
Biking	11
Events	10
Cost of Living	9
Schools	8
Utilities	8
Forestry	7
Grocery	7
Open Space	6
Survey	6
Childcare	5
Building Codes	4
Taxes	4
Community Services	3
Diversity Acceptance	3
Dogs	3
Senior Services	3
Shopping	3
ADA	2
Healthcare	2
Trails	2
Annexation	1
Cemetery	1
Library	1
Restaurants	1

Comment

Column1

Column2

Streets are in bad shape. Guy who regulates business signage seems to do so arbitrarily and is bad for business.	
Before pushing for more growth of tourism, consider looking at the infrastructure and how it can be improved to handle any increase so that the quality of life for the residents is not impacted	
Housing is an issue for those of us who live here year round. A lot of the growth seems to be with part time residents or making vacation rentals. Work on housing for residents.	
I miss having a town center. Pinetop Lakeside has the feeling of just one long street with no heart.	
I think in your initial questions you should have a "satisfactory" option. I choose "good" because I felt "poor" wasn't a good choice. Also I think we have a TON of low income housing options and high end options. Folks somewhere in the middle are in a bind. I also think the town needs to mandate the buildings along 260 have a facelift. The town itself is looking very worn. Uninviting. Dilapidated buildings. Also used car lots on every corner. Pinetop looks the way Show Low used to look and now Show Low is beautiful. That's embarrassing.	
Improve the existing commercial and residential areas. New structures remove old trees. It would be nice if the town could 50/50 caring about the locals who are here around as well as the tourists who bring in revenue for the town. I think in the off-season the locals feel valued and during the tourist season we feel unvalued. That should change!	
More empathy for Hispanics and Latinos and treat the bully and above all that they respect the limit on the roads of the Town	
More public awareness on crime.	
Music Festivals!	
Need affordable housing for workers	
Need for more apartments and affordable single family housing.	
No bike lanes and the sidewalks are in terrible shape	
Manage short term rentals. License them for profit, enforce rules to lessen impact on community. Address issues of trash, noise, too many occupants, etc.	
Restore the old landscape code which preserved more and included open spaces for new development and legacy trees, an open space committee. Always ask the residents to first approve new development or changes in zoning. More surveys to become better informed regarding the people you have been elected to represent. Appreciate this survey. Thank you.	
Road Maintenance!!!	
stop running businesses out of town	
The intersection of Pine Lake Road and the 260 needs revamped and completely re-figured. There are more accidents at that corner that I've witnessed because I live on pine lake than I've ever seen in my life in the valley.	
The public library needs to improve customer service, increase hours to accommodate working parents, and increase its budget to offer more materials.	
The roads are crap!	

<p>This survey wasn't helpful to me because the options went directly from good to poor. Had an option for acceptable/ average been available I would have selected it most if the time.</p>	<p>We need more red lights and enforcement of them. Too many people run them to the point that we can't go out before we are sure it is clear. Much too dangerous.</p>																	
<p>We need to look into developing the town of Lakeside. So much potential. It is a sad looking city that is right before Pinetop. Lakeside should be just as important as Pinetop. Clean up the part in Lakeside that is closed. Open it up again or develop it into a tiny home community.</p>	<p>You need to STOP letting any new business from cutting down all the trees down from the frontage facing the road. You have allowed this and you are ruining the whole atmosphere of our town. Other resort towns keep all their natural foliage to maintain the feel of the area. If I wanted a wiped out look I would just stay in the city. You should not allow empty commercial property that can be seen from the road to look so broken down and deteriorated, it makes us look so trashy.</p>																	
<p>Lakeside business community is poor and the buildings along the main town road (RT 260) are very run down. When was the last new building built in Lakeside?</p>	<p>The weeds need to be mowed along the curbs/streets. Especially along 260.</p>																	
<p>Transparency and community communication. The Council and the website should be a source for residents and tourism to find information. The website is minimal for a size with so much to offer. The Chamber should be part of the Council or the Council should hire a business development person, a grant writer and a stronger communication expert.</p>	<p>1. lack of support from council of police dept; more police officers, better equipment, better workplace, better moral. 2. Vacation rentals - more effort to collect that sales tax. not collecting impacts local jobs and established hotels/resorts. being allowed to exist does not create more revenue to support our police and roads. Property owners are often not area residents so money generated does not stay in the community.</p>																	
<p>1. Woodland lake is such a gem for the community, can we please see that the lake is full/near full? 2. Please consider a walkable downtown/entertainment district to avoid constant stop and go congestion on the main road 3. A paved bike path that stretches something like 20+ miles will be a huge attraction! Pinetop could be a mecca for athletes and recreational people! (also a community center with a lap pool/fun swimming pool) 4. I Love this town and I can see that growth in a few areas can really boost the tourism and make it more of a destination.</p>	<p>Although the town is making progress with road conditions, many still need repaving. Also, another stoplight or two might be good since turning left here is nearly impossible sometimes. Be more lenient and fill the empty stores</p>																	<p>Fix highway 260!</p>

<p>Frontier needs to follow up on customer complaints. ( I realize this is not the town's issue.) Our community has utility posts that have fallen over with unsafe exposed wires. Frontier will not come out and remove them at Country Pines Townhomes. We have called for over a year. Who do we complain to?</p>	<p>Great survey, keep up the good work!</p> <p>I support growth, but only if it's done in a sustainable way. Can't invite the development of a 200+ RV resort (and other entities) before we have the infrastructure to support it, like internet, grocery stores, roadways that can handle the extra traffic, etc. We need a larger police force so they are more than just a reactionary presence, but can also spend more time on prevention of crime, drug use, etc. We need to increase a true sense of community in town, ie neighborhood watch parties. We need better communication and transparency from our elected officials on the plan for the town, that codes are being universally enforced and followed. Communication about what is being accomplished, progress. In regards to question 31, we need a better balance between catering to the retiree population, the families with youth that live here, and out of town visitors. If any of the things I've mentioned are already happening then the advertisement is not very good.</p> <p>I think there should be better enforcement of speed limits. I rarely see police monitoring speed. Also, a major concern I have is regarding personal safety while walking or biking on city roads (there are minimal specified pedestrian/bike lanes or sidewalks).</p> <p>It would be nice to feel more comfortable walking on White Mountain Boulevard. Despite the speed limit, people still speed excessively. The sidewalk is too close to the road and doesn't feel safe with the speeds people are driving.</p> <p>Keep adding sidewalks to all parts of the town. Increase safety and encourage people to get out. more camping sites that are regulated during fire season. Utilization of the property park adjacent to Long Wong's restaurant by Rainbow Lake.</p> <p>More police presence in neighborhoods and highways</p> <p>More roads and stop lights. Better public parking for businesses and events. Need more night life.</p> <p>Once again, the town absolutely needs to do something about Short Term Rentals. They are ruining neighborhoods.</p> <p>Our children are bored. They hang out in walmart/safeway parking lot to meet, drive to Show Low and hang out in business parking lots or drive into forest locations to hang out. We do not have any convenient meeting/event locations for our residents, families, children and seniors, to hang out and enjoy an day or evening etc outside.</p>
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For Question, Please contact ed@frontieronline.com or 928-293-2932

<p>Perhaps the town can offer some sort of an incentive for building owners to rent and beautify spaces. There are many buildings along 260 that look unsightly and run down. It is hard to drive/walk past abandoned buildings that are falling apart and not feel like you are in the ghetto. Special attention should be paid to trailer parks as well, they are becoming ridden with trash, old cars, animals that are not being taken care of. A few years ago I was told by a town employee that they only address these issues if/when they receive a complaint, but I cannot imagine they don't see the issues as they drive around. The trailer park on Phipps is not only a major eye sore that needs to be fenced off, I cannot believe these living conditions are even up to code. In the summer months it turns into a tent city.</p>	<p>Please, please, do something about Rim Road.</p> <p>Relax the new business requirements and restrictions PLEASE we need restaurants and things for kids all ages to do.</p> <p>Residential speed limit signs, recommended speed bumps especially in Woodland Hills neighborhoods</p> <p>Road conditions and construction</p> <p>Solicit federal funding more aggressively</p> <p>Some people are rude and unfriendly towards Natives and Blueridge schools have too much favoritism for white students especially in basketball when it's the Native kids who bring in the most crowd and are more talented on the courts.</p> <p>Street lights on 260 would make a big difference for the town's image</p> <p>Survey choices were limiting. For most of the good/poor choices, I would have picked something in between good and poor, ie "mediocre". On question #15 medical services- its not that there is not access, just that I don't necessarily trust Summit as a hospital. I am in healthcare and have worked at both Summit and Whiteriver. Whiteriver provides better and more dependable care. In Whiteriver, the general feeling is that if you are not Native and need health care, just keep driving to PHX. On question #26- I used to go to the park all the time to walk my dogs, but don't go anymore due to people having their dogs off leash. My leisure activities that I used to enjoy so much, ie walking with my dogs, biking, are being curtailed by entitled folks running their dogs off leash, racing up and down Rim Road and residential roads with their ATVs and golf carts, and no bike lanes on increasingly busy major public roads. TOO MANY PEOPLE!</p> <p>The Lakeside cemetery badly needs grass and more regulations on what can be done on plots. Show Low is so much prettier and better maintained so even long time residents choose Show Low over Lakeside. It just makes sense to be buried where you lived but we just can't choose the dirty Lakeside option.</p> <p>The police force needs better attention. More officers visible in the community, More funding and better workplace. With that we might have great moral and a safer community. Asking council and town manager to Please keep focus on income producing activities. Tourists are important to this statement.</p>
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<p>The survey is poorly constructed and the results likely won't be usable - or at least shouldn't be. (Good and bad as essentially the only response options. Forced choice on several questions, etc.)</p>	
<p>The town should focus on the residents and not the part timers, as they only come here for a small period of time and we stay here all the time.</p>	
<p>Town incentives, help (grants) to residents for fire wising properties.</p>	
<p>Try to seek out younger towns people to run for city council. We need a good mix not just those aged 60 plus. I think only one person under the age of 55?</p>	
<p>Volunteer activities for summer residents</p>	
<p>VRBO and AirBNB are ruining our neighborhoods. They are out of control.</p>	
<p>Water conservation is a Must-address for whatever path we take. Pedestrian friendly is a must.</p>	
<p>Traffic management is a must. Thank You for the survey!</p>	
<p>We need more housing for residents and not VRBOs. They are raising the housing prices so families can no longer afford or find housing.</p>	
<p>We need to focus on how the town is going to handle the increased population. Such as the traffic and increased car accidents.</p>	
<p>We need to me more pedestrian friendly and more traffics lights to make cars slow down and see the businesses that exist and make it feel more like a downtown. If you added bike paths throughout pinetop and made it pedestrian friendly you would attract more progressive people.</p>	
<p>What is Talk of the Town? Is it an email list that I should be on? How?</p>	
<p>Why require tree surveys if they can tear down all the trees on the lot?</p>	
<p>Would love a proper downtown with walkability</p>	
<p>Yes, first, a lot of answers were either good or bad. There needed to be a middle section. I ended up choosing either bad or good and this will skew your data as I would have picked mixed because there are good and bad about those options. Next, we need conscious development. The town layout needs to be developed better. We need something like a town square and we need better road development. We are bottlenecked and stuck in emergencies when the tourists/ second home owners are here. I suggest looking at the successes and challenges Flagstaff has endured in the last 30 years. I lived there through the years before, during the square being built and years later and now see the extreme traffic problems they deal with daily. They built up tourism and have NAU to help support the community year round. Sustainability is vital. Creating a better walking/ biking community would greatly improve our community. It would foster more community involvement and community relationships being built. This community can be very friendly if you're in the right religious and political group. We need to be more diverse and welcoming to diversity. I know several people who bought homes and left because they didn't fit into the majority here, being either Buddhist, LGBTQ, liberal, etc. They felt they were in danger of being physically harmed by the extreme right wing individuals.</p>	
<p>Citizens want native trees, slower traffic, a pedestrian-and-bike friendly Main Street with well maintained sidewalks and litter-free Businesses properties.</p>	

For Question, Please contact alexander@pinetopflagstaff.gov

<p>Create a Friends of Woodland Lake Park to help support its maintenance and growth. Run a concession stand to support its maintenance.</p>	<p>Daily police patrols are missing since covid, personally requested of the Chief. RARELY see patrols in our neighborhood, but visible police presence is very much needed and wanted. Homeless and drug activity are very visible on Poplar, Phipps and Royene.</p>	<p>another traffic light at the corner of White Mt Blvd and Woodland Lake rd. By the Chevron station. We need another bowling alley too.</p>	<p>As I walk around town an new homes being built I see the builders creating items that need taken care of an it falls on our small maintained depth You need a volunteer group like the police to point out to the bldg inspector the problems being caused The bldg inspector needs to redtag those sites until the bldg takes care of the problem</p>	<p>Better road care. Surface roads need better maintenance. Have requested over the last 4 Years to have Arlene In off of Woodland Lake Rd paved as it is a direct entry into the Woodland Park Estates 2 and has a lot of traffic from delivery trucks to locals to people just driving around. It Creates a lot of dust that affects many households of senior citizens with health issues that live directly off and around Arlene and Yavapai LN. Was promised it was going to be paved a few years back but Covid happened. This was per conversation with Dustin Whipple who is no longer there.</p>	<p>Fix the roads</p>	<p>Focus on bringing businesses to town and occupying the vacant buildings around town. Don't build more — use the vacant buildings currently in town.</p>	<p>General cleanliness of the town. Paint on some of the older businesses along the Main Street.</p>	<p>Giving me ever-increasing popularity of pickleball I think it's important to provide dedicated indoor and outdoor courts for the community. Woodland lake is a huge benefit to the community and I think the water level in it should be maintained and not allowed to be drained for private water use rights. Also, some survey questions should have an option of don't know or haven't needed/no experience. Thank you very much for doing this survey!</p>	<p>I feel like the town has created too much red tape which has discouraged businesses from building here. I know of several people who set up shop in Show Low because of how difficult it was to work with the town. We need to fix that work with our local people who want to help better the town and the people who live here.</p>	<p>I live near the " compound" in Lakeside OFF woodland. Why is this aloud in a neighborhood ? Bad parking Lots of drinking LOUD MUSIC ... NO ONE ASK US AS NEIGHBORS....AND it just gets WORSE with time. Every year it gets worse God forbid a fire truck or emergency vehicle , counting seconds &amp; minutes , has to get thru . We're screwed . Plus OUR peace &amp; Quiet is shot . This needs to be located in town, with real parking . I question , who got paid off for this to be legal ? Let alone fair to neighbors</p>	<p>Lack of jobs and affordable housing/availability is not sustainable for the average family. Show Low is much more affordable with availability to apartment complexes and more jobs.</p>
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<p>More walking paths especially on Woodland lake road Need to teach kids how to swim.</p>	
<p>Our streets are in poor condition and the town has an overall dirty appearance and too much vacant commercial real estate. Our roads are in overall bad condition and being patched up instead of repaired or resurfaced correctly. I feel too much time is being spent on the parks and recreation maintenance and our roads, drainage ditches and right of ways are a mess. Pickleball courts are needed at woodland park. Daily I go to play and very rarely is anyone playing tennis. Always Pickleball. The current system of yellow sheets hooked yo the gate is silly and doesn't work.</p>	
<p>LOWER THE TAXES DOWN FROM 11+%</p>	
<p>Please- our kids need more nice places to play!</p>	
<p>Road maintenance especially on dirt roads, internet service to rural parts of town. Frontier is our only option and they promise ZERO service. I have a letter from them stating that! Water connection depends on the homeowner paying for providing the service. Running 120 feet of pipe to connect they charge \$45,000. Electric service is fine!</p>	
<p>Roads need repair. Road congestion is terrible and getting worse.</p>	
<p>Street lights, it's too dark. Aging population is growing. Poor lighting in public areas.</p>	
<p>take care of things we already have built. No new sidewalks fix up things we already have.</p>	
<p>Roads are worse than when I moved here.</p>	
<p>The beautiful open areas of Pinetop Lakeside are being developed and the town is loosing its mountain feel to RV parks and city type housing cutting down all tall trees and planting trees not native to the area.</p>	
<p>The growth these past couple of years has been overwhelming. Thank you for taking the time to seek input from the residents. It's more important than ever to increase services to accommodate the growth. Waiting in line for groceries, and restaurants is annoying- we have that in Phoenix. Having to go to Showlow for drugs and most household needs on top of the wait deters me from moving there full time. Growth is good for income but could easily be the demise of our small, beautiful, peaceful way of life in pinetop.</p>	
<p>The mayor and council are doing an admirable job. Stephanie, the Mayor seems very receptive to community needs. I like the recycling center and the recent repaving of our neighborhood, Pete</p>	
<p>The police need to patrol more and pull over speeding vehicles. I'd love to see photo radar on some streets like woodland lake and white mountain Blvd.</p>	
<p>The scam problem with the local contractors is horrible!!! EVERYONE I know including myself has lost money while attempting to support local businesses. Perhaps the development of a list of local providers that has been vetted by the city would be helpful. When it is more cost effective to bring in contractors from Phoenix to build a home than work with the local companies that steal your money and don't show up or leave halfway through your job is not the reputation Pinetop-Lakeside should have. That is what it is now.</p>	
<p>Traffic issues, speeding</p>	

For Questions, Please contact: address@pinetop-lakeside.gov

<p>TRY TO BRING BACK THAT QUIET, SAFE, FRIENDLY TOWN WE HAD 22 YEARS AGO WHEN WE DECIDED TO BUY HERE. YOU COULD GO ANYWHERE AND FEEL SAFE AND APPRECIATED. THERE IS A LACK OF RESPECT FOR PROPERTY AND OTHERS NOW.</p>	<p>Vacation homes. So many people are coming up and buying vacation rentals that it is difficult for our residents that want to stay here to find affordable housing. Many of the people are paying above asking price for these houses which makes it almost impossible for full time residents to be able to buy a house anymore. Many younger families are going to have to start moving to SL and SF to be able to live on the mountain. That takes away from our schools and those who would contribute to the workforce in town.</p> <p>Very slanted toward green space. Need decent roads...slow down traffic, traffic light at Cheveron intersection....shopping venues...kids activities. GROCERY STORE! Very disappointed with the current council.</p> <p>We live in woodland park estates and have been trying to have Arlene lane paved. It is the only road into the community that is not paved and is used frequently. It's very dusty in summer months and a hazard for some of the elderly in the community. Thx for your time.</p> <p>Yes there are so many weekend visitors that the grocery stores are out of food.</p> <p>Bikeable town meaning able to cross the main road safely. There are long stretches where you're unable to cross.</p> <p>Fix the roads pot holes etc. More police on the 260 too many speeders</p> <p>Get Realtors off P&amp;Z where their decisions on zoning changes enhance their bottom lines. We need to check growth and take care of current citizens. Enough is enough. Protect the Tatiyee exchange parcel from commercial development that could adversely affect our traffic congestion and lifestyles.</p> <p>Love living here!! The busyness during the summer and holidays is getting extreme though.</p> <p>Please make it more affordable for families to live within these town limits. Families move to surrounding communities because it's too expensive and our school district is suffering losing good families. The town is becoming too congested and locals are being pushed to the side.</p> <p>Question #31 shouldn't be an either or. We need this town to sustain without tourism, but most businesses are kept alive because of our summer residents and visitors. Big question is how to develop services for full time residents, that can also be enjoyed by our visitors.</p> <p>Stop the red light runners and enforce speed limits!</p> <p>The growth making some wealthy is changing this area into a Flagstaff. The beauty that once attracted people here is slowly being destroyed to cater to out of towners and Californian types. The peace, the quiet and the simplicity of this place is what made it a great place to live. They used to leave in the winter. Now it is traffic all year round. Restaurants and businesses are too packed so we choose not to even visit them anymore. But if it is going to keep growing we need jobs that pay enough for the locals to afford such outrageous rent.</p> <p>The town needs to decide on weather or not to become industrial or tourist. Then focus on which way to grow. Either way the roads are still atrocious.</p>
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<p>The town should offer more inclusive play options and events for ALL residents. Show Low has made strides in this by providing ada paths, addressing sidewalk connectivity, and building an inclusive playground and splashpad. Pinetop-Lakeside's sidewalk on Woodland doesn't even get you to the park.</p>	
<p>Vision 2020 was never fulfilled. Town leaders need to review it, update it, and fulfill it.</p>	
<p>Woodland Lake Park is so low on water. Needs some TLC as that is a Town favorite for hiking, walking, fishing, etc.</p>	
<p>Collection Center is wonderful, able to recycle at minimal cost, thank you for that</p>	
<p>Better street lighting and holiday decorations.</p>	
<p>I love living here, but I am disgusted with the lack of resources for those who live here. It's losing its small town feel.</p>	
<p>Pinetop-Lakeside and the city of Show Low need to quit advertising to tourism and focus on real residents (Not the summer visitors) Do something for the people who live and work here. Most workers that work in your community can't afford to live where they work.</p>	
<p>Term limits for governmental boards and elected officials.</p>	
<p>The roads in this town are terrible, policing of speeding in this town is awful, vagrancy is not addressed by this town, taxes in this town are too high.</p>	
<p>Yes. I love having a second home, more like a ski cabin in Lakeside. I think that I was most surprised at my inability to get any kind of TV that was not cable or satellite in my area.</p>	
<p>A cap on transplant population</p>	
<p>For town pride, maybe sweep cinders off of sidewalks once snow season has passed.</p>	
<p>Gated dog parks</p>	
<p>I want to say thank you for reaching out. Being included is encouraging. I personally want to see pickleball continue to thrive and I appreciate continuing development in that area.</p>	
<p>I would like to see more zoning control for yard clean up. I understand alot of residents store their business equipment and supplies in their yards, but some of the yards are just trash and laziness and look like fire hazards and hazards in general. It does bring down the values and outsiders opinion of our town.</p>	
<p>I would like to see quality changes not more growth. Reconfigure what we have to improve it.</p>	
<p>I'd like to see the hiking and biking trails connect to areas of businesses and homes, we have all this beautiful forest and if you want to walk or ride around you have to do it along the highways and streets without sidewalks. The meandering path in front of the country club is a good start but does not really lead anywhere.</p>	
<p>Many questions were an either/or on far ends is the spectrum</p>	
<p>Question 32 I feel we should focus more on full time residents. However it would be counterproductive not to also consider the tourism</p>	
<p>Run to the Ponies should not shut down the highway. We are trapped in our neighborhood for almost 3 hours on that Saturday.</p>	

<p>the county does a great promotion of how their meetings go, and what was discussed. You pay a company \$1500 a month to live feed the town council meetings, why not have him do a 5 minute break town with a town council member of what happened and share it on social media</p> <p>The roads are horrific. I'm scared that I will get a ticket for poor driving as I'm dodging pot holes. With as much traffic we have, the roads have to be redone. The roads can't support this as is.</p> <p>We need to cap the growth. People moving here get here and then complain about it.</p> <p>We should do something like Show Low did on 260. Do some cost-effective design that gives some personality to the town. If it's lighting, make it Dark Sky compatible.</p> <p>With maximally reliable internet/electricity connectivity, we could attract and develop "clean" (cyber-)businesses to improve the employment situation and possibly keep more HS/NPC graduates in the area.</p> <p>Would the senior center be open to hosting an inter-generational playdate? We do not have any grandparents nearby and I know many of the seniors would love to spend time with children as they may miss their grandchildren or not have any of their own. This is something I have seen in other countries such as Australia, and I think it is a wonderful idea and would be happy to have my children participate.</p> <p>We need a mayor who cares more about current residents and less about part timers</p> <p>Create the town square around the museum, police dept area. Buy out the houses, put in small shops like coffee, plants, local artists, etc. Make it a walkabout with nearby parking. Put the gazebo in the center and plenty of grassy areas for picnic &amp; events held there, like outdoor concerts! Thanks for letting me share my vision for PT-Lakeside!</p> <p>Be more proactive in maintaining the lake levels</p> <p>Establish more control over water levels in privately owned lakes like Rainbow Lake. Perhaps annexation?</p> <p>I would like to see overall improvement and community support for tourists BUT at a controlled and sustainable rate. This likely means finding a way to increase costs for tourists without increasing costs for residents.</p> <p>Please beautify the first impressions of Pinetop by fixing up the buildings on hwy 260 near Cafe Pinoli</p> <p>Please, please, please understand how valuable the local lakes are to the area residents and to tourism. Please invest some time and attention and stop letting the Irrigation company fritter away the lakes by draining them and sending the water downstream to Showlow Lake.</p> <p>There's a blind eye with real issues that affect the residents here. Many residents struggling with homelessness, not being able to make a decent wage, lack of children care. The percentage of single mothers are at an all time high. Not being able to afford to live here due to lack of affordable housing etc.</p> <p>Traffic/speed control needs to be addressed.</p> <p>Water Levels of Woodland and Rainbow Lakes</p>	
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<p>White Mountain needs to be assessed as to traffic patterns and maintenance. Additional traffic lights are warranted and more basic painting of road lines etc is critically needed in parts of the road. In addition, since there is so much traffic additional lights are also needed for safety.</p>	<p>Would like to see Pinetop-Lakeside provide Pickleball play options for both indoors and outdoors. You need to evaluate the importance of Woodland and Rainbow Lake in development of tourism for the area.</p>	<p>Support Woodland Lake and Rainbow Lake.</p> <p>We cater to much to the older generation and snowbirds. Our schools are suffering and numbers are dropping because people with kids school age cant afford to move her. Showlow is passing Pinetop lakeside because it is more affordable. This will also help bring in teachers who right now couldn't afford to move her. Make it more about the kids</p>	<p>I struggle to find healthy food options on the mountain. Any vegetarian options tend to be fried food or carbohydrates. There is almost a total lack of vegan food options in Pinetop Lakeside. Since LaVie closed the options for dining out are minimal.</p> <p>Apartments. We more affordable housing.</p> <p>More property tax needs to go to local schools.</p> <p>Personally would like to see less permits issued for new construction and full the empty buildings first. Losing too many trees costing us visual appeal.</p>	<p>The town needs to clean up some of the old junky businesses along white mountain Boulevard. Also clean up some of the junk in peoples yards and tow away all the old junk cars And other trash and debris or cite the homeowners. At least do some weed eating along the major roads</p> <p>I would like to see older residents be more open to younger residents with new ideas. We need to encourage young families to relocate to our mountain by getting rid of antiquated ideals of our community.</p>	<p>I'm not entirely happy with the growth rate. It seems to be very densely filling with retirees who have a few houses when my childhood friends can't afford rent anymore. I'd love to see the city focus on less luxury housing and more support for the people who are here all year</p> <p>Please bring back the free extra bulk trash pickup &amp; affordable animal vaccine/spay &amp; neuter clinics a few times a year.</p> <p>Roads which can accommodate the increased traffic.</p>
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Signs various places in town say "shop local", but there are very few businesses in town that sell anything I need. I end up going to Show Low for most things. I buy a few things online and make the occasional trip to a big city for a few other things. I have never been in at least half of the businesses in Pinetop-Lakeside because they offer nothing that interests me. A huge problem here and nationwide is the disconnect between the pay for available jobs and the cost of housing. There are not very many good employers providing good jobs in Pinetop-Lakeside. I have no quarrel with events, ball fields or disk golf courses, team sports and the like. I just personally do not participate in those things. Most of the businesses in town cater to tourists as much as or more than to locals, and the town will be dependent on tourism as long as that is true. Unless the town finds some revenue source other than sales tax tourism is essential to the continued functioning of town government. There need to be more marked, designated crosswalks of Highway 260 for pedestrians and bicyclists. I realize this isn't the town's responsibility, but surely the town must have some influence with ADOT. I've lived here for decades and I know absolutely nothing about the Senior Center. Does the town have anything to do with it? There were previous efforts at long range planning. What became of those? Some parts of those previous efforts must still apply, and revisiting those might help avoid unnecessarily redoing some things. It would also be worthwhile to see how much progress has been made on previously identified goals and projects and perhaps update them.

Slow down growth. Stop the sale of forest lands to developers

Slow, sustained growth was not an option in the survey. When it's out of control (like it is now), it hurts the entire community. I'm not against growth. But the last few years have been INSANE. Also, we can't just pick between tourists or locals when it comes to what we are going to support. It has to be both. We need to develop services for our community... absolutely. Nobody will want to live here if they feel the town only caters to the tourists. And nobody will want to visit if they feel unwanted. And for decades, our town has relied on tourist dollars, plain & simple. At this point in time, I do feel our local population has more needs. So there should be a heavier emphasis on taking care of our community. And a happy, thriving community will be a natural draw to others who may want to visit our beautiful town.

The gym for pickleball is awesome.. We look forward to the new gym and hope we can use it. We like the inside....

The last 2 years our town has grown exponentially. I'm ok with slow, managed growth. But it has been absolutely crazy on the mountain. Too much, too fast.

The town is not very accessible. Work with Show Low and County to develop a more accessible community. A path for walking and biking should run from the Show Low City Park to the Pinetop County Club. The entire community should focus on being a fire adaptive community including money directed towards Firewise and and fire sprinkler systems in residential and commercial structures. Pinetop Fire should also consolidate with Timber Mesa to create operational and fiscal efficiencies. Pinetop Lakeside PD should consolidate with Show Low PD to create operational and fiscal efficiencies.

<p>Town enforcement of physical appearance of current commercial buildings and businesses along highway</p>	<p>We need to attract the next generation. Young families to rejuvenate the community instead of old farts exploiting a bloated real estate market. We have plenty of air bnbs but nowhere affordable for a young couple with a kid on the way and a dream of starting a business that can last 30 years.</p>
<p>We need to Stop the UN Sustainability project and Reject Money they Supply because we should Not be beholden to any other Country but our Own.</p>	<p>willingness to work with the entire mountain (showlow and whiteriver)</p>
<p>Would love to see better Cell Service during major events, brining in extra cell towers from Verizon and other companies as services is terrible when there is an event. Also would like to see more Police and Fire.</p>	<p>certain families are valued and others are not, not a fair and equal environment, with regards to policing, utility upkeep, and infrastructure development/maintenance</p>
<p>Is there anything that wasn't covered in this survey that you would like to share with the Town?</p>	<p>If we are to continue to grow the community (Show Low too) at this current rate we must have the infrastructure to support the growth. Dining, grocery stores, more options for basic needs like clothing etc. our basic needs aren't being addressed with the growth. Visitors come to town and shop in our stores (which we want) but there isn't enough food and basic needs for the locals.</p>
<p>Indoor and outdoor Pickelball courts pls. More indoor pickleball courts, please!</p>	<p>Our town should be thought of as the "Aspen" of Arizona. The building, zoning, and architecture styles should reflect community driven charming historic town with conscious environmental friendly and sustainable growth including music festivals, hiking and biking trails interconnecting in, around and within city.</p>
<p>Parents are only given one public school option based on where you live. My child was targeted and treated appallingly by the administration of the only school he could go to. We had to hire a lawyer within 6 months of him attending school here. Admin was called out for doctoring documents, harassment, etc. We've had to send our child out of town to attend better schools. Talking to community members, it appears Blue Ridge gets away with this behavior all the time. Unless your school admins are held accountable, this will continue to be a hostile community for families.</p>	<p>Stop developers and homeowners from cutting down trees, but allowing some development. Balance is key.</p>
<p>The Town is doing all they can to support business/commercial growth. Unfortunately there is a very small group of people that want to block any development in the community. Very disheartening and frustrating.</p>	<p>Air BnB's and Vrbo's are a big problem, they take up most of the housing/rentals for locals which causes over crowding for restaurants, grocery stores, and traffic.</p>

If of Question, Please contact sharon@pioneerpickleball.com

<p>I know that if we grow, then that triggers another set of issues. But it doesn't seem we have enough people to work what we have. So Maybe more family friendly home options. Because If we all become retired and tourists, there will be no one to work. We need families who come and want to stay. So some growth is needed in residential and in commercial and in some entertainment. We need to draw good families in and then be dynamic enough that those raised here will want to stay and build and work and grow within their community. With that being said, many businesses thrive during tourist season. There definitely needs To be a balance of both worlds.</p>	<p>I wish the town would be more engaging of the current businesses in the area. Perhaps take one day per month and get leaders and all town personnel in the community and talk to local business owners.</p>	<p>I work the White Mountains Market over the summer, and it's a wonderful event for Mom and Pop businesses. Unfortunately, some of the local brick and mortar businesses don't like the event as they see us as competition. I see it as bringing more people to their area. The community seems to take a great interest in the Market. It's a fine line in a tourist community to please locals, yet have a draw for tourists.</p>	<p>More involvement/interaction with the state needs to be done to fix the 260! "Patching" doesn't cut it!</p>	<p>Old dilapidated buildings should be removed. Too many junky places on the main road. Also signage is hard to see for businesses</p>	<p>Our baseball youth need batting cages. A sports center. Baseball and Softball since pickleball is a very fast growing sport, support the game. Build it and they will come</p>	<p>This is our home and our schools need the support of the local community. Teachers are spending their own money on paper</p>	<p>We live close by and come to town several times a week for restaurants or events. I like the town, it's a little separated. Could use some clean up of old businesses, more events and things to do.</p>	<p>Why does the town have to focus on only tourism or only residents?</p>	<p>Definitely more concern for roads and traffic issues</p>	<p>Clean up businesses make to more like conducive environment That you want to come to</p>	<p>Developed sr citizen stuff</p>	<p>I think providing lights at Christmas is great!</p>	<p>A centralized downtown area that is walk-able would be an advantage over other towns in the area. Cave Creek has done a good job of transforming their town in this way and has become an attraction to both residents and visitors.</p>	<p>Because of the weather, Pickleball courts would best be used in an indoor multipurpose building.</p>	<p>Focus more on permanent residents and a little less on tourism. It's important but many people do live year round.</p>
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For Question, Please contact: drees@parksplakee.com

<p>I am loving this town and want to be able to support it but I rarely see any information on local events, expos, ect until it's too late. Maybe a community board on a few different platforms?</p>	<p>I believe that due to the growth of the town the crime rates have also escalated. While I attended Blue Ridge from 02-06, drugs were a large issue, and I believe the issues had only become more prevalent and needs to be addressed.</p>	<p>I know it is hard to do in 2022, but keep as many trees as possible and hope we can retain our charm. Possibly consider a "dark skies" designation might be an affordable PR tool to generate positive press.</p>	<p>I listed Dog Park twice to emphasize the importance of having one in town.</p>	<p>I love the White Mountain Nature Center and the Raptor Flight Program.</p>	<p>I love this town. But we do need to clean up a bit. Lots of eyesores and places for bad things to happen.</p>	<p>I wish something could be done about all the vacant and run-down buildings/businesses along 260. The town has lots going for it and potential but those things really make our town look struggling and dumpy. Also, clean, nice, affordable housing options are very limited at best, and cost of living is way too high for income levels for locals.</p>	<p>I would like road repairs made to 260 within Pinetop city limits and to see eyesores such as "The Truck Stop" (5549 AZ-260) which is now permanently closed and those burnt out buildings next to Safeway removed. They make the town look cheap and junky.</p>	<p>I would love to see a bike trail system that takes you from lake to lake and has access to the downtown area. Maybe even goes into Show low giving access to the main roads but not running alongside them for safety. Boulder CO and Flagstaff both have great trail systems I think that could work here. It would help cut down on traffic congestion.</p>	<p>increase the speed limit to 40. those of us who travel at 35-40 are always passed.</p>	<p>It would be good to do as much as possible to make Pinetop an attractive community. This includes maintaining and developing natural area.</p>	<p>More money needed for the police department. Speeders held accountable.</p>	<p>Our parks need more kid oriented structures. All the parks that have anything are usually packed. We need more grocery options. We should try and encouraging businesses to use current vacant buildings and structures. There are so many empty buildings but new businesses keep just buying land and building new ones while the old ones become run down and become an eye sore. Instead of spending infrastructure money on repaving roads that were fine in the first place we should work on sidewalks or other things that add usability. This is more at state level but our public schools are struggling from continued funding cuts. Teachers have to buy all of their own paper even. There is little community engagement in the schools at least at elementary level.</p>	<p>Pedestrian Crosswalks Limiting Vacation Rentals Pickleball is a fast growing sport. More facilities needed Many of our quiet neighborhood streets are like raceways. We need speed bumps or traffic circles to slow folks down.</p>
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<p>Please consider new outdoor pickleball courts as well as improved indoor pickleball courts. They are greatly needed.</p>	<p>Please partner with the ski resort. Your futures are linked at least partially. Ensure a printable calendar of events for the town/region is on website.</p>	<p>Relax the restrictive building size requirements. Increase the restrictions on commercial signing. Implement stricter code on building facades and force business to comply.</p>	<p>Roads need more attention We need a splash pad! We need more elementary youth sports</p>	<p>Roads, potholes need to be permanently fixed. There just needs to be a balance of industry vs community satisfaction.</p>	<p>Snowplow need to be careful when plowing streets and take care not to takeout mailboxes other wise they do a good job! I also believe the town can support another grocery store other then Safeways. Thank you</p>	<p>Some crossing areas with lights on 260. People are always running across the highway.</p>	<p>Something needs to be done to limit the high number of short term rentals in residential neighborhoods. Please make more pickleball courts so more people have a chance to play this very popular sport!</p>	<p>The frontage of the buildings in Lakeside from Woodland Rd to Rhoton Lane are in need of renovation and updating to make the town look more inviting for tourists, visitors, and locals.</p>	<p>The Pinetop Lakeside library is amazing. They offer so much and they're very proactive. I just love that place</p>	<p>The potholes, they try to deal with, but the same holes come right back, but bigger. Feels like you're front end is about to come off</p>	<p>This town is landlocked between reservation and FS, there is no place left to grow. To continue growing this town will turn into a big, ugly, highly disorganized mess with horrible traffic because you only have one road with few alternatives. This town is very nice the way it is with its current size. Making this town larger and more commercialized will destroy it. This town is severely limited in growth opportunities. To continue growing will destroy this community, please don't destroy this area.</p>	<p>Tourism vs. resident population is an odd way to phrase this question. Do you consider the part-time residents tourists or residents? We live here mid-May to mid-October. We pay Navajo county taxes but do not vote in the county. As for growth, I do not want more growth for its own sake, but neither am I against growth on principle. I would much prefer to see the existing run-down buildings refurbished occupied before additional land is zoned for commercial use.</p>	<p>Traffic enforcement. A thousand times....traffic enforcement. Way too many accidents!</p>	<p>Traffic especially in the summer months. Our community is growing &amp; as we all know only 1 Main Street &amp; traffic is horrendous. Pinetop/Lakeside was not meant for what is now going on &amp; what it will become not good. We are land locked &amp; I myself have no idea how to fix it we need a creative engineer</p>	<p>Traffic is miserable. The roads are horrific!</p>
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<p>We need more opportunities for youth struggling with disabilities following graduation from high school. Example: Where can a young man/lady with autism find employment?</p>	<p>We need to support the development of a local economy such as manufacturing, call centers, business centers and not depend on tourism. In fact, we should reduce tourism in favor of having a town of year around people with mixed ages. With today's changing economic environment and being not too far from I40, we can trigger a change. We can attract engineering companies, R&amp;D companies, manufacturing, call centers and so on.</p>	<p>We really need to address the traffic concerns. I don't know what the answer is but the 260 white mountain Blvd is just terrible during the summer. More bike/walking paths to access town would be nice</p>	<p>Where are all of the property taxes going to? Not the school from what I hear. Kids are not a priority here.</p>	<p>While we have only owned this house for 3 years, we have been coming up here for over 40 years at my in-laws, and we love it here.</p>	<p>Would like to know more about Pinetop history. My winter home Mesa does a historical house walk and a cemetery tour of the more famous people buried in the Mesa cemetery. Asking why there is a visual difference between Pinetop and Lakeside along Hy 260, the sidewalks look old and run down and do the streetlights work?</p>	<p>YMCA Some community center that offers classes, exercise, etc.</p>	<p>We need a cap on short term rentals such as VRBO. They should be licensed and limited. Workers are being forced out and it's tough for business to retain help. Workers are commuting, which adds to traffic, pollution and wear on the roads. In addition, some short term guests are very disrespectful of the neighbors and environment. Local noise and nuisance regulations can handle this issue.</p>	<p>Chain business are not always a bad thing and tourists also enjoy having some additional convenience options</p>	<p>City needs to do a better job enforcing, cleaning and weed control, create a downtown, work with business owners to fill vacant retail space</p>	<p>Control over the number of VRBOs. More police patrol of speed limits...especially in the summer</p>	<p>I feel we don't need an either or with our current economy. We need a balance on what we focus on. Tourism is part time but we live here full time.</p>	<p>More sidewalks, please. Finish sidewalk on Woodland Rd to connect to Mtn Meadow Park Need to be progressive &amp; look at new technologies to help with new jobs, affordable housing. Speeding and poor drivers are increasing.</p>	<p>The Christmas lights display is fun and beautiful! Well done. Flowers in the flower beds at Lack Barker would add to the atmosphere in other times of the year. Looks aren't everything, but Seasonal flags/lights/wreaths down white mountain. Focus on patriotic and Christmas. And you have the most emotive vibes. We have some but I don't think there is anything that consistently runs the length of town. Snowflake does flower baskets and wreaths. Show Low does seasonal flags and lights. It is a nice touch.</p>
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For Question, Please contact address@pinetopideas.gov

<p>The highway need re-paving badly. Lakeside does not give a good impression when entering town. We need a stoplight at Woodland Lake Road and US 260.</p>	<p>The side by sides blasting through residential neighborhoods are extremely annoying. Consider limiting short term rentals to condos or apartments so houses can go back to families. Consider making a true "downtown" area near Charlie Clarkes that is one lane and is walkable.</p> <p>The small town feel and peacefulness is awesome however a few more retail/ restaurant/ grocery options wouldn't hurt</p> <p>We appreciate all you do for our community! We love Pinetop-Lakeside!</p>	<p>Check out Provo utahs indoor rec center it has child care splash pad summing pool pickball courts track food court etc and it also has rooms that can be converted to conferences spaces we need a place for families to do more indoor activities during inclement weather which we have a lot of here also the parking at the public library is horrible why is there only a few parking spaces and then when there are events at the Jack baker park there's no where to park except the theater and that means taking up their business space and hauling little kids across traffic also there's no stroller path at woodland lake that leads from the lake to the playground and the parking for soccer is miserable too I've seen so many older people trying to support their kids that have to stop and catch their breath multiple times as they walk from the fields to the main parking lot and why did we do a cell one tower when most of us have Verizon Education and medical</p>	<p>As a full time, contributing community member I feel neglected and not as important when everything appears to be geared to tourism. We do much to give back to locals and their kids and the school. I appreciate the improvements to Woodland park and would like to see it continue. I took my daughter to swing at the park after a rain and couldn't access the swings or equipment due to improper grading. Perhaps I could recommend French drains and rubberized flooring for my little one to walk on a level surface (hard for her age). Even some sun shades can be beneficial over the set near the ball parks. A splash pad would be AWESOME. The closest one is in Snowflake. Many local, young families would be thrilled with that improvement.</p>	<p>As a rural, remote area with a LOT of families, we need to provide social outlets for children and teens. Our childhood suicide rate in the White Mountains is above average. There is more we can do to support mental health support via social and community opportunities for young people. We need to support our schools and invest in our future.</p> <p>Every other truck/car in our city is vomiting black smoke from it's exhaust. We need stricter emissions and access to environmental awareness for the community. Sidewalks and bike paths are in need of attention. Especially those near schools. Children need a safe place to walk home. Especially on Porter Mountain Rd.</p> <p>Growth of better network both cellular and internet these support not only life saving but communication</p>
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<p>Have heard about a possible RV park and a possible Dude ranch. Is there a place I can see the map describing exactly where these are? No map in the newspaper.</p>	<p>I didn't answer #31 due to I feel like it should be both. A joint focus benefits everyone.</p>	<p>I enjoy seeing events on the Chamber of Commerce site</p>	<p>I would like to see more priority given to year round resident's enjoyment and comfort vs. seasonal tourists</p>	<p>I would live our community to be more bike friendly. Especially in Pinetop where some of the sidewalks done even have a decent/ascent between roads just the curb. With the traffic we have biking on the road is too dangerous.</p>	<p>Question 31 does not address the option of balancing tourism with the development of other types of businesses that are environmentally responsible and will diversify our economy into a healthier mix that can provide more and better jobs that pay a living wage relative to the true costs of living here.</p>	<p>Sustainable employment and affordable housing are significant issues in the area.</p>	<p>There are a ton of empty business buildings that are empty. I feel like the town doesn't support local businesses as they should. The Town of Pinetop could help get the word out: when they know they approved a business license in the town by helping spread the word. I had two businesses, one in Pinetop and one in Show Low. I closed the Pinetop shop after many years of being in business because of the hassle from the water department and the allowance of utilities being given a higher rate due to it being a business. If the town could stop such things from happening (like Show Low steps in and does) then businesses would be more abundant. Just my opinion on what I see since I had businesses in two different locations. Empty buildings make the town look poor. It also effects the local economy.</p>	<p>Traffic safety...as we have grown, everyone is speeding, ...entering the roadway is no longer safe.</p>	<p>Yes, question 31, neither are fully true, the two must be balanced.</p>	<p>We need a R turning lane on to Porter Mnt Rd and a green arrow</p>	<p>Control number of airB&amp;B , we need affordable housing for our working population . Service workers, laborers, Teachers.</p>	<p>Cost of housing and lack of affordable, not section 8, housing hurts the economy and prevents people from moving here and looking for jobs. Daycare is a major problem for families since there is such a shortage of it.</p>
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<p>community center. ★4. SERIOUS Regulation/restriction &amp; permitting of pine tree removal on residential spaces, for businesses &amp; their parking lots. We must protect the natural landscape better and not allow any one space to level their lot! we do not have the time it takes for the ponderosa to grow to maturity. If this keeps up we will not be a forest anymore vs a place with trees on forest land primarily. 5. Another main route or connection of existing roads for travel through town, other than the 260. 6. Consistency in easement regulation to include more natural space and pine trees. AND a-frame/flag advertising and political/social promotion... it is visually overwhelming and looks like trash driving through town. *especially the abortion sign on what was approved/errected as a commercial sign. Should remain as commercial use only or be removed/ a new permit sought. That is an easement sign regulation issue/problem. And a grrat example of promoting natural space/ retaining trees in the easement is the jr/high school. Beautiful!! Large area used for buildings and parking but designed with nature in mind. Same needs to be for residential, too!! 7. More (&amp; attractive) community signs to direct people from the 260 at intersections. Ie: nature center, recycling center -&gt;, woodland park -&gt;, woodland lake/turkey track/playground/boat slip/walking path, etc.. to guide motorists to activity/social opportunities 8. Better incentives for businesses to use existing buildings vs constructing new- or incentives for current commercial building owners to rent to local small businesses/community space. 9. A local garbage/recycling service. How can we live in a natural forest and not encourage curb-side recycling?? 10. More public community member Affordable housing Apartment housing Limiting airbnb</p>	<p>Although I do not want to see taxes raised to support more social programs, community organizations like the RE:center need funding to help our community members in poverty. The town needs to support and promote this organization more. It is a hub to help each other and serve.</p> <p>Bring industry for stable jobs.Prioritize addressing drugs and mental health issues. (Coming from a nurse)</p> <p>Facelift needed to old downtown Lakeside buildings along the main roads</p> <p>Great need for affordable childcare, housing, and extended hours for public transportation. It is imperative to address the homelessness in the town to make it a safer community.</p> <p>Great survey.)</p> <p>Great town and people. Would like to see self-improvement types of classes for all ages such as yoga, tai-chi, home improvement, etc. I'm a year-round resident and would enjoy having activities to participate in during the winter and spring.</p> <p>I feel the town needs more curb appeal, storefront neat mess, parking lots nicer too many cracks. Street lights.</p> <p>I have 3 Air b&amp;bs all around my home and I hate it.</p> <p>I hope we don't let Pinetop/Lakeside trend toward Durango, Flagstaff, St George, Moab, Sedona, Taos, or any of those type of rapid growth, too big, trendy, over-run, phony, what-used-to-be-beautiful-but-are-now-way-too-big-of-towns.</p> <p>I love this town and believe that a commitment to economic development and growth creates opportunities for families to live and grow here. This shouldn't just be a great place to retire, it should be a great place to live and raise a family.</p>
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<p>I think the town needs to fix infrastructure before growth. I don't want more people moving here but that seems to be inevitable. Cap or tax VRBO/Air BNB, they are ruining this town. Support the hotels and resorts and restrict short term rental. Please address current residents before looking to add more.</p>	
<p>I worry about all the corridors if land for sale along White Mountain Blvd. We could end up like Payson, continuous stretch of fast food and retail if we do not protect some of the scenic beauty coming through town. The Mogollon Rim trail loop was a big loss as not much fun going out and back.</p>	
<p>I would like to have both indoor &amp; outdoor Pickleball courts</p>	
<p>I would like to see neat, clean properties along the White Mountain Blvd. Pride in our community.</p>	
<p>I would like to town to take back the community where the houses and voters are so we all have a say instead of just the business owners and few people because most of the homes in the voting range are secondary homes.</p>	
<p>I would love to have more options for the kids to play organized sports such as: soccer, basketball, rugby, baseball, softball and volleyball</p>	
<p>Increase town city limits by acquisition of county property such as where I live. 54 Shoreline Drive.</p>	
<p>It would be really nice to have some paved back roads for locals to use to get around when it's high season and WM Blvd is crammed with tourists... Rim Road for example</p>	
<p>Look for ways to make the lives richer for the year around residents no matter their age.</p>	
<p>More traffic lights. Some ways to cross the highway without getting run over. More enforcement of speed limits. 35mph not 55mph.</p>	
<p>More transparency from the town council.</p>	
<p>My wife grew up here, graduated from BR. When we moved back home we were appalled at the lack of leadership in this community and how dirty it looks.</p>	
<p>Neighborhood dogs roaming around.</p>	
<p>Our current low-density land use seems the way to protect open space and quiet neighborhoods. our roads and parking lots in town are not big enough to hold the people events attract and it becomes overwhelming when people from the valley or elsewhere visit due to the congestion of the traffic. Over 4th of July weekend I waited 10 min at the light near the library it was so congested. Our stores also get hit hard with the visitors and wipe us out of food during times of high traffic.</p>	
<p>Our streetscapes need help- the "junk" art is trashy and not something that is visibly pleasing. Please allow someone to build more rv parks. I am sure they would fill up immediately, bringing more summer visitors to the area. And some would stay year round. Some can only afford rvs and not the expensive homes up here. There is usually a waiting list to get into most of them up here.</p>	
<p>Please fight to find ways to prevent rainbow lake and woodland reservoir from drying up every summer.</p>	

<p>Please govern/manage according to what is needed and healthy for the community... those who live here. The rest (tourism) will follow. Our area cannot support visitors if there is no affordable/available housing for the amount of employees necessary to staff businesses. Traffic laws need to be enforced if our streets have any hope of remaining safe. We need childcare options so parents can go to work without worry. Growth is inevitable, but the quality of that growth is what is important. If the powers-that-be only listen to those who have money, those who shout the loudest, those who will only vote a certain way, we are doomed as a society and won't survive, no matter how many surveys are requested of the community.</p> <p>Q 31 is difficult to answer. Amenities need to be directed to both full time residents and tourists. It takes both to support the businesses that create our quality of life.</p>	<p>Rainbow Lake is quickly disappearing and it is an important resource for local and migrating wildlife. When boating is possible the lake is enjoyed by many townspeople, not just those living near the lake. The Show Low Irrigation District has suffered losses the past year, but do not seem willing to work with the local coalition to save the lake. Our community has donated many thousands of dollars to rid the lake of weeds to enable everyone to fish and boat. We are in danger of losing all our grass eating carp if the district lets the lake go dry every summer, as they are threatening. We need the help of the town!</p> <p>Recognize that Rainbow and Woodland Lakes are strategic recreational assets. Assure that the Irrigation Company dose NOT drain them!</p> <p>Set appropriate restrictions for short term rentals. The people do not seem to care about noise levels, trespassing, and fire restrictions. They have no respect for resident's that live next to the property they are renting. I have been told they paid enough to be able to do whatever they want. The law enforcement authorities ignore the full time resident's unless provided visual documentation.</p> <p>Speed limits are unusually slow in some places and saying that, people speed constantly and I never see anyone get pulled over.</p> <p>Talk of the Town is a great product and covers the things I am interested in.</p> <p>Tear down unsanitary dilapidated housing, especially mobile homes. Create and uphold better codes for homes and living conditions. Living by a crummy "home" decreases our value of property.</p> <p>The Hwy 260 corridor looks nice in most of Pinetop Lakeside. However the temporary signs/banners, abandoned signs, and trash are a problem. Possibly when groups do trash pickup it could be advertised on the Talk of the Town so more people could be involved. I would like to help but usually don't know about it until I read it in the newspaper.</p> <p>The traffic is getting very congested during weekends and holidays. Not like it use to be.!!!!!!</p> <p>The route 260 is in awful shape but that is a state issue.</p> <p>There is a general hostility of visitors and part-time residents. It has grown to fear of safety and the news of hatred is spreading. The AirBnbs are buying properties and not respecting the use of land or neighbors. Noise and litter have increased greatly.</p>
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<p>This was covered, but both ourselves and friends have felt threatened at times by neighbors, visitors, and residents, often while road biking but also while doing other outdoor activities, this is what would lead to us leaving the area.</p>	<p>Too many LOW income house and too few mid-range housing. This place is not good for young, working families. Too expensive with horrible employment options. Second homebuyers forcing community out. Terrible childcare and senior care. Hopefully the hospital recovers or it will sink the town.</p>	<p>Traffic is getting to the point where I have to stay home weekends. We need more business to generate tax revenue. Walmart, Lowes, Home Depot would have helped immensely. Blue Ridge school district is not the quality education it once was.</p>	<p>We as a resort community, need to recognize the #1 leading sport in America - pickle ball. Because of the unique climate of Lakeside-Pinetop, we need to recognize that outdoor courts are not optimum ie: rain in the summer, snow in the winter and cold temperatures. Outdoor sports such as golf and baseball are exceptions as is disk golf. Pickle ball draws literally thousands of tourists and revenue and Lakeside Pinetop triples in size in the summer with mostly seniors and retirees who play golf or pickle ball or both. The community needs to capitalize on that fact and get on board with facilities for both summer and winter. The country clubs in the area offer outdoor pickle ball but one has to be a member. Again, play is limited because of the seasonal rain and cold temps in the winter. To summarize, the Town needs to offer an affordable indoor facility for summer and year round residents period! I want to emphasize INDOOR FACILITY - YEAR ROUND. Thank you for this opportunity to express my opinion.</p>	<p>Why do you not take pride in the town? It's dirty looking.</p>	<p>Stress indoor pickleball because of snow, wind and all kinds of weather! Love that Showlow has both! Their courts are beautiful and nice that it is in a park type area!</p>	<p>We need bike lanes. Look at durango. Make room for bikes and tourists stay in the area. For once, do something before show low. We are always on the coat tails of show low. Build more pickleball courts</p>	<p>Execution with our current events has been greatly improved over the last few years. I'd love to see more event, year round. Also above says we should focus of full time vs tourism..... my answer is full time residents&gt; tourism. I do enjoy some of our tourism events tho and som focus should continue. Also would love to see restrictions go into place on short term rentals.</p>	<p>I think the Town should focus additional attention should be given to properties that are not in use..both commercial and residential. Commercial buildings should be required to maintain a certain curb appeal with paint and landscaping and additional lighting to deter crime/vandalism/vagrants</p>	<p>More attractions for younger kids to have something to do that keeps them away from trouble. Not a roller rink or ice skating. Youth clubs would be a good idea as well. Help them spend their time and having fun while their parents have their things to do.</p>	<p>The roads are really bad up here. We need to look into better care for the road system.</p>
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<p>We have got to do some thing about only having one basic road we need to start building roads off the main highway and moving businesses out there not every single thing can fit on this one little highway PS- i'm disabled and can't walk which is why you saw some of the answers that I gave</p>	<p>Where is traffic enforcement? We dont see a single unit working traffic when its bumper to bumper with idiots speeding thru the middle lane - very scary to drive here any more.</p> <p>A rating of fair in your survey would help. ADOT always seems late in starting to do repairs before the summer rush. ADOT do "local" promotions of roadside clean up. Straighten bent road signs. Business parking lots maintenance eliminating pot holes after this rainy season. While out in community talking to seniors I hear them mention they would like more senior events like BBQ's, ice cream socials reaching them. If the economy comes back, perhaps emailing businesses to put effort in cleaning up their properties, clean windows, flower pots, smiling, polite employees (if they show up). Street cleaning machine used and encourage businesses to sweep sidewalks...could this be a school community project. P-L Library needs a larger meeting space/classroom. They are accomplishing a lot in limited space. More public computers, perhaps. Grants are helping them. You have a Center for Tourism in the Town Hall but residents could use a Social Service Center. Churches and Charities are attempting to fill the gap. Maybe they can coordinate their services so we can identify who and how the public is serviced. Has the local school districts identified what Covid funding they received and how it is used. News coverage on how the school district plans to raise their test scores in the post Covid period.</p>
<p>Please give some consideration to bringing high speed internet to rural neighborhoods just outside the PTLs city limits.</p>	<p>I have serious concerns over the rapid growth of the mountain. I often look around and ask "How many more people can this area handle?"</p>
<p>I think you are doing very well. We picked here to retire because you're doing what we like.</p>	<p>Infrastructure is lacking for additional housing density development. An infrastructure plan should be considered BEFORE land zoning changes are considered.</p>
<p>New businesses should utilize empty buildings. The town looks like a ghost town.</p>	<p>Pinetop lakeside is a very desirable place to live, the residents that live here full time should have certain benefits to being full time residents. More activities not just during tourist seasons.</p>
<p>Discounts with local IDs? It's too expensive to live here</p>	<p>Road improvements!</p>
<p>The big one is avoiding excessive growth (and concomitant traffic congestion)</p>	<p>Yes, the speeding here is out of control I feel like I have to speed or fight I've been attacked twice at a stop light because the person behind me didn't like the fact I was going 5 above the speed limit if you are not doing 60 in a 35 or 70 in the 45 mph zones then according to the other drivers you are an issue on the road. There's not enough enforcement on speeding in this town and it's very dangerous I've seen more and more accidents this year then last year.</p>

<p>We need better roads, not just the 60 and 260, residential roads have been horrible for decades, to many stop lights- time to learn to reroute traffic from new stop lights to old stop lights.</p>	
<p>Clean up the sides of the road. It's like you pick spots on the road to take care of, like Safeway or the high school but in between is trash</p>	
<p>Go study Sedona and use their set-up to help guide you. We could draw in so many more people and literally millions of dollars if we had much better trails, pedestrian-friendly shopping and a more welcoming atmosphere. Priority is getting cooperation from USFS to help develop and utilize the forest to draw in tourists with money to spend.</p>	
<p>The town could bring in literally millions of dollars promoting mountain biking and working with the USFS to develop a better trail system accessible from town. Mountain bikers bring business to hotels, restaurants, breweries etc. The USFS needs to get on board with helping the town with its economic growth in this direction. We could be a major destination cycling location with not too much effort. Need safer roads for cyclists.</p>	

For Question, Please contact aderosier@pinaloplakesideaz.gov

