



THE CITY OF
Litchfield Park



IMAGE UNDER CONSTRUCTION

2020 General Plan



Table of Contents

CHAPTER 1 – INTRODUCTION

- GOAL**
- URBAN OASIS**
- EXCELLENCE IN DESIGN**
- COMMUNITY PRIDE**
- REGIONAL PARTNERSHIPS**
- PUBLIC SAFETY / SECURITY**
- BACKGROUND**
- CONTEXT**
- HISTORY**
- BACKGROUND**

CHAPTER 2 – AMENDMENTS AND PROCESS

- AMENDMENTS TO THE GENERAL PLAN**

CHAPTER 3 – COMMUNITY CHARACTERISTICS

- CITY CHARACTERISTICS**
- OBJECTIVES**
- PRINCIPLES OF PRESERVATION AND REVITALIZATION**
- LAND USE AND GROWTH DISCUSSION**
- OBJECTIVES**

CHAPTER 4 – LAND USE

- DISCUSSION**
- OBJECTIVES**

CHAPTER 5 – CIRCULATION

- GUIDING PRINCIPLE**
- DISCUSSION**
- OBJECTIVES**

CHAPTER 6 – ENVIRONMENTAL

- IMPORTANCE OF ENVIRONMENTAL PROTECTION**
- DISCUSSION**
- OBJECTIVES**

CHAPTER 7 – WATER RESOURCES

- WATER CONSERVATION**
- DISCUSSION**
- WATER CONSERVATION OBJECTIVES**

CHAPTER 8 – GROWTH AND DEVELOPMENT

- GUIDING PRINCIPLE**
- DISCUSSION**
- OBJECTIVES**

CHAPTER 9 – COST OF DEVELOPMENT

- GUIDING PRINCIPLES**
- DISCUSSION**
- OBJECTIVES**

CHAPTER 10 – ACTIONS SUMMARY

- DISCUSSION**
- ONGOING PLANNING PROCESS**
- IMPLEMENTATION PHASING**
- OBJECTIVES**



CHAPTER 1 – INTRODUCTION

GOAL

“The purpose of this General Plan is to identify community goals and designate the proposed general distribution, location and extent of such land uses and other measures to satisfy the goals of this document. The City seeks to maintain, improve and protect the highly desirable physical and social living environment of Litchfield Park.”

Litchfield Park is a dynamic and diverse community that shares common tenants. This Chapter illustrates these components as the foundation on which the rest of this plan is built.

URBAN OASIS

Litchfield Park is a unique urban oasis providing a pleasant contrast to the typical housing developments that characterize the area’s explosive growth. It is graced with resort activities, such as specialty restaurants, spas, and golf courses. Generous green space, highlighted by mature landscape and its signature alternating palm/orange tree motif, is the trademark of Litchfield Park. It is critical that we protect both our public and private open spaces.

EXCELLENCE IN DESIGN

Litchfield Park was the first of a dozen villages which were to comprise of new City with a population of approximately 100,000 people. As one of the first planned communities in Arizona, Litchfield Park was designated by the renowned architecture and planning firm of Victor Gruen Associates and incorporated excellent design in landscaping, architecture, diversity of life-cycle oriented housing and community/recreation planning. With the Wigwam Resort and Spa and its three golf courses as its centerpiece, the community is steeped in beauty and open space. Litchfield Park’s village plan encourages human interaction. It is a great place to raise a family; its pathway system is designed to facilitate traveling through the community by means other than by car, such as biking, walking and use of golf carts. Its many parks provide for local sports and family activities. It is a place where you know the person next door and down the street, and where the Mayor, Council Members, and City Manager are known by their first names. Because of the community’s closeness, it is a place where you feel an extra sense of security.

COMMUNITY PRIDE

Litchfield Park’s inherent beauty encourages a slower paced lifestyle than found in a big city environment. The community has a regional library, which is unusual for its small size. The library is operated by Maricopa County with assistance from volunteers from the Litchfield Park Library Association.

Attention to property maintenance demonstrates how residents enjoy and value the distinctive nature of their city and place a high priority on the appearance of their homes. The City provides meticulous maintenance of city owned properties, including city buildings, street, parks and pathways.

REGIONAL PARTNERSHIPS

Despite Litchfield Park’s small physical size, it is regionally competitive and a proactive



leader in West Valley initiatives. Besides being the historic center of the Southwest Valley, it is also an energy center renowned for its talent-base and diverse human resources. Benchmarked against other cities, Litchfield Park ranks high in per capita income and in educational attainment. Litchfield Park’s protection of Luke Air Force Base from development encroachment, additionally, is a point of pride that helps generate strong support for the Base from surrounding communities.

PUBLIC SAFETY / SECURITY

Litchfield Park recognizes the importance of public safety and has enjoyed a long history of a secure lifestyle. The City is proud of its ongoing efforts to maintain and enhance public safety services and to preserve its safe “small town” environment.

BACKGROUND

Much of Litchfield Park’s development was already shaped before the City incorporated. However, since its adoption, the City has seen residential growth to a point that it is currently approaching build-out with the exception of a few commercial parcels. The City Center has yet to fully develop and additional development is anticipated on the La Loma property.

CONTEXT

Litchfield Park was established in 1916 and incorporated in 1987. The City lies north of Interstate 10 and is centered on Litchfield Road and Wigwam Boulevard (See Map Below).

New Map Under Development

HISTORY

The City’s initial name was Litchfield. However, the postal officials refused to acknowledge the name and only accepted mail labeled Lichon, since they thought there would be confusion between Litchfield and Littlefield, located in the northern part of Arizona. It wasn’t until 1926, due to the persistence of Goodyear Tire, that the final name of Litchfield Park was agreed upon.

BACKGROUND

Litchfield Park is located within the greater Phoenix metropolis and shares boundaries with the City of Goodyear to the south, City of Avondale to the southeast, City of Phoenix to the east and property to the north within the planning area of the City of Glendale, but still under the jurisdiction of Maricopa County.

Before municipal incorporation, Litchfield Park acquired a special status as a planned community. In many respects, it was founded as an outpost of civility in a region typified as America’s “wild west” through the first half of the twentieth century.

New Demographic Data Table Under Construction



CHAPTER 2 – AMENDMENTS AND PROCESS

AMENDMENTS TO THE GENERAL PLAN

a. General Plan Amendments

As set forth in State Statutes, General Plan Amendments include:

1. Revisions of land use intensity,
2. Plans for limited access roadways, and
3. Deletion of a requirement to reserve or dedicate land for public purpose.

The Land Use Development Plan depicts generalized land use types. Land uses within planned developments may be mixed, such that residential areas may include multiple different residential classifications. Furthermore, areas within the planned developments designated for retail/employment or public/institutional uses may also include residential uses at the discretion of the City Council. All planned developments must be consistent with General Plan Goals.

The following criteria shall be used to determine if a proposed amendment shall be classified as a Major General Plan Amendment, requiring a vote of at least two-thirds of the members of City Council:

-) Change of Use -- redesignation of land, one (1) from a residential land use designation to a commercial or industrial designation; or (2) from a commercial or industrial land use designation to a residential land use designation.
 -) Change in Intensity -- redesignation of land from one residential use designation to another residential land use designation resulting in any increase of density of twenty (20%) percent or greater; or a change from resort land use designation; or to add residential to a resort designation.
 -) Change in Open Space or Golf Course designation -- redesignation of land from Open Space or Golf Course land use to any other land use designation.
- b. Any property contained within a previously-approved master plan of development may be designated by City Council, in its discretion, as a Special Study Area.

Recommended adjustments to land use or development intensity in the Special Study Area shall be processed through the full Planning Commission and City Council hearings for any necessary rezoning, subdivision or site plan approval as required by the City’s Codes or General Plan.

Rezoning Ordinances

Effective Plan implementation is obtained through, and State law requires, zoning amendments to be in conformity with the General Plan. The Plan is a broad land use indicator. It is important to note that not every property within a designated



land use area will conform with that designation. Pre-existing uses or zoning classifications encourage a mix of activities that support the main use category. Small acreage deviations from the designated classification may be justified for individual sites.

“Contribution” defines the benefits to the community and should be the principal test. Reviews of planning proposals should satisfy the following community needs:

1. All proposals are required to be consistent with, and conform to, the General plan objectives.
2. Service or convenience uses are encouraged in or near residential areas - - where they support neighborhood livability.
3. Employment is welcomed if the proposed business benefits the local economy -- and does not create negative environmental impact

“Conflicts” with the guiding principles and objectives raise concerns.

“In order to strive to be a good neighbor, the proposed use and its method of operation will be compatible with existing or planned development in the vicinity.”

“Are there likely impacts -- traffic, noise, unsightliness – that are contradictory to General Plan principles?”

Where potential conflicts are apparent, applicants should be required to demonstrate how General Plan compatibility would be assured.



CHAPTER 3 – COMMUNITY CHARACTERISTICS

CITY CHARACTERISTICS

Litchfield Park is characterized by its unique village design to provide a quality family environment with all necessary services needed to serve its population. Its distinctive character is exemplified by its clean, safe, desirable, well-kept, attractive setting. Citizens' lifestyles and the community's livability as a whole have been enhanced over the years by the availability of recreational uses, an extensive pathway system, and a curved street pattern. All of these traits and amenities characterize the uniqueness of Litchfield Park. Protection of that identity is a fundamental guiding principle of this General Plan.

Over the years, citizen priorities, needs and desires have created a special cityscape. Litchfield Park enjoys a character that is different from its neighboring communities and owes distinctiveness in appearance and function to a well-defined vision. The City's character is defined largely by the unique village concept upon which the Community's design was based. The City's vision encompasses urban growth, while preserving attributes of an independent, free-standing community.

The City's character is defined through planning by including a variety of residential densities, recreational amenities for outdoor enjoyment and upholding the citizens' values and desires for privacy within the community.

OBJECTIVES

- Develop City policy that supports facilities and activities that preserve and enhance the Litchfield Park quality of life.
- Preserve the City's history by identifying, protecting and documenting the rich past with programs to share with future generations the City's unique and distinctive history.
- Maintain the small town, "park-like" community character through Council policies focusing on the unique character attributes of this community.
- Actively participate in and research viable methods to fund public art programs that enhance the livability and aesthetics of this community.
- Support community activities (concerts, festivals, and recreation and wellness programs for all ages) and not-for-profit organizations that contribute to the City's quality of life and sense of community.
- Actively pursue efforts that recognize and enhance the history and heritage of the City of Litchfield Park and research the potential for creating historic district within the City.
- Encourage the design, implementation and construction of formal gateway entries



into the City of Litchfield Park at the northwest and northeast corners of Wigwam Boulevard and Litchfield Road Bypass.

- Permit development of the land designated for Mixed Use (Commercial/Multi-Family) in a manner which takes into account the golf and resort nature of the community. The vision for this designation is an integrated residential and retail development. Small retail shops anchored by compatible uses, rather than single large anchor users, are preferred. Other elements of development that will further the vision for this designation include, but are not limited to, compatibility with the Village Center, residential uses adjacent to Village Parkway, vertical mixed uses, and uses reflective of the gold and resort existing uses. At least 75,000 square feet of commercial floor area must be included in the development. Commercial uses can be developed and constructed at the same time as the commercial uses or a later time. Notwithstanding, this restriction on development of residential uses, a residential use adjacent to Village Parkway which is substantially similar to the residential use to the north of Village Parkway may be developed and constructed at any time. The overall development plan will integrate both the commercial and residential components into an overall mixed use.
- Pursue development of a City Center that will provide areas for pedestrian-oriented commercial and civic core activities that include ground level retail shops and restaurants, government and professional offices, public parks and plazas.

PRINCIPLES OF PRESERVATION AND REVITALIZATION

As the City approaches build-out, land use decisions should embrace and enhance the original vision of the community. These decisions should focus on the preservation and revitalization of older neighborhoods, ensuring that new development complements the existing developed areas.



CHAPTER 4 – LAND USE

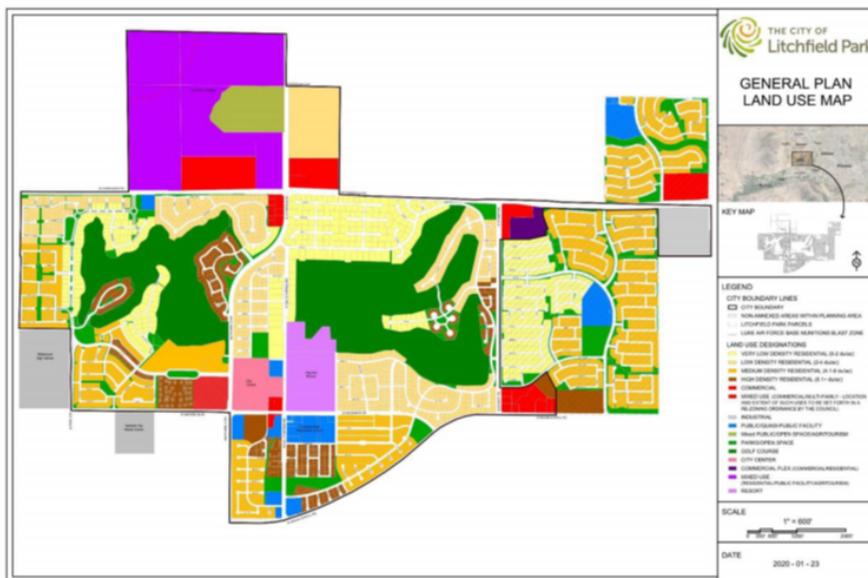
LAND USE AND GROWTH DISCUSSION

The purpose of the Land Use Element is to evaluate past development trends within the city, look at the current land uses and their locations, and project where the City would like to be in the future. Evaluation of Growing Smarter legislation, economic development, public facilities, and services are also important factors to consider when projecting future development within the City.

Decisions pertaining to future development should center around existing land use patterns and provide for a compatible, balanced mix of community activities. Specific attention should be given to preserving property values, creating revenue sources, and adding higher-paying jobs to support the City’s fiscal well-being.

OBJECTIVES

- As appropriate, pursue the concept of mixed-use development in the remaining undeveloped parcels within the City. This could include a residential component in the form of live-work opportunities as part of master development plans.
- Administer and enforce design, development and architectural standards that assure a consistent and attractive character for new and existing development.
- Develop viable methods to revitalize older areas of the City.





CHAPTER 5 – CIRCULATION

GUIDING PRINCIPLE

The City's small size provides a unique opportunity to free residents from dependence on another automobile in the household and to walk, bike or use an electric cart for the short trips that constitute approximately half of the trips from the typical household. For local travel, the pathway system design should be given priority in providing a convenient and safe access between home, neighborhood shopping, and public facilities.

DISCUSSION

Geographically, Litchfield Park is small. Some 3.3 square miles in area, its center is within easy access from most of its residential areas. Even the farthest homes are less than one mile from the village center.

Litchfield Park is concerned with improved transportation efficiency for its residents and visitors. Visitors' ease of access to the community from the metropolitan area is dependent upon the regional systems for freeways and highways. The City's internal circulation planning contributes to the local character and helps draw visitors to the City.

The City of Litchfield Park's circulation pattern is derived from concepts fostered in the early Litchfield Plan. Through traffic does not penetrate neighborhoods but is routed along community edges to protect residential area integrity. The City has not accepted the monotonous grid pattern of streets which is characteristic of most other municipalities in the metropolitan area. The community has provided an accessible, safe, convenient alternative to automobile transportation with its system of bicycle/pedestrian pathways.

Local collector streets, those that provide for auto access to residential and other properties in the City, are largely set. The arterial roads have already been relocated to divert heavy traffic around the village center and to preserve its residential tranquility.

Strategic placement of new roadway improvements and pathway extensions are required to keep the City free from domination by automobile traffic. Circulation patterns direct vehicular flow around the community and facilitate shorter trips on foot, by bicycle or in carts.

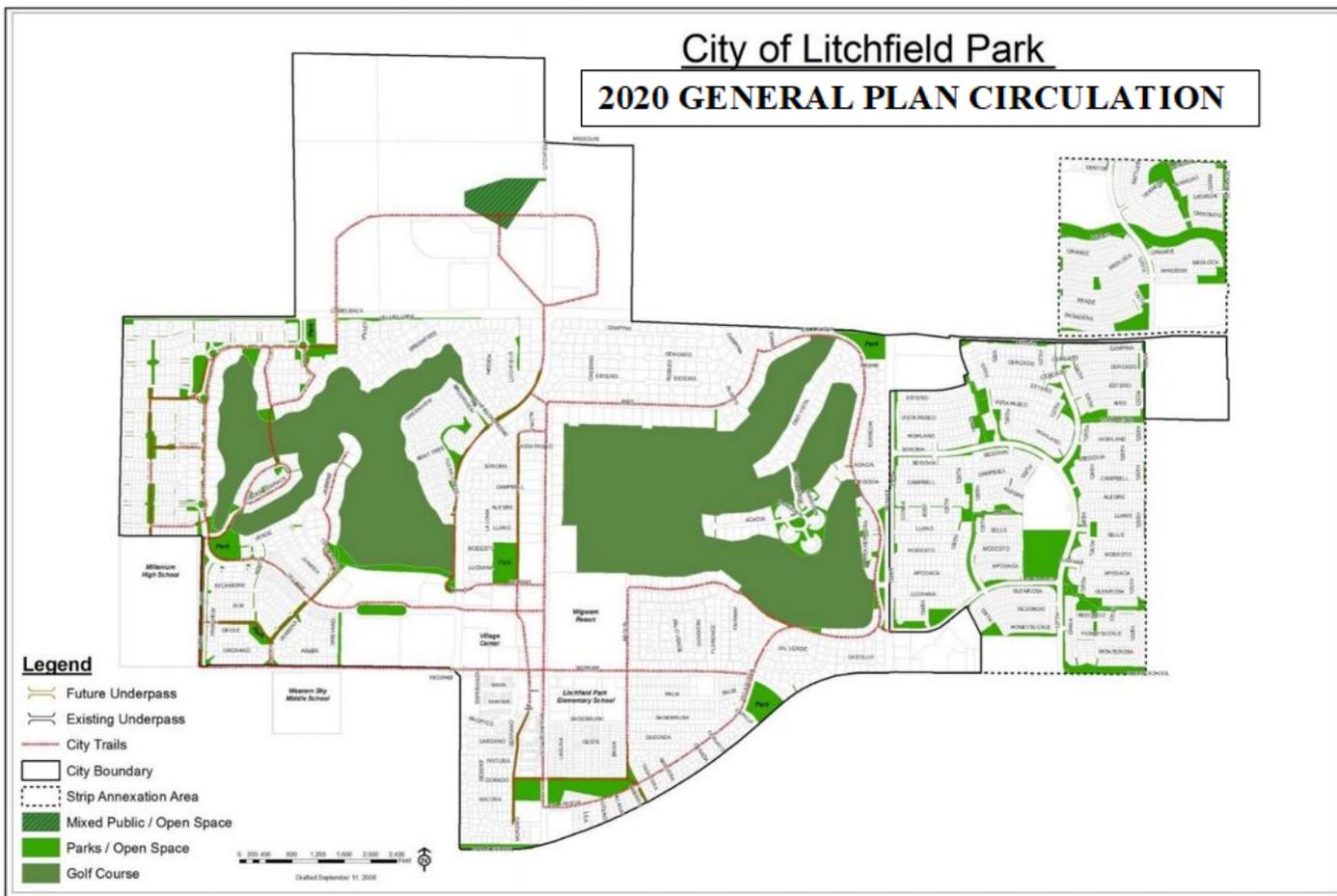
Planned future development shall promote convenient access by these alternate modes of transportation. Street layouts should also discourage use of neighborhood streets by other than local residents.

OBJECTIVES

- Continue to require internal pathway system connectivity throughout the City and require new development to interface with this system.
- Provide additional landscaping along pathway system to provide shade and rest-stops.



- Interact and work cooperatively with neighboring communities, Maricopa Association of Governments, and other public agencies in promoting carpool, park-and-ride, public transit and other multi-modal transportation opportunities.
- Provide for safe, protected crossings of public streets for use by pedestrians.
- Research the areas within the City most in need of new sidewalks, or the repair of existing sidewalks, in order to provide an accessible, safe and convenient transportation alternative, and incorporate these sidewalks upgrades into a Capital Improvement Program.





CHAPTER 6 – ENVIRONMENTAL

IMPORTANCE OF ENVIRONMENTAL PROTECTION

The City conscious of its environment and will take the necessary actions to improve and maintain its highly desirable physical living environment. Water, air, land, and noise are the key elements for maintaining the City’s highly desirable physical living environment.

DISCUSSION

Litchfield Park represents a conscious blending of natural and man- made components. Its spaciousness is planned. Vegetation and turf have been installed, as has its principal water feature, Lake Park. Horticultural displays and wildlife habitats, such as Rancho La Loma and Kiwanis Park were created specifically to assure that nature remains an integral part of the community.

Environmental impacts do not respect municipal boundaries. Nevertheless, local policy should support efforts to improve and achieve a wholesome, healthful environment. Programs to protect the City’s water supply and to safeguard the security of Luke Air Force Base represent issues that should be promoted on the City’s agenda.

Clean water, air and land are high priorities for maintaining the community’s healthful, outdoor lifestyle. Citizens appreciate serenity and expect protection from negative impacts on well-being caused by non-compatible land uses, nuisances, hazardous activity, overly bright unshielded lighting, and vehicular noise and congestion.

Compact and essentially landlocked by other jurisdictions’ development, Litchfield Park’s General Plan should continue to follow a selective, yet strategic approach to conserving and enhancing its environment.

OBJECTIVES

- Sponsor and/or participate in regional and multi-jurisdictional partnerships and activities to improve the quality of our air through efforts to reduce noise, dust, vehicle emissions and the glare of artificial lighting.
- Continue local efforts to maximize opportunities for recycling, hazardous materials disposal, community cleanup events, enhanced property maintenance and dust control. Consider and initiate partnerships with neighboring communities as opportunities are presented.
- Monitor external environmental impacts on the community, such as water table contamination and air quality.

Reduce the City’s energy usage by encouraging the use of energy-efficient technologies (i.e. lighting, air-conditioning, insulation, and solar collector panels) and by encouraging electric carts, bicycles, and walking as alternatives to automobile use for short trips.



- The City shall continue to support County restrictions on particulate matter (PM-10).
- The City will research and govern the possible use of solar and wind-driven power sources, recognizing their impact on aesthetics, tranquility, and property values.
- Research and adopt a City-wide shielding of outdoor light fixtures ordinance and adopt regulations for commercial lighting.
- The City government will endeavor to employ energy efficient technologies.
- Promote the planting of desert shade trees along pathways and in parking lots to help reduce heat islands.



CHAPTER 7 – WATER RESOURCES

WATER CONSERVATION

Litchfield Park acknowledges the importance of using its water resources wisely in the desert environment. It also recognizes that all available water resources must be properly managed and utilized in order to sustain the quality of life residents have come to enjoy. The City Council will provide guidance and leadership in the control and management of water resources within the City.

DISCUSSION

Municipal growth potential in Arizona is frequently limited by the availability and cost of water. The Water Resource Element became an additional General Plan requirement in 2000 when the State Legislature, acting on the Growing Smarter Commission's recommendation, adopted "Growing Smarter Plus".

The City of Litchfield Park does not own the water system that serves homes and businesses in the community. Liberty Water is the area's certified provider of water and wastewater services.

Municipal water management policy should seek a balance between sustaining the City's well-kept appearance and cost-effective water and landscaping practices.

WATER CONSERVATION OBJECTIVES

- Develop water saving programs and/or landscaping practices for public property that are intended to minimize water usage but will not diminish the ambiance of Litchfield Park.
- Investigate and research opportunities to provide infrastructure for alternative water delivery systems, such as effluent and grey water for agriculture and other no-potable uses.
- Promote landscape material palettes that support water conservation measures but continue to contribute to the 'green' image of Litchfield Park.
- Continue to support monitoring and management of the City's ground water quality.



CHAPTER 8 – GROWTH AND DEVELOPMENT

GUIDING PRINCIPLE

The likely City Limits of Litchfield Park have been predetermined for many years by the City's Planning Area and annexation strip. The City should continue to consider annexations that are beneficial to the well-being of the community.

DISCUSSION

The City anticipates additional growth within our City Center, the La Loma property, and buildout of two other non-residential developments.

By adhering to Land use guidelines, the City will continue to project a relaxed, casual, roomy image. The community's prevailing residential density average — about four dwellings per acre — demonstrates an economical allocation of lot sizes. Master planning principles contribute to the City's relative housing affordability even in competition with other nearby areas where land prices are substantially less.

Litchfield Park's approaches for managed growth are flexible enough to allow masterplan creativity, while at the same time, insisting that developing areas conform with the City's general planning principles and traditional character. Recommendations are meant to ensure implementation of these policies.

OBJECTIVES

- Analyze the fiscal and physical benefits and other impacts of any future annexations.
- Routinely initiate discussion with owners of vacant retail/commercial properties to determine development potential and timing. As these discussions take place, examine development incentive possibilities.
- Continue to strengthen resident relationships that can effectively assist the City in further developing its economic growth goals.



CHAPTER 9 – COST OF DEVELOPMENT

GUIDING PRINCIPLES

In order to attract quality development, the City of Litchfield Park must identify objectives that will help developers focus on Litchfield Park's benefits, amenities, and incentives. Although the City does not own a number of essential services, including electricity, natural gas, water, wastewater, and emergency services, the absence of impact fees is an attractive incentive for a developer.

DISCUSSION

Residents and businesses want assurances that local infrastructure and government services provide value to their investments, including property, infrastructure, services, etc. Value is recognized as one of the advantages in master planning new growth areas. Expenses associated with new infrastructure should not be borne by existing taxpayers; therefore, developers should provide site layouts and construction methods that meet and compliment City standards. However, the lower cost incurred by private water and sewer and the lack of development impact fees should serve as an incentive to private development.

OBJECTIVES

- Identify and evaluate all means of financing to recover costs for facilities and services generated by new development.
- Work with essential service providers to help minimize fiscal impacts new development will have on the City and future development.
- New development shall be required to construct all necessary infrastructure and services to offset the burden imposed by the new developments, to the extent permitted by law.
- Continue to evaluate methods and partnerships for the provision of cost-effective police, fire and emergency services. This may include the utilization of joint ventures with adjacent municipalities.
- Developers are expected to reimburse the City for contracted service expenses (e.g. legal fees, engineering fees, plan review fees) incurred during preliminary planning, design, and construction phases of any development.



CHAPTER 10 – ACTIONS SUMMARY

DISCUSSION

The General Plan's Action Summary section establishes ways and means to achieve City/community goals. It should be viewed as the City's guiding statement of policy.

Statutes direct the municipality to establish criteria for considering amendments to the General Plan on an annual basis. Unless and until revisions are officially confirmed, City government is committed to follow the General Plan principles.

Decisions for development, public works and local improvements, are generally meant to be consistent with Plan principles. General Plan designations are not a zoning map; however, the land use codes – zoning, subdivision and related standards – are revised to serve as the City's main tool for implementing the General Plan.

To accomplish objectives, it is essential to have a plan. For Litchfield Park, Plan implementation consists of establishing a step-by-step Program, and regularly monitoring progress toward the community's future living quality aspirations.

ONGOING PLANNING PROCESS

Citizens and community leadership, alike, must recognize that good plans are never finished. Adoption of a document is just the first step in an on-going process of refinement. Local government, landowners and builders are called upon to supply greater detail for specific projects so those improvements may be evaluated for their contributions to the Plan. Because the City's approach to the future is flexible, it is open to creative solutions or innovative designs in development proposals. Litchfield Park is small and compact; therefore, the potential effects of a construction proposal need to be carefully evaluated to minimize impact on adjoining properties, make best use of local service resources and fit the desired community character.

General Plans take on new importance (as a result of stronger planning laws) in directing local government policy. Consistency between the Plan and the tools that make it work, such as development ordinances, is required. The City should adopt a strategic process to coordinate Plan implementation. Step-by-step actions identify logical progressions for accomplishing objectives. Mid- course corrections should be expected because many variables affect local growth rates.

IMPLEMENTATION PHASING

The backbone of General Plan implementation is a step-by-step action program. With specific planning objectives in mind, this section suggests some incremental activities to mark progress from where the City is today toward where citizens want to be ten or more years from now.

The Action schedule is not intended to dictate decisions that must be carefully evaluated by elected representatives, but it does offer some probable choices that may be considered as City resources permit.



Short-Term Actions (0-3 years)

Implementation is already beginning with public works projects in preparation for future growth. Efforts that can be initiated – or completed – within a year or two of Plan adoption are specified. The City may wish to include other projects, as they are proposed, to expedite General Plan Implementation. Capital Improvement Program (CIP) updating is a logical corollary to Action Program adjustments.

Mid-Term Actions (4-6 years)

Once early actions are in place, the City is positioned to continue key programs (such as park and open space acquisition and combining pathway connections).

Long-Range Planning (7+ years)

Value-added public facilities planned years earlier allow for cost-effective municipal expansion. High standards for quality engineering will help to assure that roads, drainage, parks, wet utilities, public safety and other local government functions can serve an expanded community with economy.

OBJECTIVES

- Continued enforcement of reasonable property maintenance standards designed for prevention of neighborhood decline.
- Emphasize City/resident partnership and programs that assist residents in maintaining their properties.
- Create a small, focused economic development task force that, with City Council direction, could advise and assist the City Manager in economic development issues. This task force should be comprised of resident professionals with backgrounds in land development and financing alternatives, but who have no direct financial interests in the City.
- Utilize City resources such as “City Line”, the website and Channel 11 as resources for distributing information regarding City sponsored programs.



CITY OF LITCHFIELD PARK						
Table for Objective Implementation and Timeline						
ELEMENT FOCUS		TIMING				IMPLEMENTATION STRATEGIES
COMMUNITY CHARACTER						
OBJECTIVES		Short Term	Mid-Term	Long Term	On-Going	
1	Develop City policy that supports facilities and activities that preserve and enhance the Litchfield Park quality of life.				X	Update existing codes and adopt new codes and policies that include standards and requirements for developments to help maintain a high quality of life and maintain public facilities, such as parks and community centers.
2	Preserve the City's history by identifying, protecting and documenting the rich past with programs to share with future generations the City's unique and distinctive history.				X	Evaluate the creation of a historic overlay within the City, adopt policies to incentivize the maintenance of historic structures and evaluate creation of an historic designation for qualified structures. Cooperate with the Litchfield Park Historical Society to protect and document the rich past of the City.
3	Maintain the small town, "park-like" community character through Council policies focusing on the unique character attributes of this community.				X	Adopt policies that protect open space areas, increase landscaping requirements, preserve small town architecture, and enhance the original Village Center.
4	Actively participate in public art programs that will enhance the livability and aesthetics of community.				X	Encourage the development and maintenance of public art for all future (both public and private) developments.
5	Support community activities (concerts, festivals, and recreation and wellness programs for all ages) and not-for-profit organization that contribute to the City's quality of life and sense of community.				X	Evaluate opportunities to provide support for community activities
6	Actively pursue efforts that recognize and enhance the history and heritage of the City of Litchfield Park and research the potential for creating historic districts within the City				X	Examine options and opportunities to preserve and enhance the history and heritage of Litchfield Park.
7	Encourage the design, implementation and construction of formal gateway entries into the City of Litchfield Park at the northwest and northeast corners	X				Adopt design criteria and requirements necessary to ensure that formal gateway entries will be construction.



of Wigwam Boulevard and Litchfield Road Bypass.					
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LAND USE					
OBJECTIVES	Short Term	Mid-Term	Long Term	On-Going	IMPLEMENTATION STRATEGIES
1 As appropriate, pursue the concept of mixed-use development in the remaining undeveloped parcels within the City. This could include a residential component in the form of live-work opportunities as part of master development plans.		X			
2 Administer and enforce design, development and architectural standards that ensure a consistent and attractive character for new and existing development.	X				Review and update as necessary, design review guidelines and standards for residential and non-residential developments to include architectural styles, colors, design features and useable open space.
3 Develop viable methods to revitalize older areas of the City.	X				Research viable methods of preserving older areas of town and create incentives for rehabilitation and maintenance of structures and properties.

CIRCULATION					
OBJECTIVES	Short Term	Mid-Term	Long Term	On Going	IMPLEMENTATION STRATEGIES
1 Continue to require internal pathway system connectivity throughout the City and require new development to interface with this system.				X	Evaluate and modify as needed pathway system requirements for public access, width, materials, landscaping, etc. Pursue funding resources for infrastructure improvements.
2 Provide additional landscaping along pathway system to provide shade and rest-stops.		X			Update and modify existing landscaping standards to require additional landscaping along pathway systems and at shade and rest-stops. Pursue landscaping enhancement funding opportunities. Highlight programs that allow for participation for maintenance and new facilities.
3 Interact and work cooperatively with neighboring communities, Maricopa Association of Governments, and other public agencies in promoting carpool, park-and-ride, public transit and other transportation				X	Seek cooperation from MAG and adjacent communities to promote/create carpool, park-and-ride, public transit, and other transportation systems.



	opportunities.					
4	Provide for safe, protected crossings of public streets for use by pedestrians.				X	Provide enhanced signage, and potentially a change in materials at crosswalks to help increase visibility of crosswalks to provide for the safety of pedestrians. Consider participation by private development as part of Development Agreement negotiations.
5	Research the areas within the City most in need of new sidewalks, or the repair of existing sidewalks, in order to provide an accessible, safe and convenient transportation alternative, and incorporate these sidewalk upgrades into a Capital Improvement Program				X	Compile a list of sidewalks within the City in need of repair and create a plan of action for repair and upgrading as it relates to the Capital Improvement Program.

OPEN SPACE						
OBJECTIVES		Short Term	Mid-Term	Long Term	On-Going	IMPLEMENTATION STRATEGIES
1	Investigate and pursue additional passive and active open space opportunities.				X	Pursue development proposals that provide for open space enhancements.
2	Preserve and protect the integrity of large-scale open space, such as the Wigwam Golf Course.				X	Maintain policies which protect existing public and private open space and park areas within the community.
3	Continue to integrate multi-purpose city-wide pathways into new development proposals. This would include providing safe crossing of public streets.				X	Evaluate existing pathway and trail system and modify through the Capital Improvement Program as needed to incorporate additional trails and crossing points around the City for the convenience and safety of residents and pedestrians.



4	For Open Space to have value, the City will continue to create, update, and enhance safe and clean recreational venues and opportunities through the City's Capital Improvement Program, volunteer organizations, private contributions and other means. Consider establishing an open space endowment program, supported by private donations and enhanced by public matching funds, for acquisition, thus improving public open space, both natural and made-man.				X	Routinely evaluate recreational facilities and venues in order to determine if all segments of the population are adequately served. Consider establishing an open space endowment program, supported by private donations and enhanced by public matching funds, for acquisition, improving public open space, natural and made-man.
5	Pursue opportunities presented by the development of the Sun Health La Loma Campus and the offer of the Litchfield Homestead in creating a community focal point for open space, demonstration gardens, community use facilities and a historic venue for the City of Litchfield Park.	X				Adopt a Master Plan for the stabilization, rehabilitation, and on-going maintenance of the Litchfield Homestead (La Loma) in conjunction with the rehabilitation initiative by the Litchfield Park Historical Society.

ENVIRONMENTAL PLANNING						
OBJECTIVES	Short Term	Mid-Term	Long Term	On-Going	IMPLEMENTATION STRATEGIES	
1	Sponsor and/or participate in regional and multi-jurisdictional partnerships and activities to improve the quality of our air through efforts to reduce noise, dust, vehicle emissions and the glare of artificial lighting.				X	Seek out opportunities to participate with neighboring communities, Maricopa County, and the State of Arizona in efforts, programs, and policies to minimize environmental impacts
2	Continue local efforts to provide opportunities for recycling, hazardous materials disposal, community cleanup events, enhanced property				X	Investigate cost effective and environmentally friendly methods of recycling. Regularly assess effectiveness of community cleanups and property maintenance efforts and measures. Be pro-active and take a leadership role with surrounding communities for these programs



	<p>maintenance and dust control. Consider and initiate partnerships with neighboring communities as opportunities are presented.</p>					<p>and measures.</p>
3	<p>Promote monitoring of external environmental impacts on the community such as water table contamination, air quality impacts.</p>				X	<p>Be pro-active and take a leadership role with Maricopa Association of Governments in maintaining programs for assessment of water and air quality. Consider forming an environmental advisory committee to the City Council that would provide suggested measures and/or programs to accommodate the same. Actively monitor the mitigation efforts of the Phoenix-Goodyear airport plume.</p>
4	<p>Reduce the City's carbon footprint by encouraging the use of energy efficient technologies, (i.e. lighting, air conditioning, insulation, solar collector panels) and reduce the City's oil dependency by encouraging electric carts, bicycles, and walking as alternatives to automobile use for short local trips.</p>				X	<p>Continue construction, enhancement, and maintenance of the City's internal trail system. Provide for electric re-charge station and parking for electric carts and bicycles. Adopt strategies and incentives to provide the impetus for residents and developers to use energy efficient technologies, green building and encouraging partnership with APS.</p>
5	<p>The City shall continue to support County restrictions on particulate matter (PM-10).</p>				X	<p>Support enforcement policies annually for particulate matter (PM-10).</p>
6	<p>The City will research and govern the possible use of solar and wind driven power sources, recognizing their impact on aesthetics, tranquility, and property values.</p>	X				<p>Continue to enforce policies and design guidelines for the installation and use of solar and wind driven power sources in residential neighborhoods.</p>
7	<p>Research and adopt a City-wide shielding of outdoor light fixtures ordinance and adopt regulations for commercial lighting.</p>	X				<p>Review and expand the existing lighting standards in the Zoning Ordinance.</p>
8	<p>The City government will endeavor to employ energy efficient technologies.</p>				X	



9	Promote the planting of desert shade trees along pathways and in parking lots to help reduce heat islands.	X				Update and expand landscaping requirements in the Zoning Ordinance.
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WATER RESOURCES						
OBJECTIVES:		Short Term	Mid-Term	Long Term	On-Going	IMPLEMENTATION STRATEGIES
1	Develop water saving programs and/or requirements for private and public property that are intended to minimize water usage for landscaping but will not diminish the ambiance of Litchfield Park.				X	Research and develop viable programs to save water by diminishing usage while preserving the ambience of Litchfield Park.
2	Investigate and research opportunities to provide infrastructure for alternative water delivery systems such as effluent grey water, artificial turf and other options				X	Research infrastructure technologies and implementation costs for effluent and grey water systems, and artificial turf options. Maintain discussions with LPSCo for acquisition of effluent for parks.
3	Promote landscape material palettes that support water conservation measures but continue to contribute to the 'green' image of Litchfield Park.				X	Adopt policy and update codes that acknowledge Arizona Department of Water resources (Phoenix AMA) recommended species on the required landscaping list. Use this list for public street infrastructure projects as well.

GROWTH AND DEVELOPMENT						
OBJECTIVES		Short Term	Mid-Term	Long Term	On-Going	IMPLEMENTATION STRATEGIES
1	Analyze the fiscal and physical benefits and impacts of any future annexations.				X	Develop a Cost/Benefit analysis program for assessing benefits and liabilities for future annexations. This evaluation would be for fact-finding only and would not be considered the sole deciding factor for future annexations. Impacts to be considered should include: Typical Litchfield Park amenities (parks, pathways) Potential tax revenues Revenue sharing based on population Ongoing operation and maintenance costs Would the annexation contribute to the preservation of Litchfield Park's quality of life?



2	Adopt policy to improve the quality of new and existing development. Set the example by emphasizing care and maintenance of public assets such as; roads, right-of-ways, parks, open space, and public buildings	X				Adopt policies and ordinances to provide the means to require developments to adhere to a set of guidelines and requirements to improve development and to care and maintain parks and other City assets.
3	Routinely initiate discussion with owners of vacant retail/commercial properties to determine development potential and timing. As discussions take place, examine development incentive possibilities.	X	X			Pursue pre-development meetings with owners of vacant retail/commercial properties with discussion of land uses compatible with the character of Litchfield Park.
4	Identify residents who have established experience and contacts to support an economic development plan.	X	X			Query interests from City residents to find those individuals with experience and contacts to help create and move forward a community economic plan. Create an advisory group or board that would assist the City Manager in the Economic Development efforts of the City.

COST OF DEVELOPMENT						
OBJECTIVES	Short Term	Mid-Term	Long Term	On-Going	IMPLEMENTATION STRATEGIES	
1	Identify and evaluate all means of financing to recover costs for facilities and services generated by new development.				X	Continue to use development agreements to affect costs of public facilities, buildings and parks; adopt policies implementing findings.
2	Work with essential service providers to help minimize fiscal impacts new development will have on the City and future developments.				X	Research viable methods to reduce costs paid by the City for basic essential services
3	New Development shall be required to construct all necessary infrastructure and services to offset the burden imposed by the new developments, to the extent permitted by law.				X	Develop policies and requirements that assess infrastructure impacts of new development and use development agreements that require new development to finance their costs.



4	Investigate improved methods of promoting cost effective fire and police protection such as joint ventures with adjacent municipalities and emergency service providers.	X			Adopt new or update existing Intergovernmental Agreements with adjacent jurisdictions, as appropriate for continued cost-effective fire and police protection.
5	Developers are expected to reimburse the City for contracted service expenses (e.g. legal fees, engineering fees, plan review fees) incurred during the preliminary planning, design, and construction phases of any development.	X			Create a policy by which new development proposals reimburse the City for outside consultant fees.