

Rockin' River Ranch State Park

TAC Meeting No. 2



LOGAN SIMPSON

ASPT Welcome

- **Skip Varney**
- Deputy Director of Operations and Development

Rockin' River Ranch State Park



Workshop Outline

- Planning Process/Schedule Overview
- Summary of TAC Meeting #1
- Summary of June 1st Open House Public Comments
- Existing Site Conditions
- Conceptual Alternatives
- Questions
- Next Steps

Reminder: Budget = \$4 Million

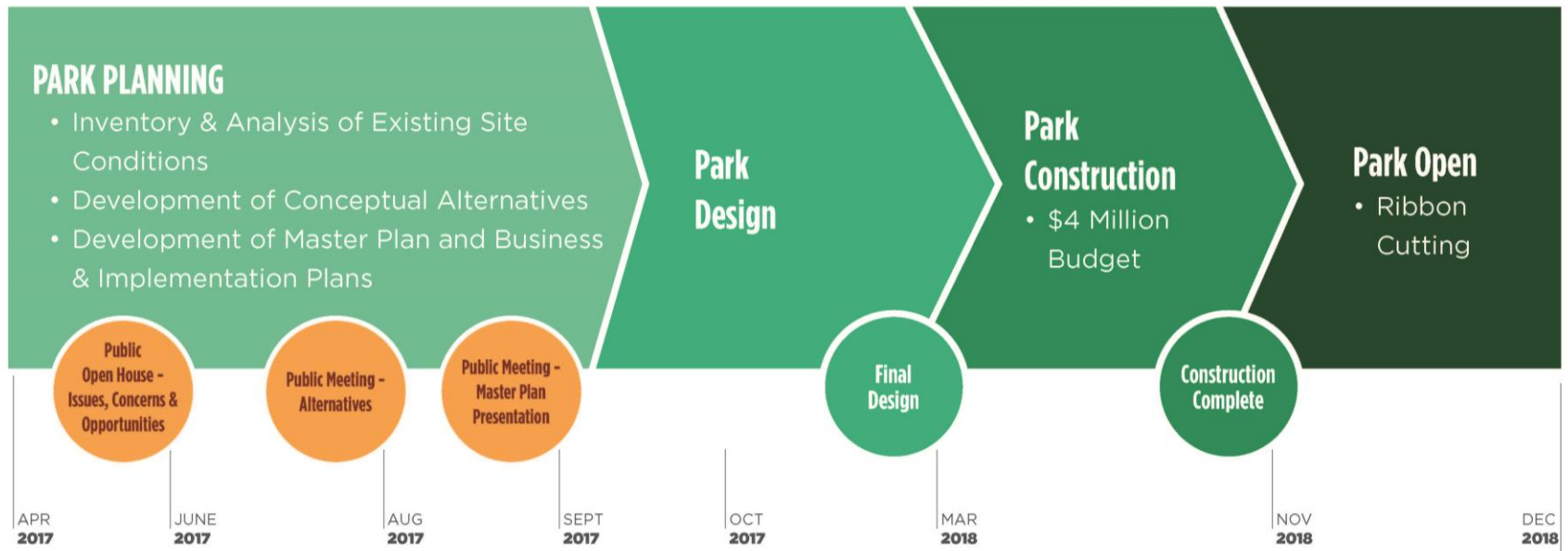
- How far will available funds go?
- Operating budget and revenue:
 - Number of RV sites
 - Number of cabins
 - Parking

TAC Roles and Responsibilities

- Assist in developing goals and objectives for the Park
- Share any relevant insights, information, and site history
- Represent a variety of community interests
- Offer guidance on public involvement
- Provide input to strategies for Park development
- Help gain support for the Master Plan

Planning Objectives

- Balance between recreation experience and environmental preservation
- Preservation of the historic Verde Ranch ambiance
- Design a state park that the citizens love, enjoy, and are proud of
- Provide a sustainable revenue stream for ASPAT to maintain the Park
- Build the project – on time and on budget



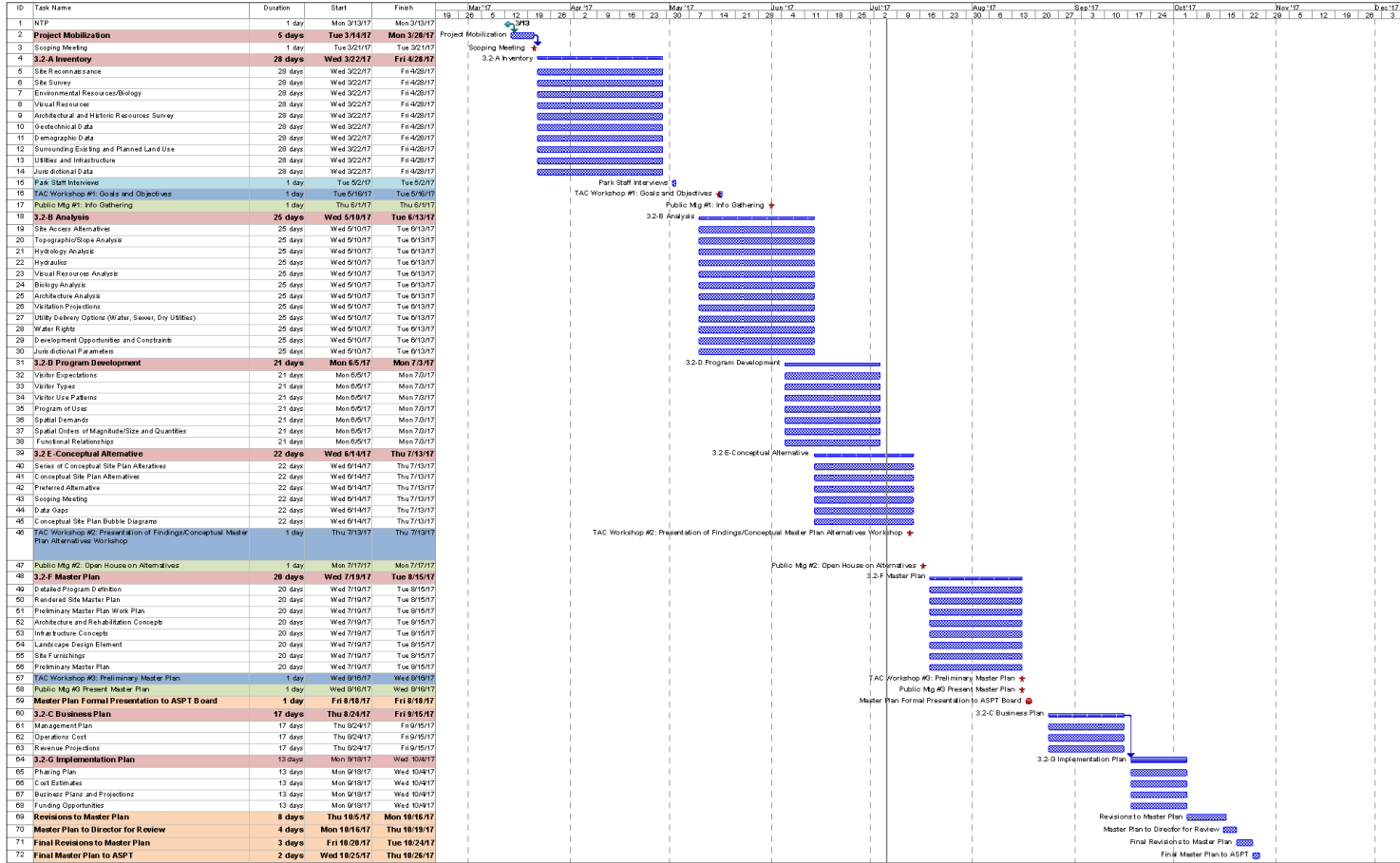
ROCKIN' RIVER RANCH STATE PARK

Planning, Design, and Construction Process



L O G A N S I M P S O N

Schedule

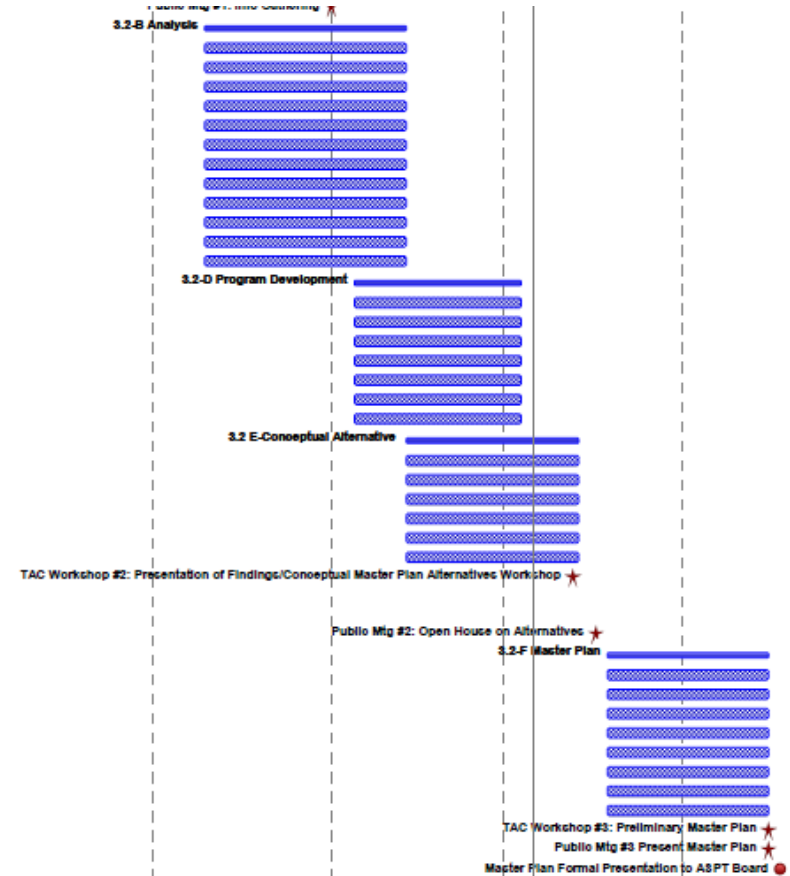


Project Redfish River Ranch AZ-SM
Date: 07/06/2017



Schedule

Task	Duration	Start Date	End Date
3.2-B Analysis	25 days	Wed 5/10/17	Tue 6/13/17
Site Access Alternatives	25 days	Wed 5/10/17	Tue 6/13/17
Topographic/Slope Analysis	25 days	Wed 5/10/17	Tue 6/13/17
Hydrology Analysis	25 days	Wed 5/10/17	Tue 6/13/17
Hydraulics	25 days	Wed 5/10/17	Tue 6/13/17
Visual Resources Analysis	25 days	Wed 5/10/17	Tue 6/13/17
Biology Analysis	25 days	Wed 5/10/17	Tue 6/13/17
Architecture Analysis	25 days	Wed 5/10/17	Tue 6/13/17
Visitation Projections	25 days	Wed 5/10/17	Tue 6/13/17
Utility Delivery Options (Water, Sewer, Dry Utilities)	25 days	Wed 5/10/17	Tue 6/13/17
Water Rights	25 days	Wed 5/10/17	Tue 6/13/17
Development Opportunities and Constraints	25 days	Wed 5/10/17	Tue 6/13/17
Jurisdictional Parameters	25 days	Wed 5/10/17	Tue 6/13/17
3.2-D Program Development	21 days	Mon 6/5/17	Mon 7/3/17
Visitor Expectations	21 days	Mon 6/5/17	Mon 7/3/17
Visitor Types	21 days	Mon 6/5/17	Mon 7/3/17
Visitor Use Patterns	21 days	Mon 6/5/17	Mon 7/3/17
Program of Uses	21 days	Mon 6/5/17	Mon 7/3/17
Spatial Demands	21 days	Mon 6/5/17	Mon 7/3/17
Spatial Orders of Magnitude/Size and Quantities	21 days	Mon 6/5/17	Mon 7/3/17
Functional Relationships	21 days	Mon 6/5/17	Mon 7/3/17
3.2 E-Conceptual Alternative	22 days	Wed 6/14/17	Thu 7/13/17
Series of Conceptual Site Plan Alternatives	22 days	Wed 6/14/17	Thu 7/13/17
Conceptual Site Plan Alternatives	22 days	Wed 6/14/17	Thu 7/13/17
Preferred Alternative	22 days	Wed 6/14/17	Thu 7/13/17
Scoping Meeting	22 days	Wed 6/14/17	Thu 7/13/17
Data Gaps	22 days	Wed 6/14/17	Thu 7/13/17
Conceptual Site Plan Bubble Diagrams	22 days	Wed 6/14/17	Thu 7/13/17
TAC Workshop #2: Presentation of Findings/Conceptual Master Plan Alternatives Workshop	1 day	Thu 7/13/17	Thu 7/13/17
Public Mtg #2: Open House on Alternatives	1 day	Mon 7/17/17	Mon 7/17/17
3.2-F Master Plan	20 days	Wed 7/19/17	Tue 8/15/17
Detailed Program Definition	20 days	Wed 7/19/17	Tue 8/15/17
Rendered Site Master Plan	20 days	Wed 7/19/17	Tue 8/15/17
Preliminary Master Plan Work Plan	20 days	Wed 7/19/17	Tue 8/15/17
Architecture and Rehabilitation Concepts	20 days	Wed 7/19/17	Tue 8/15/17
Infrastructure Concepts	20 days	Wed 7/19/17	Tue 8/15/17
Landscape Design Element	20 days	Wed 7/19/17	Tue 8/15/17
Site Furnishings	20 days	Wed 7/19/17	Tue 8/15/17
Preliminary Master Plan	20 days	Wed 7/19/17	Tue 8/15/17
TAC Workshop #3: Preliminary Master Plan	1 day	Wed 8/16/17	Wed 8/16/17
Public Mtg #3 Present Master Plan	1 day	Wed 8/16/17	Wed 8/16/17
Master Plan Formal Presentation to ASPT Board	1 day	Fri 8/18/17	Fri 8/18/17



Summary of TAC Workshop #1

- Technical Topics
 1. \$ Budget
 2. Access road
 3. Floodway
 4. Noise
 5. T&E Species
 6. Mesquite bosque
 7. Clear Creek River access point
 8. Water Rights
 9. PNF trails planning
 10. OHV use
 11. Camping (RV, tent)
 12. Cabins
 13. Equestrian activities
 14. Festivals
 15. Kayaking/tubing
 16. Concessions
 17. Zip lines, weddings, archery
 18. Community outreach

Summary of TAC Workshop #1

- Goals and Objectives

1. Maintain the historic and natural character of the ranch.
2. Integrate project goals/objectives with other local and regional planning efforts.
3. Provide camping (cabins, tents, float-in by reservation, RVs, horse camping).
4. Consider public access points to the Verde River.
5. Maximize uses within the floodway.
6. Keep the ranch horse-friendly.
7. Strike a balance between multiple program of uses and activities

Summary of June 1st Open House Public Comments

- 103 people signed in
- 41 people submitted comments
- Comments centered around the potential impacts to:
 - Salt Mine Road created by increase in traffic, RVs, and large trailers
 - adjacent private landowners
 - preservation of riparian and riverine area and wildlife

Summary of June 1st Open House Public Comments

- Uses to Consider:
 - Trails
 - Fishing
 - Boat-in camping
 - Tent camping
 - Day use only
 - River access
 - Restrooms
 - Limited area for RVs
 - Full hook-ups for RVs
 - Small event areas (wedding venues, banquets, retreat center, small parades)
 - Education facilities and programs
 - Adequate parking
 - Equestrian facility with polo field and arena
 - Dog park area
 - Wildlife viewing areas
 - Adventure course
 - Birding facilities

Summary of June 1st Open House Public Comments

- Existing Facilities to Keep:
 - Keep the horses
 - Keep the pastures
 - Preserve ranch buildings

Summary of June 1st Open House Public Comments

- Do Not Consider or Limit Use Of:
 - Get rid of pastures
 - Horse use should not be primary focus
 - Limit access of motorized vehicles
 - Limit number of cabins
 - Limit parking
 - No ATV rentals
 - No ATVs
 - No bar-be-que grills and limited picnicking area in mesquite bosque
 - No firearms
 - No ORV trails
 - No RVs
 - Horse trailers should be limited

Summary of June 1st Open House Public Comments

- Issues/Concerns:
 - Increased traffic on Salt Mine Road
 - Trash accumulation and pollution
 - Pollution from non-restroom uses
 - Medical emergency coverage/response time
 - Mixing horses and visitors - safety
 - Not enough water to fight fires
 - Fires from campers – Salt Mine Road is only exit
 - Enforcement of pristine areas
 - Parking containment
 - Controlling trespassing
 - Limiting rafting companies
 - Effect of development on wildlife
 - Snakes and ants in camping areas
 - Waste and sewage disposal
 - Existing infrastructure capacity of Park
 - Sufficient parking

Inventory and Analysis

DRAFT INVENTORY & ANALYSIS REPORT FOR THE ROCKIN' RIVER RANCH STATE PARK MASTER PLAN

SUBMITTED BY:

LOGAN SIMPSON
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TEMPE, ARIZONA 85281

JULY 5, 2017

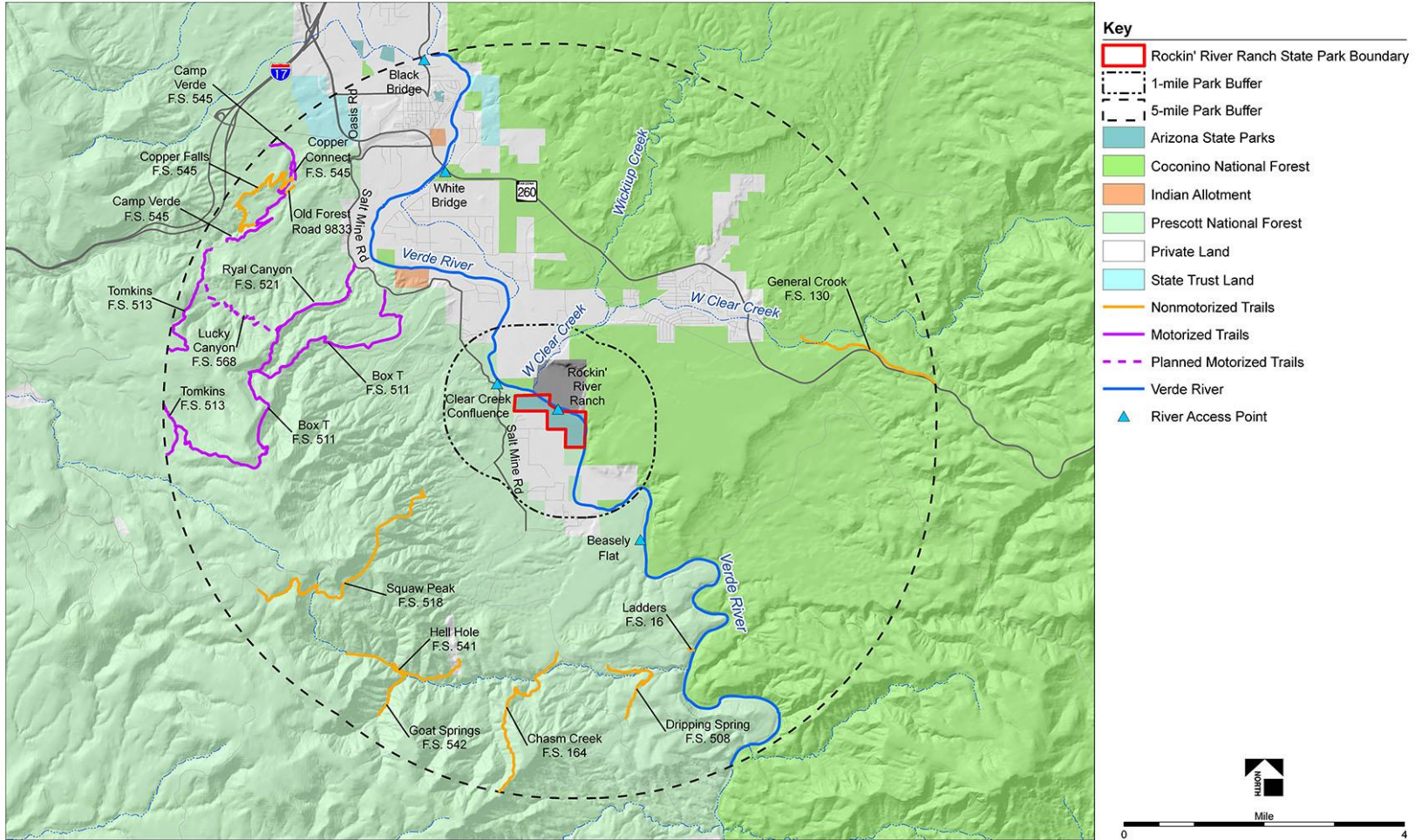


ARIZONA
STATE PARKS & TRAILS

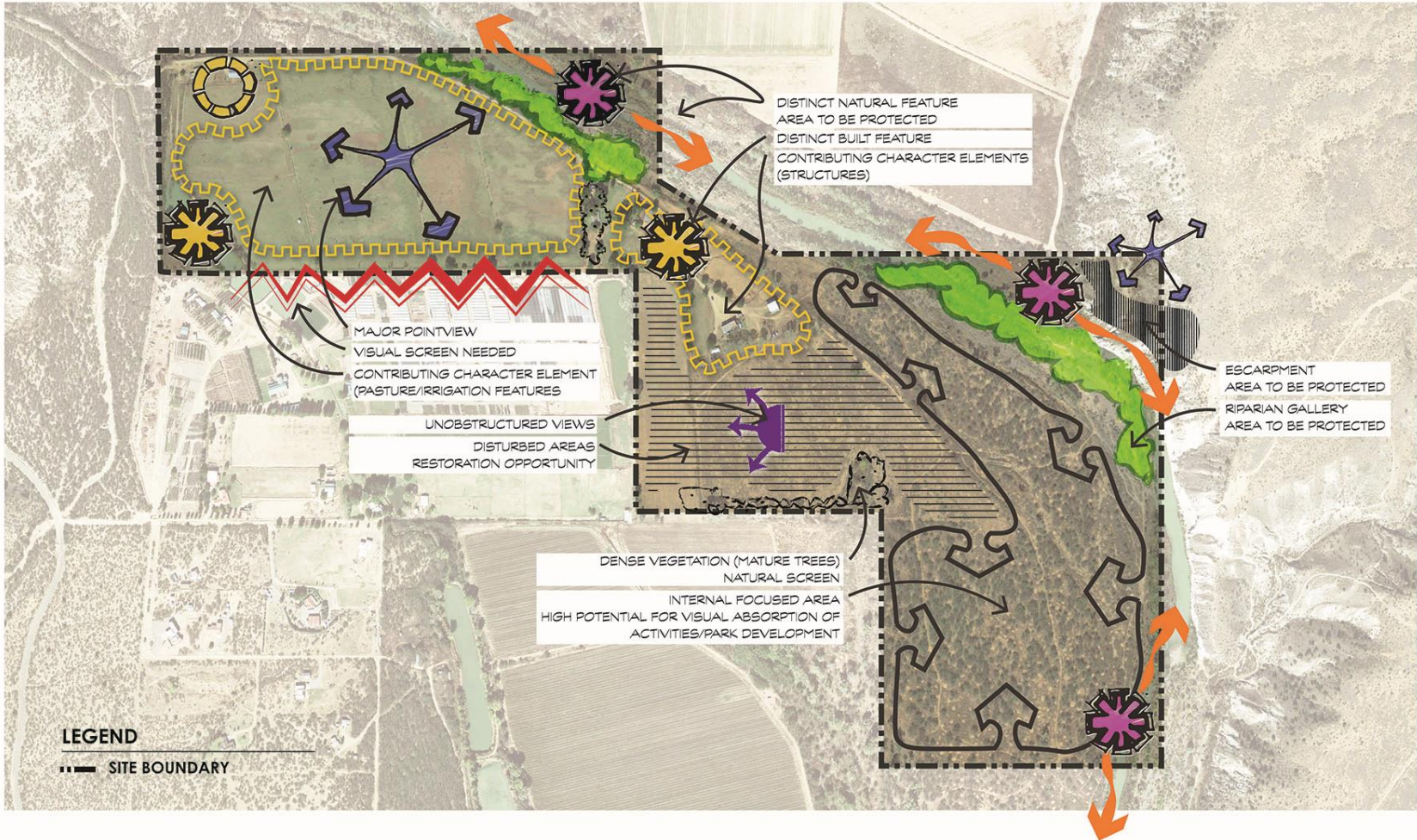


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Inventory and Analysis



Inventory and Analysis



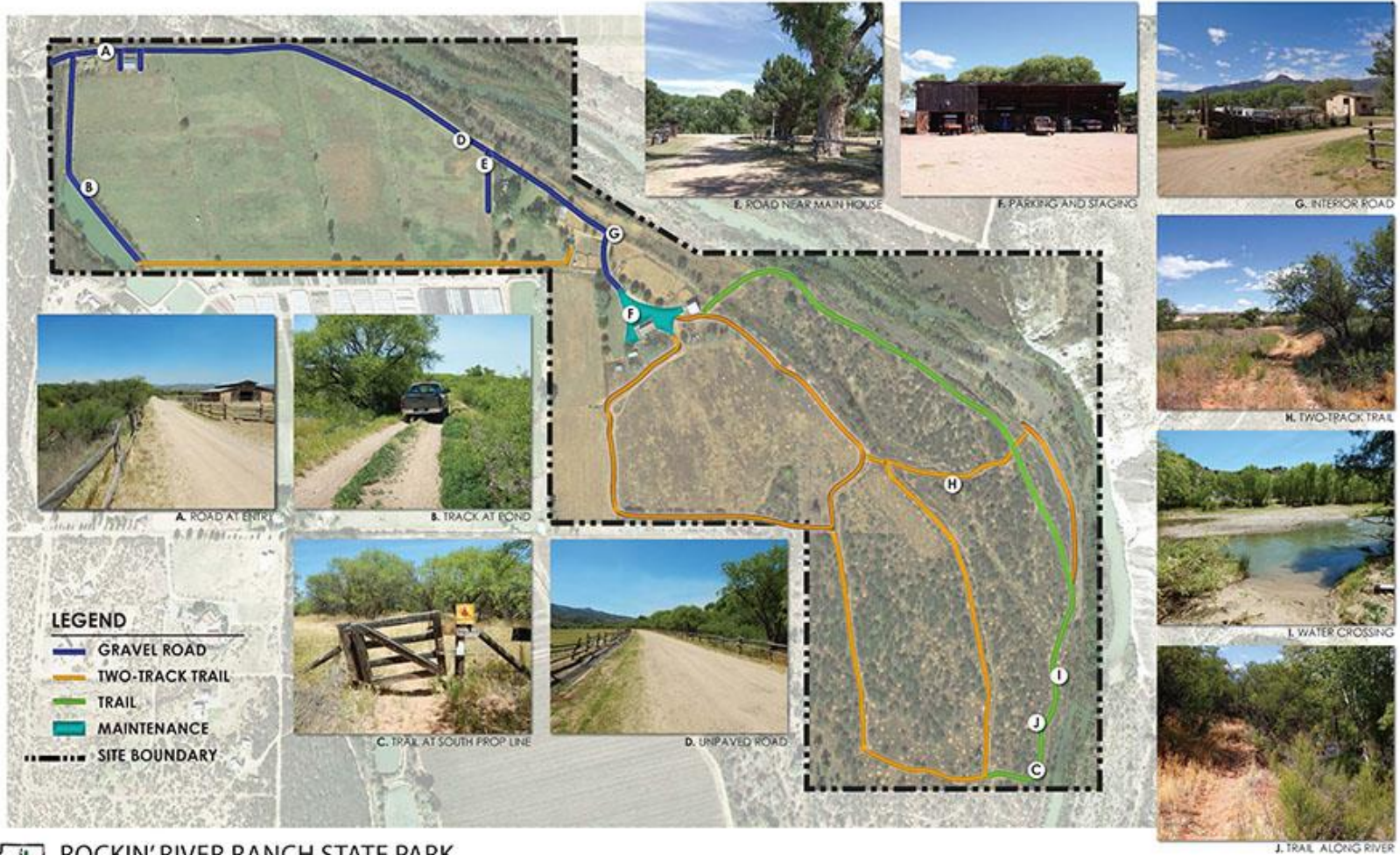
Inventory and Analysis



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Slope Analysis

Inventory and Analysis



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Existing Site Circulation

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Existing Site Utilities

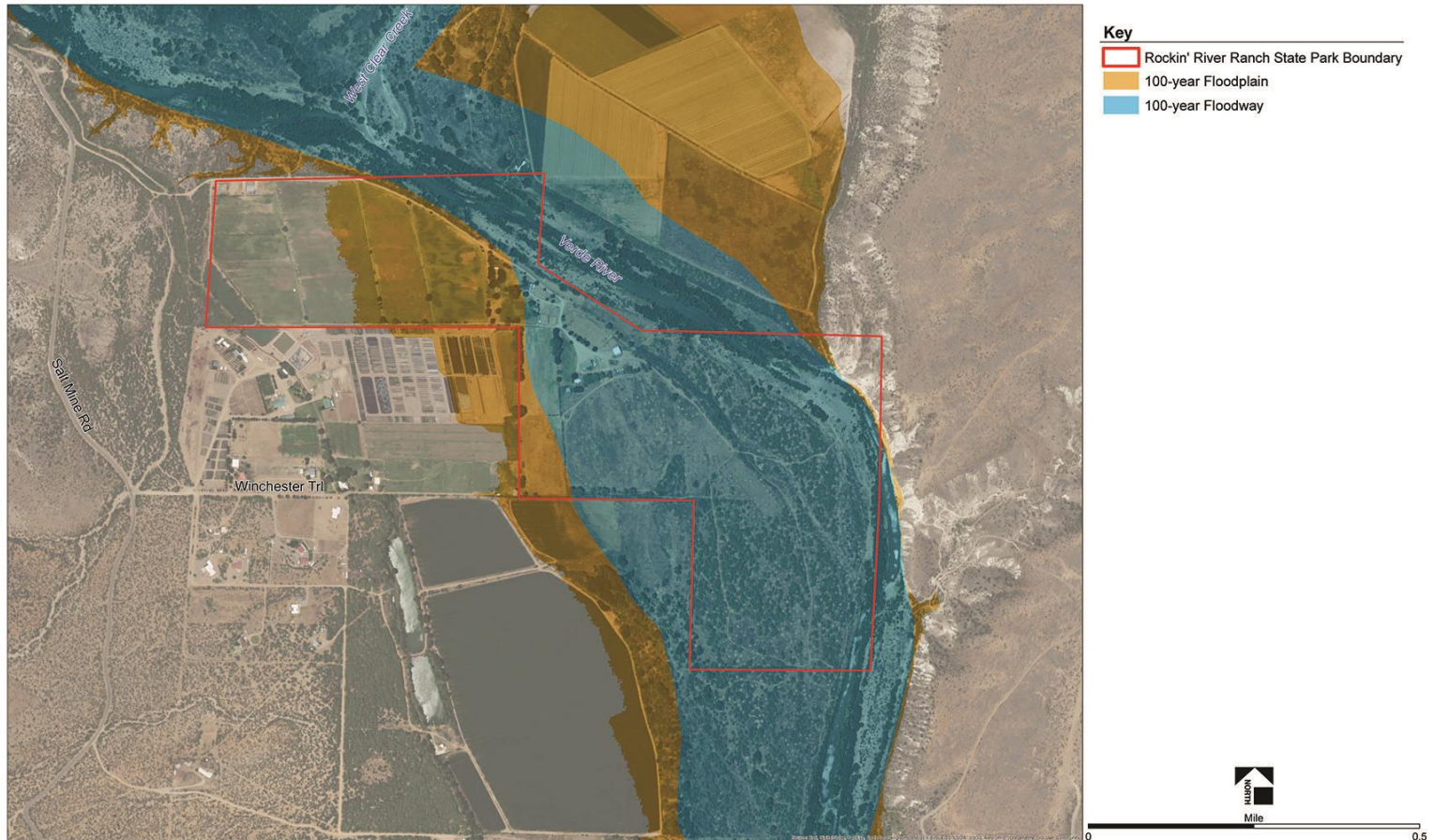
Inventory and Analysis



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Water Rights and Well Locations

Inventory and Analysis



Inventory and Analysis

Narrow-Headed Garter Snake (THREATENED)
Proposed Critical Habitat



Northern Mexican Garter Snake (THREATENED)
Proposed Critical Habitat



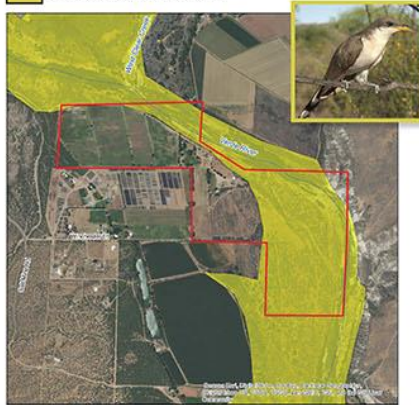
Razorback Sucker (ENDANGERED)
Designated Critical Habitat



Spikedace (ENDANGERED)
Designated Critical Habitat



Yellow-Billed Cuckoo (THREATENED)
Proposed Critical Habitat



Southwest Willow Flycatcher (ENDANGERED)
Designated Critical Habitat



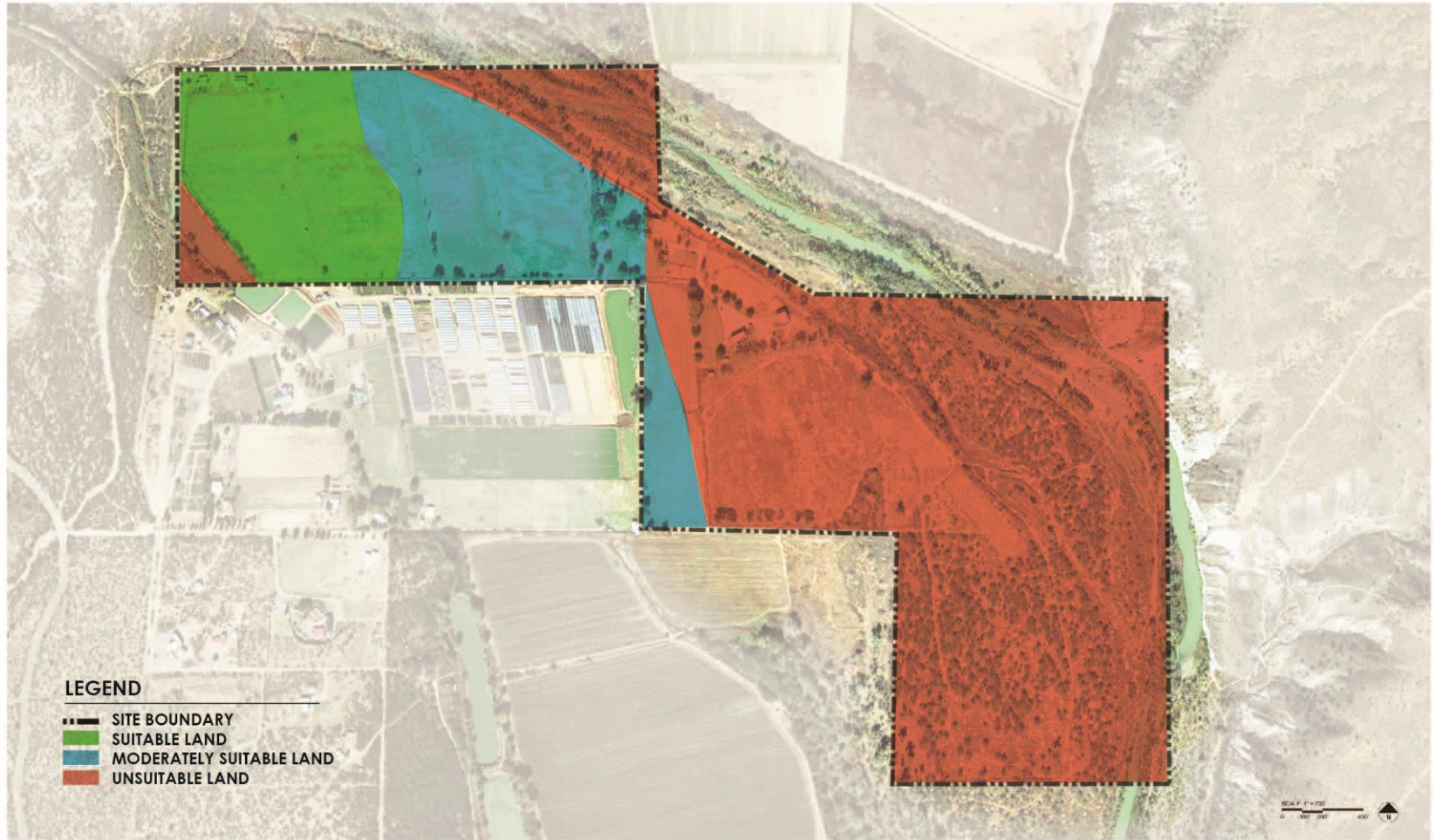
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Federally Listed Threatened and Endangered Species



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Inventory and Analysis



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Site Suitability Map

Dead Horse Ranch Visitors

- 162,370 visitors
- Three fourths (73%) from Arizona
- Park was primary destination
- Average stay = 3.29 nights
- Group size is 3.92 persons, primarily with family
- Predominately Caucasian American
- Average income = \$70,000 - \$110,000
- \geq 40% - partake in RV camping, hiking, walking, wildlife viewing

Recreation Program

- High Demand Uses and Activities:
 - Trails
 - Camping (RV, group, tent, equestrian, etc.)
 - Cabins
 - Day use (picnic, ramadas, fishing, etc.)
 - Equestrian activities
 - Wildlife viewing
 - Educational/interpretive
 - Special events (jamborees, festivals, concerts, car shows, photography, etc.)

Estimate of Probable Costs

	Program Elements/Park Areas		
1	Park Entry - Contact Station		\$ 380,000.00
2	Small Craft River Access and Picnic Area/Restroom Bldg		\$ 500,000.00
3	Cabins Area - 20 Cabins/Restroom-Shower Bldg		\$ 450,000.00
4	Historic Ranch House Area		\$ 120,000.00
5	RV Camp Ground - 50 sites/Restroom-Shower Bldg		\$ 725,000.00
6	Group Camping Area (3) sites @ 20 tents/Compost Toilets		\$ 145,000.00
7	Tent Camping Area - 40 tents		\$ 25,000.00
8	Remote Camping Area - 10 sites		\$ 25,000.00
9	Tubing Take-out Picnic site		\$ 45,000.00
10	Park Infrastructure		\$ 900,000.00
11	Waste Water Treatment		\$ 350,000.00
12	Potable Water Treatment Plant		\$ 165,000.00
13	Power Supply and Distribution		\$ 250,000.00
	Total		\$ 4,080,000.00

Forecasted Budget Summary

Rockin' River Ranch State Park	Subtotals
Projected Revenue	\$820,950
Projected Expenditure	\$471,600
Difference	\$349,350

Concept Alternative A



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Site Plan - Concept A

SCALE: 1" = 200'
0 100' 200' 400' N



Concept Alternative B



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Site Plan - Concept B

SCALE: 1" = 200'
0 100 200 400' N



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Concept Alternative C



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Site Plan - Concept C



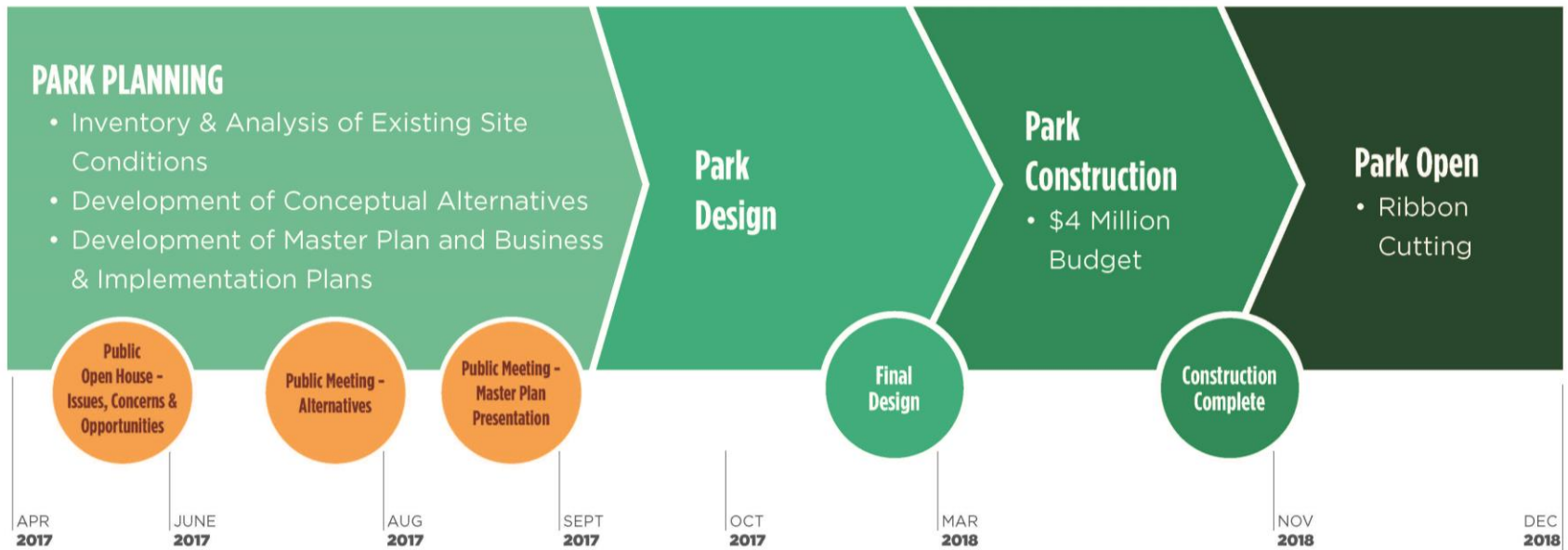
Format of Public Meeting #2

- Presentation of:
 - Inventory and Analysis
 - Three Alternatives
 - Upcoming Activities

Communication Protocols

- Open dialogue between TAC and planning team
- Information sharing encouraged
- Selection of Chairperson is recommended

Next Steps



Action Items

Contact Information

- Skip Varney; wvarney@azstateparks.gov
- Russell Moore rmoore@azstaeparks.gov
- Dusty Humphreys; dhumphreys@azstateparks.gov
- Wayne Colebank; wcolebank@logansimpson.com
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