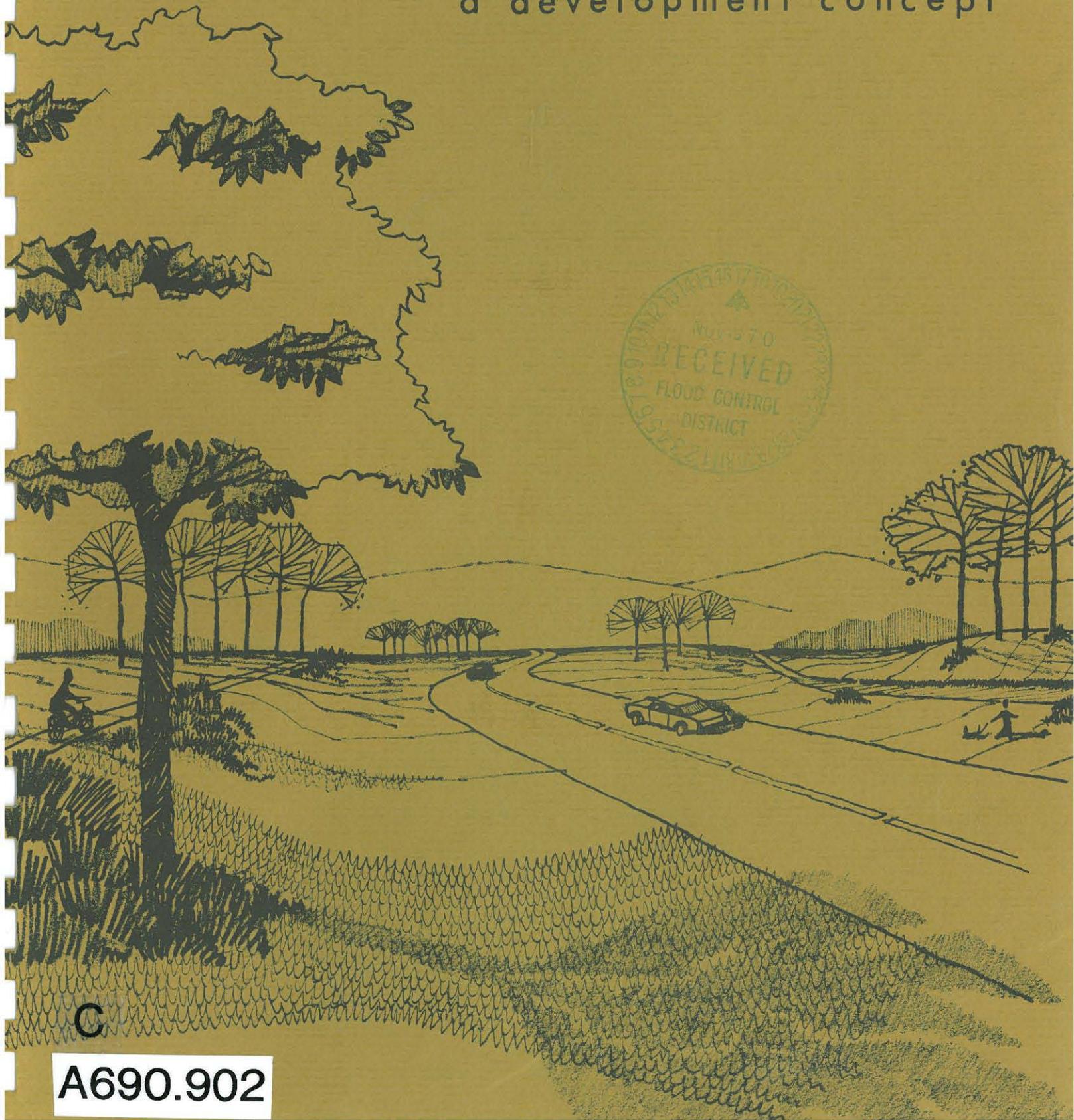


CAVE CREEK PARK

a development concept



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CAVE CREEK PARK

A Development Concept

For

THE CITY OF PHOENIX

VAN CLEVE ASSOCIATES, INC., CONSULTING PLANNERS
Scottsdale, Arizona

August 1968

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CAVE CREEK PARK

Cave Creek Park, as herein proposed, comprises approximately 595 acres extending north along both sides of Cave Creek Wash from Dunlap Avenue to Greenway Road. Situated between Black Canyon Freeway and 19th Avenue, the park varies in width from five hundred feet to one-half mile.

Cave Creek Scenicway is a winding, low-speed, pleasure drive traversing the landscaped corridor formed by Cave Creek Park. It affords opportunity for a pleasant, leisurely drive through park environment undisturbed by high-speed, high-volume through traffic, and provides access to wayside areas, rest stops and a variety of recreation facilities.

Existing Conditions

Cave Creek is a major natural drainage course carrying surface runoff from the New River Mountains and Upper Deer Valley to the Arizona Canal. Most of this runoff takes the form of flash floods produced by thunderstorm rainfall of high intensity and short duration. Little streamflow occurs except immediately following heavy rains.

Above the Canal, floodwaters periodically inundate an area ranging from one-half to one mile wide. The stream channel is generally well-defined between Greenway Road and the Arizona Canal, while downstream from the Canal the natural channel has been obliterated by urban development. At this point, the Canal can intercept floodflows as large as 600 cubic feet per second. Excess runoff is discharged over spillways or causes breaks in the south canal bank, flooding the developed area below. Many floods have occurred along Cave Creek during the last 65 years. The most destructive of these occurred in August 1943, when the Canal overflowed in 22 places in the Cave Creek section.

Plans for control of Cave Creek flooding are underway by the Maricopa County Flood Control District and the U.S. Army Corps of Engineers. Cave Buttes Detention Basin, to be built about four miles north of Bell Road, will limit outflow to about 5,400 cfs, and below the dam, Cave Creek will be channeled to the Union Hills Diversion Channel, which will carry floodwaters west to Skunk Creek. Until these improvements are completed, a large land area along Cave Creek Wash cannot be developed to its full potential.

To the City of Phoenix, Cave Creek drainageway represents a valuable, multi-purpose resource. Its extensive sand and gravel deposits are used in municipal construction and maintenance operations, and the sanitary landfill sites produced through excavation of aggregate could only be replaced through acquisition of other lands which are useful for other purposes. Furthermore, the reclaimed land produced by these coordinated extraction and landfill operations has outstanding potential for recreational development and use, an especially important factor at a time when urban open space has become an expensive and jealously-guarded asset.

During recent years, sanitary landfill operations have been directed toward reclaiming land for future park development, and part of the area nearest Greenway Road has been shaped topographically by the Public Works Department in accordance with a preliminary park development scheme prepared by the Parks and Recreation Department. The PWD is capable of producing any type of topography most suitable for recreation use, and has encouraged the advance planning of its landfill sites to this end. The PWD plans to continue its sand and gravel removal and landfill operations in the creek bed until the supply of usable aggregate on city-owned land has been exhausted, whereupon it hopes to acquire adjacent worked-out pits for continuing landfill use.

The ultimate development of reclaimed Cave Creek land as a public park, accompanied by planned flood control measures, will greatly enhance the value of adjacent land for residential development. Through the coordinated efforts of the Parks and Recreation Department, the Planning Department, the Public Works Department, and the County Flood Control District, below-average land values will be raised to above-average values.

Objectives of the Study

Based on the foregoing conditions and concepts, the objectives of this exploratory study of the recreation potential inherent in the Cave Creek drainageway have been as follows:

1. To determine generally which lands are most suitable as well as essential to development of a major unit of the City's park system.
2. To plan for acquisition of park land well in advance of the increased land values anticipated as a result of planned flood control projects.
3. To enable the PWD to plan well in advance for acquisition of future landfill sites.
4. To guide the acquisition of future landfill sites according to relative values for aggregate extraction as well as for potential recreation and open space values.
5. To enable planning landfill operations for production of recreation sites having maximum utility and aesthetic appeal.

Ultimately, this study may produce another important but as yet unexplored by-product --it may point the way toward development and extension of a City system scenicways designed to take full advantage of the inherent scenic and aesthetic qualities of Phoenix' valley-and-mountain environment, a system which could have broad impact on the entire metropolitan region.

DESCRIPTION OF THE PLAN

Service Concepts

The general location of Cave Creek Park suggests that its primary function be to serve residents of Northwest Phoenix. However, the plan proposes certain features and facilities that will attract users from all over the metropolitan area, and still others that are intended primarily for use by residents of adjacent neighborhoods.

Cave Creek Scenicway, a recreation feature hitherto unique in the Valley, will serve sightseeing visitors and "Sunday drivers" from all over the urban region. Such proposed features as the elderly recreation center, 18-hole golf course, outdoor education center, archery range, and swim center, will exert an influence well beyond the northwest sector of the city. Playground and family recreation facilities are proposed in locations best suited to serving adjoining existing and future residential areas between the Freeway and 19th Avenue.

Access to the Park and Scenicway

Major points of access to and across the park are planned at 19th Avenue, Greenway Road, Thunderbird Road, Cactus Road, Peoria Avenue, Mountain View Road and Dunlap Avenue. While no firm conclusions have been reached regarding the type of intersection design and traffic control required where these arterial streets intersect the scenicway, it is anticipated that a grade separation may ultimately prove necessary at the Thunderbird Road intersection.

All other vehicular access to the park should be limited to certain specified subdivision streets, all of which terminate in parking areas just within the park boundary. In addition, pedestrian access from adjoining neighborhoods should be provided where most advantageous.

Cave Creek Scenicway

In terms of nationwide participation, driving for pleasure far outranks all other outdoor recreation activities. It becomes an especially important activity whenever people have only two or three hours of leisure time available, and is extremely popular among Arizona's winter visitors, particularly the longer-stay and elderly groups.

As an element of a park system, the scenicway is designed specifically for leisure driving. It is defined as a low-speed, pleasure drive for non-commercial traffic either within a public park or traversing a landscaped corridor connecting major units of the park system. The only scenic drive in the Phoenix metropolitan area meeting these criteria is the road leading to the overlook at the top of South Mountain.

Cave Creek Scenicway is planned to commence at Dunlap Avenue and wind north through the park to Greenway Road and beyond, providing direct access to various recreation facilities and affording the leisure-time driver an opportunity to meander through a landscaped park environment away from the pressures and hazards of arterial streets and highways. The scenicway is essentially a two-lane, curbed drive with frequent widenings where people can stop, park and wander, and its curvaceous alignment holds speed to a leisurely pace. In areas of concentrated recreational activity, the scenicway may be divided into two one-way drives separated by an ample, informally-landscaped median.

Canal Park

The southern end of Cave Creek Scenicway is anchored in a major canal park divided into two physically separate areas by the Arizona Canal. Space abutting the north side of the Canal has been reserved for future construction of the proposed flood diversion channel. Circulation between the north and south sections of the park is provided by the scenicway bridge and could be further improved by addition of a separate pedestrian bridge, possibly of the suspension type.

Both sections of the canal park are devoted to facilities and activities of a type normally associated with community park-playfields: Large group picnic and outdoor assemblies, field and court games, and lagoons for small-scale, passive water recreation. In addition, the north section would include a swim stadium with complete facilities for national-scale swimming and diving meets, and a nine-hole, night-lighted, par-3 golf course.

All areas of concentrated activity would be provided ample, convenient parking areas so located as to supplement one another in service to more than one activity. The opportunity to stroll broad lawns among large tree and shrub masses, or simply to rest and enjoy shade and green open space, should be an overriding, planned objective in the design of this canal park.

Greenway Road Sector

The plan proposes acquisition and development of approximately 118 acres adjoining the city-owned parcel between Thunderbird and Greenway Roads. Most of this acreage would be devoted to development of an 18-hole, par-72, municipal golf course, with clubhouse facilities, driving range and putting greens.

The 28 acres immediately east of the golf clubhouse are proposed for development of a major elderly recreation center, supplemented by such related and compatible features as demonstration gardens, amphitheater, and picnic areas. This recreation center would provide indoor space for meetings, craftwork, square dancing and banquets, as well as spacious outdoor patios, group barbecue areas, tournament-quality shuffleboard and horseshoe courts, and similar facilities directed to serving the needs and desires of elderly residents of North Phoenix.

Areas on either side of the ten-acre headquarters site of the State Game and Fish Department are proposed for development of an outdoor education center. This facility would afford children and adults the opportunity to see, feel, hear and know something about Arizona's natural resources and to learn about the conservation and use of these resources. It would provide indoor facilities for scientific exhibits, a wide variety of nature-oriented illustrated talks and lectures, library and reading rooms, meeting rooms and workshops. Outdoor facilities could include live exhibits of insects, amphibians, reptiles, small mammals and desert plants. The center might also serve as a day camp providing special education experience designed to supplement public school programs.

Neighborhood Recreation Facilities

Most municipal recreation standards call for provision of neighborhood recreation facilities within approximately one-half mile of all residences. These basic units of the total park system are intended to provide for the passive and incidental recreation needs of adults and the active play of adolescent children. Although neighborhood recreation facilities are not ordinarily considered an appropriate component of major city parks, the general character of Cave Creek Park and the fact that for much of its length it extends through existing and future single-family residential areas, suggest the desirability of including such facilities within its boundaries.

Due to its proximity to adjoining residential areas, Cave Creek Park itself will largely satisfy the passive recreation needs of nearby residents and relieve the public of responsibility for providing such facilities within adjoining neighborhoods. Similarly, provision of strategically-located playground centers within the Park can satisfy most neighborhood needs for active play space. Neighborhood recreation space has not been developed or reserved within any of the platted subdivisions presently adjoining the park.

Section 24, bounded by Black Canyon Freeway, 19th Avenue, Cactus Road and Peoria Avenue, will house an estimated population of approximately 5,775 persons when fully developed. Approximately twelve acres of Cave Creek Park land in the southwest quarter of this section is proposed for neighborhood playground development, the location being within 3/4 mile of all residents. This neighborhood recreation area would include such facilities as a recreation center building, apparatus areas for various age levels, open space for informal games and general play, paved courts for basketball, volleyball, tennis, roller-skating, etc., fields for softball, junior baseball and touch football, and a shaded area for story telling, crafts and quiet games.

Section 13, bounded by the Freeway, 19th Avenue, Cactus Road and Thunderbird Road, will house an estimated population of approximately 7,225 persons when fully developed. In this section, the plan proposes development of one neighborhood playground of 13 acres, one of four acres, and one area of about four acres for local picnicking and similar activities. All of these facilities are within one-half mile of the residences they are intended to serve.

Section 12, bounded by the Freeway, 19th Avenue, Thunderbird Road and Greenway Road, will house an estimated population of approximately 6,650 persons when fully developed. One neighborhood park-playground of ten acres is proposed near the center of the section. In addition to the aforementioned types of active recreation facilities, this area would provide lawns and landscaping with shaded walks, benches, game areas, ornamental pools and gardens and family picnicking, as well as areas for such mildly active adult games as horseshoe, croquet, and shuffleboard.

Community Park

A major center of community-scale, passive recreation activities is proposed near the center of Section 13. This complex would include: (1) a band shell for music concerts; (2) a pavilion for covered outdoor dancing, organized games, dog shows and a variety of similar activities; and (3) facilities for large, organized picnics and outdoor assemblies. Lagoons flanking Cave Creek would contain fish, waterfowl and aquatic plants, and afford opportunity for toy sailboating, fly and bait casting, and fishing contests.

Archery Center

A complete archery center is proposed in Section 24, including a standard 28-target field archery course, practice ranges and clubhouse, located where danger to other park activities is minimized. Constructed to standards established by national archery associations, the center would provide central facilities for use by archery clubs, Park Department classes and competitions, and individuals.

CARRYING OUT THE PLAN

Although this plan for Cave Creek Park is essentially exploratory and schematic, it nevertheless furnishes an adequate base for major policy decisions regarding park development concepts, capital improvements programming, land acquisition, development timing and detailed project design.

Park Development Concepts

The plan presents a concept of developing wasteland and sanitary landfill sites into an organized complex of local, community and regional recreation space and facilities, and demonstrates the relatively high cost benefit ratios associated with production of park land by this process. It further suggests the advantages of shaping land for specific, predetermined park purposes during the course of landfill operations, and points out the need for park grading design at an early stage in such operations.

In terms of the organization and function of space for recreational purposes, the plan presents the concept of an elongated park featuring a limited-access scenicway designed specifically for pleasure driving, but also providing access to and circulation among various other recreational components of the park. It suggests that certain types of major park features may be better arranged and function more efficiently in an elongated park than in one of more conventional shape and proportion. It also demonstrates how the elongated park, with its greater perimeter, contributes to the increased value of more adjacent land and provides greater opportunity for multi-level recreational service.

Capital Improvements Programming

The plan provides an adequate base for broad project cost estimating for purposes of capital improvements programming and budgeting, and for determining the most favorable and practicable means of financing construction of its parts.

Land Acquisition

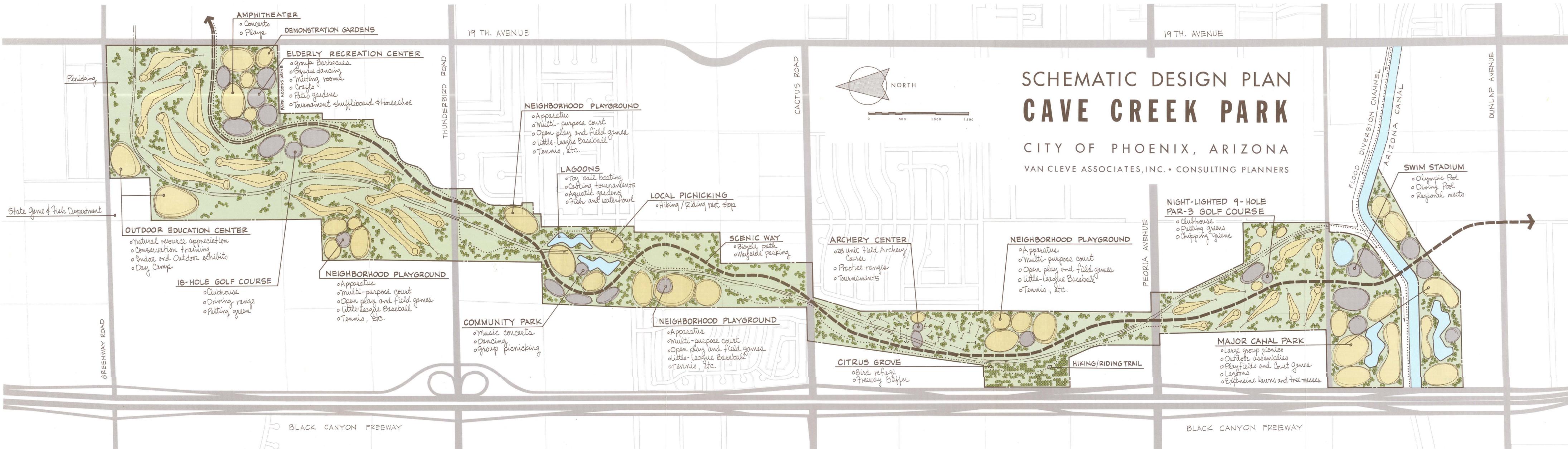
The plan proposes acquisition by the City of some 468 acres of private land, nearly all of which is presently undeveloped. Approximately 200 acres of this land is presently judged to be either undevelopable or excessively expensive to develop due to existing drainage and flooding conditions. Most of the land proposed to be acquired is held by two owners, minimizing future acquisition problems.

Development Timing

Aside from land acquisition, there are two over-riding factors which govern the timing of Cave Creek Park construction: (1) Elimination of flooding through construction of Cave Buttes Dam and Union Hills Diversion Channel, and (2) Completion of gravel extraction and sanitary landfill operations by the PWD in Section 12. Also, the precise location and design of the Arizona Canal Diversion Channel must be determined before the portion of the park situated between Mountain View Road and the Arizona Canal can be constructed. However, construction of the first nine holes of the proposed 18-hole golf course can commence as soon as landfill operations in that area are completed without waiting for flood control improvements, and the portion of the Canal Park lying south of the Canal can also be constructed independent of flood control measures.

Detailed Project Design

Before commencing project design for any of the proposed park facilities, a specific design study is needed to determine the most favorable alignment of the creek and the scenicway in relation to the space and types of spaces to be allocated for individual park features. Upon completion of these alignment studies, detailed construction plans may be prepared for each feature area as land acquisition is programmed. It is essential that preliminary grading design of the golf course and elderly recreation center be completed at an early date so that maximum benefit can be gained from the topography-making techniques of extraction-and-landfill operations.



SCHEMATIC DESIGN PLAN CAVE CREEK PARK

CITY OF PHOENIX, ARIZONA
VAN CLEVE ASSOCIATES, INC. • CONSULTING PLANNERS

AMPHITHEATER
 • Concerts
 • Plays

DEMONSTRATION GARDENS

ELDERLY RECREATION CENTER

- Group Barbecues
- Square dancing
- Meeting room
- Crafts
- Patio gardens
- Tournament shuffleboard & Horseshoe

19 TH. AVENUE

19 TH. AVENUE

Picnicking

State Game & Fish Department

OUTDOOR EDUCATION CENTER

- Natural resource appreciation
- Conservation training
- Indoor and Outdoor exhibits
- Day Camp

18-HOLE GOLF COURSE

- Clubhouse
- Driving range
- Putting green

NEIGHBORHOOD PLAYGROUND

- Apparatus
- Multi-purpose court
- Open play and field games
- Little-league Baseball
- Tennis, etc.

NEIGHBORHOOD PLAYGROUND

- Apparatus
- Multi-purpose court
- Open play and field games
- Little-league Baseball
- Tennis, etc.

LAGOONS

- Toy sail boating
- Casting tournaments
- Aquatic gardens
- Fish and waterfowl

LOCAL PICNICKING

- Hiking / Riding rest stop

SCENIC WAY

- Bicycle path
- Wayside parking

ARCHERY CENTER

- 28 unit Field Archery Course
- Practice ranges
- Tournaments

NEIGHBORHOOD PLAYGROUND

- Apparatus
- Multi-purpose court
- Open play and field games
- Little-league Baseball
- Tennis, etc.

NIGHT-LIGHTED 9-HOLE PAR-3 GOLF COURSE

- Clubhouse
- Putting greens
- Chipping greens

SWIM STADIUM

- Olympic Pool
- Diving Pool
- Regional meets

MAJOR CANAL PARK

- Large group picnics
- Outdoor assemblies
- Play fields and Court Games
- Lagoons
- Expansive lawns and tree masses

CITRUS GROVE

- Bird refuge
- Freeway Buffer

HIKING/RIDING TRAIL

NEIGHBORHOOD PLAYGROUND

- Apparatus
- Multi-purpose court
- Open play and field games
- Little-league Baseball
- Tennis, etc.

COMMUNITY PARK

- Music concerts
- Dancing
- Group picnicking

BLACK CANYON FREEWAY

BLACK CANYON FREEWAY