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CITY COMPLEX  
PLANNING PROGRAM  
CITY OF APACHE JUNCTION  
ARIZONA

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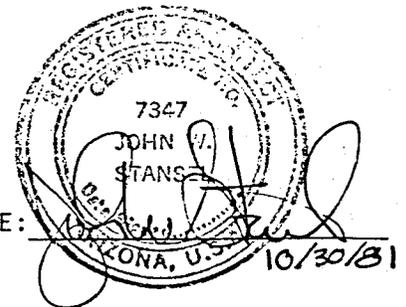
**A303.914** Planning Research Company

CITY COMPLEX  
PLANNING PROGRAM  
CITY OF APACHE JUNCTION  
ARIZONA

prepared for  
CITY OF APACHE JUNCTION

SEAL:

SIGNATURE:



prepared by  
PRC TOUPS  
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### PURPOSE

To analyze future space needs for a City Governmental Complex and to prepare an Overall Site Plan of land needs for a parcel of State land located in the Southern portion of Section 16, T1N, R8E.

### POPULATION PROJECTIONS

In order to determine future governmental space needs, it is necessary to have some understanding of the cities' future growth. As part of this study, a separate "Population Analysis" was carried out to estimate the cities' population growth for the year 2000. The following chart is from the "Population Analysis Report" prepared in October 1980. The City of Apache Junction will be influenced greatly by seasonal residents which will also affect the number of persons working for the City.

### MUNICIPAL SPACE NEEDS

After the population analysis was completed and future projections were established, a survey was conducted to determine the types, number and work position for each existing and anticipated department or division of the City government.

This data was compared with similar data from cities and towns of equal size and larger. From an analysis of this information a table was prepared indicating the personnel needs for each City department by five (5) year increments. The table was completed by the Consultant based upon previous data. The Consultant then met with each department head of the City to review the projected needs and adjusted the Table accordingly. After department personnel was determined for each five (5) year period, the Consultant then multiplied the number of persons

by a nationally accepted square footage factor based upon the type of position and nature of work. In addition to personnel space needs, space is required for special uses and facilities such as a conference room, a mail room, storage room and vault. These types of spaces were also analyzed as to need with the various department heads. A list of special uses and facilities and their space needs follow the employee space needs table.

For 1980 to 1985, a total space need of approximately 15,610 square feet for personnel uses, plus an additional 17,000 square feet for special uses, will be housed directly within the City Administration Complex. The 1995 to 2000 needs for personnel are over 35,000 square feet.

# CITY OF APACHE JUNCTION

## Employee and space needs 1980-2000

|                                   | 1980-85<br>Employees Space<br>Needs<br>(1) | 1985-90<br>Employees Space<br>Needs | 1990-95<br>Employees Space<br>Needs | 1995-2000<br>Employees Space<br>Needs |
|-----------------------------------|--|-------------------------------------|-------------------------------------|---------------------------------------|
| <u>ADMINISTRATIVE SERVICES</u>    |  |                                     |                                     |                                       |
| MANAGER                           | 1 - 450                                    | 1 - 450                             | 1 - 450                             | 1 - 450                               |
| Secretary                         | 1 - 200                                    | 1 - 200                             | 2 - 400                             | 2 - 400                               |
| Assistant                         |  |                                     | 2 - 500                             | 2 - 500                               |
| CITY CLERK                        | 1 - 300                                    | 1 - 300                             | 1 - 300                             | 1 - 300                               |
| Secretary                         | 1 - 200                                    | 1 - 200                             | 1 - 200                             | 1 - 200                               |
| Deputy City Clerks                | 1 - 250                                    | 2 - 500                             | 2 - 500                             | 3 - 750                               |
| PERSONNEL DEPT.                   |  |                                     |                                     |                                       |
| Personnel Director                | 1 - 300                                    | 1 - 300                             | 1 - 300                             | 1 - 300                               |
| Personnel Tech.                   |  | 1 - 200                             | 1 - 200                             | 2 - 400                               |
| Secretary                         | 1 - 200                                    | 2 - 400                             | 2 - 400                             | 2 - 400                               |
| FINANCE DEPARTMENT                |  |                                     |                                     |                                       |
| Finance Director                  | 1 - 300                                    | 1 - 300                             | 1 - 300                             | 1 - 300                               |
| Accountant                        |  | 1 - 250                             | 1 - 250                             | 1 - 250                               |
| Accountant Clerk                  | 1 - 250                                    | 2 - 500                             | 2 - 500                             | 3 - 500                               |
| Secretary                         |  | 1 - 200                             | 2 - 400                             | 2 - 400                               |
| Cashier                           | 1 - 150                                    | 2 - 300                             | 2 - 300                             | 2 - 300                               |
| DATA PROCESSING                   |  |                                     |                                     |                                       |
| Manager                           |  | 1 - 300                             | 1 - 300                             | 1 - 300                               |
| Programmer                        |  |                                     |                                     | 1 - 250                               |
| Computer Operator                 | 1 - 200                                    | 1 - 200                             | 1 - 200                             | 2 - 400                               |
| Key Punch Operator                |  | 1 - 200                             | 2 - 400                             | 3 - 600                               |
| <u>COMMUNITY DEVELOPMENT</u>      |  |                                     |                                     |                                       |
| PLANNING DEPARTMENT               |  |                                     |                                     |                                       |
| Planning Director                 | 1 - 350                                    | 1 - 350                             | 1 - 350                             | 1 - 350                               |
| Planner                           | 1 - 300                                    | 2 - 600                             | 3 - 900                             | 3 - 900                               |
| Planning Aide                     | 0  | 2 - 500                             | 4 - 1000                            | 5 - 1250                              |
| Secretary                         | 1 - 200                                    | 1 - 200                             | 1 - 200                             | 1 - 200                               |
| Clerk Typist                      | 1 - 200                                    | 1 - 200                             | 1 - 200                             | 2 - 400                               |
| PARKS & RECREATION                |  |                                     |                                     |                                       |
| Director                          |  | 1 - 350                             | 1 - 350                             | 1 - 350                               |
| Secretary/Receptionist            |  | 1 - 250                             | 1 - 250                             | 1 - 250                               |
| Recreation Supervisor             |  | 1 - 300                             | 1 - 300                             | 1 - 300                               |
| Recreation Leader                 |  |                                     | 1 - 250                             | 1 - 250                               |
| Parks Foreman                     |  |                                     | 1 - (2)                             | 1 - (2)                               |
| Grounds Keeper                    |  |                                     | 1 - (2)                             | 2 - (2)                               |
| Equipment Operator                |  |                                     | 2 - (2)                             | 3 - (2)                               |
| Maintenance Man                   |  |                                     | 2 - (2)                             | 4 - (2)                               |
| Laborers                          |  | 2 - (2) P.T.                        | 2 - (2)                             | 2 - (20)                              |
| LIBRARY                           |  |                                     |                                     |                                       |
| Librarian                         |  | 1 - (2)                             | 1 - (2)                             | 1 - (2)                               |
| Asst. Librarian                   |  |                                     | 1 - (2)                             | 2 - (2)                               |
| HOUSING (6)                       |  |                                     |                                     |                                       |
| HEALTH & SOCIAL (6)<br>SERVICES   |  |                                     |                                     |                                       |
| <u>BOARDS AND COMMISSIONS (7)</u> |  |                                     |                                     |                                       |
| SUBTOTAL                          | 15 - 3880                                  | 33 - 7550                           | 49 - 9700                           | 62 - 11250                            |

CITY OF APACHE JUNCTION  
EMPLOYEE AND SPACE NEEDS 1980 - 2000

|                              | 1980-85<br>Employees Space<br>Needs | 1985-90<br>Employees Space<br>Needs | 1990-95<br>Employees Space<br>Needs | 1995-2000<br>Employees Space<br>Needs |
|------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---------------------------------------|
| <b>PUBLIC WORKS</b>          |                                     |                                     |                                     |                                       |
| <b>ADMINISTRATION</b>        |                                     |                                     |                                     |                                       |
| Public Works Director        | 1 - 400                             | 1 - 400                             | 1 - 400                             | 1 - 400                               |
| Secretary                    | 1 - 250                             | 1 - 250                             | 1 - 250                             | 1 - 250                               |
| Receptionist                 | 1 - 200                             | 1 - 200                             | 1 - 200                             | 1 - 200                               |
| Book Keeper                  | 1 - 250                             | 1 - 250                             | 1 - 250                             | 1 - 250                               |
| Clerk                        | 1 - 250                             | 1 - 250                             | 1 - 250                             | 1 - 250                               |
| <b>ENGINEERING</b>           |                                     |                                     |                                     |                                       |
| City Engineer                | 1 - 350                             | 1 - 350                             | 1 - 350                             | 1 - 350                               |
| Secretary                    | 1 - 250                             | 1 - 250                             | 1 - 250                             | 1 - 250                               |
| Asst. City Engineer          |                                     | 1 - 300                             | 2 - 600                             | 2 - 600                               |
| Engineering Aide             | 1 - 300                             | 2 - 600                             | 2 - 600                             | 4 - 600                               |
| Surveyor                     |                                     | 3 - 500                             | 3 - 500                             | 6 - 500                               |
| <b>BUILDING INSPECTIONS</b>  |                                     |                                     |                                     |                                       |
| Superintendent               | 1 - 350                             | 1 - 350                             | 1 - 350                             | 1 - 350                               |
| Chief Building Inspector     |                                     | 1 - 300                             | 1 - 300                             | 1 - 300                               |
| Building Inspector           | 1 - 250                             | 2 - 500                             | 3 - 750                             | 4 - 1000                              |
| Deputy Zoning Admin.         | 1 - 250                             | 1 - 250                             | 1 - 250                             | 1 - 250                               |
| Plan Checker                 | 1 - 250                             | 1 - 250                             | 2 - 500                             | 3 - 750                               |
| Clerk/Typist                 | 2 - 500                             | 2 - 500                             | 3 - 750                             | 3 - 750                               |
| Secretary                    | 1 - 200                             | 1 - 200                             | 1 - 200                             | 1 - 200                               |
| <b>STREET MAINTENANCE</b>    |                                     |                                     |                                     |                                       |
| Superintendent               | 1 - 350                             | 1 - 350                             | 1 - 350                             | 1 - 350                               |
| Secretary                    | 1 - 200                             | 1 - 200                             | 2 - 400                             | 2 - 400                               |
| Equipment Operator           | 3 - (2)                             | 4 - (2)                             | 5 - (2)                             | 6 - (2)                               |
| Maintenance Worker           | 3 - (2)                             | 6 - (2)                             | 9 - (2)                             | 12 - (2)                              |
| Laborer                      | 3 - (2)                             | 6 - (2)                             | 10 - (2)                            | 16 - (2)                              |
| <b>WATER DEPARTMENT</b>      |                                     |                                     |                                     |                                       |
| Superintendent               |                                     |                                     | 1 - 350                             | 1 - 350                               |
| Secretary                    |                                     |                                     | 1 - 200                             | 2 - 400                               |
| Equipment Operator           |                                     |                                     | 2 - (2)                             | 3 - (2)                               |
| Meter Repair Worker          |                                     |                                     | 1 - (2)                             | 2 - (2)                               |
| Maintenance Worker           |                                     |                                     | 2 - (2)                             | 4 - (2)                               |
| Laborer                      |                                     |                                     | 2 - (2)                             | 6 - (2)                               |
| Meter Reader                 |                                     |                                     | 3 - (2)                             | 5 - (2)                               |
| <b>SANITATION DEPARTMENT</b> |                                     |                                     |                                     |                                       |
| Superintendent               |                                     |                                     | 1 - 350                             | 1 - 350                               |
| Secretary                    |                                     |                                     | 1 - 200                             | 2 - 400                               |
| Sewer Plant Operator         |                                     |                                     | 1 - (2)                             | 1 - (2)                               |
| Maintenance Worker           |                                     |                                     | 2 - (2)                             | 3 - (2)                               |
| Equipment Operator           |                                     |                                     | 2 - (2)                             | 3 - (2)                               |
| Laborer                      |                                     |                                     | 4 - (2)                             | 6 - (2)                               |
| <b>LANDFILL</b>              |                                     |                                     |                                     |                                       |
| Superintendent               |                                     | 1 - 350                             | 1 - 350                             | 1 - 350                               |
| Sec./Clerk                   |                                     | 1 - 250                             | 1 - 250                             | 2 - 500                               |
| Equipment Operator           |                                     | 3 - (2)                             | 4 - (2)                             | 5 - (2)                               |
| Laborer                      |                                     | 2 - (2)                             | 3 - (2)                             | 4 - (2)                               |
| <b>VEHICAL MAINTENANCE</b>   |                                     |                                     |                                     |                                       |
| Superintendent               | 1 - 300                             | 1 - 300                             | 1 - 300                             | 1 - 300                               |
| Sec./Clerk                   |                                     | 1 - 250                             | 1 - 250                             | 1 - 250                               |
| Mechanic I                   | 1 - (2)                             | 2 - (2)                             | 3 - (2)                             | 4 - (2)                               |
| Mechanic II                  | 1 - (2)                             | 3 - (2)                             | 5 - (2)                             | 7 - (2)                               |
| Partsman                     |                                     | 1 - (2)                             | 2 - (2)                             | 3 - (2)                               |
| Laborer                      |                                     | 1 - (2)                             | 1 - (2)                             | 1 - (2)                               |
| <b>PARKS MAINTENANCE</b>     |                                     |                                     |                                     |                                       |
| Superintendent               |                                     | 1 - 350                             | 1 - 350                             | 1 - 350                               |
| Sec./Clerk                   |                                     | 1 - 250                             | 1 - 250                             | 1 - 250                               |
| Groundskeeper                |                                     | 1 - (2)                             | 2 - (2)                             | 3 - (2)                               |
| Equipment Operator           |                                     | 2 - (2)                             | 4 - (2)                             | 6 - (2)                               |
| Maintenance Man              |                                     | 1 - (2)                             | 2 - (2)                             | 3 - (2)                               |
| Laborer                      |                                     | 2 - (2)                             | 4 - (2)                             | 6 - (2)                               |
| <b>SUBTOTAL</b>              | <b>26 - 4360</b>                    | <b>63 - 8000</b>                    | <b>112 - 10350</b>                  | <b>158 - 11500</b>                    |

CITY OF APACHE JUNCTION  
EMPLOYEE AND SPACE NEEDS 1980 - 2000

|  | 1980-85<br>Employees Space<br>Needs | 1985-90<br>Employees Space<br>Needs | 1990-95<br>Employees Space<br>Needs | 1995-2000<br>Employees Space<br>Needs |
|--|-------------------------------------|-------------------------------------|-------------------------------------|---------------------------------------|
| <b><u>PUBLIC SAFETY</u></b>  |                                     |                                     |                                     |                                       |
| <b>LEGAL</b>   |                                     |                                     |                                     |                                       |
| City Attorney  | 1 - 300                             | 1 - 300                             | 1 - 300                             | 1 - 300                               |
| Assistant Attorneys  | 1 - 250                             | 1 - 250                             | 2 - 500                             | 3 - 750                               |
| Secretary  | 1 - 200                             | 1 - 200                             | 1 - 200                             | 2 - 400                               |
| <b>CITY COURTS</b>   |                                     |                                     |                                     |                                       |
| Magistrate   | 1 - 350                             | 1 + P.T. - 600                      | 1 + P.T. - 600                      | 2 - 600                               |
| Office Administrator   | 1 - 300                             | 1 - 300                             | 2 - 600                             | 2 - 600                               |
| Court Clerk  | 1 - 250                             | 1 - 250                             | 2 - 500                             | 2 - 500                               |
| Clerk/Typist   | 1 - 200                             | 2 - 400                             | 3 - 600                             | 4 - 800                               |
| <b>POLICE DEPARTMENT</b>   |                                     |                                     |                                     |                                       |
| Director of Public Safety  | 1 - 400                             | 1 - 400                             | 1 - 400                             | 1 - 400                               |
| Secretary/Receptionist   | 1 - 250                             | 1 - 250                             | 1 - 250                             | 1 - 250                               |
| Police Chief   | 1 - 350                             | 1 - 350                             | 1 - 350                             | 1 - 350                               |
| Police Captain   | 1 - 300                             | 1 - 300                             | 2 - 300(4)                          | 2 - 300(4)                            |
| Police Lieutenant  | 2 - 600                             | 3 - 800                             | 3 - 800                             | 6 - 1000                              |
| Police Sergeant  | 4 - 800                             | 5 - 800                             | 15 - 1000                           | 15 - 1000                             |
| Detective Sergeant   | 1 - 250                             | 1 - 250                             | 2 - 500                             | 3 - 500(4)                            |
| Detective  | 3 - 400                             | 7 - 600                             | 14 - 1000                           | 21 - 1000(4)                          |
| Police Officer   | 16 - (3)                            | 21 - (3)                            | 42 - (3)                            | 65 - (3)                              |
| Records Clerk  | 2 - 500                             | 4 - 800                             | 6 - 1000                            | 8 - 1200                              |
| Secretary  | 1 - 200                             | 2 - 400                             | 3 - 600                             | 4 - 600(4)                            |
| Receptionist   | 1 - 200                             | 7 - 400                             | 8 - 500                             | 9 - 500(4)                            |
| Dispatcher   | 7 - 600                             | 7 - 600                             | 14 - 600                            | 14 - 600                              |
| <b>FIRE DEPARTMENT</b>   |                                     |                                     |                                     |                                       |
| Chief  | 1 - (5)                             | 1 - (5)                             | 1 - (5)                             | 1 - (5)                               |
| Captain  | 1 - (5)                             | 1 - (5)                             | 2 - (5)                             | 2 - (5)                               |
| Lieutenant   | 1 - (5)                             | 1 - (5)                             | 2 - (5)                             | 3 - (5)                               |
| Engineer   | 7 - (5)                             | 7 - (5)                             | 21 - (5)                            | 28 - (5)                              |
| Firemen  | 14 - (5)                            | 21 - (5)                            | 35 - (5)                            | 49 - (5)                              |
| Secretary  | 1 - (5)                             | 1 - (5)                             | 2 - (5)                             | 3 - (5)                               |
| Dispatcher   | 7 - (5)                             | 7 - (5)                             | 7 - (5)                             | 7 - (5)                               |
| <b>ANIMAL CONTROL</b>  |                                     |                                     |                                     |                                       |
| Supervisor   | 1 - 300                             | 1 - 300                             | 1 - 300                             | 1 - 300                               |
| Secretary/Receptionist   | 1 - 200                             | 1 - 200                             | 1 - 200                             | 2 - 400                               |
| Officers   | 2 - (2)                             | 4 - (2)                             | 6 - (2)                             | 6 - (2)                               |
| Aids   | 1 - 200                             | 1 - 200                             | 2 - (2)                             | 2 - (2)                               |
| <b>SUBTOTAL</b>  | <b>85 - 7400</b>                    | <b>115 - 8950</b>                   | <b>204 - 11100</b>                  | <b>270 - 12350</b>                    |
| <br>   |                                     |                                     |                                     |                                       |
| (1) Space Needs have been determined on the following architectural guide lines: |                                     |                                     |                                     |                                       |
| Managers, Dept. Heads, Supt., Etc.   | 350 S.F. to 450 S.F. / person       |                                     |                                     |                                       |
| Assistants to the Above  | 250 S.F. to 350 S.F. / person       |                                     |                                     |                                       |
| Technicians, Operators, Etc.   | 250 S.F. to 350 S.F. / person       |                                     |                                     |                                       |
| Clerks, Typist, Recp., Etc.  | 150 S.F. to 300 S.F. / person       |                                     |                                     |                                       |
| (2) To be housed at facility or public works maintenance yard.                   |                                     |                                     |                                     |                                       |
| (3) Special room.  |                                     |                                     |                                     |                                       |
| (4) Additional persons assigned to a substation.                                 |                                     |                                     |                                     |                                       |
| (5) All personnel assigned to station.   |                                     |                                     |                                     |                                       |
| (6) Appears not applicable at this time.   |                                     |                                     |                                     |                                       |
| (7) To be served by special meeting rooms and appropriate staff.                 |                                     |                                     |                                     |                                       |
| <br>   |                                     |                                     |                                     |                                       |
| <b>TOTAL EMPLOYEE<br/>SPACE NEEDS</b>  | <b>15,610</b>                       | <b>24,500</b>                       | <b>31,150</b>                       | <b>35,100</b>                         |

CITY OF APACHE JUNCTION  
SPECIAL USES AND FACILITIES

| <u>CITY COUNCIL</u>  | <u>SPACE REQUIREMENTS<br/>IN SQUARE FEET</u>         |
|--|--|
| Council Chambers (200 to 250 persons)  | 2500   |
| Conference Room, Use Managers Conference Room  | 0  |
| Mayors Office  | 425  |
| <br>   |  |
| <u>CITY MANAGER</u>  |  |
| Managers Office with Conference Desk (8 persons)                                       | 300  |
| Conference Room (18 persons)   |  |
| Secretary's Office   |  |
| <br>   |  |
| <u>ADMINISTRATIVE SERVICES</u>   |  |
| Central Reception Area   | 250  |
| Conference Room Use Managers   | 0  |
| Data Processing Machine Room   | 325  |
| Billing Machine Room with Tables for Layout  | 300  |
| Address and Mailing Room, Xerox  | 225  |
| Vault - Work In - Clerks Area  | 225  |
| Cashier Area with Drive-Up Window  | 150  |
| Records and Filing Room with Microfilm Equipment                                       | 225  |
| Materials and Supply Room  | 120  |
| <br>   |  |
| <u>COMMUNITY DEVELOPMENT</u>   |  |
| Planning Reception and Reference Room  | 325  |
| Planning Conference Room (8 persons)   | 225  |
| Planning Design and Drafting Room  | 450  |
| Planning Reproduction Machine Room   | 120  |
| <br>   |  |
| <u>PARKS AND RECREATION</u>  |  |
| Administration Offices at Central Facility   |  |
| Recreation Offices and Activities at each site   |  |
| Maintenance Facilities in conjunction with street maintenance or at a major park site. |  |
| <br>   |  |
| <u>LIBRARY</u>   |  |
| Special Facility Considerations  |  |
| <br>   |  |
| <u>HOUSING, HEALTH AND SOCIAL SERVICES</u>   |  |
| Small Interview and Conference Rooms   |  |
| <br>   |  |
| <u>BOARDS AND COMMISSIONS</u>  | To use available facilities<br>of other departments. |
| Small Appeal and Hearing Room  |  |
| Large Conference Room  |  |
| Small Hearing Room   |  |
| Use Council Chambers   |  |
| <br>   |  |
| SUB-TOTAL  | 6165   |

SPECIAL USES AND FACILITIES

PUBLIC WORKS

SPACE REQUIREMENTS  
IN SQUARE FEET

ENGINEERING

|                              |     |
|------------------------------|-----|
| Reception and Reference Room | 200 |
| Conference Room              | 180 |
| Design and Drafting Room     | 360 |
| Reproduction Machine Room    | 240 |
| File and Map Room            | 240 |

BUILDING INSPECTIONS

|  |     |
|--|-----|
| Reception Area and Application Counter | 250 |
| Plans Review and Storage Area          | 240 |
| Hearing and Appeals Room               | 180 |

STREET MAINTENANCE

|                                      |    |
|--------------------------------------|----|
| Street Maintenance Equipment Storage | NA |
| Street Maintenance Parts Repair Shop | NA |
| Street Materials Storage Yard        | NA |
| Street Sign Shop                     | NA |

WATER & SEWER DEPARTMENT

Locate Maintenance and Repair Facilities in conjunction with street maintenance facilities or at future treatment plant.

SANITATION DEPARTMENT - GARBAGE AND LANDFILL

Locate Maintenance and Repair Facilities in conjunction with street maintenance facility or at future treatment plant.

BUILDING MAINTENANCE

Locate in conjunction with Street Maintenance Facility.

AIRPORT

Locate Maintenance and Repair Facilities at future Airport site.

CEMETERY

Locate Maintenance and Repair Facilities in conjunction with Street Maintenance Facilities.

SUBTOTAL

1890

SPECIAL USES AND FACILITIES

|   | SPACE REQUIREMENTS<br>IN SQUARE FEET |
|---|--------------------------------------|
| <u>PUBLIC SAFETY</u>                                    |                                      |
| City Court Rooms - (40 Spectators)                      | 2000                                 |
| Judges Chamber  | 1000                                 |
| Court Clerks Room - (3) with Counter and Reception Area | 450                                  |
| Law Library - in Library                                |                                      |
| Jury Room (6 persons)                                   | 400                                  |
| Conference Room (109 persons)                           | 200                                  |
| Men and Women Wash Rooms                                |                                      |
| <br><u>POLICE DEPARTMENT</u>                            |                                      |
| Information and Reception Area                          | 350                                  |
| Communications Room (Secure)                            | 150                                  |
| Records Room (Secure)                                   | 240                                  |
| Photo and I.D. Laboratory                               | 120                                  |
| Holding Cells, 1 - Male, 1 - Female, 1 - Juvenile       | 300                                  |
| Drunk Tank  |                                      |
| Booking Room - Adjacent to Holding Cells                | 250                                  |
| Interrogation Rooms (3)                                 | 150                                  |
| Property Room (Secure)                                  | 400                                  |
| Briefing Room (30 persons)                              | 600                                  |
| Training Conference Room (100 persons)                  | 850                                  |
| Showers, Dressing and Weight Exercise Room              | 600                                  |
| Uniforms and Equipment                                  | 120                                  |
| Weapons, Arsenal  | 120                                  |
| Vault   | 120                                  |
| Lunch Room (20 persons)                                 | 300                                  |
| Sally Port  | 100                                  |
| K-9 Cage (4)  | 120                                  |
| Property Storage Rooms                                  | 300                                  |
| <br><u>FIRE DEPARTMENT</u>                              |                                      |
| Individual Site and Buildings                           |                                      |
| <br>SUBTOTAL  | <br>9240                             |
| TOTAL OF SPECIAL USES                                   | 17,295                               |

## MUNICIPAL COMPLEX STYLE AND CHARACTER

In order to ascertain the desires of the community as to style and character for the Community Complex, the Consultant presented slides of other City and Town complexes and other architectural projects to a number of interested citizens. In addition, drawings of basic site plan formats were presented for discussion and comment. After each presentation a questionnaire was submitted to each person in attendance. These were returned to the Planning Office for tabulation. The following results were responded to overwhelmingly.

1. Residents would prefer a City Complex consisting of one story buildings.
2. Residents prefer a City Complex of several buildings.
3. Residents prefer a City Complex with a non-geometric design.
4. Residents prefer a City Complex with a specific architectural style.
5. Residents prefer a City Complex with a Territorial Western or Spanish style of architecture.
6. Residents prefer a City Complex with a stuccoed exterior siding.
7. Residents prefer a City Complex with desert or earthtone exterior colors.
8. Residents prefer a City Complex with dense desert style of landscaping.
9. Residents prefer a City Complex with usage of courtyards and patios.
10. Residents prefer a City Complex representing quality of style and workmanship in a conservative but beautiful manner.
11. Residents prefer a City Complex which would include some other County, State and Federal Offices.

### SELECTION OF SITE AND GENERAL DESIGN

The City of Apache Junction was fortunate to have some State land available within the newly incorporated boundaries to start the development of their governmental obligations. The City has obtained a lease for twenty (20) acres from the State Land Department to initiate their immediate corporate needs on the basis that they would proceed with a future needs study and overall master plan for the area they would consider purchasing in the future. The existing municipal facilities, including the area being used for the Public Works Yard, occupies most of this twenty acre parcel. The overall State property in consideration is that part of the South half of Section 16, T1N, R8E, lying North of Arizona Highway 88 (Apache Boulevard).

Once the overall needs and general desires of the City were determined, PRC Toups looked at the property in question and prepared several development alternatives of the site. These overall concepts were discussed with the staff and the following general land use plan indicates an overall master plan of the State land. The City Complex represents a relatively small area of the total.

# SUGGESTED LOCATION PLAN

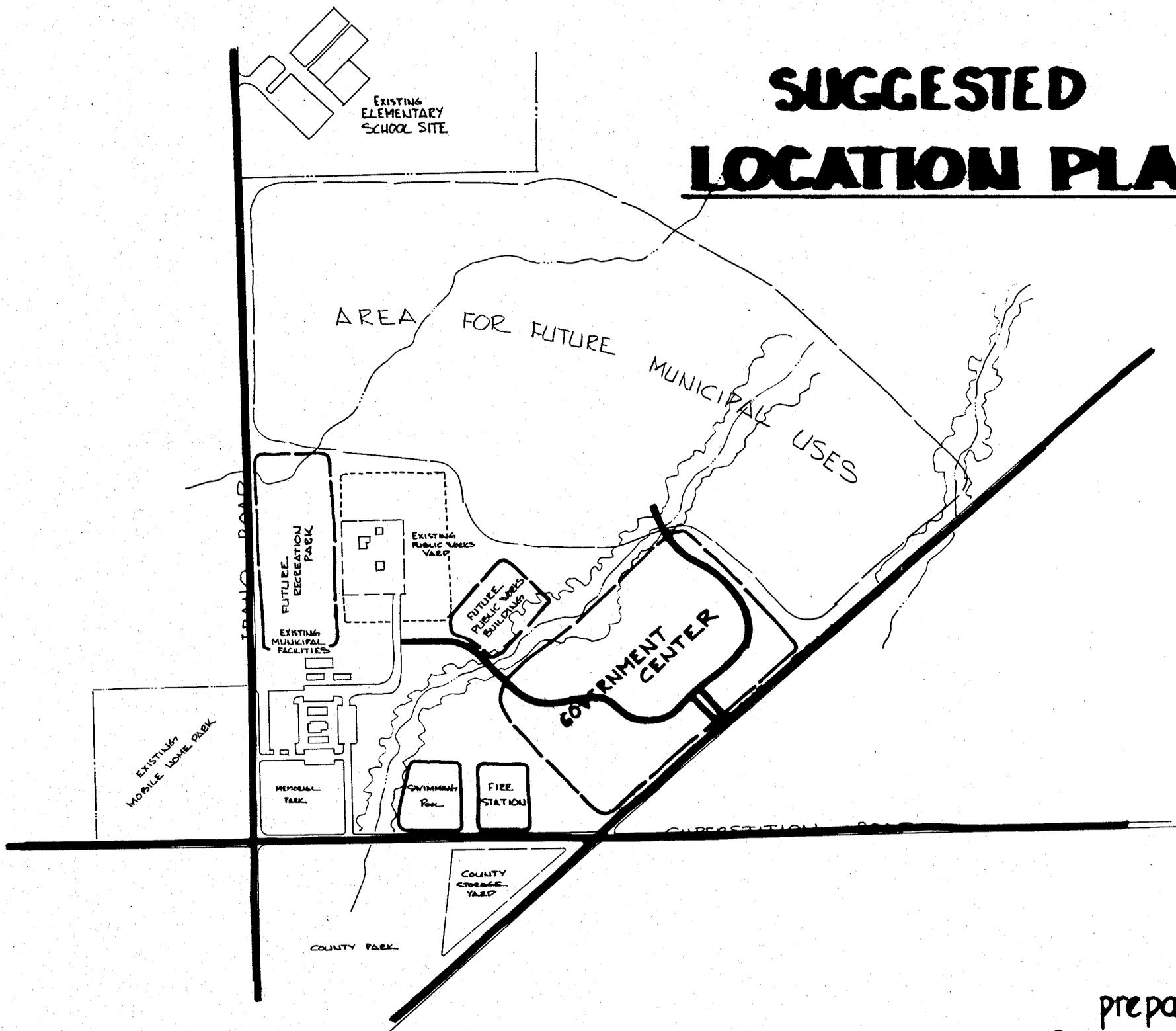
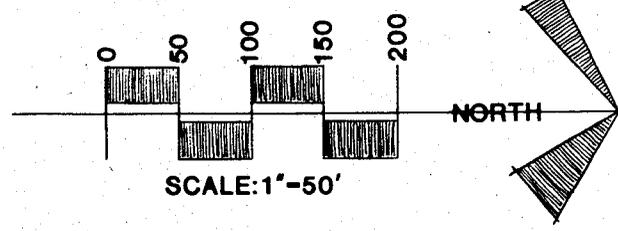
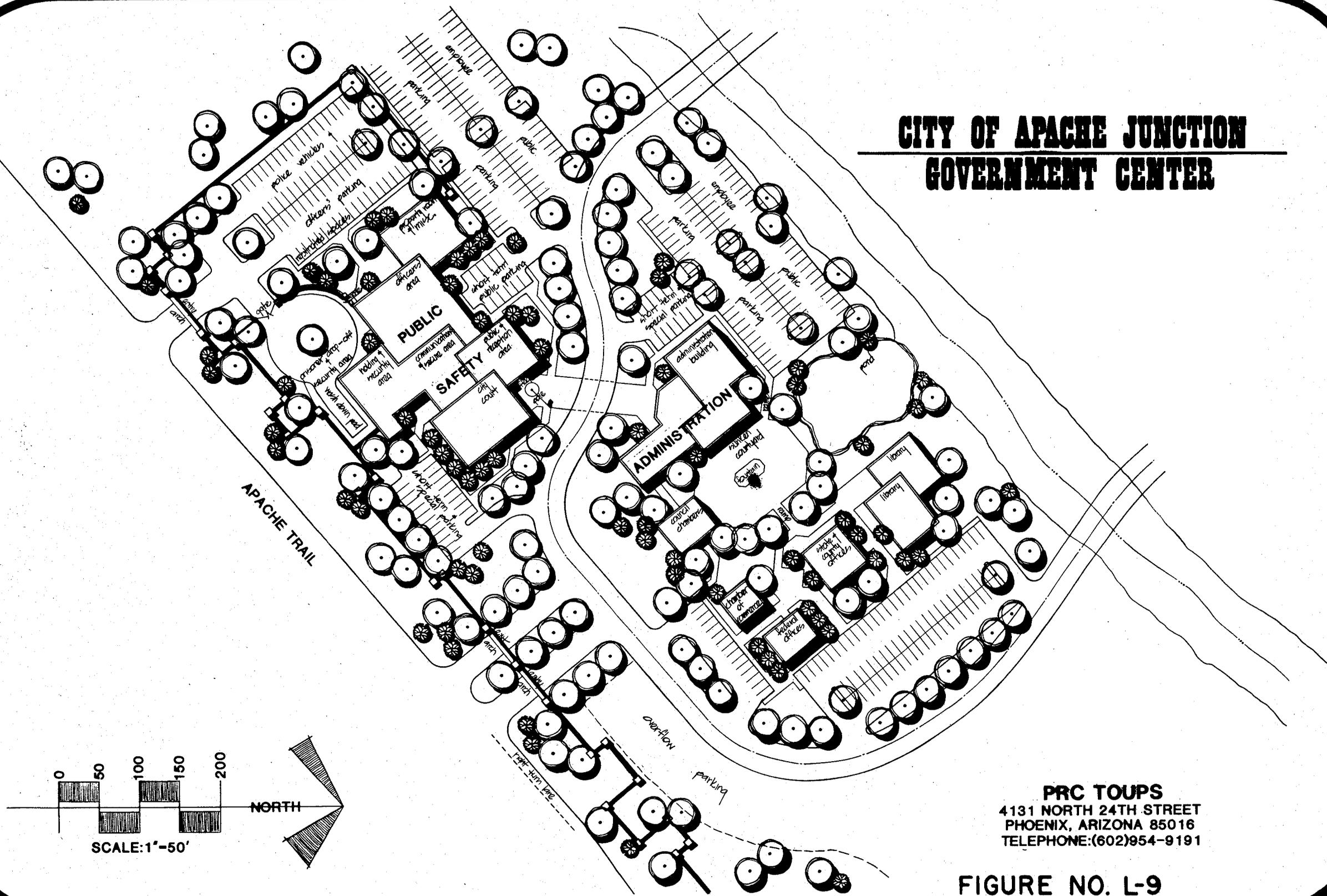


FIGURE NO. L-8

prepared by:  
**PAC TROUPS**

# CITY OF APACHE JUNCTION GOVERNMENT CENTER



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**FIGURE NO. L-9**

The site plan and architectural concept envisions a walled-in mission style complex consisting of several buildings of Western Contemporary "Territorial" style architecture interlaced with courtyards, patios and walkways which may or may not be covered.

The entrance will be a split road through massive double arches. On the entrance axis will be the City Council Chambers with a very distinct architectural facade. A sunken intimate courtyard is located to the rear on the same axis which can be used for a number of purposes including overflow crowds at Council meetings and for political gatherings.

To the left of the Council Chambers will be the Administrative Building. This building should house all Administration personnel at the outset with the exception of the Council Chambers and the Public Safety functions. The Administration Building should be planned so that it can be expanded to the North and East around the sunken courtyard as future needs dictate. Immediately across the entrance drive to the West will be the City Court and Public Safety Building. The Court Building should retain the same exterior character and treatment as the Council Chambers. The Court and Public Safety Building will be connected to the Administration Building with a wide patio/court type esplanade. It is envisioned that only about one half of the Public Safety Building would be constructed for the first phase of construction with the second phase being to the West and additional expansion further to the West and North over the indicated parking areas. The Public Safety Building is also provided with a second entrance for official access which will not be intermingled with the public use and access. This second entrance also connects directly to a short cul-de-sac for the direct handling of prisoners and security purposes. This cul-de-sac can be further secured through the use of a remote controlled gate.

To the East of the Council Chambers is located a Chamber of Commerce Building. This area is then flanked by a series of smaller buildings which would house other County, State and Federal offices creating a governmental complex or mission. To the North of these buildings is located an area for a public library.

These buildings would be inter-connected with walkways, courtyards and open patios which could be closed in or connected together with expansion of the original buildings as future needs dictate.

The other governmental buildings can be constructed by the City and then leased to the various governmental agencies or the land area could be leased at a nominal fee and the governmental agency would construct the buildings. However, the City of Apache Junction should retain architectural style and design review and approval in order to retain an integrated architectural style throughout the entire complex.

Parking is broken up with a number of smaller intimate, landscaped areas that provide a limited number of spaces for very short term visitors and restricted spaces for key personnel. The main parking areas are to the back and outer edges of the complex so as to provide a more pleasing entrance to visitors and employees.

Landscaping will be primarily desert in character. The undeveloped or open areas would be natural or graded decomposed granite punctuated by large desert trees in wells watered by a bubbler system.

The smaller parking areas would be more heavily landscaped with desert shrubs for screening and to add color. The open building

facades should also be broken up with proper placement of a few larger trees. The patios, courtyards and walkways should be broken up with a few fountains, flower boxes, spreading or canopy trees and large pottery pots which would grow flowers, shrubs and ferns.

The overall site plan as indicated and including the existing facilities on the original twenty acre leased site, covers an area of approximately fifty (50) acres. The area housing just the new proposed City governmental complex, which includes the Administration Building, Council Chambers, Public Safety Building and Courts Building, contains approximately six (6) to eight (8) acres. The area for a proposed Library and an area for Federal, State and County offices would occupy an additional three (3) to five (5) acres.

It is suggested that the City continue to retain the existing facilities for interim uses of expansion between major construction phases and for quasi-social or political uses undetermined at this time and possibly for interim office uses for department or divisions that will be housed in separate facilities such as the Airport, Parks and Recreation, etc., during periods of construction for those facilities.

To ensure for future needs and to provide for other governmental needs and functions, it is recommended that a minimum of fifty (50) to sixty (60) acres be set aside or retained from the State for the Governmental Complex and future governmental buildings and facilities.