

Common Transportation Themes For The Northwest Cochise County Study Area

1. The northern half of the Study Area needs east-west connectivity between SR90 and SR80.
2. The safety issues related to the practice of routing school buses using circumferential paved highway routes needs to be addressed with the construction of a second east-west route through the center of the Study Area.
3. Parallel routes to I-10 are needed to address emergency responder needs and to provide a bypass when the highway is shut down.
4. Relief is needed to the congestion on SR80 in the St. David area and in front of the school.
5. Access is needed from I-10 to the Benson Airport via SR90.
6. The current high level of operation on SR90 should be maintained. How? And to what degree, i.e. six lane divided, 4 lane divided, build parallel local routes, or do nothing? Who would be the responsible agency?
7. I-10 interchanges are key to the development of Benson and need to be modernized. What types of improvements are suggested?
8. The transfer of Business 10 (4th Street) to the City is a key element for the redevelopment of the central business district. This transfer would need to include access to SR90 from 4th Street.
9. Pave Sybil thereby providing emergency vehicle access to I-10 from Sibyl interchange to the Pomerene interchange and would serve as a bypass when I-10 is closed.
10. A third east-west route will need to be constructed possibly along an extended alignment of West Escalante Road.
11. Pedestrian, equestrian and bike paths would enhance the livability of the Study Area and could become a draw for tourists.

Common Development Themes For The Northwest Cochise County Study Area

1. The density of development in the J-Six, Mescal and Smith Ranch Road areas should remain as low density, e.g 1 unit per 4 acres.
 - a. Commercial development should be located at the I-10 interchanges.
2. New residential development would be built first along I-10 starting east of Camino del Cielo Road and moving eastward to include the north Whetstone Ranch development.
 - a. Residential development would locate along SR90 centering on the Whetstone Ranch properties.
 - b. Additional housing would be built south of Old Town Benson.
3. New commercial development would locate along SR90 for ½ mile either side of the roadway.
4. There is a desire to revitalize Old Town Benson centering on B-10 (4th Street) between I-10 and Union focusing of Benson's history.
5. Water for the new growth areas would be supplied by the City of Benson. Wells and water quality are issues outside of the City's service area.
6. No growth boundary has been established by the City of Benson.
7. New industrial and employment based development would be south and east of the Airport.
8. Pima County's efforts to protect lands along the I-10 corridor as conservation areas will cause developers to view Benson as the next logical location for new development.
9. In planning for the development of Whetstone Ranch safety on and future function of SR90 as a major regional route should be given a high priority. How, expand SR90 to a six lane divided highway, parallel local routes, etc.? Who would be the responsible parties?