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CONSERVATION RECREATION

4,005 acres open space

PROTECTING THE GREAT SONORAN FOOTHILLS ~ FOREVER

CAVE CREEK • AZ



FUNDRAISING GOAL:

To raise and accept private donations in an effort to reduce borrowing cost to the Town of Cave Creek when purchasing the 4,005 acres of AZ State Land Trust while educating and engaging the greater community.



OPEN SPACE

IN PARTNERSHIP FOR ACQUISITION | PROTECTION | CONSERVATION | RECREATION

CAVE CREEK ARIZONA

DESERT FOOTHILLS LAND TRUST

A Brief History Behind the 4,005 Acres

2002 | Following annexation and acquisition of Spur Cross Ranch Conservation Area (SCRCA), Town staff and Mayor Francia begin discussions with the Arizona State Land Department (ASLD) regarding the future of State lands within the Town's Planning Influence Area.

2006 | Town and ASLD begin the process to annex and rezone Rogers Wash, Apache Wash and Willow Springs, increasing the municipal boundary of Cave Creek.

2008 | Pre-Annexation Development Agreements are approved designating land use and zoning of roughly 8,000 acres of ASLD. State agrees to transfer density off of property appropriate for Open Space in exchange for added value and density elsewhere. ***This scale of compromise was never accomplished prior to or since.***

2009 | Annexation and rezoning are completed for the 4,005 acres of OSC and OSR land, including the 1,125-acre Core Site already within the Town. Per the agreement, the Town is given a 20 year window to initiate auction of the Open Space.

Residents line up at Town Hall to donate funds to acquire the Open Space based on an inaccurate appraisal. Town and DFLT partner to create the Friends of Recreation, Conservation and the Environment (FORCE) account to receive donations. The FORCE account accepts donations totaling $114,000.

2009-2015 | ASLD, seeing the real estate market trough, halts efforts to auction properties.

2018 | Town leadership attempts to create a "land bank" with the Open Space where development occurring outside of Cave Creek could purchase and deed the Open Space to the Town in order to meet development requirements. The Department of the Interior would not allow it.

2022 | Town, County and DFLT partner to purchase about 30 acres of privately held, residential-zoned, property adjacent to the entrance of SCRCA.

President of Desert Foothills Land Trust Vicki Preston, Director of Maricopa County Parks System R.J. Cardin, and Development Services Director / Zoning Administrator Luke Kautzman meet to discuss parcel priority to initiate the auction.

Town staff and ASLD ultimately re-affirm the existing agreements, including the zoning.

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The Legacy of Cave Creek's Open Space

VALUES AND VISION

The Town of Cave Creek (TOCC) is positioned within the Sonoran Desert, adjacent to the Tonto National Forest, and is a gateway for the Cave Creek Regional Park (CCRP) and the Spur Cross Ranch Conservation Area (SCRCA). Its unique and diverse landscape draws visitors from all around the world. Elevation ranges from 1,800 ft to over 3,900 ft, with a varied topography that includes low mountains and hills, valleys, broad alluvial fans, and relatively steep mountain slopes – mostly populated by the iconic saguaro. This interdependent relationship with the environment provides the community with its historic roots, eclectic identity, renowned tourism, economic opportunities, first-class recreation, and high quality of life for future generations of citizens and wildlife to enjoy.

Cave Creek's vision is defined by our passion for Open Space and low-density residential development. It encourages the preservation of our dark skies, scenic views, and quiet environment. We promote outdoor lifestyles such as equestrian, hiking, and biking activities. Dramatic views, trails, and wildlife habitats are the hallmarks of the quality of life we seek and desire to protect.

As Cave Creek's attraction as a destination for tourists and incoming residents alike continues to grow, the preservation of the Sonoran Desert in which the Town of Cave Creek is located becomes imperative. Currently, the areas listed below are connected by approximately 50 miles of the Town's ***non-motorized*** trail system for use by residents and visitors:

- *Cave Creek Regional Park (CCRP) .... 2,730 acres*
- *Spur Cross Ranch Conservation Area (SCRCA) .....2,235 acres*
- *DFLT Preserves .....375 acres*
- *Black Mountain Summit Preserve ..... 75 acres*
- *Desert Awareness Park .....29 acres*
- *Saguaro Hill ..... 6 acres*

In 2008, Cave Creek entered into an agreement with the Arizona State Land Department (ASLD) to acquire 4,005 acres and preserve it as Open Space Conservation (OSC) and Open Space Recreation (OSR). The 4,005 acres comprise four main areas which are divided into 12 parcels. These parcels are strategically located around and adjacent to SCRCA and CCRP. Together, these parcels will create a network for an expanded trail system with seemingly limitless possibilities for hiking, horseback riding, and off-road bicycling.

CORRESPONDING PARCEL # ON MAP	PARCEL NAME	4,005 PARCEL ACREAGE	OPEN SPACE ZONING
1	Rogers Wash	460	Conservation
2	Rogers Wash	500	Conservation
3	Rogers Wash	460	Conservation
4	Willow Springs	660	Conservation
5	Rogers Wash	380	Conservation
6	Rogers Wash	80	Recreation
7	Core Site	260	Recreation
8	Core Site	240	Recreation
9	Apache Wash	20	Recreation
10	Apache Wash	320	Recreation
11	Core Site	400	Recreation
12	Core Site	225	Conservation



PURPOSE AND SCOPE

Open Space Conservation (OSC) is to conserve significant natural features, such as major peaks and ridges, mountains, major rock outcrops, view corridors, major washes, and significant stands of native vegetation.

Allowed Usage for (OSC) includes:

- Access driveways and parking areas for permitted uses in the zone.
- Natural wildlife reserves/sanctuaries.
- Pathway systems for use by equestrians, hikers and bicyclists.
- Trailheads and wildlife viewing areas.

Open Space Recreational (OSR) is to provide for land uses in areas generally subject to periodic flooding and to provide for land uses in areas that have been set aside to serve recreational functions or to provide open space areas.

Allowed Usage for (OSR) includes all the above, as well as:

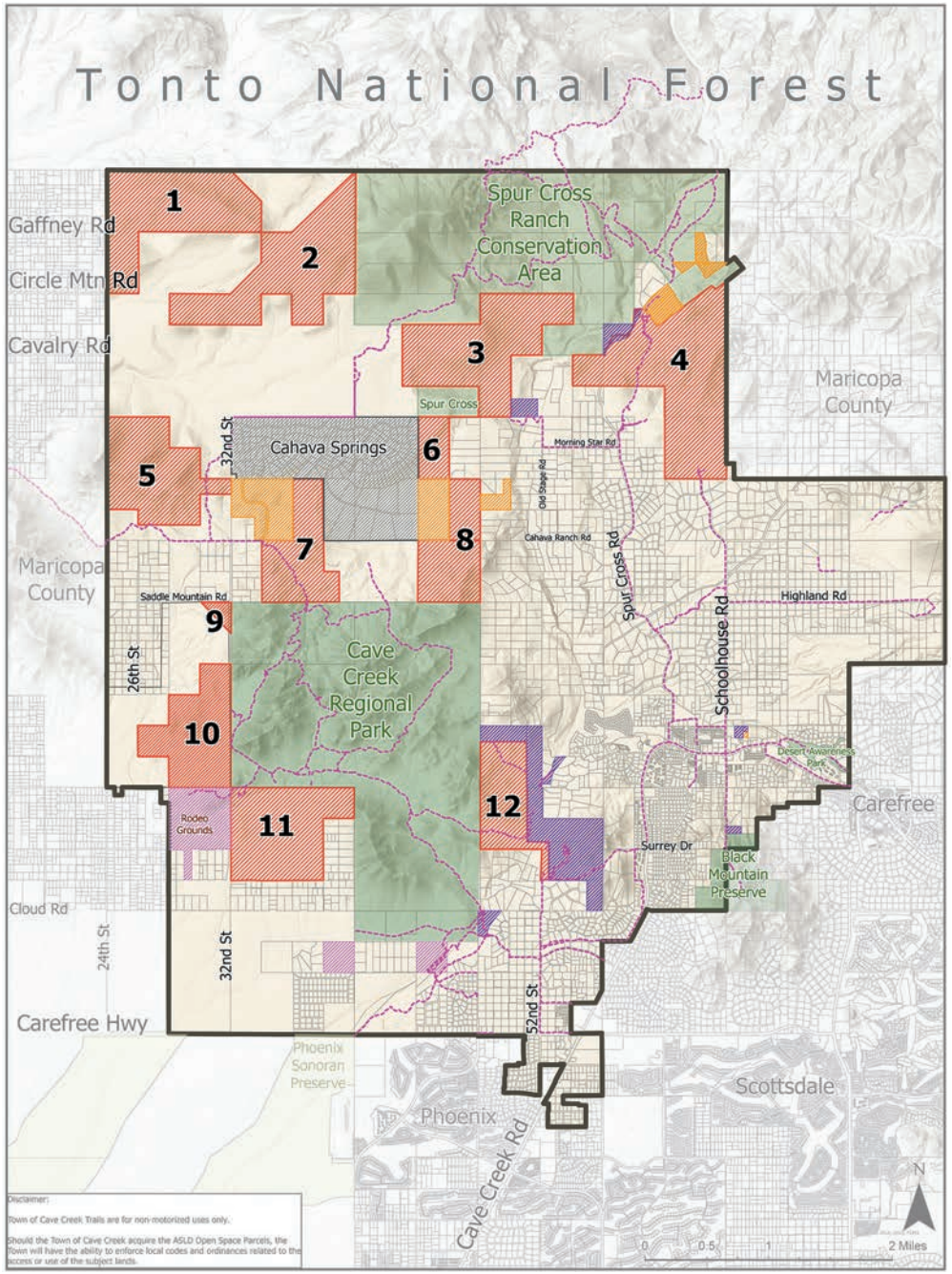
- Water sources.
- Town utility service facilities.

For further information regarding uses that require a Site Plan or Special Use approval, Scan the QR Code or go to cavecreekaz.gov/336/Ordinances-Guidelines for Cave Creek's Zoning Ordinance, Chapter 4.



PHOTO BY THOMAS J. SECOR / DFLT

OPEN SPACE IN CAVE CREEK



LEGEND

- ASLD Open Space (4,005 Acres)
- Town of Cave Creek Owned Parcels
- Cave Creek Non-Motorized Trail Network
- BLM Owned Parcels
- DFLT Owned Parcels



Apache Wash – *2 parcels.*



Core Site – *4 parcels.*



Rogers Wash – *5 parcels.*



Willow Springs – *1 parcel.*

Development is at Our Doorstep

- **TSMC's $265 billion semiconductor GigaFab mega-project is permanently transforming the economic landscape of North Phoenix and the neighboring Town of Cave Creek.** What began as an industrial project has evolved into a massive, multi-billion-dollar regional economic engine. Located near I-17 and Loop 303, this project is roughly 16 miles away from the Town of Cave Creek.

  Halo Vista, a $7 billion, 2,300-acre "city within a city" mixed-use development broke ground to support an estimated 60,000 to 80,000 long-term workers.

- **Growth in North Scottsdale pushing toward Cave Creek is concentrated along the Pima Road/Scottsdale Road corridors and extends to the Carefree Highway.** Key focal points include massive master-planned communities, high-density residential projects near Desert Mountain, and infrastructure improvements like the Carefree Highway redesign.

- **A major widening study for the Cave Creek Road corridor extending up to Carefree Highway** to accommodate North Phoenix and valley growth is being conducted by The Maricopa Association of Governments (MAG).

The Cave Creek community is determined to save the last significantly sized 4,005 acres of Open Space inside the town's municipal boundaries. Our unique location compels us to confront this head on. By safeguarding the southern boundary of the Tonto National Forest, we will maintain our status as a premier desert destination that visitors and neighboring communities will cherish for generations.

4,005 acres of Open Space (over 6.25 sq. mi.) equates to about 16.7% of Cave Creek's total land area by itself.

Please Consider Making a Matching Challenge!

A Brief History Behind 4,005 Acres

Continued from page 2.

2025 | Town and ASLD negotiate extensions to the agreements of 10 years with the caveat that the Town must initiate an auction to acquire at least 160 acres within the original term.

Town Council appoints an Ad-Hoc Committee to evaluate and provide recommendations on how to proceed with the Open Space.

2026 | The Ad-Hoc Committee prepares and presents their findings to the Town Council. Town Council directs staff to submit an application to ASLD to initiate auction of the entire 4,005 acres. Town Council and DFLT renew their partnership to raise awareness and accept charitable donations for the acquisition of Open Space.

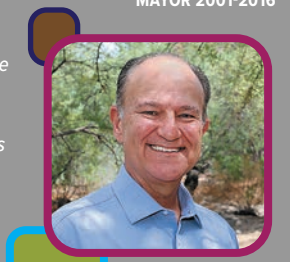
2027 | Depending on ASLD, the public auction is anticipated by the end of the year.

*For an in depth history, visit **4005openspace.org**.*



"Cave Creek is the desert. As an identity, the desert is who we are. Preserving as much desert as we can, preserves this community we call home."

| VINCENT FRANCIA
MAYOR 2001-2016



"We have one opportunity to protect this irreplaceable landscape. Once it is lost, it can never be replaced; once protected, it becomes a legacy for generations to come."

| R.J. CARDIN
FORMER DIRECTOR OF MARICOPA COUNTY PARKS SYSTEM



"Cave Creek is no longer Arizona's best-kept secret. People are drawn here by the breathtaking beauty of the Sonoran Desert – its iconic landscapes, abundant wildlife, and incredible trail system that allows residents and visitors alike to experience it all."

| RON AND MARCIE Z. KREMEN



Willow Springs parcel facing Elephant Mountain.

COMMUNITY PRIDE

The Town of Cave Creek has a long history of community involvement and support for open space preservation. In 2000, residents overwhelmingly approved a bond measure to fund the purchase and ongoing maintenance of the Spur Cross Ranch Conservation Area.

In 2025, a 15-member Ad Hoc Committee was appointed to study, evaluate, and provide findings and recommendations to the Town Council regarding the potential purchase of 4,005 acres of ASLD land located within the Town's boundaries. Following its presentation, the Town Council unanimously voted to recommend authorizing Town staff to move forward with the auction bid process for all 12 parcels.

A key factor in this recommendation was the opportunity to expand and connect the Town's trail system with Cave Creek Regional Park, Spur Cross Ranch Conservation Area, and surrounding open space. This vision would provide safe, non-motorized trails for equestrians, hikers, and off-road bicyclists, while also allowing for the potential development of additional recreational amenities where appropriate. The Committee also expressed strong support for fundraising efforts, particularly through private donations, to help achieve these goals.

Preserving natural wildlife corridors that connect major open space areas remains a critical priority. The Town of Cave Creek is proud to partner with the Desert Foothills Land Trust and works collaboratively with Maricopa County and other stakeholders to advance shared environmental and conservation objectives.

WHAT'S THE 4,005 ACRES OF OPEN SPACE GOING TO COST?

Based on appraisals obtained to date, the auction value is estimated to be around $16M. To offset the borrowing cost, the Town has sought partnerships with state and county agencies and anticipate securing several grants. Private fundraising will help to further reduce the Town's financial burden and minimize reliance on municipal debt.

There are Many Ways to Give!

PRIVATE DONATIONS

Whether it's a one-time donation or a monthly gift, your participation counts. Please consider joining us on this historic undertaking to help with the acquisition of 4,005 acres of Open Space, and:

- Safeguard Cave Creek's watershed.
- Protect Cave Creek's elevated terrain from development.
- Give our wildlife the freedom to roam.
- Preserve our iconic saguaro and desert vegetation.
- Benefit residents and visitors now and for generations to come.

To learn more about Cave Creek's Open Space, or to make a donation, please **scan the QR Code** or visit **4005openspace.org**. ►

PLANNED AND LEGACY GIVING

Planned and Legacy gifts provide support for the acquisition of ASLD's 4,005 Open Space land using charitable strategies, such as:

- Fully Appreciated Securities.
- Donor Directed Fund.
- Charitable Bequest.
- Gifts of a Qualified Retirement Plan.
- Capital Stock Bequest.

These gifts represent powerful and meaningful ways for individuals to create a philanthropic legacy for their community and the organizations they care about. We encourage you to take advantage of the many tax benefits of making a planned gift.

To learn more about Planned and Legacy Giving, please contact Desert Foothills Land Trust at **480-488-6131, x202** or email **support@4005openspace.org**.

Your charitable donation is tax-deductible to the extent allowed by law.

Cave Creek Land Acquisition Account complies with IRS Code section 170(f)(8).
Tax ID #86-0557955 | www.4005openspace.org | 480-488-6131, x202.