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 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 begin talks regarding the future of the State lands and ultimately re-affirm the existing agreements, including the zoning.

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 Open Space Committee to evaluate and provide recommendations on how to proceed with the Open Space.

2026 | Open Space Committee prepares and presents their findings to the Town Council. Town Council directs staff to submit an application to ASLD to initiate an auction for 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 for the purchase of the 4,005 acres of Open Space is anticipated by the end of the year.

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

Partnership and 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 Arizona State Land Trust while educating and engaging the greater community.



There are Many Ways to Give!

For **PLANNED AND LEGACY GIVING** please contact Desert Foothills Land Trust at **480-488-6131, x202** or email **support@4005openspace.org**.

For **PRIVATE DONATIONS** please visit **4005openspace.org** or **scan the QR Code**. ***Your charitable donation is tax-deductible to the extent allowed by law.***

If you prefer to write a check, please make your check payable to
Cave Creek Land Acquisition Account
and mail to
4,005 Open Space
PO Box 125, Cave Creek, AZ 85327

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

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 reduce 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.


Apache Wash


Core Site


Rogers Wash


Willow Springs

IN PARTNERSHIP FOR ACQUISITION | PROTECTION | CONSERVATION | RECREATION

OPEN SPACE

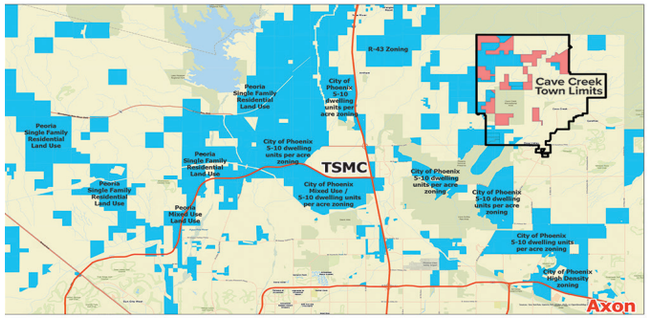
Acquiring *4,005 Acres Open Space* safeguards our watershed and protects our elevated terrain.

Leave behind a legacy for generations to enjoy!

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.
- **Growth in North Scottsdale advancing toward Cave Creek is concentrated along the Pima/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.

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.



ASLD Land Holdings North of Phoenix | ASLD Land Holdings | ASLD 4,005 Acres Open Space Zoning located within the Town of Cave Creek

Expanding Network of the 4,005 acres

Open Space Conservation (OSC) | Open Space Recreation (OSR)

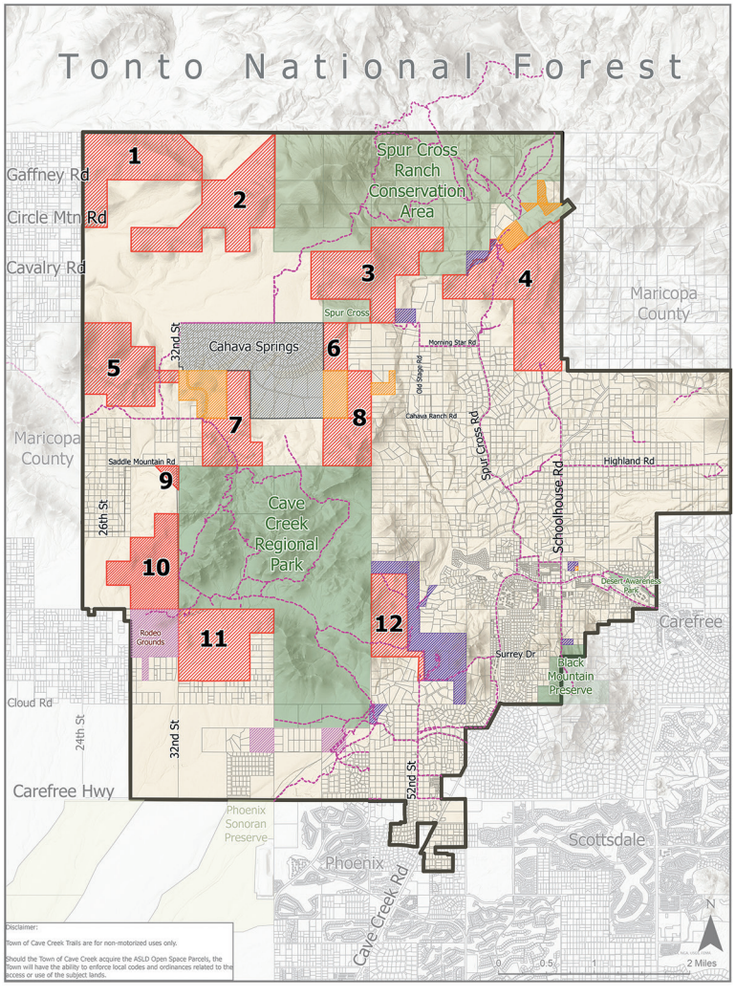
Apache Wash | OSC #9 and #10 are **340 acres** and adjacent to Cave Creek Regional Park on the western boundary.

Core Site | OSC #12 is **225 acres** | OSR #7, #8, and #11 are **900 acres**. These parcels border Cave Creek Regional Park in a clockwise fashion. Parcel #12 bridges the gap with Desert Foothills Land Trust (DFLT).

Rogers Wash | OSC #1, #2, #3 and #5 are **1,800 acres** | OSR #6 is **80 acres**. These parcels are situated in the northwest to northern regions of Cave Creek. All but one are contiguous with Spur Cross Ranch Recreation Area.

Willow Springs | OSC #4 is **660 acres** and uniquely positioned south of Spur Cross Ranch Conservation Area and east of DFLT's Jewel of the Creek. Its east boundary aligns with Schoolhouse Road and Maricopa County land.

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



Why Open Space Matters in Cave Creek

Open Space is Our #1 Amenity | Recreational amenities and Open Space increase property values as well as the overall health and happiness of residents and the greater community.

Protect Our Water Supply | Increased development within the valley strains the availability of water resources while preservation protects our natural resources including water.

Protect Wildlife and Preserve the Wilderness ~ Forever | Acquiring the 4,005 acres would help ensure the existence of an Open Space land bridge starting with a significant trail south of Cave Creek, traveling under Carefree Highway, across the wastewater treatment facility site, into Cave Creek Regional Park and beyond through Tonto National Forest and up to the White Tank Mountains.

Trail Connectivity | A network of trails for hikers, horseback riders, and off-road bicyclists, would be legally added to Cave Creek's non-motorized Trail System, and open to all members of the public.

Enforcement of Town Ordinances | Management of Open Space would no longer be under the jurisdiction of the Arizona State Land Department (ASLD). Cave Creek would be able to take measures against misuse, such as trespassing and illegal dumping.

Population and Development Boom | Massive development projects are underway and advancing toward the Town of Cave Creek from the east, south and west. It is vital to protect our natural resources from development pressure on incompatible land.

Protect our Vistas from Development | Keep nature and prominent landforms pristine.

Abundance of Horse Property | The majority of residential property in Cave Creek and the surrounding community allows the keeping of horses. Being able to saddle up and ride into these Open Spaces on non-motorized trails is a valuable amenity.



"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

