

Paving of Signal Peak Road starts

Staff Reports 8/2/07

COOLIDGE — The long-awaited Signal Peak Road improvement project begins this week.

Area developers Pivotal Sandia LLC and Pulte Homes Corporation are teaming up in a cooperative effort to pave nearly three miles of the formerly dirt road, located in the extreme northwest corner of Coolidge. The project will create a key access road to Pivotal's Sandia master-planned community and Pulte's Martin Valley community.

The paving of Signal Peak Road will also improve access to Central Arizona College and eliminate dust. There also will be improvements to the intersection of Signal Peak Road and Arizona 87, making that stretch of road safer for incoming drivers.

The project will be built in two phases. Phase 1 will create two paved lanes from Arizona 87 south to Woodruff Road along the existing Signal Peak Road alignment. Pulte has contracted with Knoeckel Brothers to pave a stretch of road that is roughly one-half mile in length, running from Val Vista Road to the San Carlos Irrigation Project canal; Pivotal has contracted with Rummel to pave a 2.5-mile

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stretch of road, across the Gila River Indian Community to Arizona 87.

Enhancements to the intersection of Signal Peak and Arizona 87 include installation of a right-turn deceleration lane from eastbound Arizona 87 onto Signal Peak Road; a left-bound deceleration lane from westbound Arizona 87 onto Signal Peak Road; and a designated right-turn lane from Signal Peak Road onto Arizona 87.

Pivotal will be obligated to add a traffic signal at the intersection in a future phase when traffic conditions qualify the intersection for a signal, according to standards set by the Arizona Department of Transportation.

"We would love to put a traffic signal in as soon as possible, but just like Attaway Road and (Arizona) 287, it has to be warranted," explained Phil Zeblisky, Sandia general manager. "We haven't done the drill yet. We don't have the traffic numbers."

The concurrent projects were anticipated to begin within one week of each other. The Pulte portion is expected to take 60 days to complete, while the Pivotal portion is expected to take 120 to 150 days.

There will be some closures and delays due to these projects. Signal Peak Road will be closed to all access until about Sept. 30. Some minor delays are anticipated for traffic on Arizona 87 toward the end of the project, slated for mid to late October, as contractors chip seal the new sections of the highway. The road will remain open.

Sandia is a 3,214-acre master-planned community anticipated to include 11,000 homes, up to 2 mil-

lion square feet of retail space, three elementary schools and a high school. Plans for the community include a 35-acre mixed-use town center and community park that will link public, retail and recreational uses around an approximately 10-acre lake. Other amenities will include a number of smaller parks connected to the 35-acre community area by an integrated trail system, and up to two 18-hole golf courses. The community will be located in northwest Coolidge.

Zeblisky said Pivotal is through the platting process and has completed entitlements.

"We'll look at the proper market timing after the road is finished, then start construction of houses," he said. "Everything is pretty much there and ready to go."

Pulte's Martin Valley, located at Curry and Woodruff roads in west Coolidge, is entitled for 2,100 homes. The master-planned community will feature many amenities including a neighborhood park, trail system, an elementary school and other recreational opportunities. Two neighborhoods, the Acacia Series and the Desert Breeze Series, have opened for sales. The sales offices are located on the northwest corner of Woodruff and Curry, with homes ranging in size from about 1,200 to 2,800 square feet.

Zeblisky explained that the revamped Signal Peak road would be one of two main access roads for these westside communities.

"When we learned we would only have two lanes on Signal Peak Road, we designed an alternative access point from Arizona 87," Zeblisky said. "The rest of Sandia and Martin Valley will have access off Woodruff Road."