

Cooley Station

Poco Ranch, Inc.

Gilbert, Arizona

900 acres

Cooley Station is a proposed transit-oriented master planned community designed by Iverson Architects in conjunction with DTJ Design, Inc. of Boulder, Colorado. The centerpiece is envisioned to be a bus rapid transit station near the heart of the community surrounded by retail, office, and residential spaces, in a traditional “Main Street” town center design. This urban village has a higher density than Gilbert in general to encourage pedestrian and bicycle access, with anticipated rapid transit linking to the college, airport facilities, and a regional shopping mall. A future intercity rail connection is also incorporated into the plan. The surrounding neighborhoods will have diverse housing types including condominiums, townhouses, row houses, and small-lot single-family homes with optional carriage units. A large central park, community recreation center, and numerous pocket parks are integrated into the project. Streets and paths are designed to slow automobile traffic and entice people out of cars and into the pedestrian and bicycle environment.

