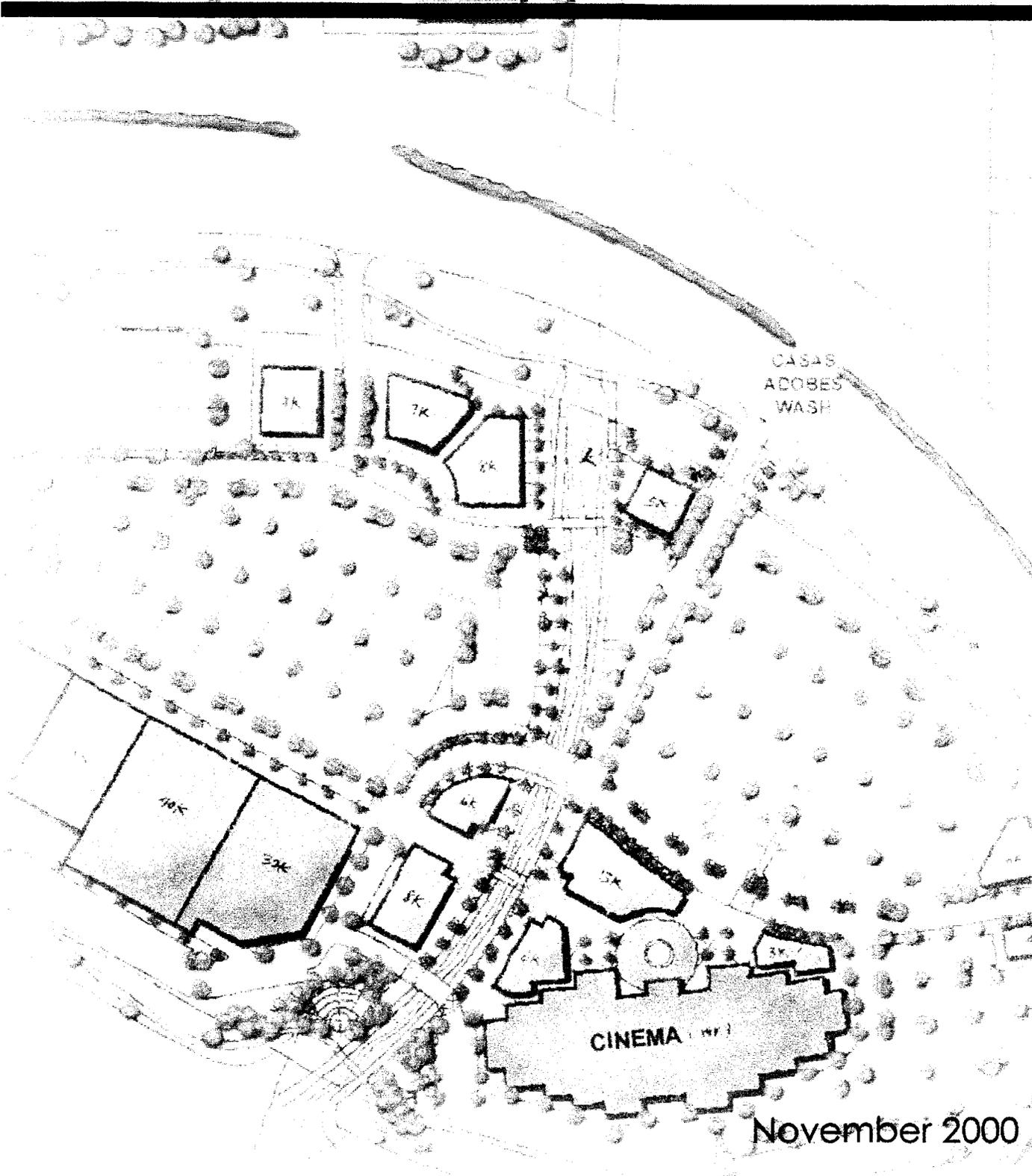


RIVERSIDE CROSSING Specific Plan



November 2000

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: LAM
DEPUTY RECORDER
6545 AS2

P0230
PIMA CO CLERK OF THE BOARD
PICKUP



DOCKET: 13244
PAGE: 4500
NO. OF PAGES: 10
SEQUENCE: 20080320739
RES 02/15/2008 18:00
PICKUP
AMOUNT PAID \$ 0.00

RESOLUTION NO. 2008- 37

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY;
RELATING TO ZONING IN CASE **CO23-00-01 RIVERSIDE CROSSING
SPECIFIC PLAN** LOCATED ON THE EAST SIDE OF N. LA CHOLLA
BLVD., ON THE NORTH AND SOUTH SIDES OF RIVER ROAD, AND
NORTH OF RILLITO CREEK; AMENDING THE SPECIFIC PLAN
CONDITIONS SET FORTH IN ORDINANCE NO. **2001-3**.

The Pima County Board of Supervisors finds and declares that:

1. On February 23, 2000, the owner(s) of 44.18 acres applied for a rezoning from TR (C) and CB-1 (C) to SP (Specific Plan);
2. On November 21, 2000, the Pima County Board of Supervisors approved the Riverside Crossing Specific Plan subject to standard and special conditions and adopted Ordinance 2001-3 as recorded in Docket 11469 Page 715, rezoning the 44.18 acres as shown on the attached Exhibit A map and described in specific plan case Co23-00-01, and memorializing the standard and special conditions;
3. On July 11, 2006, the Pima County Board of Supervisors approved a lot split of the 16.65-acres Blocks 4 and 5 (P1298-120 Block Plat for Riverside Crossing Blocks 1 - 6) into five parcels as shown on the attached Exhibit A map.
4. An application for modification of the rezoning conditions contained in Condition 13(C) of Ordinance No. 2001-3, relating to Riverside Crossing Specific Plan site, was made on July 3, 2007;
5. On August 20, 2007, the Board of Supervisors approved the modification to increase the square feet of floor area for permitted uses by 95,000 square feet for the seven-acre area, a portion of Parcel 5 as shown on the attached Exhibit B map, on the west side of Casas Adobes Wash within the RE-1 portion for a total of 610,000 square feet for the entire specific plan site.
6. Pima County Code § 18.91.100(A)(7) provides for preparation and adoption of a Resolution stating an approved amendment to a rezoning condition.

Now, therefore, be it resolved by the Pima County Board of Supervisors that:

Section 1. The Pima County Board of Supervisors hereby amends the rezoning conditions of Ordinance No. 2001-3 for the Riverside Crossing Specific Plan to change the conditions 9(A), 9(C) and 9(D) relating to the Department of Transportation, add conditions 10(E) and 10(F) relating to the Regional Flood Control District, amend condition 13(C) to increase the maximum allowed floor area, add conditions 14(F) and 14(G) relating to Natural Resources, Parks and Recreation and add condition 18 relating to the Northwest Fire District and restates all other previously imposed conditions as follows:

1. Recording of a covenant holding Pima County harmless in the event of flooding.
2. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
3. Provision of development related assurances as required by the appropriate agencies.
4. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Department of Transportation, Real Property Division.
5. There shall be no further subdividing or lot splitting without the written approval of the Board of Supervisors.
6. Master Subdivision Plat or Master Development Plan Requirements.

A. Prior to the issuance of any permits, this specific plan is subject to the approval of a separate master subdivision plat or a master development plan for each of the two specific plan development areas (RE1 and RE2) on either side of River Road. Subsequent site development of each area requires submittal of subdivision plats or development plans prepared in accordance with the master subdivision plat or master development plan for that area. The master subdivision plats or master development plans shall include all necessary improvements and dedications (including roads, sewer, drainage, trails and open space).

B. Prior to the submittal of any master subdivision plat or master development plan for each area, this specific plan is subject to the approval by the Planning Official, with the written concurrence of the directors of the Transportation and Flood Control District, Parks and Recreation, and Wastewater Management departments, of a Master Improvements Phasing Schedule for the entire specific plan. The schedule shall reference the master studies necessary for preparation of the master subdivision plats or master development plans and shall identify the sequencing and any necessary improvements and dedications, including roads, sewer, drainage, trails and open space.

7. No building permits shall be issued until all applicable specific plan requirements are satisfied and the Planning Official issues a Certificate of Rezoning Compliance.

8. Prior to the issuance of a certificate of occupancy for any structure taller than 39 feet, the developer shall provide written certification to the Planning Official that the development has an active contract with an emergency services provider capable of providing adequate fire services for the subject structure.

9. Department of Transportation requirements:

A. The location, number of, and design of access points shall be subject to approval by the Pima County Development Services Department prior to Development Plan or Subdivision Plat approval. ~~Any proposed changes to already approved access points to River Road and La Cholla Boulevard from the subject property shall need Department of Transportation approval. The location and design of said access points and on-site traffic circulation shall be subject to approval by the Department of Transportation at the time of development plan or subdivision plat approvals.~~

B. Provision of a 50-foot building setback for all development adjacent to La Cholla Boulevard.

C. Provide an updated Traffic Impact Study (TIS) to address the revisions to this site and roadway changes. ~~The property owner(s) shall submit a legally enforceable agreement for financial contribution or construction, or both, which is acceptable to Pima County Department of Transportation and Flood Control District and based on the Master Improvements Phasing Schedules specified by condition #6B. Said agreement shall address the amount of a fair share financial contribution or roadway improvements, or both, as required from the property owners(s) for roadway capacity improvements to La Cholla Boulevard and/or River Road which are impacted by the proposed development; or, if an improvement district is formed for said roadway capacity improvements to La Cholla Boulevard and/or River Road, the property owner(s) shall participate in said improvement district.~~

D. Provision of improvements to River Road and La Cholla Boulevard as determined necessary during plan review process. ~~Provision of all necessary access improvements to River Road and La Cholla Boulevard as determined during the plan review process.~~ These improvements shall need the approval of Pima County and meet the appropriate standards prior to the issuance of any building permits for any portion of the subject property.

E. The property owner(s) shall make provisions for on-site/off-site pedestrian and vehicle access and traffic circulation with adjacent properties and proposed developments north and east of the RE-2 block as shown on the preliminary development plan of the specific plan.

10. Flood Control District requirements:

A. Drainage shall not be altered, disturbed or obstructed without the written approval of the Flood Control District.

B. All internal drainage improvements and any external drainage improvements required to mitigate drainage impacts that are needed as a result of the proposed development shall be constructed at no cost to the District.

C. In cooperation with Pima County, earthen material shall be provided along the bottom of Casas Adobes Wash to facilitate equestrian use of the wash.

D. For any structures installed across Casas Adobes Wash, the Parks and Recreation Department prefers a clear-height opening of ten feet. In no case shall the clear-height opening be less than the clear-height opening of the Casas Adobes Wash culvert installed under Sunset Road.

E. Prior to the issuance of any building permits, the property owner is required to obtain a Floodplain Use Permit, to determine whether the drainage which affects the property is regulatory or not, and to determine the erosion hazard setback required for the wash.

F. A riparian mitigation plan shall be required for development in designated riparian areas.

11. Wastewater Management condition: The property owner must connect to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat, development plan or request for building permit.

12. If, during construction, materials that may be human remains and associated burial items are discovered, ground-disturbing activities in the vicinity of the discovery shall cease, the discovery site shall be secured, and the Arizona State Museum shall be immediately notified.

13. Design Standards.

A. Adherence to the concepts included in the preliminary development plan Concept I as approved at public hearing. The Pima County Design Review Committee shall review submitted plans of development for compliance with all planning concepts expressed and represented by the property owner and as further specified in the conditions of rezoning approval.

B. The RE-1 portion of the plan shall produce a retail/entertainment activity center environment.

C. The specific plan site is restricted to a maximum of ~~515,000~~ 610,000 square feet of floor area for all permitted uses with not more than ~~415,000~~ 510,000 square feet of floor area in the RE-1 portion of the specific plan. The area identified as Parcel 5 on Exhibit B, attached to and incorporated in this Resolution, is limited to a maximum of 103,500 square feet of floor area. A mix of TR zoning district permitted non-residential uses, such as professional offices at a rate of ten per cent of the actual square footage within the specific plan, is preferred.

D. The master development plan for the site and subsequent development plans shall promote designs that blend with surrounding features and the scenic route designation of River Road, ensure the predominance of native vegetation in landscaping treatments, reduce the heat island effect within parking areas, promote safe and efficient internal circulation, and minimize the appearance of uniformity and massive scale associated with large-scale retail centers.

E. Building massings and heights shall be significantly staggered such that the profile elevations of the buildings vary significantly between adjacent buildings. For any buildings over 24 feet in height, the difference in elevation between the next adjacent building shall be at least 8 feet.

F. Landscaped planters shall be used to define a hierarchy of circulation and enhanced landscape treatments shall be included within the parking areas in order to reduce heat island impacts.

G. Alternative water sources shall be used and water harvesting strategies shall be used where practicable in landscaping.

H. RE-1 uses are restricted to those uses allowed by the CB-2 zone, with no outside storage, and that are directly related to the entertainment, retail commercial, and office development intent of this specific plan.

I. Residential building heights are limited to a maximum of 39 feet.

J. Delete references to "up to 25 units per acres" from the RE-1 development standards.

K. The Riverside Crossing Specific plan is restricted to a maximum of 400 dwelling units for the entire specific plan site. A maximum of 24 residences per acre is allowed, subject to the development standards of the applicable land-use category.

14. Parks and Recreation Department requirements:

A. Landscape plans accompanying any master subdivision plat or master development plan shall identify the specific landscaping treatments needed to integrate the specific plan's recreational elements for Casa Adobes Wash into the approved overall design scheme for the Rillito Linear Park. The landscape and hardscape treatments shall be consistent with the approved design standards used for the Rillito Linear Park.

B. River park landscaping and pedestrian paths shall extend through the site in a north/south direction along both the east and west sides of Casas Adobes Wash and shall be reviewed by the Pima County Parks and Recreation Department for consistency with the design goals of the specific plan and these conditions.

C. The north/south running Casas Adobes Wash link shall integrate the Casas Adobes Loop Trail and the existing 20 feet County access easement through the property to provide for perpetual, unlimited public access adjacent to both sides of the wash south of River Road and along the east side of the wash north of River Road. The link shall connect the Rillito River Park to River Road and River Road to Sunset Road and accommodate pedestrians and bicyclists. Equestrian use of the Casas Adobes Wash Trail shall occur only in the bottom of the wash. South of River Road, owner developer shall construct a designated shared-use trail a minimum of 12 feet in width within the open corridor that will occur on both sides of the Casas Adobes wash. The subject 12 feet trails on each side of the wash shall be bordered on the wash side by native desert landscaping. Owner/developer shall be granted a landscape easement for the care, maintenance and enhancement of excess right-of-way along the Casas Adobes Wash subject to Parks and Recreation Department and Flood Control District approval.

D. The landscape plan requires the written approval of the Flood Control District and the Parks and Recreation Department prior to staff approval.

E. The owner/developer shall provide the necessary right-of-way for an additional ramp into Casas Adobes Wash north of River Road on the east side of the wash and shall contribute, at the time of construction, 50 percent of the cost of the ramp, not to exceed \$25,000.

F. A Recreation Area Plan (RAP) be submitted and approved prior to approval of the apartment development plan (as shown on the schematic site plan east of Casas Adobes Wash).

G. The Recreation Area Plan shall include the Rillito River Park, which may need to be enhanced with the addition of the residential uses. An inventory of plant material and trail conditions shall be included in the RAP.

15. The walkway or promenade indicated in several of the design concepts shall be incorporated into site development south of River Road. The promenade shall be pedestrian oriented and shall provide an easterly/westerly connection through the project and shall be integrated in the center of project with the crossing of Casas Adobes Wash and the linear park along the Casas Adobes Wash.

The central portion of the promenade shall be an auto free pedestrian oriented environment and shall have a minimum width of 20 feet and may vary in width in other areas in order to maintain and enhance the aesthetic objectives of the plan. The character and dimension of both the east/west promenade and the north/south linear park shall be consistent with the pedestrian oriented commercial/entertainment objects of the specific plan. Entertainment, retail and other amenities shall be along both sides of the east/west promenade for as much of its length as feasible due to market conditions.

16. The owner shall file, prior to the submittal of any master subdivision plat or master development plan, a covenant running with the land stating that any residential transportation impact fees or financial contribution, or both, in accordance with condition #9.C due from this project are payable to Pima County for funding of Pima County's capacity improvements of La Cholla Boulevard and/or River Road. If the property is annexed by a city or town or incorporated into a new city or town, the owner shall promptly pay to the county an amount equal to the amount which would have been payable as a residential transportation impact fee or financial contribution, or both, had the project remained within the jurisdiction of the County.

17. A public non-exclusive access and parking easement shall be provided for 15 parking spaces to allow public parking and access to the Rillito Linear Park. The location of the parking spaces shall generally be in the area of the Rillito River and La Cholla Boulevard. The spaces may be reasonably moved to accommodate site development; however, they should be visible and easily accessible by the public for Rillito Linear Park use. Parking spaces subject to this easement shall be counted for parking calculation purposes during develop plan review and shall count as meeting a portion of the parking requirements of the specific plan and County parking regulations. The developer shall construct the parking spaces at no cost to Pima County.

18. Northwest Fire District requirement: The owners will be required to develop this property to the 2003 International Fire Code with local amendments adopted by Northwest Fire District. The developer shall be required to submit all plans to Northwest Fire District, as well as the County, for approval and review. Significant requirements may be hydrant, sprinklers, FDC on the front of the building and approval of all fire protection systems including their location.

Section 2.

1. No building permits shall be issued based on the rezoning approved by Ordinance 2001-3 and this resolution until conditions 1 through 18 are satisfied and the Planning Official issue a Certificate of Compliance.

Section 3. This Resolution shall become effective upon adoption.

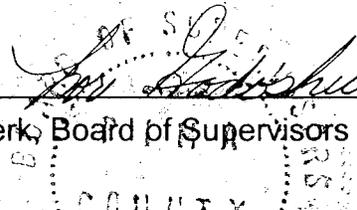
RESOLVED by the Board of Supervisors of Pima County, Arizona, this 12th day of

February, 2008.


Chairman of the Board of Supervisors

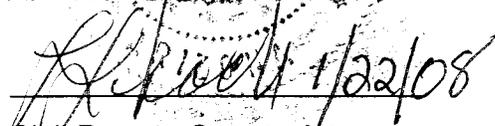
FEB 12 2008

ATTEST:



Clerk, Board of Supervisors

APPROVED AS TO FORM:


Civil Deputy County Attorney

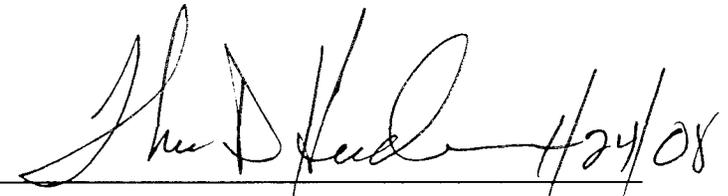

Executive Secretary, Planning & Zoning Commission

Exhibit A

Exhibit II.D.1: Preliminary Development Plan



LEGEND

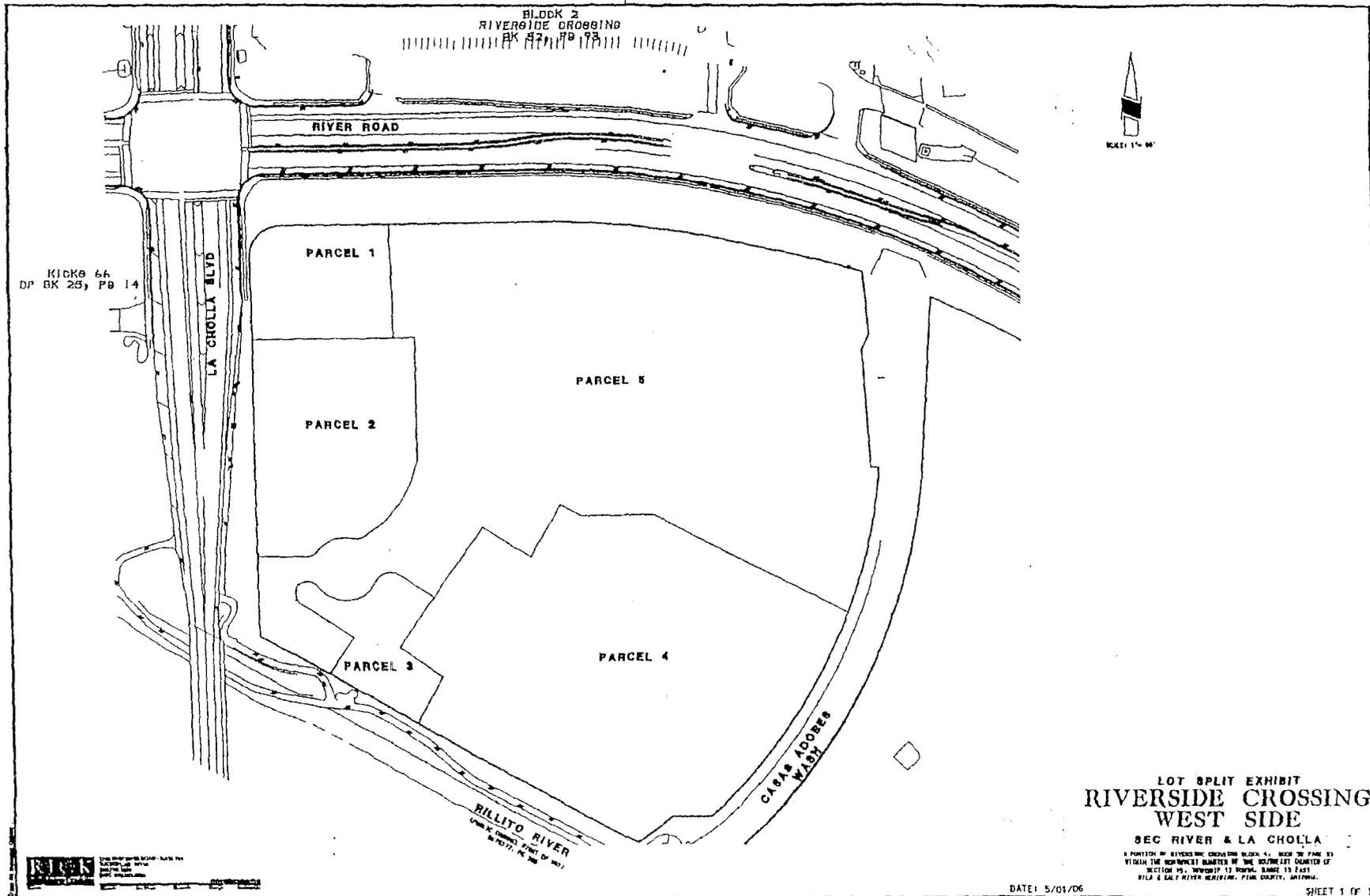
-  Planning Areas
-  Access Points
-  Trails
-  River Rd. Extension

RE = Retail/Entertainment
 Area 1 = 30 acres
 Area 2 = 14 acres

1" = 500'



THE PLANNING CENTER
 110 S CHURCH AVE., SUITE 1200
 TUCSON, AZ 85701 (520) 623-6146



Lot Splits approved at BAS public-hearing 7-11-06. Ma.



P0230
PIMA CO CLERK OF THE BOARD
PICKUP

PICKUP

AMOUNT PAID \$ 0.00

ORDINANCE NO. 2001- 3

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS;
RELATING TO ZONING; REZONING 44.18 ACRES FROM TR(C) AND CB-1(C)
TO SP (SPECIFIC PLANS, RIVERSIDE CROSSING SPECIFIC PLAN) LOCATED
AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE INTERSECTION
OF RIVER ROAD AND LA CHOLLA BOULEVARD; AND AMENDING PIMA
COUNTY ZONING MAP 45.

The Pima County Board of Supervisors finds and declares that:

1. On February 23, 2000, the owners of 44.18 acres (the "specific plan") applied for a rezoning from TR(C) and CB-1(C) to SP; and
2. On November 21, 2000, the Pima County Board of Supervisors approved the Riverside Crossing Specific Plan (the "specific plan"), which rezoned the property. The specific plan is incorporated in attached Exhibit A (which has not been recorded but may be viewed at the office of the Pima County Development Services Department - Planning Division).

Now, therefore, be it ordained by the Pima County Board of Supervisors:

Section 1. That the Specific Plan is hereby adopted, subject to the following conditions:

1. Recording of a covenant holding Pima County harmless in the event of flooding.
2. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
3. Provision of development related assurances as required by the appropriate agencies.
4. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Department of Transportation, Real Property Division.
5. There shall be no further subdividing or lot splitting without the written approval of the Board of Supervisors.
6. Master Subdivision Plat or Master Development Plan Requirements.
 - A. Prior to the issuance of any permits, this specific plan is subject to the approval of a separate master subdivision plat or a master development plan for each of the two

- 1 E. The property owner(s) shall make provisions for on-site/off-site pedestrian and vehicle
2 access and traffic circulation with adjacent properties and proposed developments north
3 and east of the RE-2 block as shown on the preliminary development plan of the specific
4 plan.
- 5 10. Flood Control District requirements:
 - 6 A. Drainage shall not be altered, disturbed or obstructed without the written approval of the
7 Flood Control District.
 - 8 B. All internal drainage improvements and any external drainage improvements required
9 to mitigate drainage impacts that are needed as a result of the proposed development
10 shall be constructed at no cost to the District.
 - 11 C. In cooperation with Pima County, earthen material shall be provided along the bottom
12 of Casas Adobes Wash to facilitate equestrian use of the wash.
 - 13 D. For any structures installed across Casas Adobes Wash, the Parks and Recreation
14 Department prefers a clear-height opening of ten feet. In no case shall the clear-height
15 opening be less than the clear-height opening of the Casas Adobes Wash culvert
16 installed under Sunset Road.
- 17 11. Wastewater Management condition:
18 The property owner must connect to the public sewer system at the location and in the manner
19 specified by Wastewater Management at the time of review of the tentative plat, development
20 plan or request for building permit.
- 21 12. If, during construction, materials that may be human remains and associated burial items are
22 discovered, ground-disturbing activities in the vicinity of the discovery shall cease, the
23 discovery site shall be secured, and the Arizona State Museum shall be immediately notified.
- 24 13. Design Standards.
 - 25 A. Adherence to the concepts included in the preliminary development plan Concept I as
26 approved at public hearing. The Pima County Design Review Committee shall review
27 submitted plans of development for compliance with all planning concepts expressed
28 and represented by the property owner and as further specified in the conditions of
29 rezoning approval.
 - 30 B. The RE-1 portion of the plan shall produce a retail/entertainment activity center
31 environment.
 - 32 C. The specific plan site is restricted to a maximum of 515,000 square feet of floor area for
33 all permitted uses with not more than 415,000 square feet of floor area in the RE-1
34 portion of the specific plan. A mix of TR zoning district permitted non-residential uses,
35 such as professional offices at a rate of ten per cent of the actual square footage within
36 the specific plan, is preferred.
 - 37 D. The master development plan for the site and subsequent development plans shall
38 promote designs that blend with surrounding features and the scenic route designation
39 of River Road, ensure the predominance of native vegetation in landscaping treatments,
40 reduce the heat island effect within parking areas, promote safe and efficient internal
41 circulation, and minimize the appearance of uniformity and massive scale associated
42 with large-scale retail centers.

2025 RELEASE UNDER E.O. 14176

- 1 E. Building massings and heights shall be significantly staggered such that the profile
2 elevations of the buildings vary significantly between adjacent buildings. For any
3 buildings over 24 feet in height, the difference in elevation between the next adjacent
4 building shall be at least 8 feet.
- 5 F. Landscaped planters shall be used to define a hierarchy of circulation and enhanced
6 landscape treatments shall be included within the parking areas in order to reduce heat
7 island impacts.
- 8 G. Alternate water sources shall be used and water harvesting strategies shall be used where
9 practicable in landscaping.

10 The development regulations of the specific plan are amended as follows:

- 11 H. RE-1 uses are restricted to those uses allowed by the CB-2 zone, with no outside
12 storage, and that are directly related to the entertainment, retail commercial, and office
13 development intent of this specific plan.
- 14 I. Residential building heights are limited to a maximum of 39 feet.
- 15 J. Delete references to "up to 25 units per acre" from the RE-1 development standards.
- 16 K. The Riverside Crossing Specific Plan is restricted to a maximum of 400 dwelling units
17 for the entire specific plan site. A maximum of 24 residences per acre is allowed,
18 subject to the development standards of the applicable land-use category.

19 14. Parks and Recreation Department requirements:

- 20 A. Landscape plans accompanying any master subdivision plat or master development plan
21 shall identify the specific landscaping treatments needed to integrate the specific plan's
22 recreational elements for Casa Adobes Wash into the approved overall design scheme
23 for the Rillito Linear Park. The landscape and hardscape treatments shall be consistent
24 with the approved design standards used for the Rillito Linear Park.
- 25 B. River park landscaping and pedestrian paths shall extend through the site in a
26 north/south direction along both the east and west sides of Casas Adobes Wash and shall
27 be reviewed by the Pima County Parks and Recreation Department for consistency with
28 the design goals of the specific plan and these conditions.
- 29 C. The north/south running Casas Adobes Wash link shall integrate the Casas Adobes Loop
30 Trail and the existing 20 feet County access easement through the property to provide
31 for perpetual, unlimited public access adjacent to both sides of the wash south of River
32 Road and along the east side of the wash north of River Road. The link shall connect
33 the Rillito River Park to River Road and River Road to Sunset Road and accommodate
34 pedestrians and bicyclists. Equestrian use of the Casas Adobes Wash Trail shall occur
35 only in the bottom of the wash. South of River Road, owner-developer shall construct
36 a designated shared-use trail a minimum of 12 feet in width within the open corridor that
37 will occur on both sides of the Casas Adobes Wash. The subject 12 feet trails on each
38 side of the wash shall be bordered on the wash side by native desert landscaping.
39 Owner/developer shall be granted a landscape easement for the care, maintenance and
40 enhancement of excess right-of-way along the Casas Adobes Wash subject to Parks and
41 Recreation Department and Flood Control District approval.
- 42 D. The landscape plan requires the written approval of the Flood Control District and the
43 Parks and Recreation Department prior to staff approval.

2023-00-01

1 E. The owner/developer shall provide the necessary right-of-way for an additional ramp
2 into Casas Adobes Wash north of River Road on the east side of the wash and shall
3 contribute, at the time of construction, 50 percent of the cost of the ramp, not to exceed
4 \$25,000.

5 15. The walkway or promenade indicated in several of the design concepts shall be incorporated
6 into site development south of River Road. The promenade shall be pedestrian oriented and
7 shall provide an easterly/westerly connection through the project and shall be integrated in the
8 center of the project with the crossing of the Casas Adobes Wash and the linear park along the
9 Casas Adobes Wash. The central portion of the promenade shall be an auto free pedestrian
10 oriented environment and shall have a minimum width of 20 feet and may vary in width in
11 other areas in order to maintain and enhance the aesthetic objectives of the plan. The character
12 and dimensions of both the east/west promenade and the north/south linear park shall be
13 consistent with the pedestrian oriented commercial/entertainment objectives of the specific
14 plan. Entertainment, retail and other amenities shall be encouraged along both sides of the
15 east/west promenade for as much of its length as feasible due to market conditions.

16 16. The owner shall file, prior to the submittal of any master subdivision plat or master
17 development plan, a covenant running with the land stating that any residential transportation
18 impact fees or financial contribution, or both, in accordance with condition #9.C due from this
19 project are payable to Pima County for funding of Pima County's capacity improvements of
20 La Cholla Boulevard and/or River Road. If the property is annexed by a city or town or
21 incorporated into a new city or town, the owner shall promptly pay to the County an amount
22 equal to that amount which would have been payable as a residential transportation impact fee
23 or financial contribution, or both, had the project remained within the jurisdiction of the
24 County.

25 17. A public non-exclusive access and parking easement shall be provided for 15 parking spaces
26 to allow public parking and access to the Rillito Linear Park. The location of the parking
27 spaces shall generally be in the area of the Rillito River and La Cholla Boulevard. The spaces
28 may be reasonably moved to accommodate site development; however, they should be visible
29 and easily accessible by the public for Rillito Linear Park use. Parking spaces subject to this
30 easement shall be counted for parking calculation purposes during development plan review
31 and shall count as meeting a portion of the parking requirements of the specific plan and
32 County parking regulations. The developer shall construct the parking spaces at no cost to
33 Pima County.

34
35
36 **Section 2.** That the Riverside Crossing Specific Plan, attached as Exhibit A (which has not been
37 recorded but may be viewed at the office of the Pima County Development Services Department -
38 Planning Division), is hereby adopted, subject to amendment by the specific plan applicant of
39 Exhibit A, as necessitated by Board of Supervisors' action.

40
41
42 **Section 3.** That the Legal Description of the Riverside Crossing Specific Plan is hereby shown in
43 Attachment B to this ordinance and incorporated herein by this reference.

1 *Section 4.* That the previously recorded development agreement, recorded on December 17, 1996,
2 is terminated and the conditions of this specific plan supersede the development agreement. The title
3 to the property shall be cleared by recording a termination of the development agreement between
4 Pima County and the owner.

5
6
7 *Section 5.* That Pima County Zoning Map 45 in portions of section 15 of T13S, R13E, is hereby
8 amended to the SP (Specific Plan) Zone as shown on the entitled "Amendment # _____ to Pima
9 County Zoning Map 45" contained in Attachment C to this ordinance and incorporated herein by this
10 reference.

11
12
13 *Section 6.* That this ordinance shall become effective on the day the last of all of the following
14 occurs:

- 15
16 A. The Planning Official's certification that the Surveyed Boundaries Map accurately
17 reflects the specific plan as approved.
18 B. Thirty-one days after the date the Chair of the Board of Supervisors signs the ordinance
19 adopting the specific plan.
20 C. Submittal of the specific plan text and exhibits in an electronic format acceptable to the
21 Planning Division.
22
23

24 *Section 7.* Not more than 60 days after the Chair of the Board of Supervisors signs the ordinance
25 adopting the Specific Plan, the Developer shall submit to the Planning Official any necessary
26 revisions of the specific plan document, an approvable Surveyed Boundaries Map, and the specific
27 plan text and exhibits in an electronic format acceptable to the Planning Division. The specific plan
28 document shall follow Planning Division policy regarding the formatting of regulatory language and
29 support information.
30
31

ATTACHMENT A
TO
RIVERSIDE CROSSING SPECIFIC PLAN

Attachment A is the Riverside Crossing Specific Plan document approved by the Pima County Board of Supervisors on November 21, 2000.

The document is not recorded but may be viewed at the office of the Pima County Development Services Department, Planning Division, at the following address:

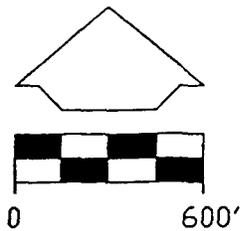
**County-City Public Works Building
201 N. Stone Avenue, 2nd Floor
Tucson, Arizona**

ATTACHMENT B
TO
RIVERSIDE CROSSING SPECIFIC PLAN

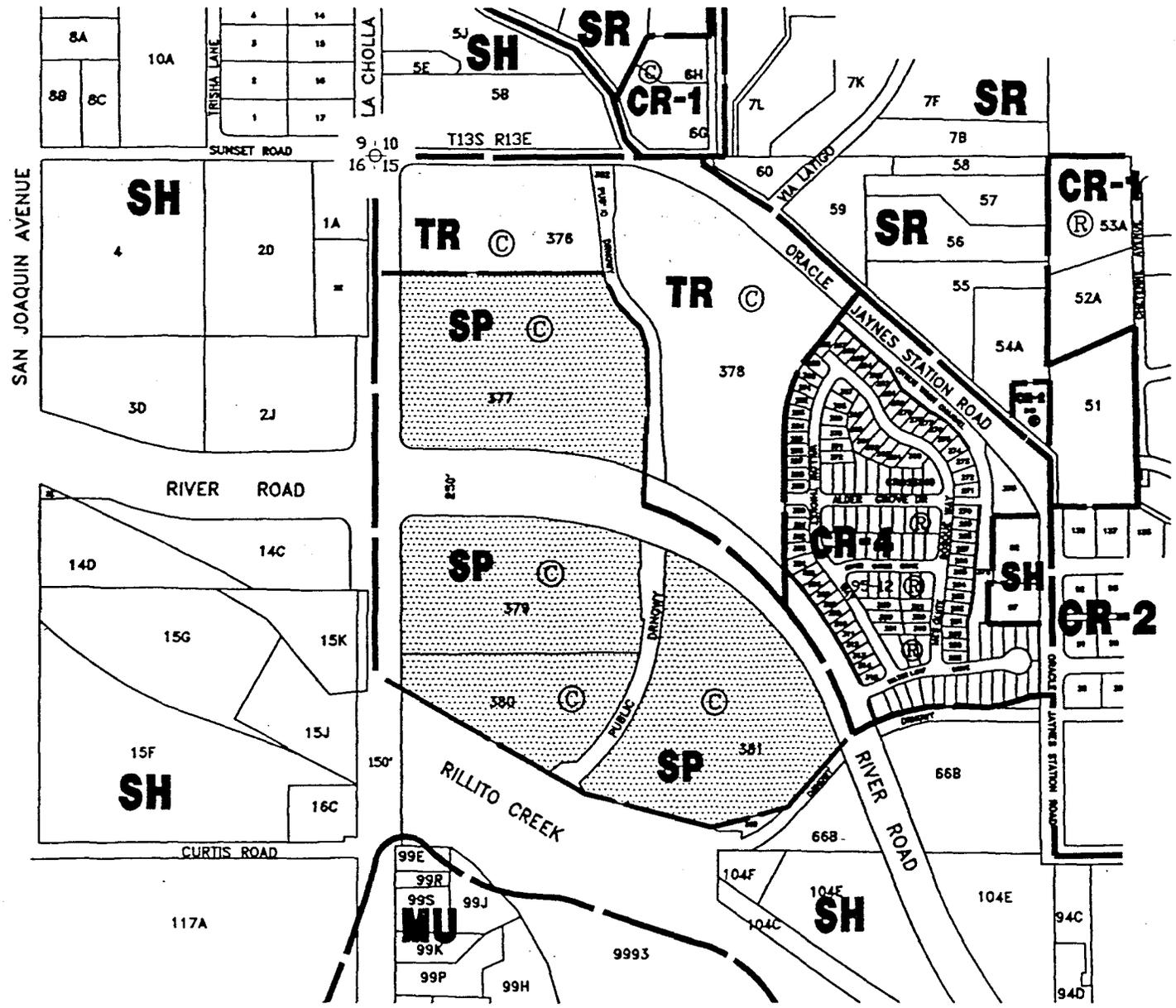
**Blocks 2, 4, 5 and 6 of Riverside Crossing Subdivision, being a part of the
northwest ¼ of Section 15, T13S, R13E.**

ATTACHMENT C
TO
RIVERSIDE CROSSING SPECIFIC PLAN

AMENDMENT NO. 81 BY ORDINANCE NO. 2001-3
 TO PIMA COUNTY ZONING MAP NO. 45 TUCSON, AZ.
 PARCELS 377, 379, 380 & 381 BEING A PART OF THE NW 1/4 OF
 SEC. 15, T13S R13E.



ADOPTED 1-16-01 EFFECTIVE 1-16-01



[Handwritten Signature]

EXECUTIVE SECRETARY, PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS, WITHOUT CERTIFICATE OF COMPLIANCE FROM TR, CB-1 44.18 ac±
 xa-DECEMBER 18, 2000

CO23-00-01
 CO7-89-2
 104-01-3770,
 3790, 3800, & 3810

RIVERSIDE CROSSING Specific Plan

Prepared for:

Pima County Development Services
Planning Division
201 North Stone Avenue
Tucson, Arizona 85701

and

Project Applicant:

Stewart Title & Trust, TR 3073
PO Box 4220
Tucson, Arizona

Prepared by:

The Planning Center
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Tucson, Arizona 85701
(520) 623-6146



November 2000

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SITE ANALYSIS AND INVENTORY

INTRODUCTION

Riverside Crossing Specific Plan is a master planned development located north of the Rillito River. The Specific Plan area includes Blocks that were originally approved as part of Blocks 1-6 of Final Block Plat P1298-120. The Riverside Crossing Specific Plan area includes 29.96 acres (Blocks 4, 5 and 6) located east of La Cholla Boulevard and south of River Road, and 14.22 acres (Block 2) located north of River Road and east of La Cholla (See Exhibit I.A.2: Existing Land Use). In total, the Specific Plan area includes 44.18 acres tied together by a unique retail/entertainment development theme that complements surrounding land uses.

Located strategically at the intersection of major transportation and trail corridors, the area surrounding the Riverside Crossing Specific Plan site is considered underserved by commercial development for the amount of residential development that is planned there. Property east of Block 2 and north of Blocks 4,5 and 6 of Block Plat P1298-120 is platted for single and multi-family residential as part of the Final Plat for Riverside Crossing 1-133.

The mix of uses described in this plan will maximize existing site amenities. The site's strong connection to the Pima County Trails System and the improved River Road will be integrated into site design. Entertainment, retail and other uses proposed in the Development Plan portion of this document will respond to unique site conditions described in the Site Analysis. Site design and land use concepts proposed in the Development Plan and Development Regulations will complement surrounding land use, including residential developments to the northeast of block 6.

The following Specific Plan was prepared in accordance with Pima County Zoning Code, Chapter 18.90, Specific Plans, Rezoning Procedures: and Pima County Site Analysis Requirements.

I. SITE ANALYSIS AND INVENTORY

A. EXISTING LAND USES

1. Site Location in Regional Context:

The Riverside Crossing Specific Plan area encompasses 44.18 acres located in the northwest area of metropolitan Tucson, Pima County north of Rillito River and east of La Cholla Boulevard. In 1995 this area was rezoned as part of a 93-acre rezone to CB-1 and TR (Co. 9-95-12). The parcel is in the northwest quarter (NW ¼) of Section 15, Township 13 South, Range 13 East, Pima County, Arizona (See Exhibit I.A.1: Location and Vicinity Map).

2. Existing Land Uses on Site:

The entire Riverside Crossing site is currently vacant, with the exception of the Casas Adobes Wash that runs north/south through the site from Oracle Jaynes Station Road to the Rillito River (See Exhibit I.C.2: Casas Adobes Wash).

Block plat No. P1298-12 (April 1999) has been recorded for the entire Riverside Crossing project area including the Specific Plan area. (See Exhibit I.A.3).

The Riverside Crossing site is located in the Catalina Foothills Subregion and is designated as Community Activity Center (CAC) (See Exhibit I.A.4: Pima County Comprehensive Plan). The main emphasis of the CAC designation is “to designate medium intensity mixed-use areas designed to provide goods and services needed generally on a weekly basis along with compatible medium to high density housing types.” Special area policies of the Catalina Foothills Subregion Plan apply to this project. Policy 1-15, which limits the amount of commercial zoning along both La Cholla and River Road, applies to the northern parcel of the Specific Plan site. Policy 3-06, Urban Floodplain Mitigation, requires a rezoning applicant to establish floodplain boundaries prior to approval. All areas in the 100-year floodplain shall revert to Resource Conservation. Previous drainage modifications have removed this site from the 100-year floodplain.

The following land use districts are in conformance with the plan designation:

◆ CR-2 to 3	Single Residence Zones
◆ CR-4	Mixed-Dwelling Type Zone
◆ CR-5	Multiple Residence Zone
◆ TR	Transitional Zone
◆ CMH-2	County Manufactured/Mobile Home-2 Zone
◆ MR	Major Resort Zone/ and
◆ CPI	Campus Park Industrial Zone
◆ CB-1	Local Business Zone
◆ CB-2	General Business Zone

3. Surrounding Property within a 1/4 mile radius:

a. Existing Zoning within ¼ mile radius, (see Exhibit I.A.5: Surrounding Property):

North: TR immediately north of Block 2, with SH and CR-1 across Sunset Road. North of Blocks 4,5 and 6 and east of Block 2 parcels are zoned TR and CR-4 in accordance with the approved rezone.

East: SH (plus MU, (Multiple Use) CR-2 and CR-3, single-family residences within ½ mile).

South: SH; MU

West: CR-4; SH

b. Existing Land Use within ¼ mile radius (and ½ mile radius of the site):

North: 150' Right-of-Way (R.O.W.) for River Road; vacant property immediately to the north of Block 2. North of Sunset Road single-family residences at 0.3 residences per acre (RAC) and 1.2 RAC; and undeveloped property; (plus single family residences at 1.2 RAC within ½ mile). Property north of River Road, east of Block 2 platted for residential subdivision (See Exhibit I.A.3: Final Plat for Riverside Crossing P1298--061, lots 1-133).

East: 60' R.O.W. for Oracle Jaynes Station Road; 60' R.O.W. for Roller Coaster Road; single-family subdivision, Riverside Terrace at 2.7 RAC; single-family subdivision, 1.2; single-family residences at 0.3 RAC; Lulu Walker Elementary School; and undeveloped property.

South: The Rillito River; Rillito River Trail; Roller Coaster Wash; local businesses; and undeveloped property; (plus single-family and mixed dwelling residential within ½ mile).

West: 150' R.O.W. for La Cholla Boulevard; single-family residences at 1.2 RAC; and undeveloped property; (plus single-family residences at 2.7 to 5.4 RAC).

c. Building Heights:

The structures within 1/4 mile of the property are single and double story, not in excess of 34 feet.

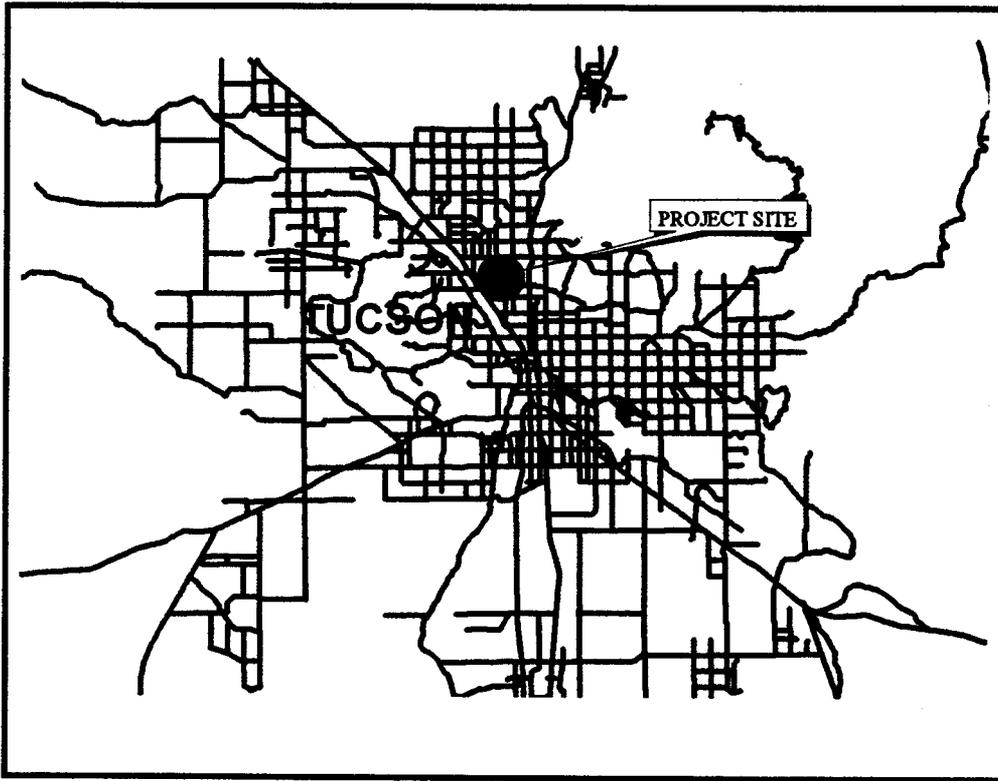
d. Pending Rezoning within ¼ mile:

There are no known pending rezonings within ¼ mile.

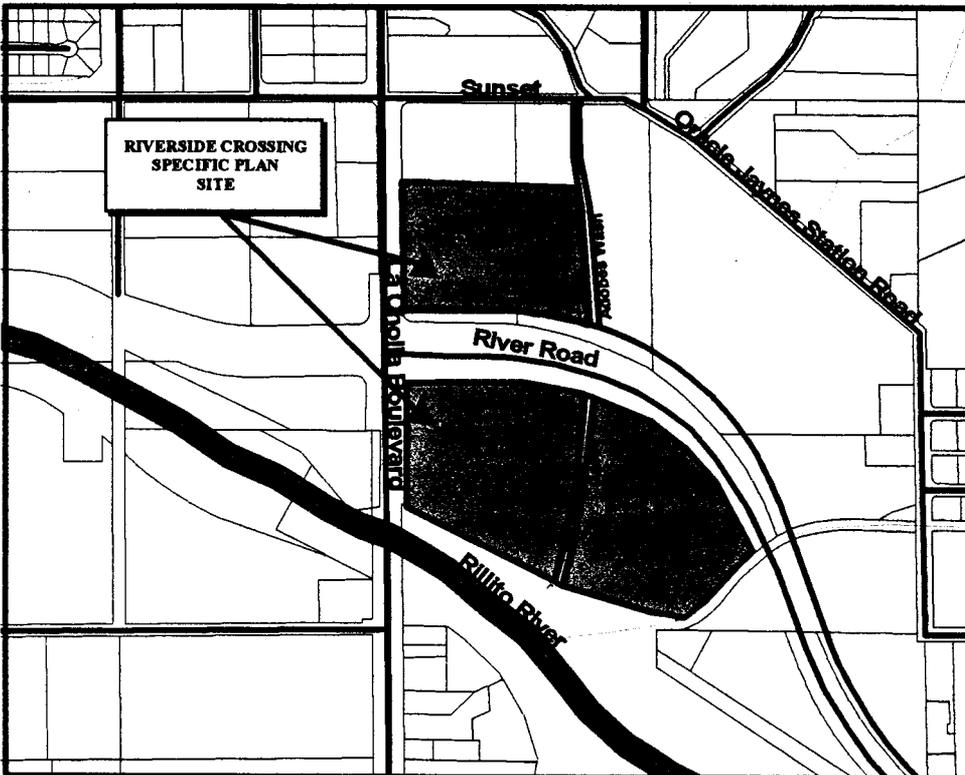
e. Well Sites:

There are two wells located on the property. There are no existing well sites within 100 feet of the property (See Exhibit I.A.5: Surrounding Property Within ½ Mile for well locations). The wells will be conveyed to Metro Water in accordance with the Water Service Agreement.

EXHIBIT I.A.1:
Location and Vicinity Map



Location Map



Vicinity Map



110 S. CHURCH AVE., SUITE 1200
TUCSON, AZ 85701 (520) 632-8148

0 400 Feet

T13S, R13E, Sec15 (NW1/4)

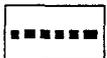
Riverside Crossing Specific Plan
November 2000

**EXHIBIT I.A.2:
Existing Land Uses**

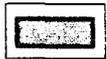


Aerial Dated: April, 1999

LEGEND



TRAILS



RIVERSIDE CROSSING SPECIFIC PLAN

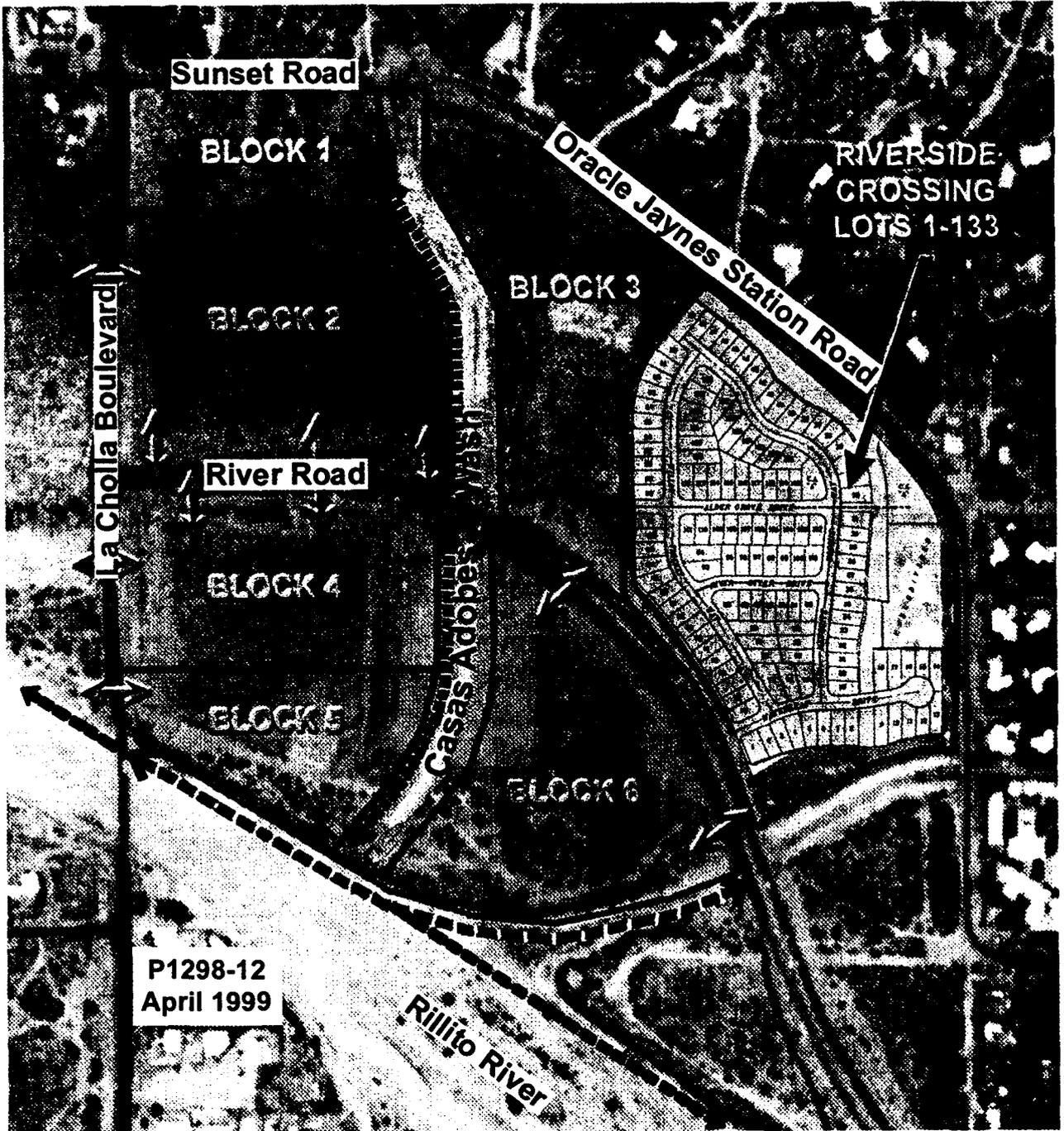


**THE
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CENTER**

110 S CHURCH AVE. SUITE 1280
TUCSON, AZ 85701 (520) 883-4144

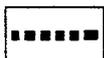
SCALE: 1" = 600'

EXHIBIT I.A.3:
Final Block Plat at Riverside Crossing, Blocks 1-6



Aerial Dated: April, 1999

LEGEND

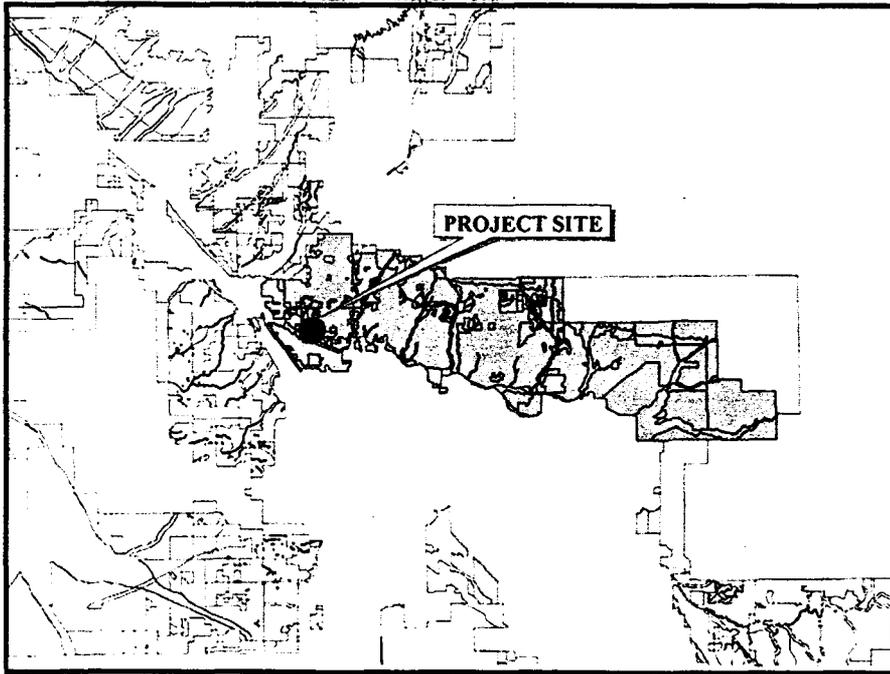
 TRAILS

 APPROVED ACCESS POINTS

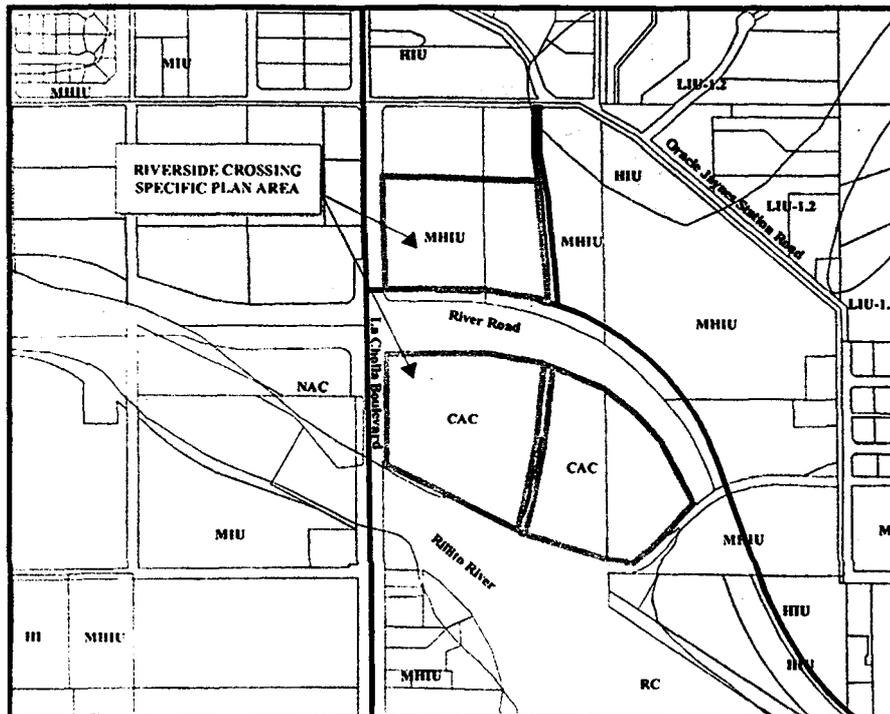
1" = 450'



EXHIBIT I.A.4:
Pima County Comprehensive Plan
Catalina Foothills Subregion



Catalina Foothills Subregion



Site and Surrounding Area Designation

LEGEND

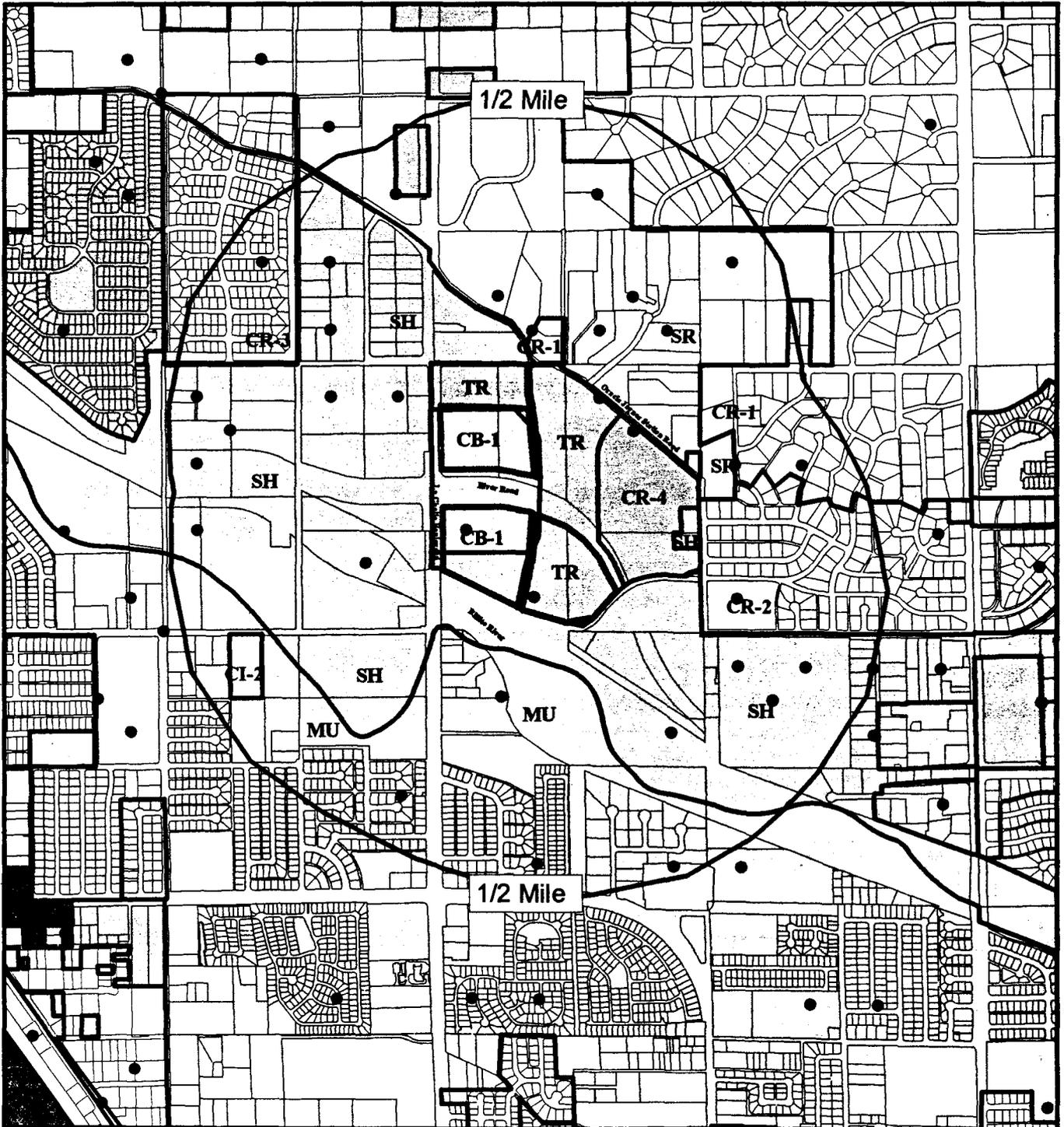
- Parcels
- Streets
- Plan Designations**
- CAC
- HI
- HIU
- LIU-1.2
- MIU
- NAC
- RC
- MHIU



110 E. CHURCH AVE., SUITE 1200
 TUCSON, AZ 85701 (520) 533-8158

0 400 Feet

EXHIBIT I.A.5:
Surrounding Property Within 1/4 Mile



LEGEND

Zoning			
[Pattern]	CB-1	[Pattern]	RH
[Pattern]	CB-2	[Pattern]	SH
[Pattern]	CR-1	[Pattern]	SR
[Pattern]	CR-2	[Pattern]	TR
[Pattern]	CR-3	[Pattern]	CMH-1
[Pattern]	CR-4	[Pattern]	CI-2
[Pattern]	MU	[Pattern]	CR-5
		[Pattern]	CMH-2

0 800 Feet

● Well Sites

Riverside Crossing Specific Plan
 November 2000



110 S. CHURCH AVE., SUITE 1280
 TUCSON, AZ 85701 (520) 623-8148

B. TOPOGRAPHY

1. Topographical Characteristics:

Existing topography at 1' contour intervals is shown on Exhibit I.B.1: Topography. The topography of the 44-acre site is flat with a uniform elevation of 2265 throughout the site. Much of the site has been cleared and/or leveled for agriculture in the past.

a. Restricted Peaks and Ridges:

There are no restricted peaks and ridges as designated in the Pima County Zoning Code Section 18.61.120.

b. Rock Outcrops:

There are no Rock Outcrop Areas on the site. This information is compiled from examination of aerial photographs and verified by onsite investigation.

c. Slopes of 15% or greater:

There are no slopes of 15% or greater on the subject property.

d. Other Significant Topographic Features:

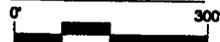
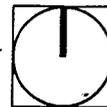
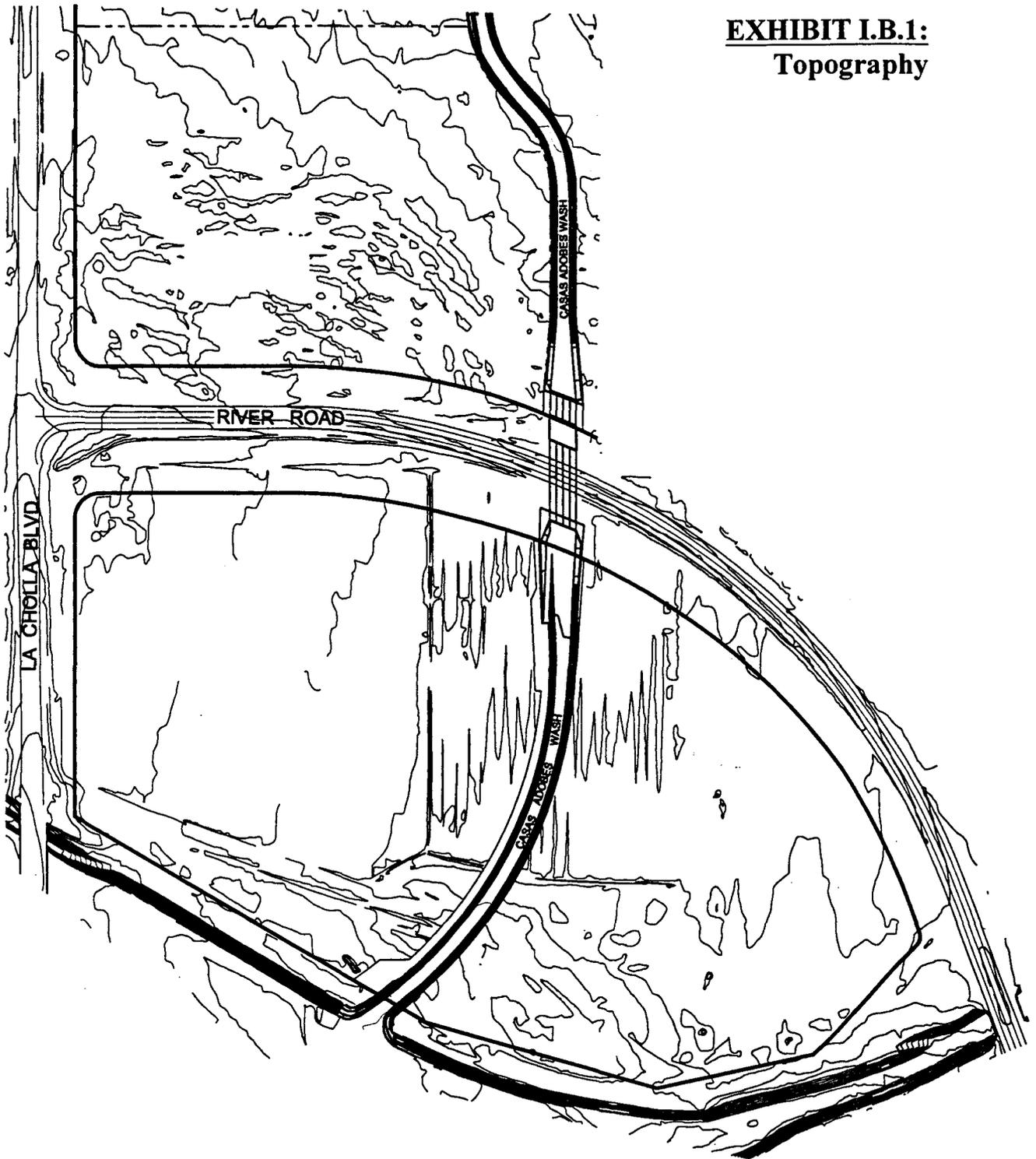
There are no other significant topographic features on the site.

2. Average Cross-Slope:

The average cross-slope of the site is 1.58%. Given this cross slope, the site is not subject to the Hillside Development Zone ordinance. The values used to calculate the average cross slope are shown below and in Appendix A: Average Cross Slope.

$$\frac{I(L)}{A} (.0023) = \frac{2(15,202)}{44.18} (.0023) = 1.58 \text{ percent}$$

EXHIBIT I.B.1:
Topography



C. HYDROLOGY

1. Offsite Watershed:

The perimeters of all offsite watersheds that affect or are affected by the site are delineated on Exhibit I.C.1: Offsite Hydrology. The significant natural drainage features that affect this property, Casas Adobes Wash and Citrus Wash, cross onto the property at Jaynes Station Road. The subject property, as well as the offsite watersheds contributing runoff to this property, is located within a critical basin (area south of River Road) and a balanced basin (area north of River Road), according to the Riverside Terrace Basin Management Plan (RTBMP). Both Casas Adobes Wash and Citrus Wash have been channelized between Sunset Road and the Rillito Creek.

Casas Adobes Wash has been channelized in Pima County through the subject property as part of the River Road improvement project (See Exhibit I.C.2: Casas Adobes Wash).

2. Off-Site Features that May Affect or Be Affected by the Site:

There are two significant man-made drainage features that affect this property. These features are the Rillito River, which follows along the south property line, and the channelized segment of Roller Coaster Wash, which follows along a portion of the southeast property line. The Rillito River has been bank protected to the 100-year flood elevation along the section of river adjoining the subject property, as well as along upstream and downstream channel reaches. Pima County channelized Roller Coaster Wash along its section between Jaynes Station Road and the Rillito River confluence as a part of the River Road Extension Project. Roller Coaster Wash was also stabilized with soil cement and has capacity to contain the 100-year discharge value including flows that emanate from Citrus Wash.

3. Upstream Watersheds with 100-year Discharges Greater than 100 cfs:

There are two offsite watersheds affecting the subject property that have a 100-year peak discharge greater than 100 cfs. Citrus Wash has contributing drainage area of 582 acres and generates a 100-year peak discharge of 1,618 cfs at Jaynes Station Road. Casas Adobes Wash has a contributing drainage area of 1,210 acres and generates a 100-year peak discharge of 3,213 cfs at Sunset Road (see Exhibit I.C.1: Offsite Hydrology). Both of these washes have been channelized from Sunset Road to the Rillito River.

4. On-site Hydrology:

On-site drainage flow conditions are characterized by:

a. 100-Year Floodplain Greater Than or Equal to 100 cfs:

The approximate 100-year floodplain limits for Casas Adobes Wash and Citrus Wash are delineated on Exhibit I.C-4: Onsite Hydrology. The 100-year floodplain limits are the effective Flood Insurance Rate Map floodplain boundaries. These flood boundaries will be revised to reflect the recent channelization of Casas Adobes Wash and Citrus Wash.

b. Sheet-flooding Areas with Their Average Depth:

The channelization of Casas Adobes Wash and Citrus Wash has eliminated sheet flooding that previously existed on this property (see Exhibit I.C.3: Drainage Cross Section).

c. Federally mapped Floodways and Floodplains:

The federally mapped floodplain boundaries for this property are given on Exhibit I.C-4: Onsite Hydrology. The federal flood insurance maps identify all lands south of Jaynes Station Road to the Rillito River as being within the 100-year floodplain. These floodplain boundaries will be revised with the completion of the Letter of Map Revision, which is expected to be completed prior to July 1, 2000.

The floodplain boundaries will be revised to reflect recent channelization of Casas Adobes Wash and Citrus Wash which both contain the 100-year discharge within the banks.

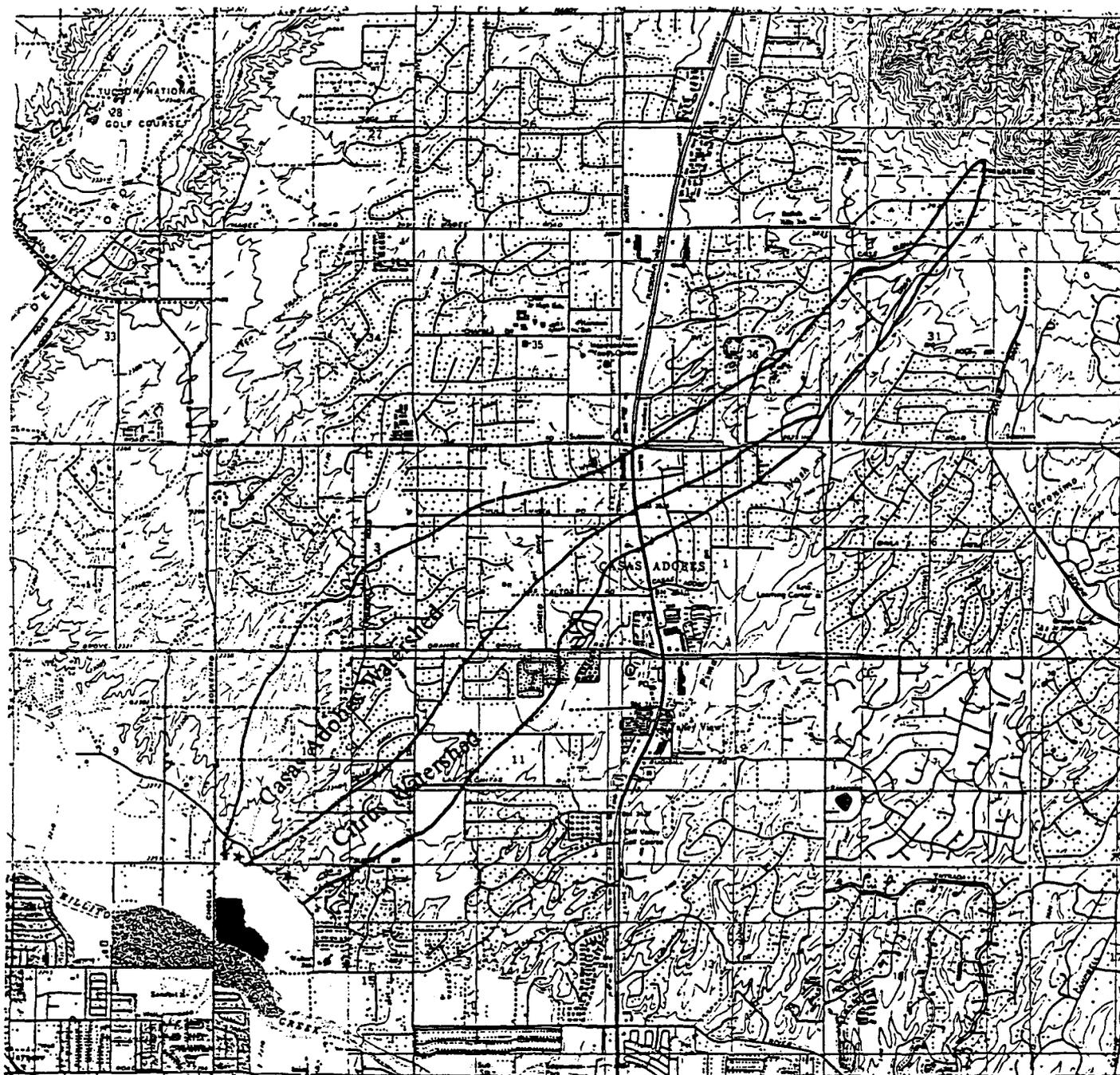
d. 100 year Peak Discharges Entering and Leaving the Site:

The 100-year discharge for Citrus Wash where it enters the property is 1,618 cfs. The 100-year discharge at the downstream property boundary where Citrus Wash exits the site is approximately the same as the discharge at the point of entry. The 100-year discharge for Casas Adobes Wash where it enters the site is 3,213 cfs. The discharge value for Casas Adobes Wash where it exits the site is approximately the same as the discharge at the point of entry. The total combined exit discharge from the site is approximately 4,800 cfs. These flows are contained within the banks of the recently completed channels.

5. Existing Drainage Conditions Along Downstream Property Boundary:

Both offsite and onsite runoff crossing this property drains to Rillito River. The 100-year flood plain limits for Rillito Creek are contained within the channel banks along the reach adjoining this property.

EXHIBIT I.C.1:
Off-Site Hydrology



★ Casas Adobes Wash: $Q_{100} = 3.213$ cfs $A = 1,210$ ac

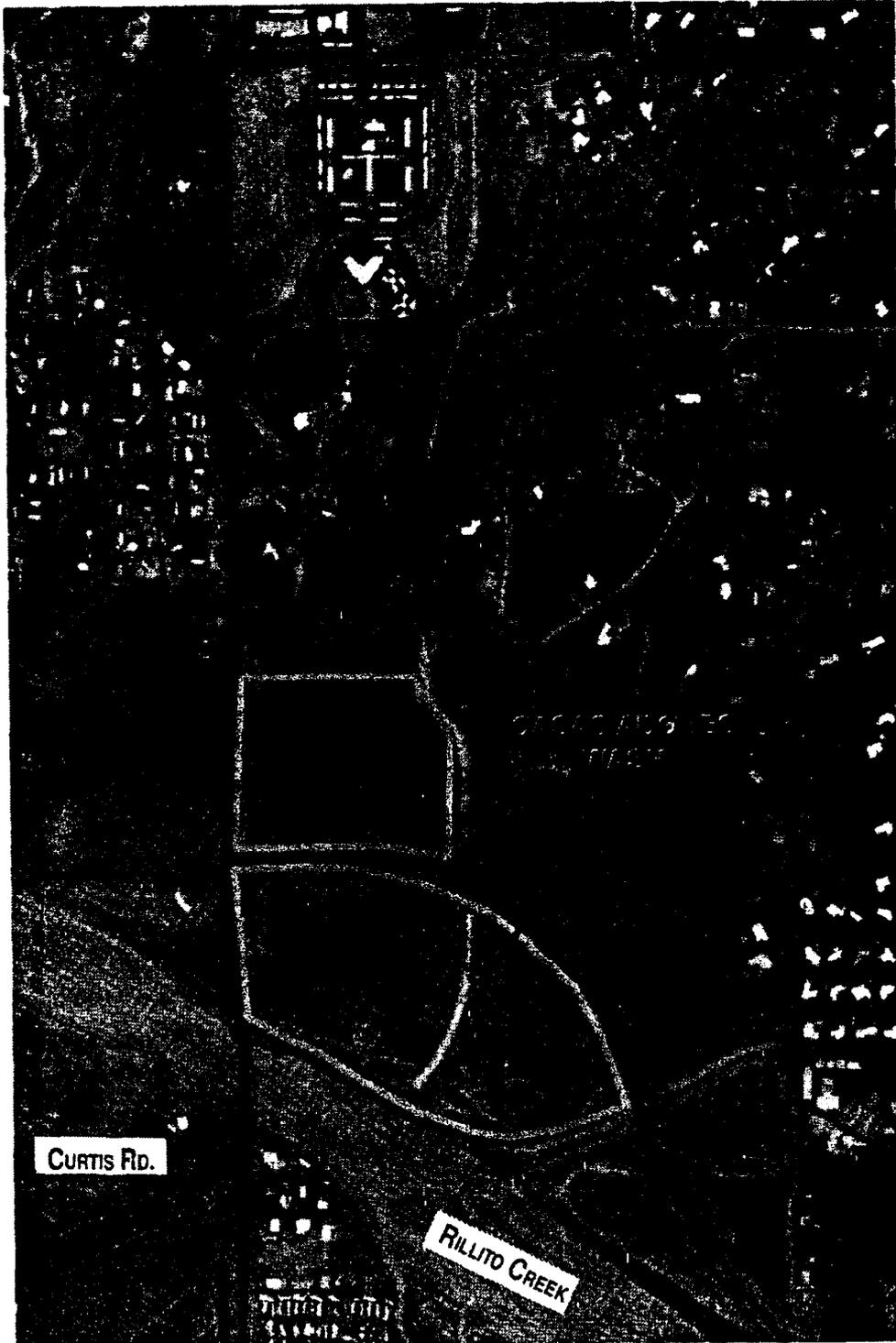
★ Citrus Wash: $Q_{100} = 1.618$ cfs $A = 582$ ac



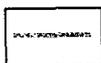
110 S CHURCH AVE SUITE 1260
TUCSON, AZ 85701 (520) 623-6146

1" = 4000 ft

EXHIBIT I.C.2: Casas Adobes Wash



LEGEND



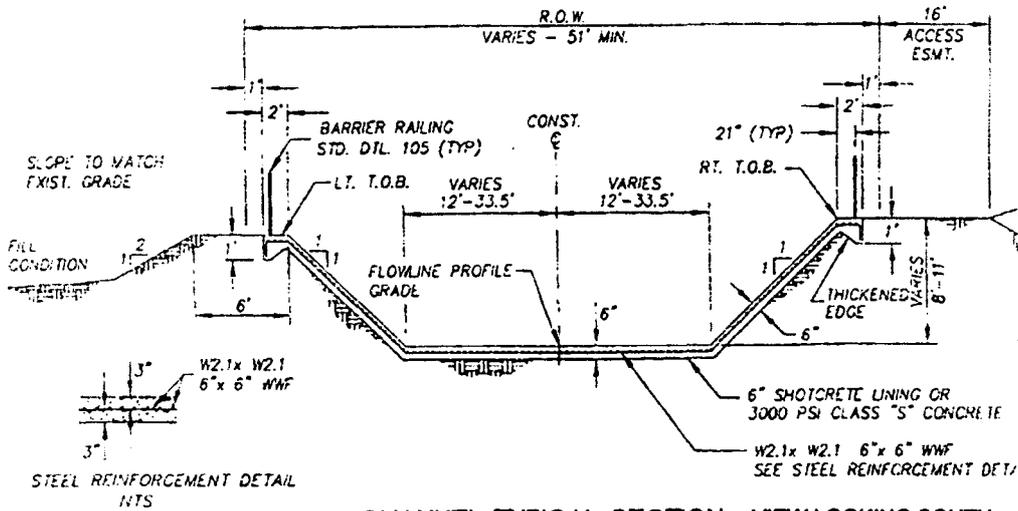
PROPERTY BOUNDARIES

1" = 575'



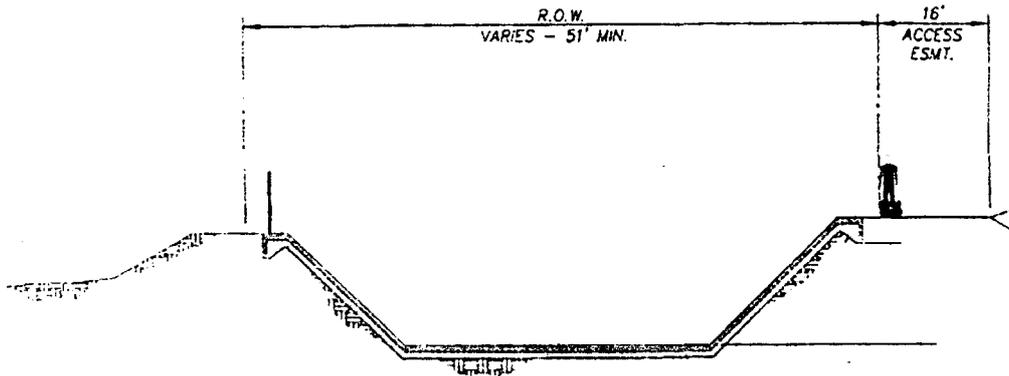
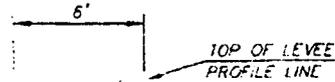
**THE
PLANNING
CENTER**
1701 E. CHURCH AVE., SUITE 1000
TUCSON, AZ 85719-0100-0100

**EXHIBIT I.C.3:
Drainage Cross Section**



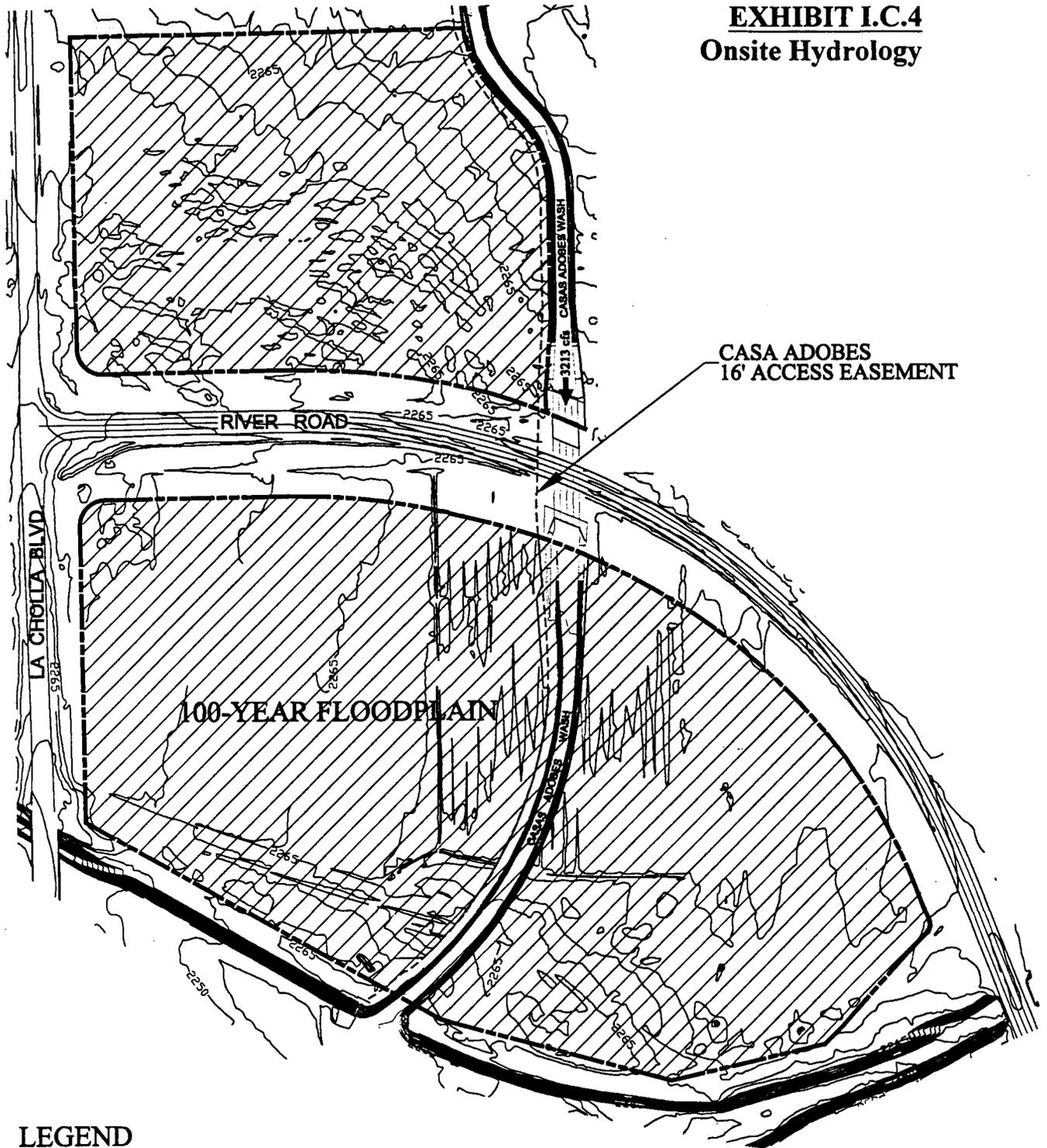
CHANNEL TYPICAL SECTION - VIEW LOOKING SOUTH

CASAS ADOBES WASH, CONCRETE LINED
STA. 50+75.00 TO STA. 67+15.00
NTS

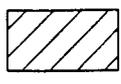


CONCEPTUAL ILLUSTRATIVE - VIEW LOOKING SOUTH

EXHIBIT I.C.4
Onsite Hydrology

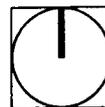


LEGEND

 CURRENT FEMA DESIGNATED
100-YEAR FLOODPLAIN:
SHEETFLOW 0.5 TO 1.5 FEET DEEP

RECENT DRAINAGE IMPROVEMENTS HAVE REMOVED
THIS SHEET FLOW CONDITION.

LOMR IS EXPECTED TO BE COMPLETED BY JULY 2000.



**THE
PLANNING
CENTER**

110 S. CHURCH AVE., SUITE 1200
TUCSON, AZ 85701 (520) 823-8148



D. VEGETATION

1. Vegetation Inventory and Description

a. Vegetative Communities and Associations:

Based on Brown, DE, *Biotic Communities- Southwestern United States and Northwestern Mexico*. (1982), the site is located in the Arizona Upland Subdivision of the Sonoran Desertscrub Biome. The variety of vegetation is characteristic of the Paloverde-Cacti-Mixed Scrub Series. The dominant species in this area include creosote, *Larrea tridentata*; saltbush, *Atriplex canescens*; and mesquite, *Prosopis velutina*.

The site is an association of the Sonoran Desert Palo Verde/ Mixed Cactus Community Scrub. Upland vegetation is Ambrosea deltoidea/ Cercidium microphyllum mixed scrub (See Exhibit I.D.1: Vegetation Communities).

PLANT SPECIES INVENTORY

<u>Common Name</u>		<u>Botanical Name</u>
Foothills Paloverde		<i>Cercidium microphyllum</i>
Blue Paloverde		<i>Cercidium floridum</i>
Catclaw Acacia		<i>Acacia greggii</i>
Whitethorn Acacia		<i>Acacia constricta</i>
Native Mesquite		<i>Prosopis velutina</i>
Desert Willow		<i>Chilopsis linearis</i>
Creosote		<i>Larrea tridentata</i>
Saltbush		<i>Atriplex canescens</i>
Desert Broom		<i>Baccharis sarothroides</i>
Wolfberry		<i>Lycium berlandieri</i>

<u>Common Name</u>		<u>Botanical Name</u>
Prickly Pear		<i>Opuntia spp.</i>
Buckhorn Cholla		<i>Opuntia acanthacarpa</i>
Pencil Cholla		<i>Opuntia arbuscula</i>
Chainfruit Cholla		<i>Opuntia fulgida</i>

b. *Federally listed Threatened or Endangered Species:*

Arizona Game and Fish has provided a list of species classified as sensitive by the Regional Forester when occurring on lands managed by the U.S.D.A. Forest Service (See Exhibit I.E.1: Arizona Game and Fish Letter). Species listed as sensitive include the Pringle lip fern and Tumamoc globeberry.

c. *Value of Vegetation:*

Much of the original Sonoran desert scrub vegetation on the site has been cleared in the past for agricultural purposes. The site has also been used for illegal dumping and off-road vehicle activities. Surviving mesquite and paloverde trees have screening and soil stabilization potential. In addition, shrubs, such as wolfberry, saltbush and creosote, contribute to soil stabilization.

Southwestern Field Biologists (see Exhibit I.D.3) identified mesquite and paloverde trees less than six feet in height that may be salvageable. Several cultivated, non-native species are found on the site, including: purple prickly pear, *Opuntia violacea*; cow's tongue cactus, *Opuntia lindheimeri* var. *linguiformis*; Afgan pine, *Pinus elderica*; and, Mediterranean fan palm, *Chamaerops humilis*.

The Class II Habitat mapped by Shaw (April 1988) has two components:

1. The Paloverde-Saguaro Community, and
2. Casas Adobes and Citrus Washes because they are "major segments(s) of riparian habitat not linked with protected areas."

The map shows these washes as channels that extend through the site, connecting with the Rillito River. The *Critical and Sensitive Wildlife Habitats, Northeastern Pima County* study is a broad and general study of the Tucson basin area, largely based on aerial photographs at 1"=1000'.

2. Vegetative Densities

Vegetation densities refer to canopy coverage of trees and larger shrubs. Trees and shrubs have more screening, buffering and scenic value than smaller shrubs and groundcovers. Calculations were measured from aerial photographs and verified during onsite inspection. Smaller shrubs (under 4 feet) and groundcovers were not included in the calculations.

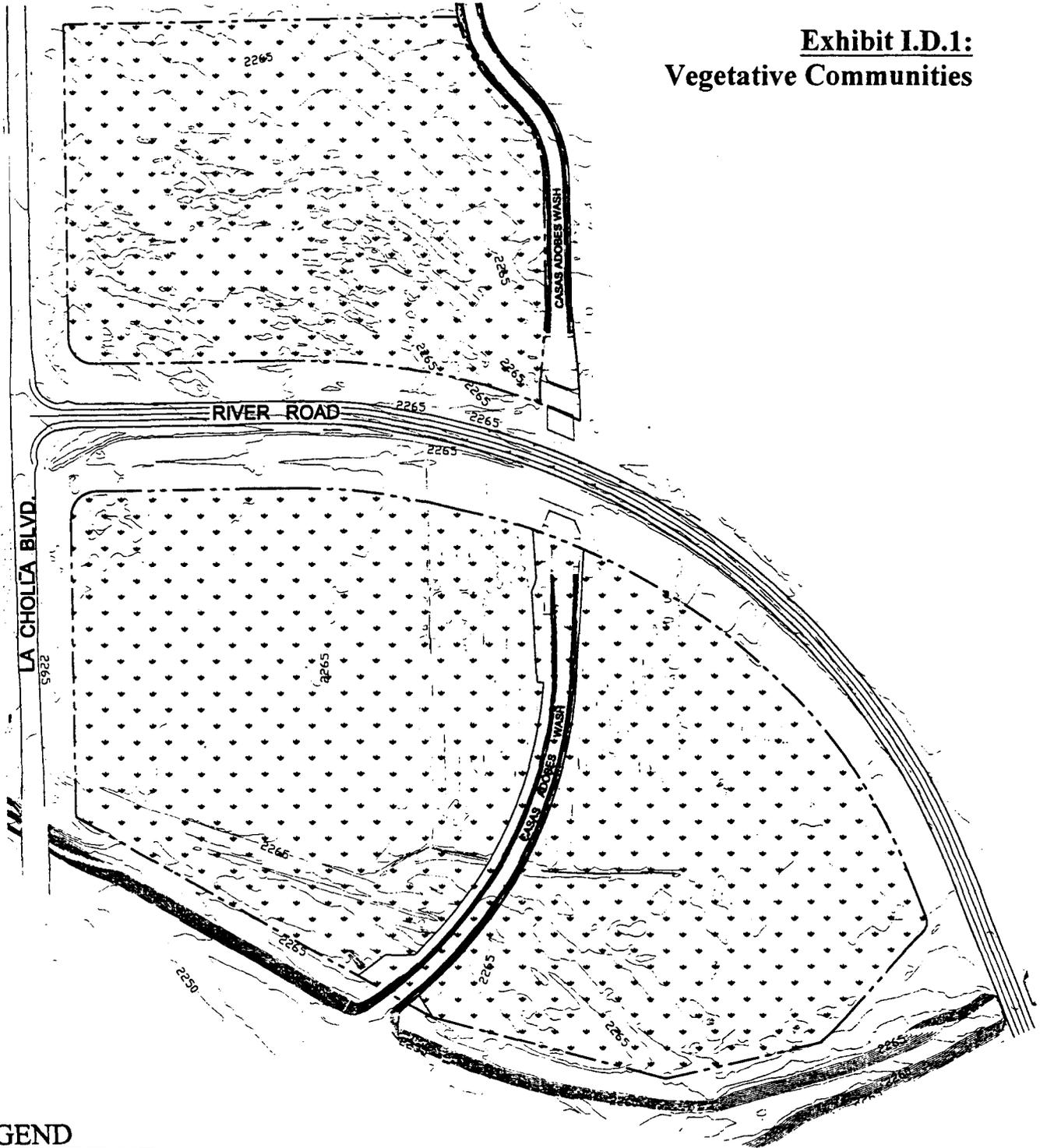
Vegetation densities on site were measured from aerial photographs and verified during field investigations. Vegetative canopy coverage for shrubs and trees was calculated using aerial photographs (perennial grasses and groundcovers were not considered).

Vegetation densities were divided into three categories:

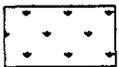
High Density:	61% - 100%
Medium Density	31% - 60%
Low Density	0% - 30%

There are no areas of high vegetation density on the site. The property is characterized by low and medium-density vegetation due to the historical agricultural uses of the site. These areas of medium vegetation density have average plant canopy coverage of 36% (see Exhibit I.D.2: Vegetative Densities).

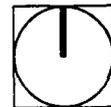
**Exhibit I.D.1:
Vegetative Communities**



LEGEND

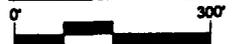


SONORAN DESERT PALO VERDE
/ MIXED CACTUS COMMUNITY

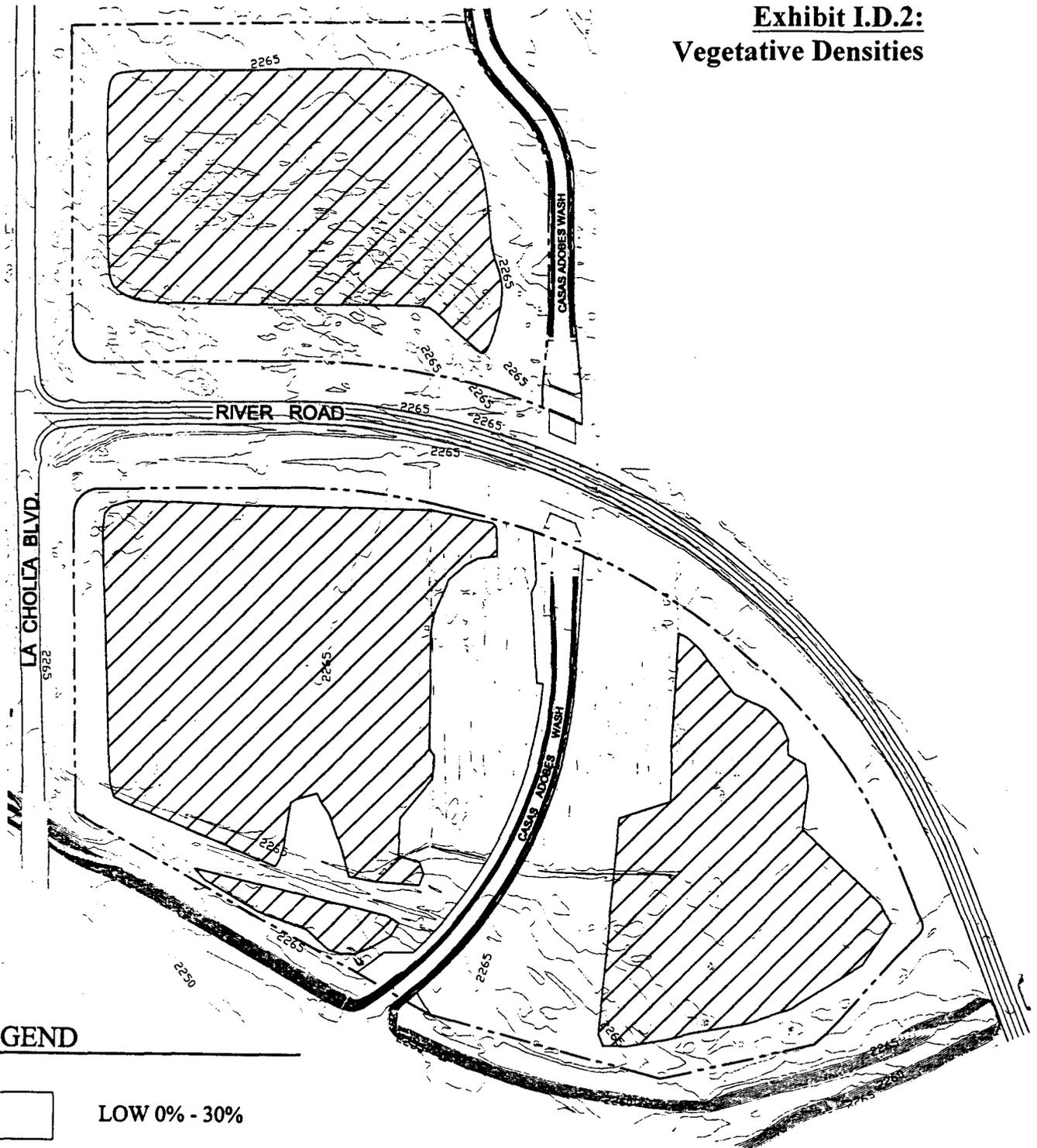


**THE
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CENTER**

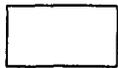
110 S. CHURCH AVE., SUITE 1280
TUCSON, AZ 85701 (520) 623-8148



**Exhibit I.D.2:
Vegetative Densities**



LEGEND



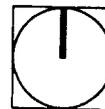
LOW 0% - 30%



MEDIUM 30% - 69%

NOTE:

**THERE ARE NO AREAS OF HIGH
VEGETATIVE DENSITIES**



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110 S. CHURCH AVE., SUITE 1280
TUCSON, AZ 85701 (520) 823-8148

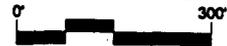


EXHIBIT I.D.3:
Southwestern Field Biologists Report



SOUTHWESTERN FIELD BIOLOGISTS

BIOLOGICAL CONSULTANTS

8270 East Broadway Boulevard, Suite W8
Tucson, Arizona 85710-3002
(602) 886-4303 FAX: (602) 886-4392

Proprietors
Frank Reichenbacher
Lori Ann Clifford-Reichenbacher

26 September 1994

Kenneth Abrahams
D&D Associates
2200 East River Rd., Suite 115
Tucson, AZ

SUBJECT: Sensitive Plant and Wildlife Survey of lands at the north and southeast corners of River and La Cholla roads, Pima County, Arizona

Dear Mr. Abrahams,

Thank you once again for the opportunity to assist with the above mentioned project. This letter reports on the results of our investigation of the property at the north and southeast corners of River and La Cholla roads, Pima County, Ariz. (T13S, R13E NW¼ of Section 15; Jaynes 7.5 Min. Topographic Map). The entire property is practically level. Enclosed you will find an invoice for work completed.

Biologist Russell B. Duncan visited the site after receiving a location map on 22 September 1994. Mr. Duncan surveyed the entire site and determined that the majority of the site had been historically used for agricultural purposes. The site has been fallow for sometime and many parts of the property are still noticeably disturbed. Mesquite fuelwood has been harvested in the past and what remains of the mesquite trees includes scraggly examples. The area has also been used in the recent past by illegal dumping of cast off building materials and landscaping debris, and offroad vehicle use.

No federal or state listed, proposed, or candidate endangered or threatened plant or animal species were found on the property. Due to development surrounding the property it is unlikely that suitable habitat exists in the area for said species. Much of the site is former agricultural area and is bare ground. The bare ground is presently covered by wooly tidestromia (*Tidestromia lanuginosa*). This herbaceous annual is a conspicuous plant soon after summer rains and is often found on disturbed sites.

Numbers of individuals of plant species included in the Arizona Native Plant Law (ANPL) list of protected native plants were noted and are included in Table 1. In some cases, individuals were too numerous to count and so the entry in Table 1 reads "many". No species listed as highly safeguarded by the ANPL were found on the property. Individuals representing four salvage restricted species and three salvage assessed species were found on the property.

Endangered Species Research • Vegetation Mapping • Impact Consultation

*Riverside Crossing Specific Plan
November 2000*

**EXHIBIT I.D.3:
Southwestern Field Biologists Report**

Page 2.

26 September 1994

According to the ANPL, highly safeguarded species are "plants whose prospects now, or in the foreseeable future, for survival in the state of Arizona are in jeopardy or in danger of extinction throughout all or a significant portion of their ranges..." and salvage restricted species are "native plants which are subject to a high potential for damage by theft or vandalism...". Salvage assessed species are "plants which have sufficient value if salvaged to support the cost of salvaged tags and seals ..." (Arizona Commission of Agriculture and Horticulture, Article 6 Arizona Native Plants 1990; list revised July 6, 1993).

Table 1. Plants included on the ANPL list of protected native plants found at the property at the north and southeast corners of River and La Cholla roads, Pima County, Ariz. (T13S, R13E NW¼ of Section 15; Jaynes 7.5 Min. Topographic Map).

Scientific Name	Common Name	Number
Salvage Restricted Plants		
<i>Opuntia acanthocarpa</i>	buckhorn cholla	1
<i>Opuntia arbuscula</i>	pencil cholla	1
<i>Opuntia fulgida</i>	chainfruit cholla	5
<i>Opuntia violacea</i>	purple prickly pear	1
Salvaged Assessed Plants		
<i>Cercidium microphyllum</i>	foothill paloverde	many
<i>Cercidium floridum</i>	blue paloverde	many
<i>Prosopis velutina</i>	velvet mesquite	many

About 20 to 30 of the mesquite and paloverde trees (ANPL-Salvaged Assessed Plants) under approximately six feet in height may be salvageable. Those that are not salvageable include: 1) individuals that are too large for salvage because mature plants do not survive transplant as well as smaller, younger plants with shallower root systems, 2) off-road vehicle damaged specimens, 3) insect infested or diseased plants, 4) plants with reduced vigor due to prevailing drought conditions, and 5) mesquite trees that have been utilized as a source of fuelwood and have resprouted into distorted shapes that would not be suitable for salvage.

EXHIBIT I.D.3:
Southwestern Field Biologists Report

Page 3.

26 September 1994

None of the cacti warrant salvage because most of them are in a decrepit state due to drought conditions or flood damage. The one purple prickly pear cactus is an escaped cultivated plant that is commonly found in Santa Cruz County near the Santa Rita Mountains. The majority of cacti were found in the northwest corner of the property near the junction of La Cholla and Sunset roads and were probably distributed there by seasonal flooding from lands upslope from the property. Larger individuals would also be salvageable, but transplantation effort is greater and post-transplant survivorship is lower in larger trees.

In addition to the aforementioned cactus species, the non-native cow's tongue cactus or lingua de vaca (*Opuntia lindheimeri* var. *linguiformis*) was found on the property. This species escaped from cultivation from lands immediately north of Sunset Road and Jaynes Station Road. This non-native species is not protected by ANPL.

Please feel free to contact us if you have any questions concerning this report.

Sincerely,

Russell Duncan for F.W. Reichenbacher

Frank W. Reichenbacher

enclosure

E. WILDLIFE

1. Letter from Arizona Game and Fish Department:

a. State-listed Threatened or Endangered Species:

According to the Arizona Game and Fish, the following special status species are known to occur in the vicinity of the site (See Exhibit I.E.1):

- Black Necked Stilt
- Cactus Ferruginous Pygmy Owl
- California leaf-nosed bat
- Pima Indian Mallow
- Pringle Lip Fern
- Sonoran Desert Tortoise
- Tumamoc Globeberry

Of these species, the Cactus Ferruginous Pygmy Owl is listed as endangered, but is not expected to exist at the Riverside Crossing site. WestLand Resources, Inc. performed a habitat evaluation at this site for cactus ferruginous pygmy-owl (CFPO) on February 7, 1998. Based on their evaluation, habitat on the property is considered low quality for CFPO (See Exhibit I.E.2).

b. Densities/Diversity of Species:

Not applicable. The project area is considered to have low wildlife population densities.

c. Aquatic or Riparian Ecosystem:

No aquatic or riparian ecosystems have been identified on this site and therefore none have been mapped.

EXHIBIT I.E.1:
Arizona Game and Fish Letter

RECEIVED JUN 14 1999



GAME & FISH DEPARTMENT

2221 West Greenway Road, Phoenix, Arizona 85023-4399 (602) 942-3000
www.gf.state.az.us

Governor
Jane Dee Hull
Commissioners:
Chairman, William Berlat, Tucson
W. Hays Gilstrap, Phoenix
Dennis D. Manning, Alpine
Michael M. Golightly, Flagstaff
Joe Carter, Safford
Director
Duane L. Shroufe
Deputy Director
Steve K. Ferrell

Tucson Office, 555 N. Greasewood Rd., Tucson, AZ 85745

June 10, 1999

Ms. Catherine Finneran
The Planning Center
110 S. Church, Ste. 1260
Tucson, Arizona 85701

Re: 30-Acre Parcel Between the Rillito River & Rillito River Park; T13S, R13E, Section 15.

Dear Ms. Finneran:

Due to excessive workloads and limited personnel availability, the Arizona Game & Fish Department (Department) is, at this time, only able to provide you with the list of special status species that are known to occur in the vicinity of the above-referenced parcel (Attachment A). This list is based on the review of records in the Department's Heritage Data Management System¹ (HDMS). Any of these species are likely to occur on-site to the degree that the parcel provides the species habitat requirements. For information that will assist you in identifying the on-site native vegetation communities and their values as wildlife habitat, the Department recommends the following references:

- Brown, D.E. (ed). 1994. *Biotic Communities - Southwestern United States and Northwestern Mexico*. University of Utah Press, 342 pp.
- Shaw W.W., L.K. Harris, M. Livingston, J.P. Charpentier, and C. Wissler. 1996. *Pima County Habitat Inventory - Phase II*. Arizona Game & Fish Dept. Contract No. G50028-001, Phoenix, AZ. 94pp. (Pima County maintains GIS coverages from this report.)
- Pima County's 1986 Map of Critical and Sensitive Wildlife Habitats.

The following measures that relate to Federal/State regulatory compliance should be applied when appropriate. Those practices that pertain to landscape design and site planning are

¹ Information contained in the Department's HDMS is dynamic and updated on a periodic basis. Any information, therefore, is likely to become outdated shortly after its release. Such information is intended to serve as a guide regarding what species may be found in a particular area. It does not represent the results of comprehensive species-specific surveys.

An Equal Opportunity Reasonable Accommodations Agency

Riverside Crossing Specific Plan
November 2000

EXHIBIT I.E.1:
Arizona Game and Fish Letter (cont.)

Ms. Finneran
June 10, 1999
2

practices beneficial in maintaining habitat elements compatible with native desert wildlife. Implementation of these landscape design/site planning practices will not totally mitigate for the loss of native desert habitats, however, evidence shows that incorporation of these practices will foster the retention of those native wildlife species which can exist in urban/suburban environments. The Department recommends these landscape/site planning practices be implemented as part of any anticipated on-site development.

Federal/State Regulatory Compliance:

- Apply the attached guidance from the USFWS regarding the Endangered cactus ferruginous pygmy-owl and contact them as appropriate.
- If plants protected under the Arizona Native Plant Law are likely to occur on the subject parcel, contact the Arizona Department of Agriculture for additional information regarding potential restrictions which may apply to the salvage or removal of plant species. A suggested contact is:

Mr. James McGinnis
Manager, Native Plant Law
Plant Services Division
Arizona Dept. of Agriculture
1688 W. Adams
Phoenix, Arizona 85007
602/542-3292

- Adhere to the attached tortoise handling guidelines for development projects if Sonoran desert tortoise are likely to occur on the subject parcel.
- Contact the Department's Tucson Regional Office immediately for direction regarding the disposition of an active bat roost site(s) if one is found on the property.
- During pre-construction and construction activities, contact the Department's Tucson Regional Office immediately for direction regarding the disposition of an active raptor nest(s) if one is found on the property. (Please note that an active raptor nest can also be located in a burrow as well as the more common arboreal situation. Nests of the burrowing owl is one example.)

Landscape Design/Site Planning:

- Maximize the amount of interconnected open space within the development.
- Utilize native plant species for all on-site vegetation and revegetation.

EXHIBIT I.E.1:
Arizona Game and Fish Letter (cont.)

Ms. Finneran
June 10, 1999
3

- Employ revegetation schemes that re-establish and maintain vertical diversity (ground cover, shrub layer, and canopy cover) with native plant species.
- Retain in place or salvage mature woody vegetation including saguaros and ironwoods (mature adults as well as immatures).
- Maintain the vegetative and hydrologic integrity of all washes, especially those which Pima County's 1986 Map of Critical and Sensitive Wildlife Habitats identifies as Class I or II Riparian Habitats.

Please call me at 520/628-5982 Ext. 137 if you have questions.

Sincerely,



Sherry A. Ruther
Habitat Specialist

SAR:sr

cc: John Kennedy, Project Evaluation Program Supervisor, Habitat Branch, PHX (AGFD Log No. 5-24-99/46)
Bob Fink, District Wildlife Manager, Region V
Dave Harlow, Supervisor, USFWS, Az Ecological Services State Ofc, PHX
James McGinnis, AZ Dept. of Ag, Plant Services Div., PHX

Attachments

C:\PROJECTS\CITIES\COT\30@RILLITO&RIVER PARK.DOC

EXHIBIT I.E.1:
Arizona Game and Fish Letter (cont.)

Ms. Finneran
June 10, 1999
4

ATTACHMENT A
SPECIAL STATUS SPECIES
30-ACRE PARCEL AT RILLITO RIVER & THE RIVER PARK

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>STATUS</u>
black-necked stilt	<i>Himantopus mexicanus</i>	S
cactus ferruginous pygmy-owl	<i>Glaucidium brasilianum</i> <i>cactorum</i>	LE,WC,S
California leaf-nosed bat	<i>Macrotus californicus</i>	WC,S
Pima Indian mallow	<i>Abutilon parishii</i>	S,SR
Pringle lip fern	<i>Cheilanthes pringlei</i>	S
Sonoran desert tortoise	<i>Gopherus agassizii</i>	WC,S
Tumamoc globeberry	<i>Tumamoca macdougalii</i>	S,SR

STATUS DEFINITIONS

- LE - Listed Endangered.** Species identified by the U.S. Fish and Wildlife Service under the Endangered Species Act as being in imminent jeopardy of extinction.
- WC - Wildlife of Special Concern in Arizona.** Species whose occurrence in Arizona is or may be in jeopardy, or with known or perceived threats or population declines, as described by the Department's listing of **Wildlife of Special Concern in Arizona** (WSCA, in prep.). Species included in WSCA are currently the same as those in **Threatened Native Wildlife in Arizona** (1988).
- S - Sensitive.** Species classified as "sensitive" by the Regional Forester when occurring on lands managed by the U.S.D.A. Forest Service.
- SR - Salvage Restricted.** Those Arizona native plants not included in the Highly Safeguarded Category, but that have a high potential for theft or vandalism, as described by the Arizona Native Plant Law (1993).

EXHIBIT I.E.2:
Westland Resources Inc. Letter

WestLand Resources, Inc.
Engineering and Environmental Consultants

March 10, 1998

Mr. Robert A. Fortuno, P.C.
ROBERT FORTUNO, P.C.
2200 East River Road, Suite 115
Tucson, Arizona 85718

**RE: CACTUS FERRUGINOUS PYGMY-OWL HABITAT
EVALUATION AT RIVERSIDE CROSSING
WRI JOB NO. 98276-001**

Dear Mr. Fortuno:

At your request, WestLand Resources (WRI) conducted a habitat evaluation for the federally endangered cactus ferruginous pygmy-owl (CFPO) on the 94 acre Riverside Crossing property, within unincorporated Pima County (T13S, R13E, part of Section 15; see attached figure). Based upon our evaluation, habitat on the property is considered low-quality for CFPO and additional species-specific survey for CFPO is not warranted. A search of the Arizona Game and Fish Department (AGFD) Heritage Data Management System also indicated that there are no recorded historical sightings of CFPO within T13S, R13E. A brief summary of our method and findings are provided below.

The project site was visited on February 7, 1998, by a biologist familiar with the characteristics of habitat known to be occupied by CFPO. The biologist utilized habitat characterization methods developed by the Bureau of Land Management (BLM) to characterize the suitability of habitats on site for CFPO. This method uses information on several aspects of vegetation structure and composition plus information on human disturbances to provide evaluations of habitat suitability for the species. The results of this investigation are summarized below and provided on attached field data sheets.

The subject property is bordered by Jaynes Station Road on the east and north and La Cholla on the west. And River Road crosses the property from southeast to the mid-western boundary. Most of the surrounding land is either developed or is nearly cleared of vegetation. There are no perennial sources of water within the property.

Habitats on the property lack structural diversity and some of the key plant species typical of habitats known to support CFPO. Large areas of the property are essentially devoid of any tree species. Other areas within the property have widely-spaced tree and shrub species. Dominant species include mesquite (*Prosopis juliflora*), blue palo verde (*Cercidium floridum*), white-thorn (*Acacia constricta*), creosotebush (*Larrea tridentata*), desert broom (*Baccharis sarothroides*), wolfberry (*Lycium* sp.), four-wing saltbush (*Atriplex canescens*), and graythorn (*Ziziphus obtusifolia*). Cacti (*Opuntia* sp.) were observed only in a very small area in the northwest corner of the property.

UNRECORDED COPY

2111 E. Broadway Blvd. Suite 202 • Tucson, AZ 85719 • 520-295-9585 • Fax 520-296-9318

Riverside Crossing Specific Plan
November 2000

EXHIBIT I.E.2:
Westland Resources Inc. Letter (cont.)

Mr. Robert A. Fortuno
March 10, 1998
Page 2 of 2

Many of the plant species found on the property are commonly found in habitats known to be used by the CFPO, but the property lacks other species thought to be important components of CFPO habitat (e.g. ironwood [*Olneya tesota*] and saguaro [*Carnegiea gigantea*]). The property has a factored habitat score of 10, and is considered "low-quality habitat which exhibits few characteristics of potential CFPO habitat". In the BLM system low quality habitats have factored scores less than 15.

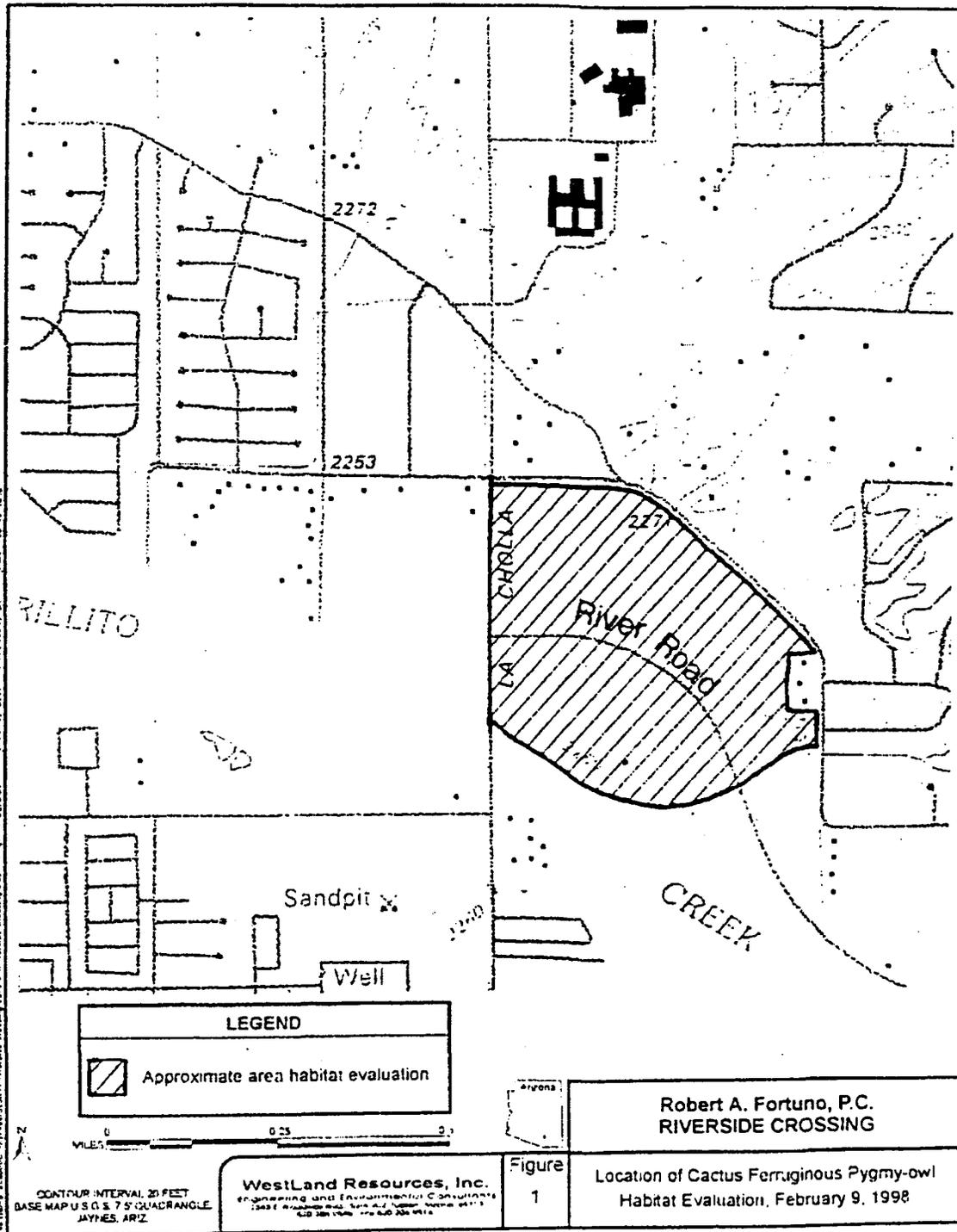
Thank you for the opportunity to complete this evaluation. If you have any questions or if we can be of additional assistance, please contact me at 206-9585.

Sincerely,
Westland Resources, Inc.

James A. Tress, Jr.
Principal

JAT:dl
Enclosure: Topographic Map of Project Site

EXHIBIT I.E.2:
Westland Resources Inc. Letter (cont.)



F. SOILS

1. Soils Testing:

Engineers International, Inc. prepared a soils report for the extension of River Road. This report indicated that there are some areas within the River Road right-of-way that have collapse potential. Western Technologies Inc. completed preliminary soil testing on the 44-acre site in October 1994 for the proposed development. This report concludes that conventional, spread-type foundations on engineered fills may be used to support the proposed structures.

2. Septic Suitability:

There is no need for assessment of suitability for septic fields as the development will utilize the public sanitary sewer system.

G. VIEWSHEDS

1. Viewsheds Onto and Across the Site:

a. Views and Vistas from Adjacent Properties:

The proposed development will alter the foreground and moderately alter the middle-ground views. The viewshed from the adjacent properties to the west will not be impacted by the development. Distant views of the Catalina Mountains to the northwest will remain above the multi-story ridgeline of the proposed structures.

Views to the east and southeast are unremarkable and will not be affected. A small ridge is present along the north side of Sunset Road and a portion of Jaynes Station Road. Homes located along this ridge overlook the property from a high vantage point and distant vistas will not be affected by the development.

On the east side of the property, views from the Riverside Terrace subdivision are partially blocked to the west by existing residences on the west side of Roller Coaster Road. Otherwise, the distant vistas to the west take in the Tucson Mountains that lie relatively low on the horizon due to their greater distance from the site. Some views of the Tucson Mountains may be affected by the development.

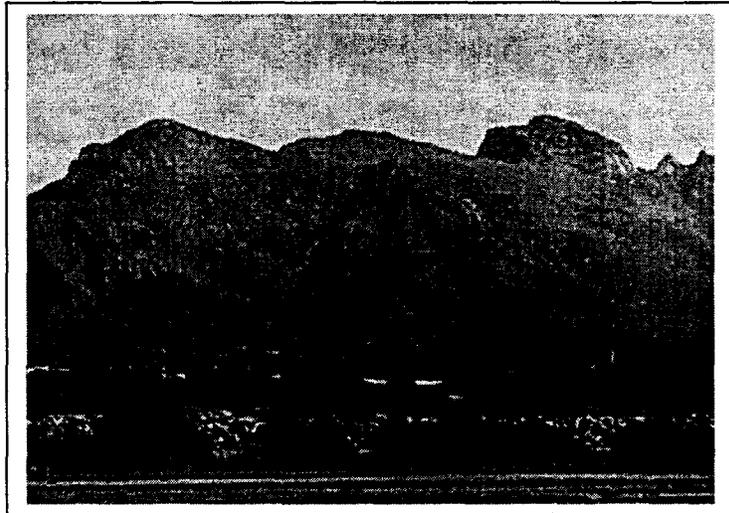


Photo of Santa Catalina Mountains as seen from the site.

From the Rillito River Park on the south side of the property, views to the north-northeast are dominated by the Catalina Mountains. This vista will remain clearly visible, especially from the southwest edge of the property, where the River Parkway is built up several feet above the site. View to the northwest, of the low-lying Tortolita Mountains may be affected by the development.

b. Views and Vistas from Areas beyond Adjacent Properties:

Distant views and vistas across the project site from areas beyond adjacent properties will not be affected by the development. The development will alter the middle ground and foreground views. Lulu Walker Elementary School is located to the east of the property. The school's front entrance faces south onto the east-west portion of Roller Coaster Road, away from the proposed development.

The property is not visible from La Canada Drive within a one-mile radius due to existing development, topography, and vegetation. The same is true for Ruthrauff Road to the south, and Curtis Road on the west. Approaching from the south along La Cholla Boulevard, the site is not clearly visible until crossing the bridge across the Rillito River. From this higher vantage point, vistas to the Catalina

Mountains will not be affected by the development. Views to the south from La Cholla Boulevard north of Sunset road are blocked by topography and vegetation on the ridge.

River Road is a designated scenic route that dissects the planning area. Views across the property of the nearby Catalina Mountains to the north and northeast will not be impacted by the multi-story development. Some limited portions of the development may affect distant views to the west and southwest of the lower-lying Tucson Mountains. The views from the houses north of Oracle Jaynes Station Road will continue to be unobstructed as they are at a higher elevation. (See Exhibit I.G-1: Offsite Visibility).

2. Areas of High, Medium, and Low Visibility from Nearby Off-site Locations/ Onsite Visibility from Offsite:

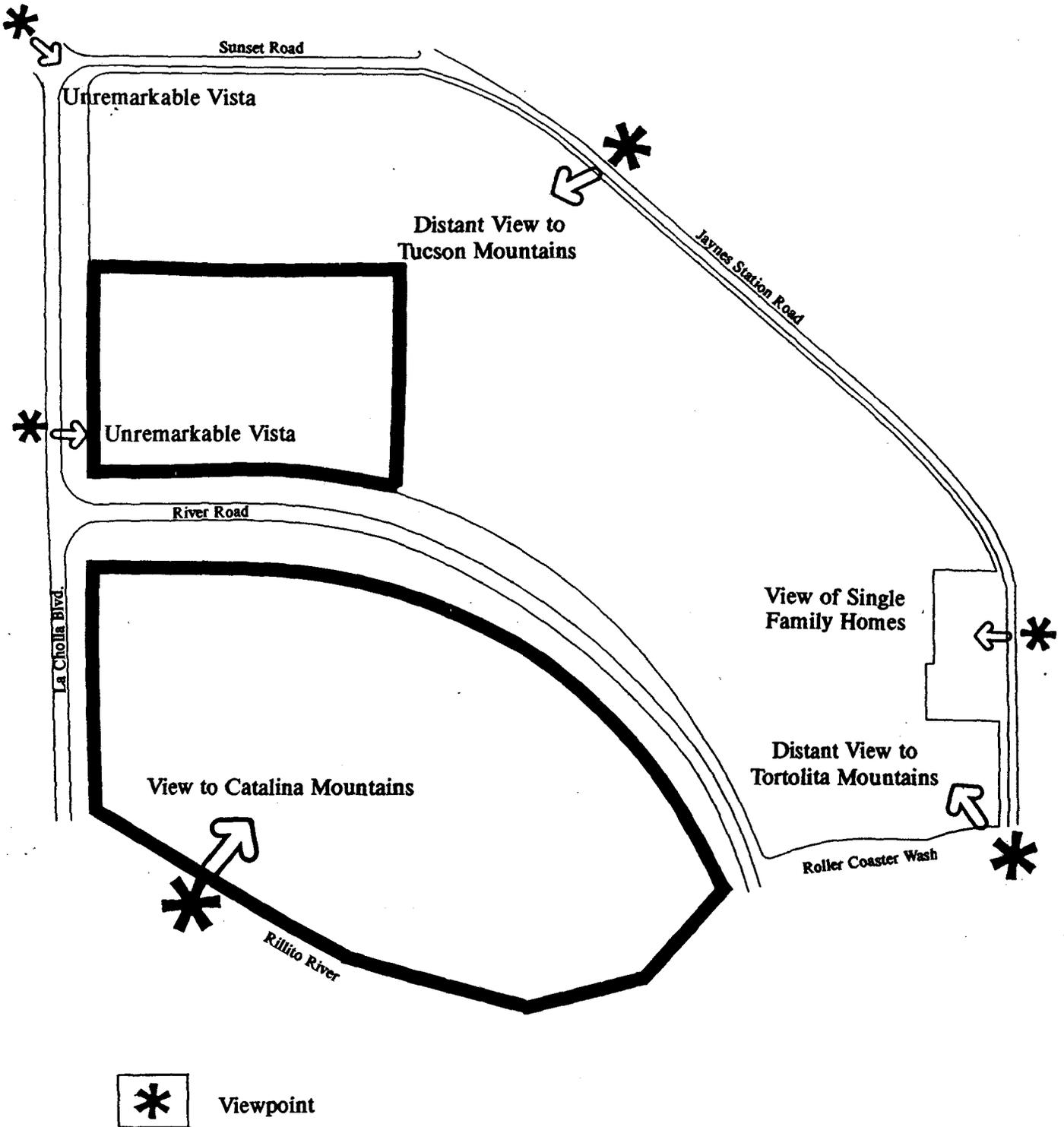
Because the site is essentially flat, topography does not restrict views onto the property from adjacent offsite locations. For this reason, vegetation (screening ability of plants) is the critical factor for determining the degree of onsite visibility from offsite locations. Vegetation is also the preferred means of controlling and mitigating the degree of onsite visibility for the proposed development. Views onto the site were determined from numerous locations along the public roads surrounding the property on the west, north and east, and from the Rillito River Park on the south. Categories of onsite visibility correspond to vegetation density shown in Exhibit I.D-2, as outlined below:

- ◆ High Visibility: Area of low vegetation density
- ◆ Medium Visibility: Area of medium vegetation density
- ◆ Low Visibility: Area of high vegetation density

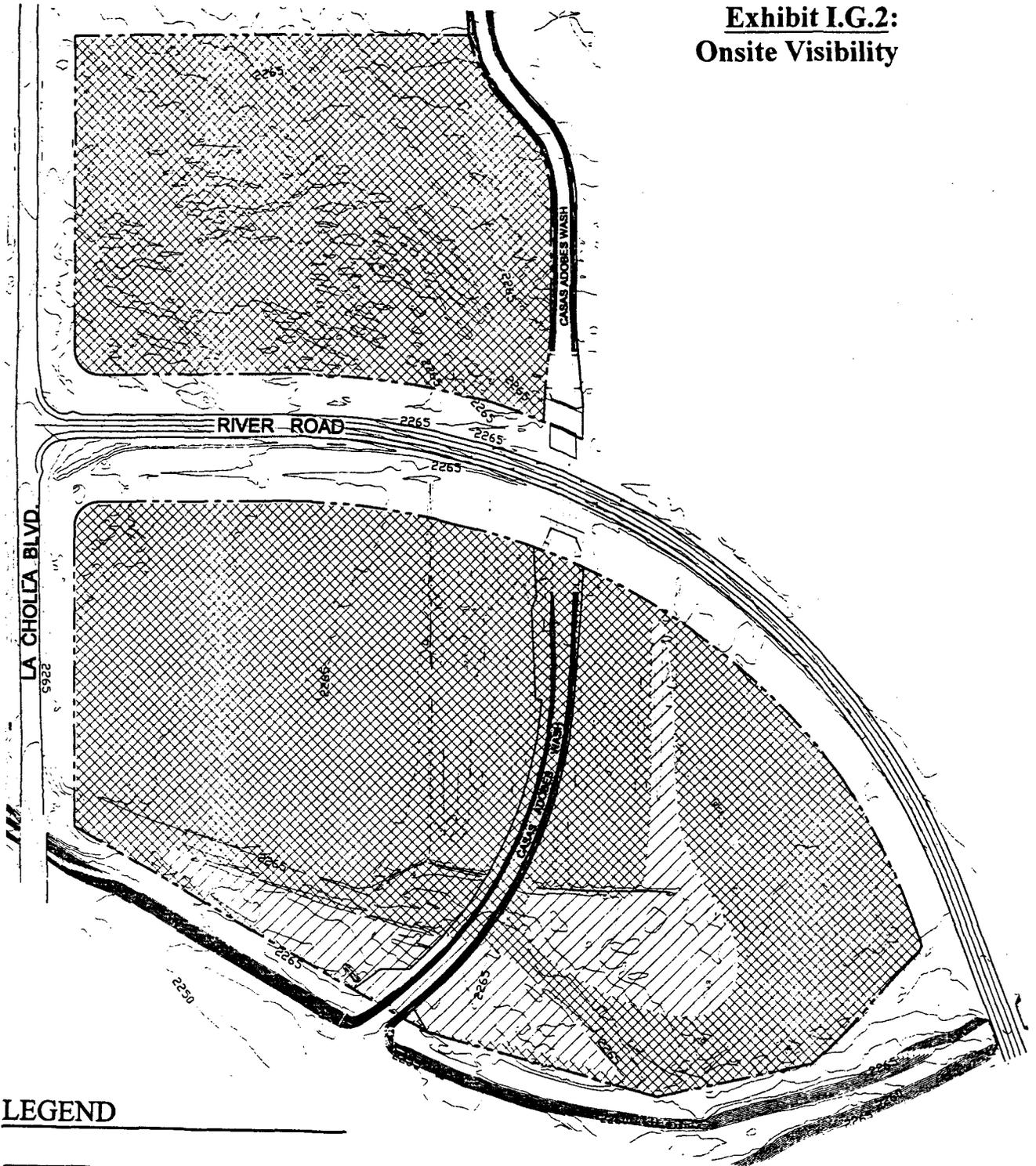
Because of the site's history of agricultural uses, significant portions of the site have been cleared of vegetation, allowing relatively unobstructed visibility onto the property. These areas of low vegetation density do not significantly contribute to screening or buffering onsite areas (See Exhibit I.G-2: Onsite Visibility).

Visual character of the public roadways will affect the character of the region. This suggests that areas of relatively unobstructed visibility need to be developed with architecture and landscaping complementing the surrounding area.

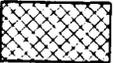
**EXHIBIT I.G.1:
Offsite Visibility**

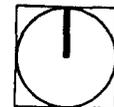


**Exhibit I.G.2:
Onsite Visibility**



LEGEND

-  LOW VISIBILITY
-  MEDIUM VISIBILITY
-  HIGH VISIBILITY



**THE
PLANNING
CENTER**

110 S. CHURCH AVE., SUITE 1200
TUCSON, AZ 85701 (520) 822-6148



H. TRAFFIC

1. Existing and Proposed Off-Site Streets:

The Riverside Crossing site is directly served by two roadways identified on Pima County's Major Streets and Routes Plan that are adjacent to portions of the subject site. These streets are La Cholla Boulevard and River Road (See Table I.H.1: Road Right of Ways, Table I.H.2: Traffic Table, and Exhibit I.H.1: Traffic, Sewer, Schools, Recreation).

On the plan, La Cholla Boulevard is designated as a "major route" with a 150-foot right of way. Currently, La Cholla Boulevard has a three-lane cross-section along most of the site's frontage with roadway tapering down to two-lane configuration at the Rillito River Bridge. Weekday traffic volume on La Cholla Boulevard was 25,600 in 1999 according to the Pima Association of Governments.

The Pima Association of Government's Metropolitan Transportation Plan (March, 1998) indicates the improvement of La Cholla Boulevard from Interstate 10 to Ina Road to six-lane divided by year 2020. Pima County's Transportation Improvement Program shows a bond project (DOT-20) along La Cholla Boulevard from Ruthrauff Road to Ina Road undergoing design construction in the years of 2004 to 2010. This project includes a new interchange at I-10 to serve La Cholla Boulevard, a new roadway from I-10 to Gardner Lane, and the widening of La Cholla Boulevard from Gardner Lane north to Ruthrauff Road. The project will include a six-lane through lane cross section with raised landscape median, multi-use lanes, outside curbs, storm drains, landscaping, and neighborhood noise mitigation. This project will provide additional regional access into the northwest area, reduce congestion through the provision of increased opportunities for the distribution of traffic, and enhance safety.

On River Road, the County Plan designates the segment from La Canada Drive to La Cholla Boulevard as a Scenic Major Route. This classification for River Road extends from Sabino Canyon Road on the east to its westerly joining with Thornydale Road, south of Orange Grove Road. Nominal right of way width is set at 150 feet.

Pima County's Transportation Improvement Program indicates three bond projects (DOT-3, DOT-15, & DOT-16) that will create

a continuous four-lane section from La Canada to Thornydale Road. Together these projects will reduce congestion, enhance safety along River Road, and provide more connected regional transportation system.

County Bond Project DOT-3, extends from La Cholla to La Canada Drive. This project replaces the existing two-lane facility with a four-lane divided roadway. Improvements consist of a raised landscape median; two travel lanes in each direction, multi-use lanes, outside curbs, storm drains, pedestrian/bicycle facilities, and landscaping. Existing box culverts are lengthened to accommodate the wider cross section and at least one additional drainage structure is required east of La Cholla to accommodate drainage from the Citrus Wash.

County Bond Project DOT-16, currently under construction, is an extension of River Road from its current terminus at La Cholla to Shannon Road where it will merge with the existing portion of River Road. This project is for the construction of a four-lane divided facility including landscaped median, multi-use lane, outside curb, storm drains, neighborhood noise mitigation, and box culverts to carry the Naninin Wash drainage under River Road into the Rillito River.

County Bond Project DOT-15, going to bid soon, will complete the extension of a four-lane facility to Thornydale. The project is planned to include landscape medians, multi-use lanes, outside curbs, storm drains, neighborhood noise mitigation, and box culverts or bridge structures to carry the Pegler Wash under River Road into the Rillito River.

A separate traffic study was conducted by PFS Traffic Engineering L.L.C. and submitted under separate cover to Pima County Department of Transportation in October of 1999. The study, entitled *River at La Cholla: The Effect of Increasing Commercial Activity on the Southeast Corner*, determined how much shopping area could be supported at the southeast corner of that intersection without reducing the level of service to less than LOS D. In the report it was determined that the "breakdown" level of development would be 558,000 square feet. At lesser square footage values, the level of service is D.

Table I.H-1: Road Right-of-Ways (ROW)

OFFSITE ROADS	EXISTING ROW	REQUIRED ROW	CONTINUOUS ROW	PROPOSED ROW
River Road	150'-250'	150'-250'	Yes	150'-250'
La Cholla Blvd.	150'-250'	150'-250'	Yes	150'-250'
Jaynes Station Rd.	60'	60'	Yes	60'
Roller Coaster Rd.	90'	90'	Yes	90'

Table 1.H-2: Traffic Table

OFFSITE ROADS	NO. OF LANES	POSTED SPEED LIMIT	BIKE WAY	PRESENT Average Daily Trips (ADT)	CAPACITY ADT	SCHEDULED IMPROVEMENTS
River Road	4	45	Bike	16,500	32,000	Under construction
La Cholla Blvd	3	45	No (North of River)	25,600	16,000	
Jaynes Station Rd.	2	30	No	3,600 and 3,100 2,200	9,860	-----
Roller Coaster Rd.	2	30	No	1,200	9,860	-----

Location and year of sample:

(La Cholla to Flowing Wells) (1997)
 (Oracle Jaynes Station Road to Orange Grove) (1998)
 (Two locations in 1998 between Oracle Jaynes Station and Shannon)
 (1997 – Roller Coaster Road to Oracle Jaynes Station)
 (1997 – Flowing Wells to Oracle Jaynes Station)

a. Existing Rights-of-Way

See Table I.H.1: Road Rights of Way

b. Pima County Rights-of-Way Width Standards:

La Cholla and River Road have a right of way of 150 to 250 feet that meet Pima County width standards.

c. Continuous Rights-of-Way:

These right-of-ways are continuous.

d. Rights-of-Way for all Off-site Roads:

All proposed off-site roads will meet Pima County width standards.

e. Travel Lanes, Capacity, Posted Speed Limit on Existing and Proposed Roads:

River Road has a posted speed limit of 45 miles per hour. La Cholla Boulevard contains 2 lanes south of River Road and 3 lanes north of River Road with a speed limit of 45 miles per hour.

f. Present Average Daily Trips (ADT) for Existing Streets:

The present ADT for River Road (La Cholla to Flowing Wells) is 16,500. La Cholla Boulevard north of River Road the present ADT is 25,600, and south of River Road is 17,032. Jaynes Station Road present ADT is 3,600.

g. Existing Bicycle and Pedestrian Ways:

There are bike lanes on River Road, and La Cholla Boulevard south of River Road.

h. Roadway Improvements:

River Road is currently under construction and La Cholla Boulevard is scheduled for long-term bond projects.

I. SEWER

1. Letter from Pima County Department of Wastewater Management:

Public sewer capacity for this development is available (See Exhibit I.H.1: Wastewater Letter)

2. Location of Existing Public Sewers

Downstream sewer connection is available in an existing 39-inch line located along River Road (See Exhibit I.I.1: Traffic, Sewer, School, Recreation). The capacity of this line is 23.85 MGD.

EXHIBIT I.H.1:
Wastewater Response Letter



RECEIVED MAY 11 1999

PIMA COUNTY
WASTEWATER MANAGEMENT DEPARTMENT
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

GEORGE A. BRINSKO
Director

May 6, 1999

PH: (520) 740-6500
FAX: (520) 620-0135

Catherine Finneran
The Planning Center
110 S. Church, Suite 1260
Tucson, Arizona 85701

Re: CAPACITY RESPONSE NO. 99-42

Dear Ms. Finneran:

We have reviewed your request of April 30, 1999 regarding the availability of sewer service for the following proposed use and property:

A 30 acre development including residential and commercial uses on the east side of La Cholla Boulevard, between River Road and the Rillito River Park.

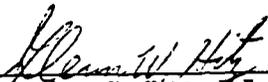
Under existing conditions (actual developments and commitments for service through approved Sewer Service Agreements), there is capacity for this proposed development in the downstream sewerage system and in the existing 39-inch diameter sewer located north of the proposed development, partially within River Road.

This response is not to be construed as a commitment for conveyance capacity allocation, but rather an analysis of the existing sewerage system as of this date.

Should you desire to enter into a Sewer Service Agreement (SSA), a Development Plan or Subdivision Plat, must be submitted. An SSA, with a two year termination clause, is issued when we are satisfied that the development can proceed in accordance with those planning documents.

Should you desire additional information regarding this subject, please contact this office (520) 740-6547 or by FAX at (520) 620-0135.

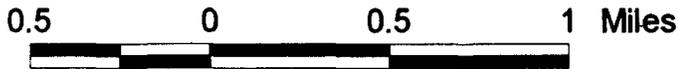
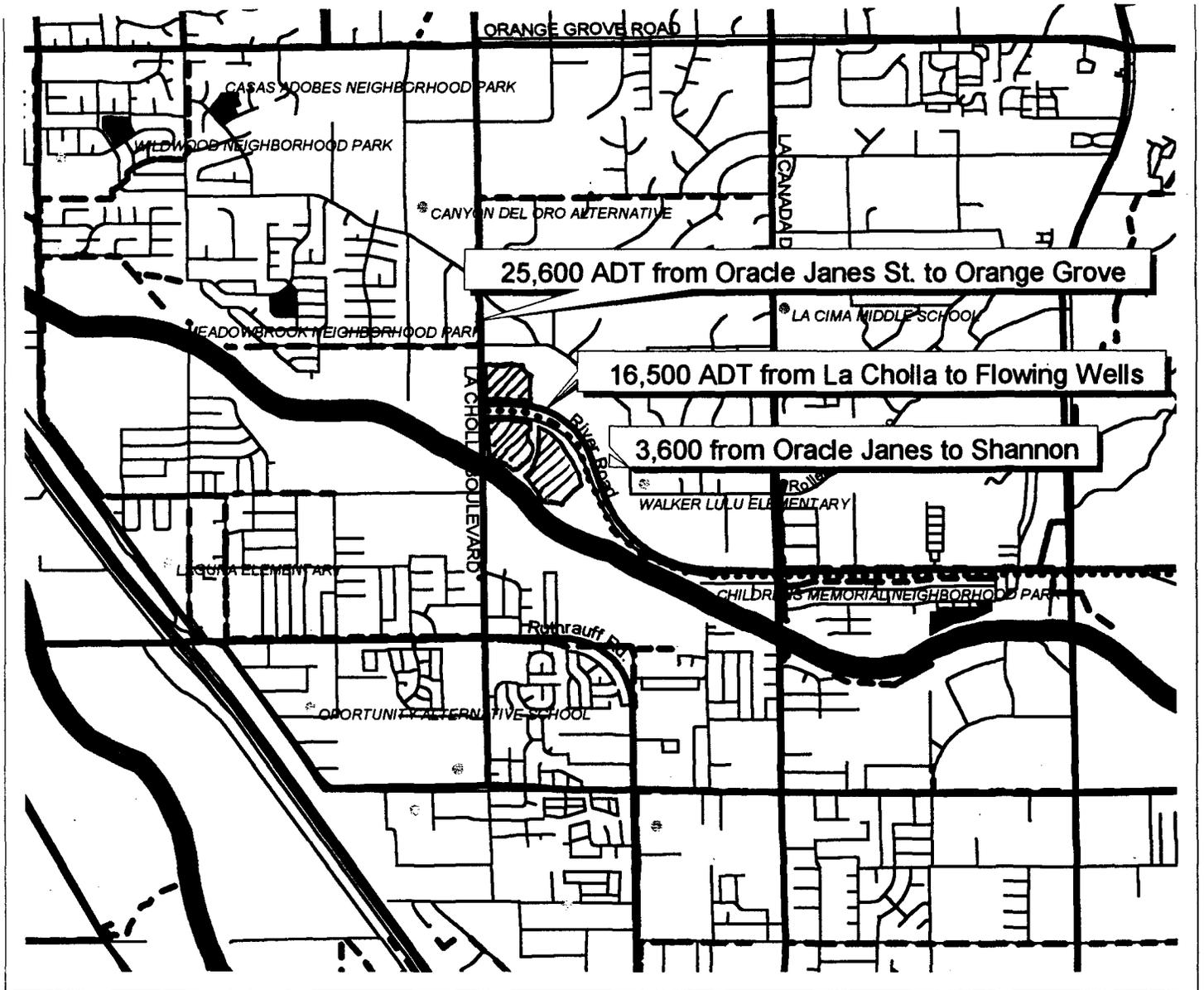
Very truly yours,


Glenn W. Hitz, P.E.
Civil Engineer

Copy: Robert Decker
Steve Magelli
Capacity Response File/131315

Recycled Paper

**Exhibit I.I.1:
Traffic, Sewer, Schools, Recreation**



Legend

- Scenic Route
- Sewer
- Schools
- County Parks
- ▣ Major Wash Streets
- ▤ Major Streets

- * Note: Please refer to Exhibit 1.I.1 Wastewater Capacity Letter for more accurate sewer information
- * Note: Amphitheater High School is located approximately 2 miles southeast of the site.



J. SCHOOLS

1. Existing and Proposed Public Schools:

The project area is served by the Amphitheater School District. One elementary school and one middle school are present within a one-mile radius of the site (See Exhibit I.H.1: Traffic, Sewer, School, Recreation).

Lulu Walker Elementary School

1750 W. Roller Coaster Road
Tucson, Arizona
Enrollment: 614 students
Capacity: 750 students

La Cima Middle School

5600 N. La Canada Drive
Tucson, Arizona
Enrollment: 710 students
Capacity: 800 students

Amphitheater High School

125 W. Yavapai
Tucson, AZ
Enrollment: 1995 students
Capacity: 2400 students

2. Describe the Location of all Public Schools that will serve the Site:

Outside the one-mile radius, the site is served by Amphitheater High School, 125 W. Yavapai Road. The school is located approximately 3.0 miles southeast of the project site.

K. RECREATION AND TRAILS

1. Describe and Map all Parks, Recreation Areas, and Adopted Trails:

The Rillito River Trail runs along the southern boundary of the Riverside Crossing Specific Plan site. This trail is listed by the Eastern Pima County Trail System Master Plan (EPCTSMP) as Trail Number 6, a primary trail that runs from Pantano Wash and Tanque Verde Wash to the confluence with the Rillito River.

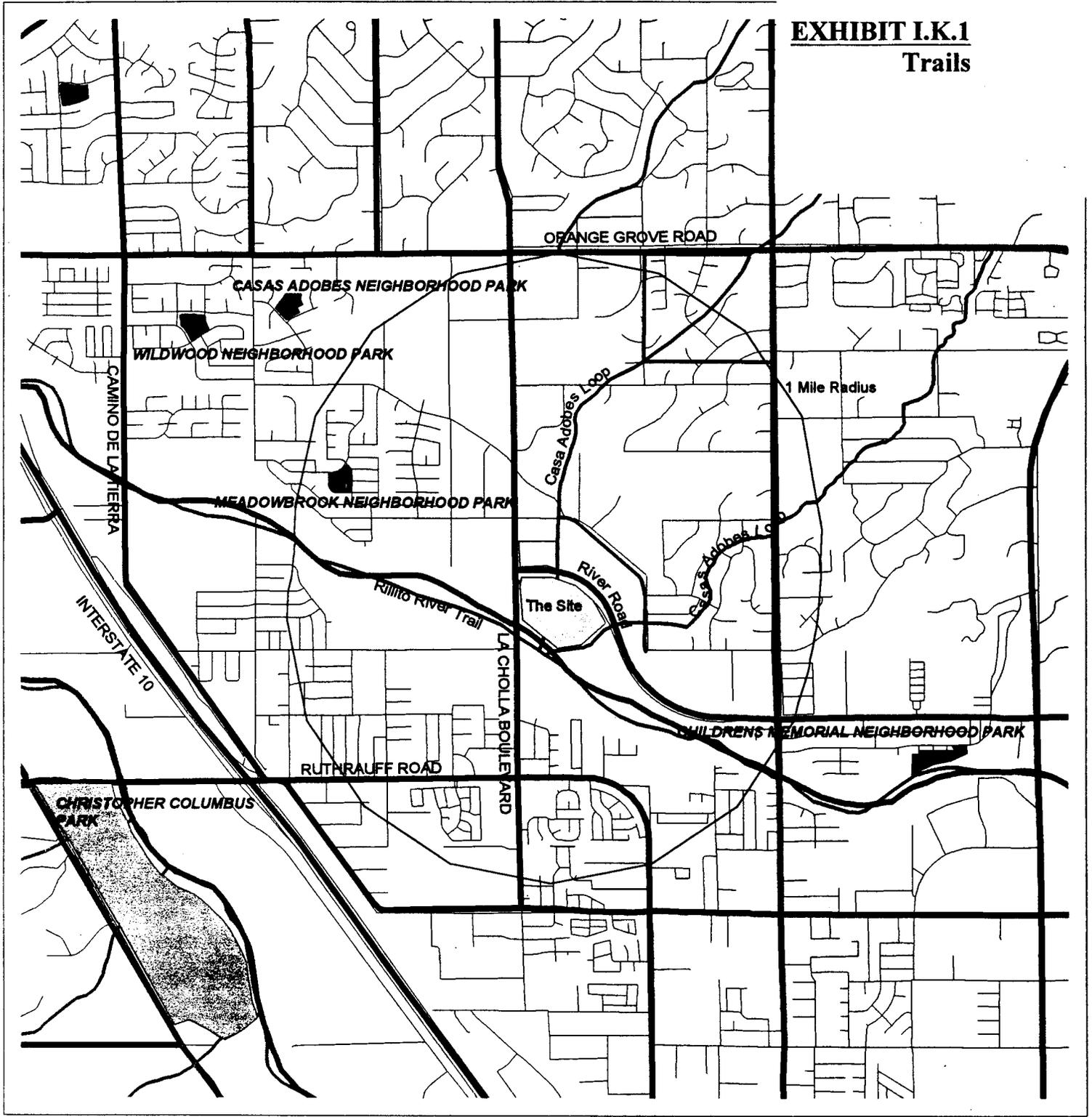
The Casas Adobe Wash Loop Trail (EPCTSMP Trail Number 184) crosses the property along the Casas Adobes Wash. This trail is a local trail that runs from La Canada Drive to the Rillito River, the Casas Adobes Wash and then cross-country to Las Lomas Road.

The Roller Coaster Wash Trail provides access to the Walker Elementary schoolyard. Flowing Wells Park is located approximately one mile south of the site on Wetmore Road. River Road and La Cholla Boulevard south of River Road have designated bike lanes.

See Exhibit I.K.1 for a map of Rillito River Trail, Casas Adobe Wash Loop Trail and the Roller Coaster Wash Trail.

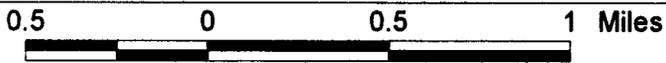
EXHIBIT I.K.1

Trails



Legend

- Buffer 1 of Trails
- County Parks
- City Parks
- Major Washes
- Trails
- Stnetall.shp
- Major Streets



L. CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

1. Arizona State Museum Letter

A review of the site by the Arizona Museum indicates the land has not been examined for archaeological sites but inspections on adjacent lands indicate there are prehistoric sites in the immediate vicinity. There is a medium to high degree of probability for recovery of cultural remains on the rest of the property, and the recommendation was made to conduct an on-the-ground survey prior to any ground modification activities (See Exhibit I.L.1: Arizona State Museum Letter).

An on-the-ground survey of the property was conducted by PAST in October 1994 (See Exhibit I.L.2). The quantity of artifacts and cultural remains found on the property was not sufficient to require further investigation. A medium to high probability existed however, that significant cultural remains might be found below the surface of the ground. Because the site has historically been used for agriculture, it is not possible to recognize variations in the ground form that would normally provide an indication of significant remains below the surface. Some stone tools and grinding instruments were found along with the shared scatter on the parcel, indicating the possibility of historic villages in the area. PAST recommended that additional investigation of the property by trenching be conducted prior to the sale of the property.

Archaeological testing of the property was done in November 1994 by Statistical Research, Inc. in accordance with Pima County procedures and authorization (See Exhibit I.L.3). The County recommended trenching and fieldwork found no cultural resources on the property. Statistical Research recommended that no further work need be done and that archaeological clearance be given to the project.

EXHIBIT I.L.1:

Letter from Arizona State Museum

RECEIVED MAY 25 1999



Arizona State Museum
Tucson, Arizona 85721-0026
(520) 621-6281
FAX (520) 621-2976

May 21, 1999

Ms. Catherine Finneran
The Planning Center
110 S. Church, Suite 1260
Tucson, Arizona, 85701

SUBJECT: ASM ARCHAEOLOGICAL RECORDS CHECK

- a. Subject Property: Between River and Rillito River Park
- b. Request for: Rezoning and Development
- c. Location: Thirty (30) acres in T.13S, R.13E, Section 15, Gila & Salt meridian, Pima County, Arizona.

At your request the Arizona State Museum, the University of Arizona reviewed its site and survey file, the National Register of Historic Places and Arizona State Historic Register. The comments and recommendations below are based on regional archaeological site densities and the record of sites, on, or near to the legal location provided above.

Recommendation: The land in question has not been examined for archaeological sites but inspections on adjacent lands indicate there are prehistoric sites in the immediate vicinity. The aerial photograph you provided the Museum indicates the property has been farmed but the impact of historic and modern farming on buried archaeological sites is usually minimal.

The Arizona State Museum, The University of Arizona recommends that the land in question be examined for signs of buried archaeological deposits. I have enclosed a list of qualified archaeological contractors should you choose to have the land examined.

Sincerely,

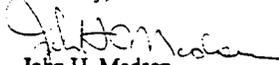

John H. Madsen
Research Specialist, Senior



EXHIBIT I.L-2:
PAST On-Ground Archaeology Letter

P A S T
Professional Archaeological
Services and Technologies

October 17, 1994

Ms. Linda Polito
The WLB Group
4444 E. Broadway
Tucson, AZ 85711

RE: Report for River/La Cholla Road
Archaeological Exploration
PAST Job No. 94562
Legal: Within NW/4 of Sec. 15; T13S/R13E

Dear Ms. Polito:

Personnel from P.A.S.T. conducted a 2 personday, 104 acre exploration of the River/La Cholla Road property on October 17, 1994 located in Pima County near Tucson. This exploration consisted of an intensive on-foot coverage of the property by our staff in order to identify and locate any cultural resources, historic or prehistoric, within the property boundaries in anticipation of residential development. Field personnel (D. Stephen & A. Lenhart) were spaced approximately 20 meters apart and crossed the subject property in a series of contiguous corridors with any areas of extreme slope covered less intensively. General conditions were excellent for conducting the fieldwork. Ground visibility was mildly effected by the presence of trees, shrubs, semi-shrubs, succulents and grasses. The original land-form was severely disturbed by historic alterations to the ground surface. Although isolated artifacts were observed, there were no surface indications of archaeological resources on the property which would meet the minimum standard for being recorded as an archaeological site or would be eligible for inclusion into the National Register of Historic Places. Archives at the Arizona State Museum showed there are no recorded sites on the subject property but sites and reported ruins are known to be in the vicinity.

Although the artifacts discovered do not meet the minimum standards for being recorded as an archaeological site, given their presence as well as the severely disturbed nature of the ground surface, it is not possible based solely on surface evidence to determine that the property does not contain potentially significant archaeological resources which would qualify under criteria "d" for inclusion into the National Register. I recommend that further investigations be conducted to establish the absence or presence of such materials on the property. Given the distribution and density of artifacts present, a limited sub-surface test would be appropriate in the areas indicated on the map. If significant materials are discovered, suitable data recovery procedures should be initiated. Ground disturbing activities on the property should not commence without authorization by the agency archaeologist(s) and the State Historic Preservation Office, as appropriate. The likelihood of buried materials being present is moderate. There remains the

Consulting
Archaeologists

P.A.S.T.
5036 E. Golder Ranch Road
Tucson, Arizona
85737-9602 U.S.A

Telephone & Fax
602. 825.3536

EXHIBIT I.L.2:
PAST On-Ground Archaeology Letter

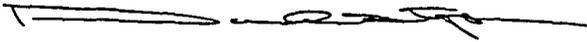
Ms. Linda Polito, The WLB Group

Page 2

possibility that ground disturbing activities could reveal the presence of heretofore undiscovered archaeological resources. If such materials are discovered construction activities should stop. Consultation should be initiated with the cognizant agency archaeologist, and if applicable under ARS 41-841 *et seq.* the Arizona State Museum, to assess the potential significance of any artifacts or features unearthed. Under State law (ARS 41-865 & ARS-41-844) if human skeletal remains or funerary objects are discovered on either public or private lands the Arizona State Museum should be contacted immediately.

Thank you for the opportunity to work with you on this project. If I may be of any further assistance please do not hesitate to contact me.

Sincerely,



David V. M. Stephen
Archaeologist

State Antiquities Permit No. 94-08

P. A. S. T.
Professional Archaeological Services & Technologies
5036 Golder Ranch Road, Tucson, AZ 85737 602.825.3536

**EXHIBIT I.L.2:
PAST On-Ground Archaeology Letter**

ARIZONA STATE MUSEUM PROJECT REGISTRATION/SURVEYFORM ASM use Only ASM SURVEY NO. ASM ACCESS NO.

P.A.S.T. PROJECT REPORT FORM
P.A.S.T. JOB NO. 94562

A. INTRODUCTION
(Page 1 of 2 - refer to narrative page for additional information)

AGENCY		AGENCY REFERENCE	
Pima County			
Project Title	River/La Cholla Road Project		
Project Sponsor	WLB Group		
Description	residential development		
ASM Permit No.	94-08	Other Permits	n.a.

B. PROJECT LOCATION INFORMATION
(see also attached copy of USGS map)

County	Pima	Vicinity of	Tucson	State	AZ
Land Ownership	Private	Type			
Legal	Within NW/4 of Sec. 15; T13S/R13E				
AZ QUAD	USGS MAP NAME	MAP SCALE			
1. AA:12 (SE)	Javnes 1975PR	7.5'			
2.					

C. SURVEY INFORMATION

Type	Non-collection pedestrian and/or velocipedian survey with systematic 20 meter transects.				
104 acres AND/OR	n.a.	long BY	n.a.	wide right-of-way.	Percent of area surveyed
					100%
Field Crew	D. Stephen & A. Lenhart			Project Director	David Stephen
Dates of Field Work	October 17, 1994			Persons days	2
Additional Survey Records Submitted to ASM	None	Artifact Collections Submitted to ASM	None	Testing	No

D. CULTURAL RESOURCES WITHIN THE PROJECT AREA
(see narrative on next page for additional information)

Number of eligible sites	0	Total sites	0
Previously recorded sites	0	New sites located this project	0
Artifact scatters	0	Isolated artifacts	<1 per acre

E. FURTHER WORK RECOMMENDED
(see comments section below and narrative on next page for additional information)

NO WORK	N.A.	Recording	N.A.
		Monitoring	N.A.
		Sub-surface Testing	XOX
		Data Recovery	?

F. COMMENTS
(see narrative on next page for additional information):

A light distribution of sherds was present on the property with 3 areas of artifact concentrations. Although concentrations do not meet minimum standards for recording testing is recommended. Property is highly disturbed from farming operations.

Form Completed By: David Stephen
rev 10/94

Date: October 17, 1994

P. A. S. T.
Professional Archaeological Services & Technologies
5036 Golder Ranch Road, Tucson, AZ 85737 602.825.3536

EXHIBIT I.L.3:
Statistical Research, Inc. Archeology Report

STATISTICAL RESEARCH

*Consultants for the Biomedical, Environmental
and Social Sciences*

2500 N. Pantano, Suite 218
P.O. Box 31865 Tucson, Arizona 85751
(602) 721-4309

November 14, 1994

Yoram S. Levy
Diamond Management, Inc.
2200 E. River Road, Suite 110
Tucson, AZ 85718

Dear Mr. Levy:

This letter serves as documentation regarding the archaeological testing of a 94-acre parcel of land by Statistical Research, Inc. for purposes of evaluating archaeological clearance. Statistical Research, Inc. contracted with Diamond Management, Inc. to test three artifact scatters (designated Locus A, Locus B, and Locus C) on the property that had been identified by David Stephen of Pima Community College. After completing a survey of the property, Stephen stated that it was not possible to make an accurate evaluation of the cultural materials on the property because of significant surface disturbance, and he recommended testing be undertaken. It is the intent of the client to have the property re-zoned for commercial and residential development. The property involved is located at the corner of River and La Cholla Roads just north of the Tucson city limits in Pima County, Arizona. Its legal description is the northwest corner of section 15, T 13S, R 13E on the USGS 7.5' topographic map of Jaynes, Ariz. (Figure 1).

Field work began on November 8 and was completed on November 10, 1994. Kellie Cairns served as field supervisor and was assisted by Sara Fowler. The first step involved laying out a grid for each of the three loci. Each grid was marked in 20 m intervals and extended beyond the boundaries of the artifact scatters. Trenches were then defined within each grid system and excavated by backhoe. Eight trenches totaling 220 m were excavated. Locus A contained two 20 m long trenches spaced 40 m apart. These trenches were oriented north/south and ran parallel to La Cholla Road (see Figure 1). Locus B contained a total of three trenches oriented east/west. Trench 3 was 50 m in length. Two 20 m trenches (Trenches 4 and 5) were placed 10 m to the north of Trench 3 and ran parallel to it. The two 20 m trenches were stepped with a 10 m interval between them so that they covered the same distance as the 50 m trench. This same plan was used for Locus C, except that the two rows of trenches were placed 20 m apart and were separated by a wire fence.

Locus A is located in the southeastern corner of River and La Cholla roads. It was previously recorded by Stephen as a historic artifact scatter. It is located in a stagnant agricultural field that has been leveled and plowed. This agricultural field is located in the floodplain of the Rillito River. As stated above, Trenches 1 and 2 were oriented north/south and measured 20 meters in length, 65 cm in width and averaged 1.60 m in depth. These trenches revealed no prehistoric cultural deposits or features. Historic trash was found littering the surface but very few were pulled from the trenches. The trench profiles indicated approximately five stratigraphic sequences (Figure 2). The top stratum, Stratum I, was composed of loosely compacted silts and sands. Stratum II contained fine grained sands laid by a slow moving current. A compact clay stratum was identified as stratum III and can be found lying just beneath the water laid sediments. Stratum IV and V can best be described as silty sands with moderate compaction.

EXHIBIT I.L.3:
Statistical Research, Inc. Archeology Report

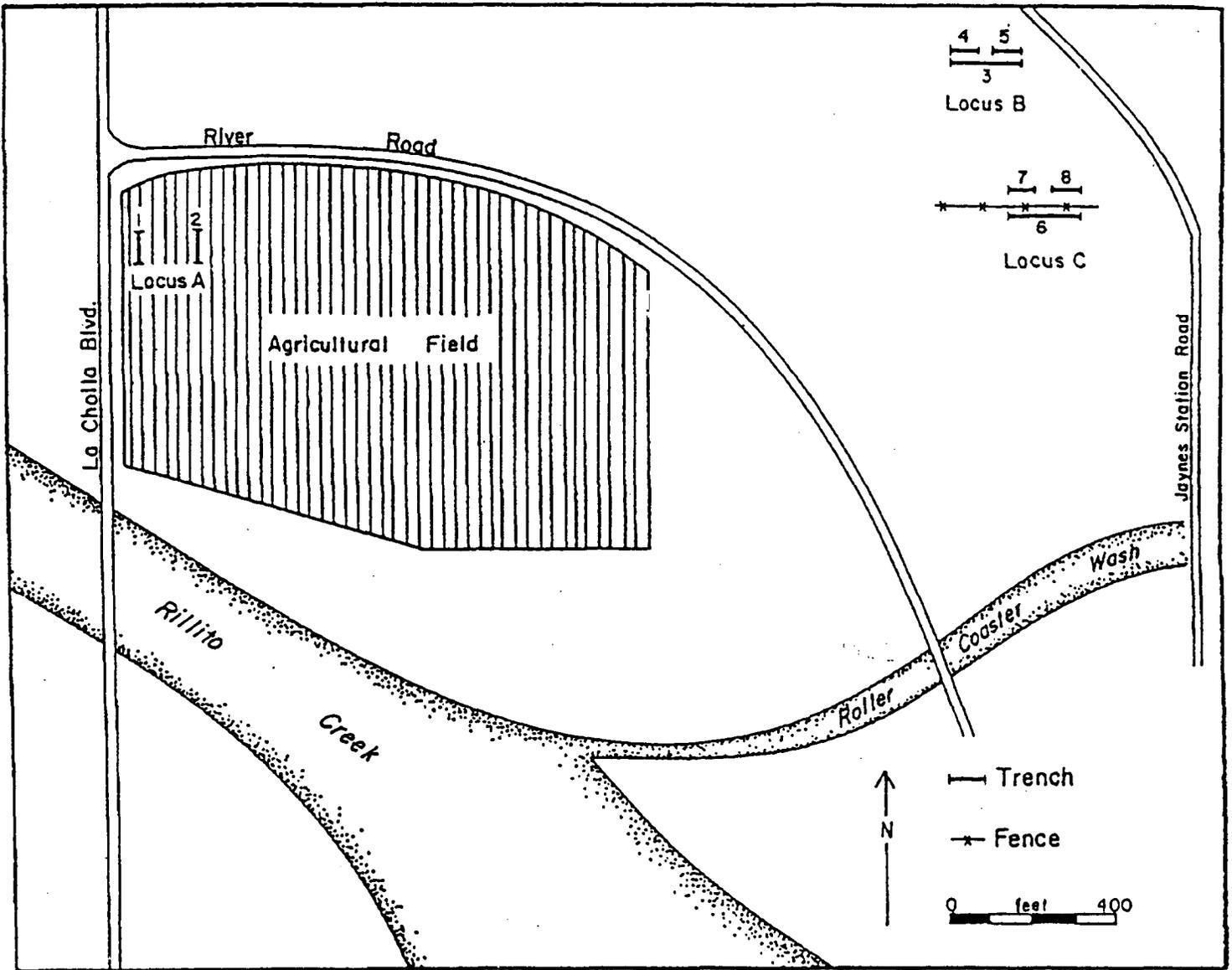


Figure 1. Map of Project Area.

EXHIBIT I.L.3:
Statistical Research, Inc. Archeology Report

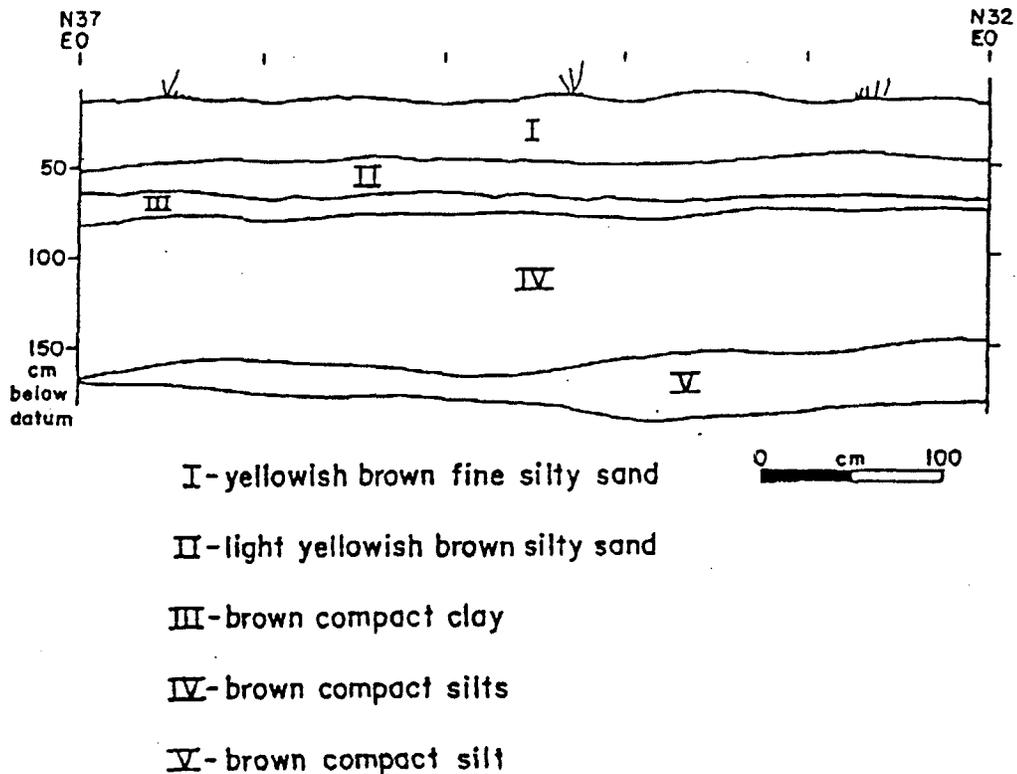


Figure 2. Profile of Locus A.

Locus B was initially described by Stephen as an artifact scatter of prehistoric plainware sherds. It is located approximately 60 m south of Jaynes Station Road (see Figure 1). This locus lies within the floodplain of the Rillito River. The vegetation is characterized as creosote flats with a variety of trees including palo verde, mesquite and ironwood. Also found near this locus were numerous burned and abandoned brick structures, foundations and associated modern trash. As stated above, three trenches were oriented east/west, one measuring 50 m (Trench 3) and the other two 20 m (Trenches 4 and 5). The average depth of these trenches measured 1.40 m and 65 cm in width. No cultural features or deposits were observed. The profiles show two stratigraphic sequences (Figure 3). The top stratum (Stratum I) consists of loosely compacted silty sands. Stratum II consists of sandy silts with gravels. Disturbance of soils appears to be minimal with the exception of a metal pipe that is most likely associated with the abandoned structures.

EXHIBIT I.L.3:
Statistical Research, Inc. Archeology Report

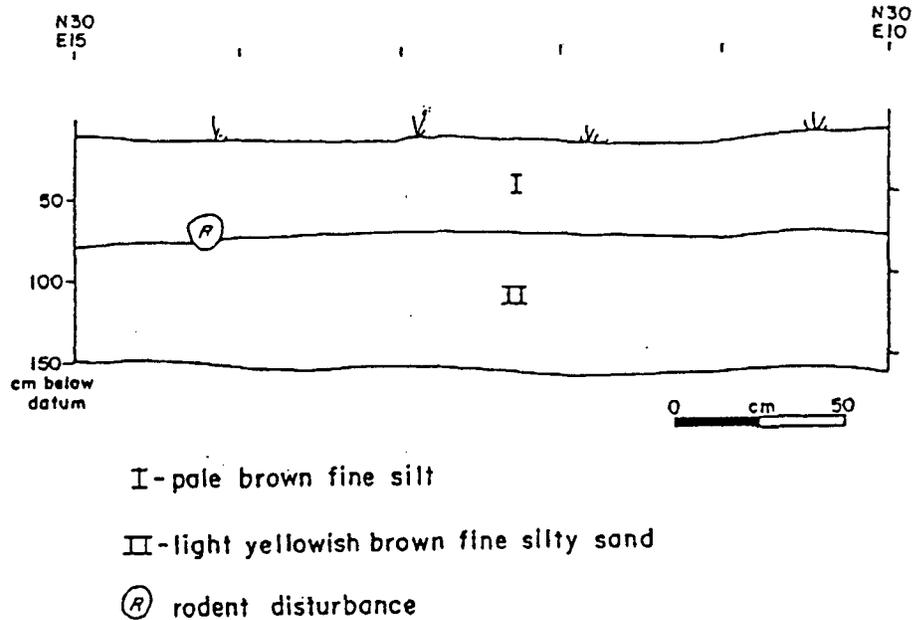


Figure 3. Profile of Locus B.

Locus C was previously identified by Stephen as an artifact scatter of plainware sherds. It is located to the north of River Road and also lies within the floodplain of the Rillito River. The vegetation is best described as creosote flats with a few palo verde and mesquite trees. Disturbance of the area is moderate and consists of dumping of modern trash. As stated above, three trenches were placed oriented east/west. These trenches follow the same plan as Locus B, except that the distance between the two trench rows is 20 m and a wire fence runs between the trench rows. The trenches average approximately 65 cm in width and measure 1.50 m in depth. These trenches contained no cultural features or deposits. The stratigraphy of these trenches is virtually identical to the trenches from Locus B (Figure 4).

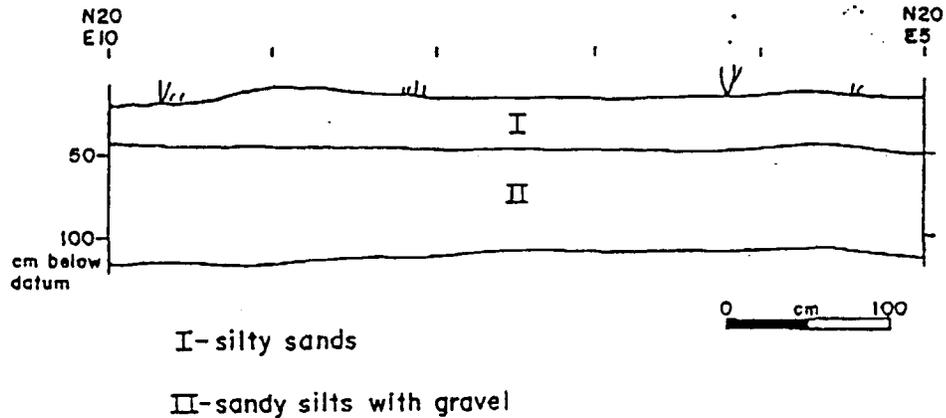


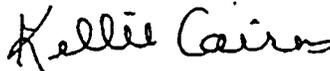
Figure 4. Profile of Locus C.

EXHIBIT I.L.3:
Statistical Research, Inc. Archeology Report

The floodplain is generally not a suitable environment for habitations. The sediments in the study area are comprised of loosely compacted sands and silts and do not appear to be optimal for the construction or support of architectural features. People inhabiting this area would have been constantly inundated by the river. The artifacts found scattering the surface may be considered as isolate finds and may have possibly been transported in by sheet wash from the near by terraces.

Due to the fact that no significant cultural resources were found within the property area, we recommend that no further work need be done and that archaeological clearance be given to the client.

Sincerely,



Kellie M. Cairns
Supervisory Archaeologist



Joseph A. Ezzo, Ph.D.
Project Director

M. AIR QUALITY

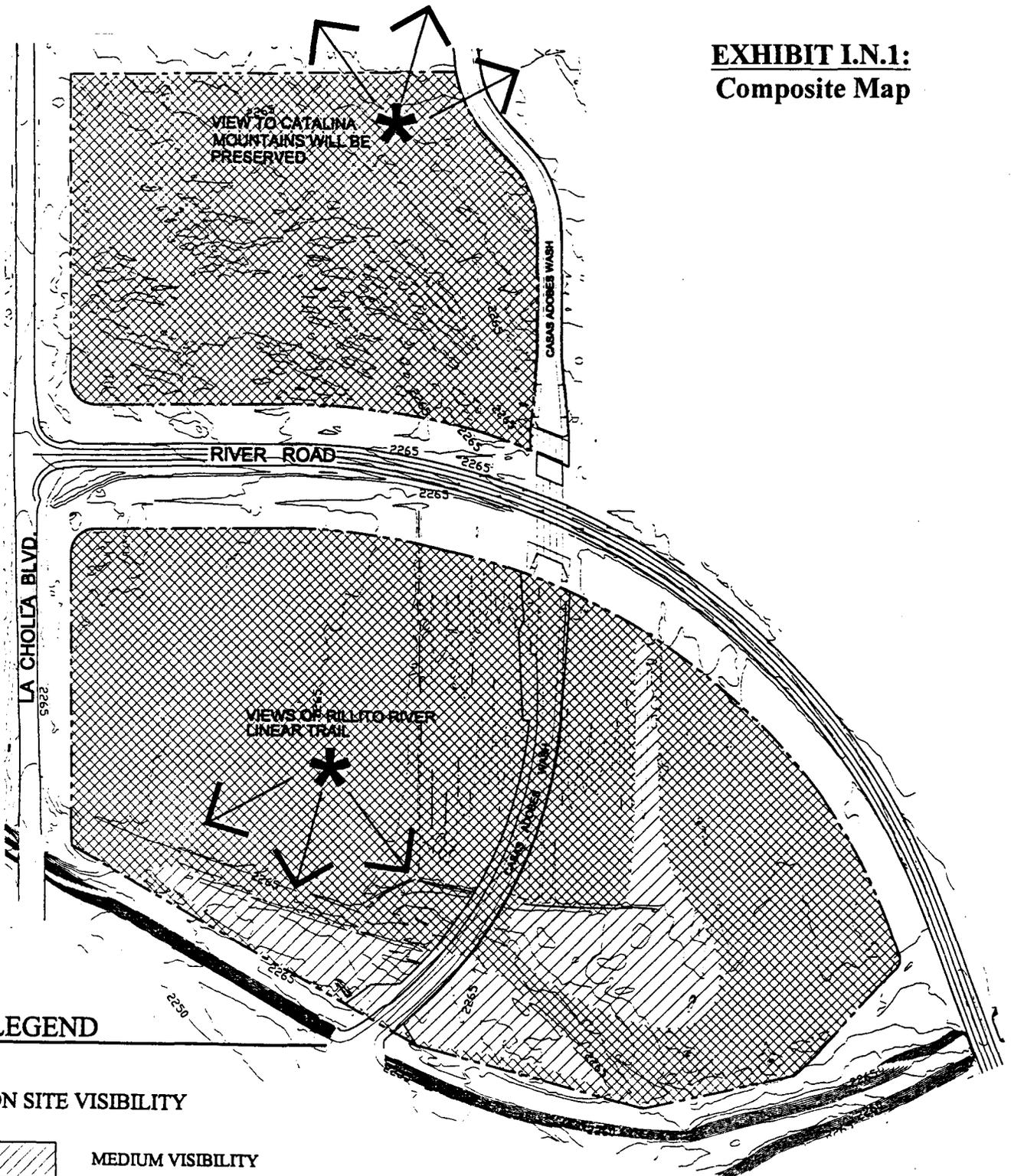
The proposed development will not include any industrial facilities. As a result no industrial emissions will be created.

N. COMPOSITE MAP

The Composite Map illustrates that there are no areas onsite having more than two of the five site analysis characteristics identified by Pima County's Planning and Development Service's Site Analysis Requirement (See Exhibit I.N.1: Composite Map).

The composite map begins to delineate areas that are both an opportunity and a constraint for development. The Composite Map indicates that much of the site has relatively high visibility from offsite. This suggests an opportunity to create attractive streetscapes using natural desert landscaping to buffer the site from adjacent properties

**EXHIBIT I.N.1:
Composite Map**



LEGEND

ON SITE VISIBILITY



MEDIUM VISIBILITY

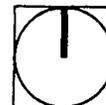


HIGH VISIBILITY

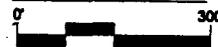
VIEWSHEDS



VIEWPOINTS



110 S. CHURCH AVE., SUITE 1200
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DEVELOPMENT PLAN

II. DEVELOPMENT PLAN

A. Purpose and Intent

The Riverside Crossing Specific Plan is designed to accommodate a unique development concept that offers commercial, office, recreational, open space and residential opportunities. This concept relies on development performance standards to enforce the development and design concepts established in this plan. The intent is to establish a more balanced emphasis on pedestrian and automobile use within this development creating a type of "Towne Center" facility designed to serve the regional market.

The Riverside Crossing Specific Plan serves a need in the community by replacing the current CB-1 Local Business Zone zoning on 24 acres of the site and 20 acres of Transitional Zone (TR) with Retail/Entertainment (RE) designations. The unique mixed-use development will include festive architectural, landscape, and amenity features that will complement surrounding land uses. Development will occur at a scale and intensity compatible with surrounding areas and will support the market characteristics of this type of development.

The primary objective of the Riverside Crossing Specific Plan is to expand on Pima County's development policies to establish more specific design guidelines and development policies that will reflect the uniqueness of this site and its surrounding environment. All of Pima County's policies, standards, criteria and procedures will be adhered to in this Specific Plan, except where specific deviations are warranted to improve upon design quality, flexibility, and harmony. The Specific Plan allows for alternative uses for the development area that provides market responsiveness without burdening Pima County with continual rezoning applications.

The regulations and guidelines contained within this Specific Plan prescribe the implementation of site improvements. Procedures for administering the provisions of the Specific Plan are also established.

B. Goals

The purpose of the Specific Plan is to guide the development of the Riverside Crossing site and provide direction for community design. This plan is intended to implement policies of Pima County's Comprehensive Plan with a unique vision that suits the needs of the site. Development criteria established in this plan will ensure quality design and marketability of this property.

The goals of the Riverside Crossing Specific Plan are:

- To create a dynamic entertainment, commercial and residential mixed-use development that serves the needs of the region.
- To coordinate project design to provide a compatible land use pattern.
- To provide adequate provisions for on-site automobile parking and internal circulation.
- To provide opportunities for integrated residential units.
- To increase connections to the Rillito River Trail and Casas Adobes Wash Loops Trail system for on-site and off-site users.
- To enhance the Catalina Foothills Subregion Plan and implement goals and policies of Pima County Zoning Code.
- To enhance the tax base of Pima County by maximizing the productive use of vacant property.

C. Relationship to Adopted Plans

The Riverside Crossing Specific Plan is consistent with the goals and policies of the Pima County Comprehensive Plan. The property is designated as Community Activity Center (CAC) south of River Road and Medium High Intensity Urban (MHIU) north of River Road in the Catalina Foothills Subregion. This designation encourages “medium intensity mixed-use areas designed to provide goods and services needed generally on a weekly basis along with compatible medium to high density housing types”. Development proposed in the Riverside Crossing Specific Plan is designed to promote the objectives of the CAC designation.

The Riverside Crossing Specific Plan supports the following policies set forth by the Pima County Comprehensive Plan:

- **Open Space Policies:** This plan provides and promotes access to the Rillito River Trail and Casas Adobes Wash Loops Trail, major open space corridors running throughout the City of Tucson and Pima County. The concept is to provide complementary services and activities to these trails.
- **Wildlife Habitat Policies:** This site does not contain any areas of significant vegetation or wildlife habitat.
- **Regional Trail System Policies:** This project will provide increased access to the Rillito River Linear Park and use of the park as an amenity to the project is paramount.
- **Park Land Acquisition Policies:** No public parks are proposed in this project due to its small area and proximity to the River Park. However privately owned areas within the proposed development (plazas, outdoor seating areas, etc.) will be available for use by the public.
- **River Park Policies:** The proposed development will be sensitive to the adjacent Rillito River Linear Park. All development will be designed to take full advantage of this interface and to provide complementary uses to the park.
- **Park Design Policies:** No additional public parks are proposed within the development.
- **Turf Irrigation Policies:** No large areas of turf are proposed by this project.
- **Historic Preservation:** No historical sites are present.

- ***Special Area Policy 1-15 River Road/La Cholla:*** This policy applies to the northern portion of the site (Block 2). This Specific Plan does not exceed the amount of allowable commercial zoning for this site.
- ***Special Area Policy 3-06 Urban Floodplain Mitigation:*** This policy requires a rezoning applicant to establish flood plain boundaries prior to approval. Previous drainage modifications to the Casas Adobes Wash and the Rillito River have removed this site from the 100 year floodplain.

D. Development Concept Plan

The Development Concept Plan for Riverside Crossing relies on a unique and exciting concept with a festive theme. Entertainment, office and commercial uses are appropriate for the entire site, with residential uses incorporated into upper story locations above non-residential components or as separate, yet integrated developments. This development is designed to offer the character and services of a city/town center but will draw a regional market. Features and themes of the Rillito River Linear Trail system that abuts the property will be integrated into site design using internal pedestrian systems (see Exhibit II.D.1: Preliminary Development Plan).

The use of integrated walkways, plazas, paseos, promenades and landscape themes will promote the pedestrian scale of this development. An activity center atmosphere will provide services, entertainment, commercial opportunities and residential components within an urban design concept utilizing state of the art planning concepts. Integration, connection and in certain instances, extension of the Rillito River Park will be crucial to the project, emphasizing a strong interface with the existing river park and will include special areas and landscapes that reflect the river park theme. The Casas Adobes Wash and related trail system will also be integrated into site design. Plazas, seating areas, and shady pedestrian ways will be provided for trail users, local residents and shoppers.

The location of this site adjacent to the Rillito River Linear Park creates an exciting opportunity for this project. It is envisioned that this project will become a destination point for pedestrians and bicyclists using the river park, thereby encouraging alternative access to the project site.

A prominent entry from the river park will help attract river park users into the project. From that point, internal pedestrian ways will guide pedestrians and bicyclists through the project. A multi-use trail along the Casas Adobes Wash will also be provided to continue trail linkage to development to the north. Bicycle parking will be provided in convenient locations throughout the project to further encourage this mode of transportation.

Other internal pedestrian elements will include separated pedestrian walkways through parking areas, providing a more pleasant and safe entry to the project.

The Design Concepts for Riverside Crossing have been designed as possible alternatives that respond to site conditions, Pima County Comprehensive Plan goals and guidelines and the unique market

demands and opportunities to serve both the local and regional markets. The land use conceptual plans are sensitive to site constraints, reactive to market conditions and supportive of surrounding development patterns in the area. Setbacks and bufferyards established by the approved Block Plat for this parcel will be accommodated in the site design.

Possible alternative conceptual land uses are included in the "Design Concepts" section of this document. These concepts are intended to illustrate the dynamic interrelation of uses and provide the reader/user of this plan with an understanding of the project's intent and land use potential. Final development plans will respond to market needs while being subject to the strict development standards of this plan and Pima County development regulations.

Exhibit II.D.1: Preliminary Development Plan



Aerial Data: April, 1999

LEGEND

-  Planning Areas
-  Access Points
-  Trails
-  River Rd. Extension

RE = Retail/Entertainment
 Area 1 = 30 acres
 Area 2 = 14 acres

1" = 500'



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E. Circulation Element

This project will be using the existing median openings on River Road. Access to this project will be provided through a series of access points on River Road and La Cholla Boulevard approved through the previous rezoning on this property in 1995. Condition number 7 of the previous rezoning case for this property states that the access points for the subject property need approval of the Pima County Department of Transportation. Under condition number 7, access control for River Road and La Cholla Boulevard shall be as follows:

Access Control for La Cholla

- Two provisional left turn bays, one each approximately 600 feet north and south of River/La Cholla intersection.
- Maximum of 5 access points to La Cholla.
- All access points may be right in, right out only when future traffic medians are constructed, subject to final design analysis and traffic conditions.
- These access points shall be at approximately 300 feet spacing from each other.

Access Control for River Road

- One future median opening and two access points (one each north and south) near Roller Coaster Wash linear park crossing on River Road.
- Eight additional access points on River Road, 4 on the north side and 4 on the south side shall be allowed.
- These access points may be right in, right out only when future traffic medians are constructed.
- All access points shall have a minimum spacing of 300 feet.
- Two provisional left turn bays approximately 800 feet and 1400 feet east of the River/La Cholla intersection shall be permitted prior to future traffic median construction.
- Continued left turn access will be subject to final design analysis and traffic conditions.
- All access points (15 total), left turn bays and allowed turning movements shall be subject to deletion and/or other necessary restrictions if safe sight distances cannot be provided or if other safety features dictate.

Pedestrian access shall be provided via the already existing trails in the area. Pedestrian access for areas in Blocks 4, 5, and 6 will be provided to the site from sidewalks that exist on the improved River Road, and via trail links to the Rillito River Park, the Roller Coaster Wash, and Casas Adobes Wash.

In Block 2, the pedestrian and vehicular access shall be from the eastern side. Pedestrian access on the north side of Block 2 shall be provided by a trail that connects to the Casas Adobes Wash. Along the western edge of Block 2, the pedestrian access will be provided within the public right-of-way along La Cholla Boulevard. No vehicular access will be provided between Block 2 and areas to the north of Block 2, or between Block 2 and the areas east of Block 2. (see Exhibit II.E.1: Development and Circulation Plan, and Exhibit II.E.2: Development and Circulation Plan Conceptual Illustrative). Internal walkways, paseos and plazas will also be integrated into site design.

Internal circulation will be via a series of driveways and connecting parking areas. Internal circulation will link open spaces and plazas with these external systems. Improvements will be done at the property owners' expense and will provide a destination experience for users of the linear park. Bike lanes exist on River Road and La Cholla Boulevard south of River Road. Required off site improvements are subject to a traffic analysis submitted under separate cover approved prior to development plan and final plat approval. This traffic study will provide more specifics on existing roadways and intersections capacities and will be reviewed and approved by the Department of Transportation. A Memorandum of Understanding will be agreed upon prior to plan approval.

Exhibit II.E.1: Development and Circulation Plan



LEGEND

-  Planning Areas
-  Access Points
-  Trails
-  River Rd. Extension

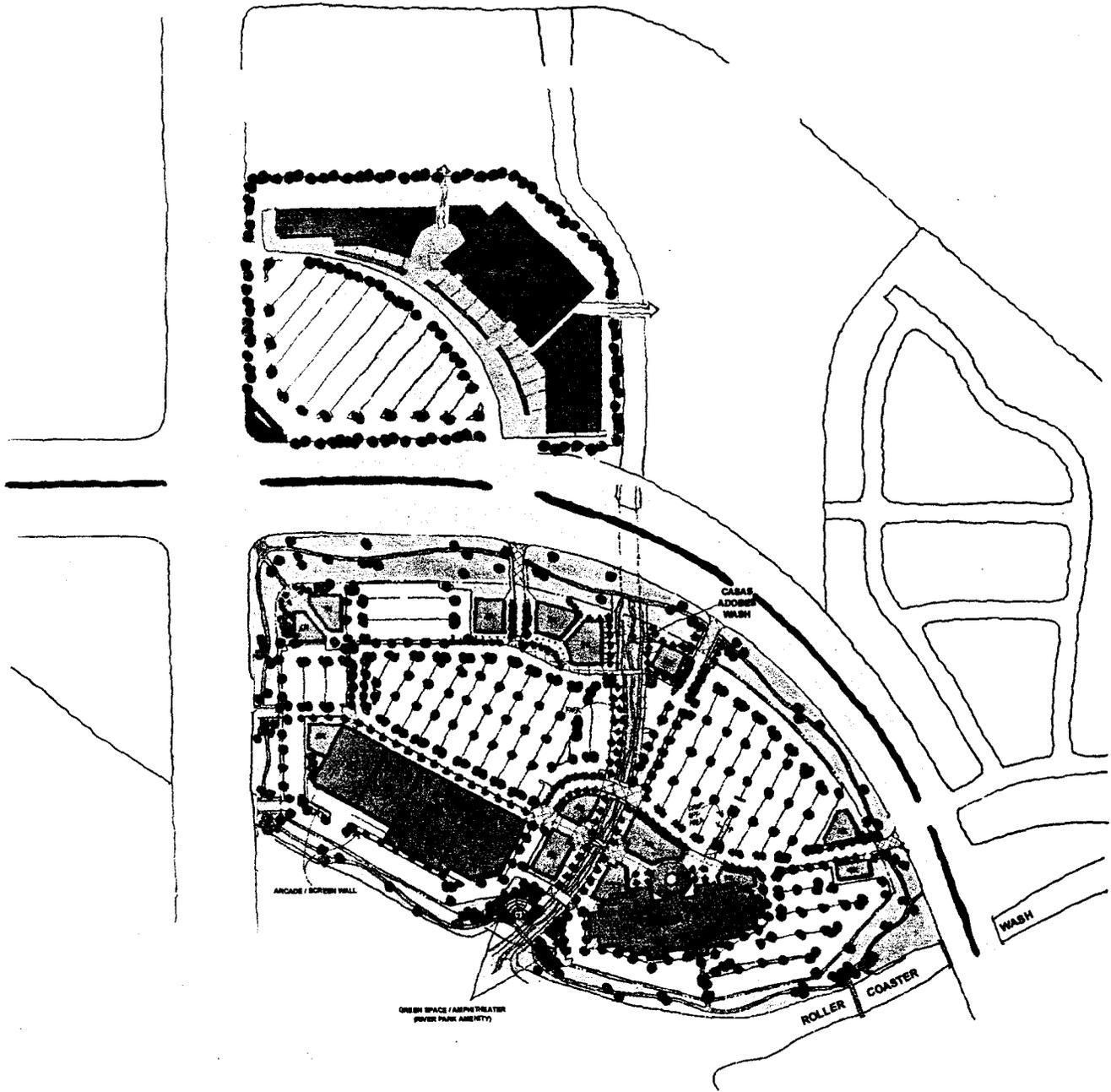
RE = Retail/Entertainment
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1" = 500'

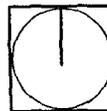


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Exhibit II.E.2: Conceptual Illustrative



Preferred Alternative



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TUCSON, AZ 85701 (520) 623-6146

prepared by



Perkowitz + Ruth Architects
110 S. CHURCH AVE., SUITE 1280
TUCSON, AZ 85701
(520) 623-6146



F. Grading Concept Element

There are no areas containing slopes of 15% or greater. This site has been significantly disturbed due to past agricultural uses, improvements to River Road and on-site drainage features. On-site grading will take place on the entire site, but will not exceed 5 feet fill (See Exhibit II.F.1: Grading).

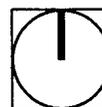
**EXHIBIT II.F.1:
Grading Plan**



CONTOUR INTERVAL = 1 FOOT

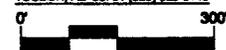
NOTE:
THE ENTIRE SITE WILL BE GRADED
AT DEPTHS NOT TO EXCEED 5 FEET
CUT AND FILL.

*Riverside Crossing Specific Plan
November 2000*



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DV103T-PDP-TOPD.DWG

G. Water Resource Element

The offsite drainage, which has historically affected this property (Casas Adobes Wash), has been channelized to a point of confluence with the Rillito River as a part of the master drainage plan improvements for Riverside Crossing. As such, there are no other sources of offsite run-off, which affect the site. The banks of the Casas Adobes Wash channel and Rillito River have been stabilized with concrete or soil cement so building setbacks are not required. The drainage patterns for the project will direct runoff to Casas Adobes Wash or the Rillito River (See Exhibit II.G.1: Hydrology).

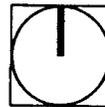
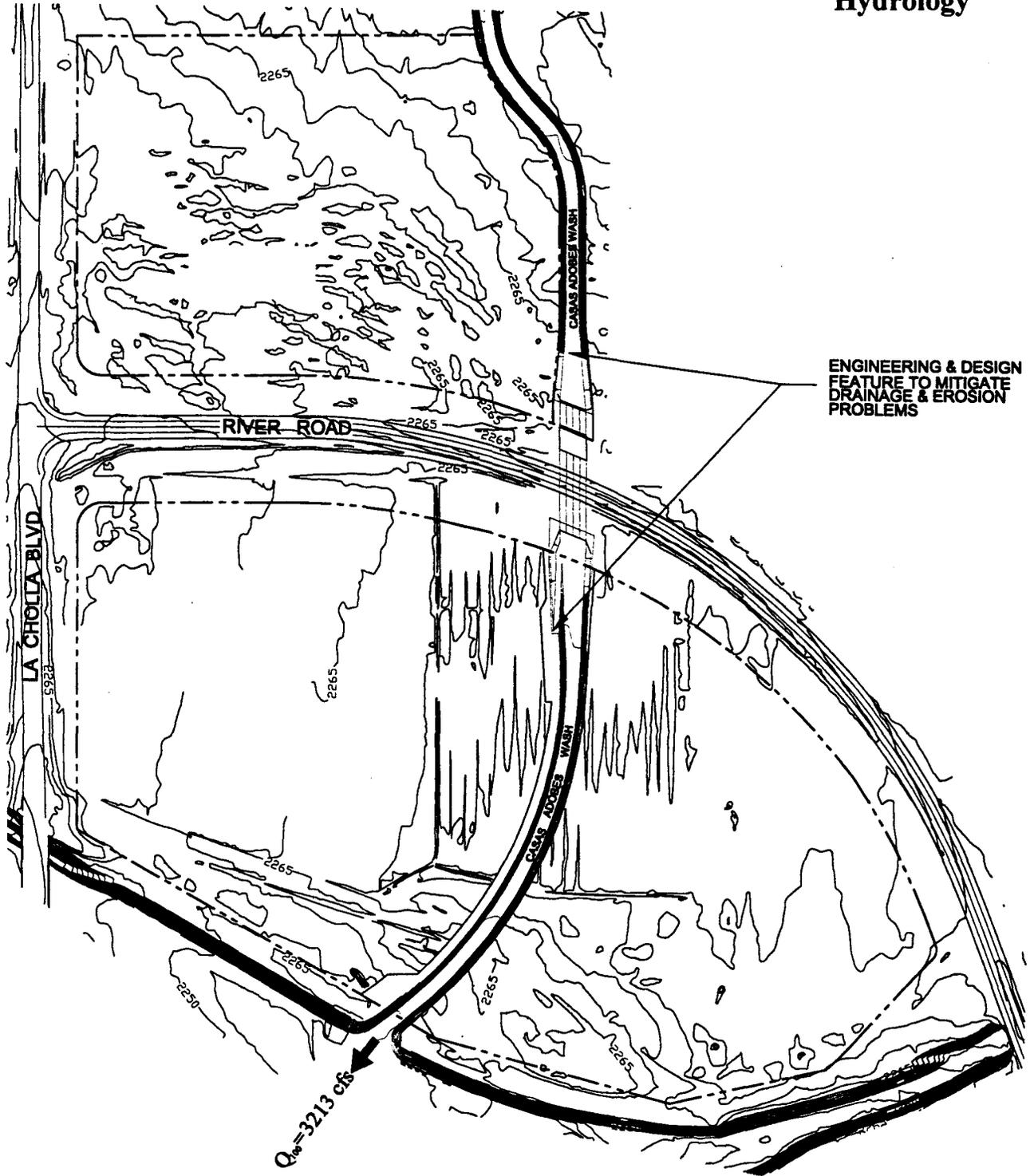
The effective flood insurance study maps presently show the entire area of the site to be within a regulatory floodplain. This floodplain condition has been mitigated by the channelization of Casas Adobes Wash to the Rillito River. As such, the proposed project improvements do not encroach into a floodplain area. The regulatory floodplain maps are in the process of being amended to reflect channelization of Casas Adobes Wash and the removal of the site from the flood hazard area. A Letter of Map Revision is expected to be issued for this site in July 2000.

The 100-year post development discharge flowing onto the site (Casas Adobes Wash) is 3,213 cfs. This quantity of flow passes through the site within the Casas Adobes Channel. It then discharges into the Rillito River.

The project will not result in any drainage impacts to offsite land uses, upstream or downstream of the proposed development. Offsite flows have been channelized through the project (Casas Adobes Wash). All onsite runoff will drain to the Casas Adobes Wash then discharge into the Rillito River. These features are already present on the site.

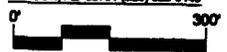
The principal drainage feature that will be used to mitigate drainage or erosion problems is the Casas Adobes Channel. All onsite runoff from the property drains to this channel, then directly into the Rillito River. As such the site drainage will not impact on any adjoining properties. The Pima County Floodplain Management Section has waived onsite retention and detention for this project. The waiver was granted based upon the fact that all onsite runoff from the property can be discharged into a regional watercourse. The proposed drainage patterns are in compliance with applicable Pima County drainage standards and the Riverside Terrace Area Basin Management Plan.

EXHIBIT II.G.1:
Hydrology



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H. Environmental Resource Element

There are no areas of high vegetative density, threatened or endangered species or riparian environment on this site. Landscape bufferyards will use drought tolerant vegetation features and will be maintained to minimize development impacts on the surrounding community. Trail access will be designated throughout the project, linking it to the abutting Rillito River Park and preserving the existing landscape feature.

There are no features of the development that will impact sensitive habitat or displace a threatened species. Additional wildlife evaluations shall be undertaken prior to development.

I. Landscape Element

Landscape themes are central to the Riverside Crossing Specific Plan and will be used to create attractive spaces and diffuse heat. Buffers will be maintained along River Road, La Cholla Boulevard and the Rillito River Park in compliance with Chapter 18.73 of the Pima County Zoning Code. A landscape buffer will be maintained that will be harmonious with the surrounding area and the environmental context of the Riverside Crossing site (see Exhibit II.I.1: Landscape Buffer Plan).

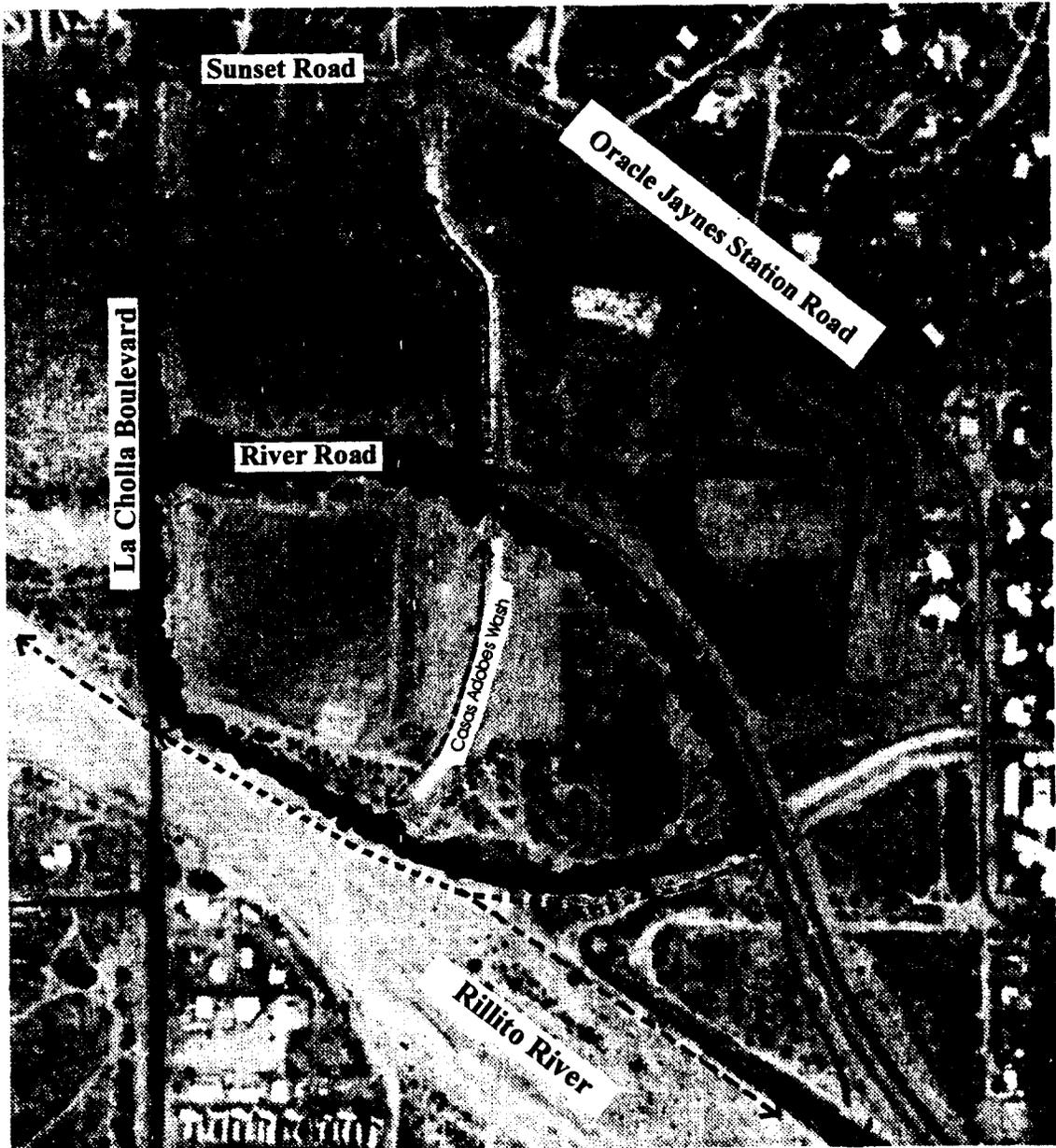
J. Viewsheds

Variations of building heights and setbacks will be used to maximize on and off-site views and vistas. The maximum building height shall not exceed 65 feet. A view corridor shall be maintained to permit an obstructed view from at least one point into and through a portion of the Riverside Crossing Development site.

This project is situated so as to have little or no effect on viewsheds from adjoining properties. Internally, buildings will be oriented to take advantage of distant views to the Catalinas and close-in localized views of the linear park. This project shall comply with the Pima County Scenic Corridor requirements (18.77.040 of the Pima County Code) and shall maintain building height limitations within 200 feet of River Road.

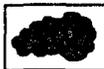
The following viewpoints are discussed to substantiate the minimal effect on views and vistas that Riverside Crossing will have. Viewpoints were selected from a number of off-site locations (See Exhibit II.J.1: Viewsheds).

**EXHIBIT II.I:
Landscape Buffer Plan**

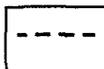


Aerial Dated: April, 1999

LEGEND



Bufferyard 'D'



Trails

1" = 550'



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Point 1: From this vantage point there are no views of mountains or significant features that the development would totally obstruct. All significant views of the Catalinas from this point are north and east, whereas the development is west and south. The views of the Tucson Mountains (Southwest) from this point are distant. However, with building heights of up to 65 feet and the setback of 200 feet along River Road the horizon would only be partially obstructed, still leaving the mountains visible from this vantage point.

Point 2: The intersection at River and La Cholla currently enjoys views of the Catalina mountains (northeast) that are partially obstructed by the residential development that is north of this proposed project. Taking into account that the building setbacks along River are 200 feet and building heights will be limited to 65 feet, the placement of structures will not impede views to the mountains from this point. Views of the current residential development that exists north of the site may be impacted: some of these homes may not be seen from the intersection as the development will be in the nearer foreground.

Point 3: This vantage point takes advantage of looking at the property from a distant offsite location. As seen from this point the views of the Catalina Mountains (northeast) may be partially impacted if buildings are located near to the Rillito River Linear Trail. However, due to the height of the Catalina Mountains and the limitations to 65 feet of the buildings, the mountains will still be visible from this point.

Point 4a: From this perspective, views of the Catalina Mountains are in the background (northeast) and views of the residential areas north of the property are in the nearer foreground. No significant features on the site stand out. Due to the height of the mountains, views will only be partially impacted.

Point 4b: This vantage point offers views to the distant Rincon Mountains (east). Due to their low height on the horizon, views of these mountains may be impacted more significantly than views toward the Catalina Mountains. Views to the south from this point are insignificant as no mountains or other features are visible. Views to the northeast at the Catalina Mountains are currently obstructed by the residential developments north of the site. Development on this site may have minimal impacts on the views of the mountains because of the building setbacks and limitations on building heights.

Point 5: Views to the Catalinas may only be minimally impacted because the views of the mountains are farther to the north than the project site.

Point 6a: Views to the south offer no significant features.

Point 6b: Views to the southeast offer no significant features.

Point 7: From this distant location views of the Tucson Mountains are visible. However, the development of Riverside Crossing will have little impact on views, River Road cannot even be seen from this location and any building will not impact mountain views.

Point 8: This vantage point overlooks the entire project site and affords views to the Tucson Mountains farther to the west. From this perspective the project will be clearly visible but will not entirely obstruct views of any off-site features.

Point 9: The project will be only slightly visible from this vantage point because the existing development south of Oracle James Road obstructs clear views to the site.

Point 10: Looking west from this location yields views directly onto developed property and onto land being developed for residential uses (east of our project site). Because of this development, the Riverside Crossing project will not interfere with views of the distant Tucson Mountains.

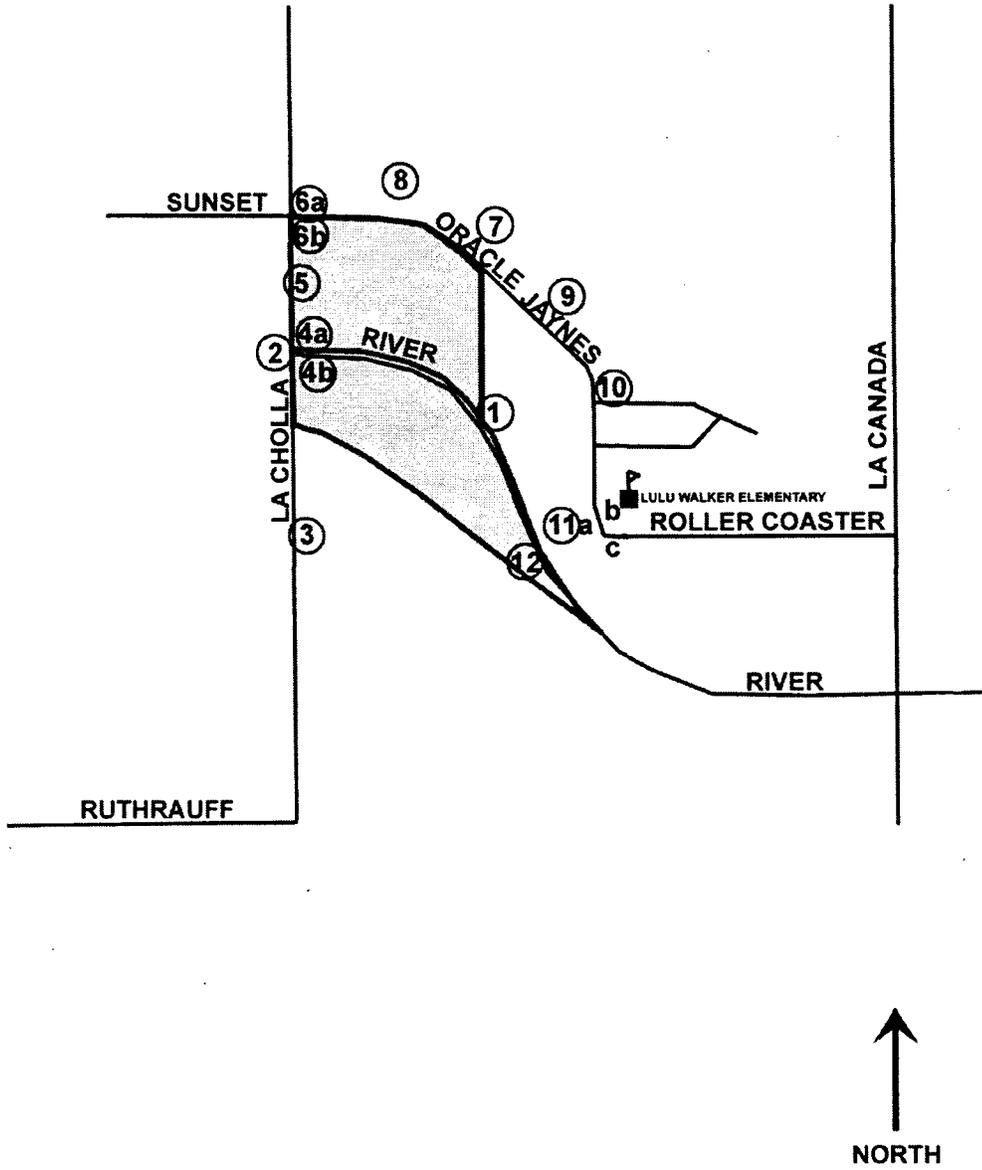
Point 11a and b: As seen from this location, the on-site visibility to the project site is totally obstructed from the development of residential uses in this area. There will be no impact in terms of views lost because of the development of these homes.

Point 11 c: The view from the school looking west (towards the site) is totally obstructed because of the new residential developments just east of the site. There will be no impact on views as seen from the perspective of the school.

Point 12: Looking west from River Road (as if approaching by vehicle, bike, or by walking from the east) yields views to the distant Tucson Mountains. These views will not be impacted as the development of this site will most likely not be visible from this vantage point. The building setback along River Road will mitigate any impact that buildings might have.

EXHIBIT II.J.1:
Viewsheds

VIEWSHED POINTS



K. Public Facilities

1. Sewer

Sewer service is provided to the site by the Pima County Wastewater Management Department. There is capacity for this development in the downstream sewerage system and in the existing 39-inch diameter sewer line within the River Road north of the proposed development. Infrastructure improvements will be undertaken in the first phase of this project (See Site Analysis Exhibit I.I.1: Pima County Wastewater Letter).

2. Water

Water service to the Riverside Crossing Specific Plan area is provided by Metropolitan Water Company. The site lies within the boundary of Metropolitan Water's assured 100-year water supply. Metropolitan Water has a 10-inch line on the west side of River Road with stub out on the south side at 2 places.

3. Schools

Residential development is expected to be reduced in the Riverside Crossing Specific Plan area in contrast to existing zoning. The current zoning permits over 600 apartments on portions of the site potentially imposing a large impact upon the area schools. The Riverside Crossing Specific Plan eliminates this impact.

The Lulu Walker Elementary School is located to the east of the project site. No schools immediately abut the site. The ratio to determine the maximum amount of students generated by apartment uses in the Amphitheater School District for blended apartment units is .103 for elementary schools .043 for middle schools, and .048 for high schools. The maximum permitted residential development shall be no more than 400 units. The development could have an impact on schools:

Elementary Schools: $400 \times .103 = 41.2$ students

Middle Schools: $400 \times .043 = 17.2$ students

High Schools: $400 \times .048 = 19.2$ students

However, few students are expected to be generated as a result of this project. The typical residents expected at Riverside Crossing do not include families with school age children.

L. Recreation Concept

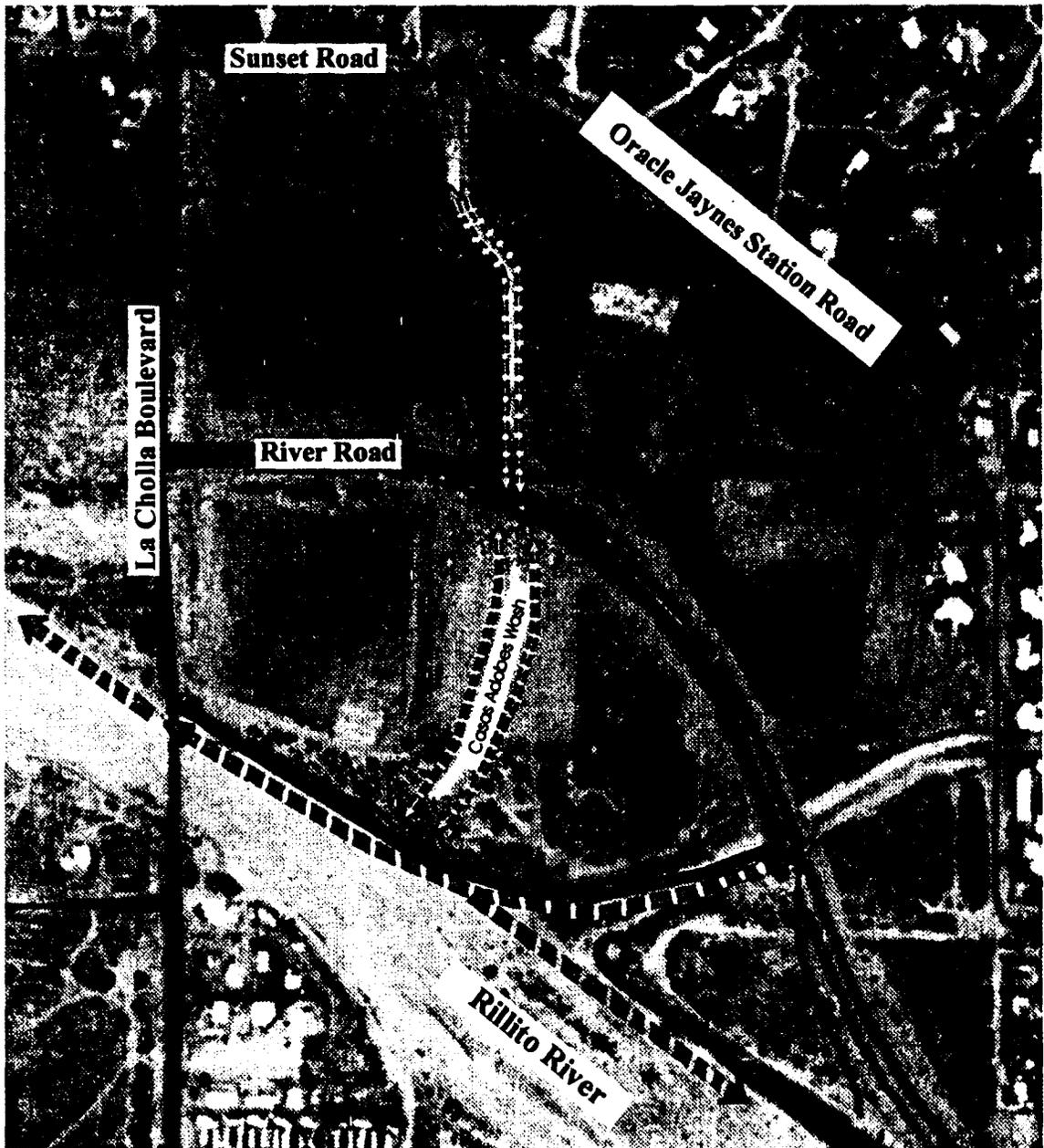
The Riverside Crossing Specific Plan will enhance the objectives of the Pima County Trail System Master Plan by expanding the trail network and increasing linkages to the surrounding area. Pedestrian trails will make strong connections within the development and connect to the River Park at various points. Internal trails will not be dedicated to the County and will be privately owned and maintained.

Passive recreation and landscaped plazas will be developed to maximize the site's unique location abutting the Rillito River Linear Park. The Casas Adobes Wash structure provides additional trail links to this site for pedestrian and other use. Using design techniques and landscaping features this feature will be de-emphasized and integrated into the overall project.

Open space areas, plazas and trails will be provided throughout the Riverside Crossing development. Plazas, gathering areas and other amenities will be provided. Trails will provide pedestrian links throughout the project from the Rillito River Park through the property to other destination points. Open space areas will be available for commercial and residential users of the Riverside Crossing site, as well as the surrounding area. Trails will be owned and maintained by the master developer and individual lot owners (See Exhibit II.L.1: Recreation/Trails).

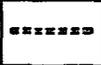
Trails and other pedestrian oriented features will be integrated into site design at Riverside Crossing, providing physical and thematic links to the Rillito River Park and surrounding areas. Overall, a minimum of 10% of the Riverside Crossing project will be devoted to open space, pedestrian areas, and landscaped plazas. The location and layout of these plazas, pedestrian ways and trails shall be determined during the Development Plan process.

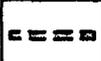
EXHIBIT II.L.1:
Recreation and Trails



Aerial Dated: April 1999

LEGEND

 Casas Adobes Wash Loops Trail

 Rillito River Trail



M. Cultural Resources

An on-the-ground survey of the property was conducted by PAST in October 1994 (See Site Analysis: Exhibit I.L.2: PAST Letter). Due to the disturbed nature of the ground surface, PAST recommended further investigation. Subsequent testing done by SRI recommends archaeological clearance for the site.

N. Air Quality

Dust pollution will be controlled on this site during the construction of this project using approved dust retardant techniques. No new roads are being created as part of this project and all parking areas will be paved. Development of the site will reduce the potential for dust and particulate pollution thereby improving air quality standards in the immediate area. In addition, development of the site will potentially reduce extended trips for commercial services and provide localized employment opportunities. This can have the effect of reducing overall vehicular trips in the expanded regional area thereby reducing overall emissions and contributing to improved air quality.

The proposed development will be low to medium intensity business use and therefore will not emit air pollutants other than that created by vehicular traffic. No toxic chemicals, explosive, flammable or reactive materials will be used or manufactured on site.

O. Phasing Plan

Phasing of improvements on the Riverside Crossing site shall reflect trends in market demand and absorption rates and timing of infrastructure, and available financing opportunities.

It is envisioned that this project will be developed as a cohesive, comprehensive development. The project will be developed in two or more phases (see Exhibit II.O.1: Possible Project Phasing). Primary development will require significant investment in and installation of site infrastructures including utilities, roadway improvements and river park enhancements as part of each phase. Subsequent phases will focus on supplementary uses and services located on the periphery of the core complex. These might include stand-alone restaurants or commercial services or separate residential components.

Exhibit II.O.1: Possible Project Phasing



Aerial Data April, 1999

LEGEND

-  Planning Areas
-  Access Points
-  Trails
-  River Rd. Extension

1"=500'



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DEVELOPMENT REGULATIONS

III. DEVELOPMENT REGULATIONS

A. Purpose and Intent

The Riverside Crossing Specific Plan Development Standards establish the intensity and character of the development by prescribing site-specific use and performance standards that are tailored to the unique qualities of the project. The regulations contained within this section provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility between land uses. Specific attention shall be given to transition techniques between adjacent/non-similar uses. Riverside Crossing Specific Plan development will comply with the following Development Regulations and Design concepts and Guidelines, as well as the applicable provisions of the Pima County Zoning Code.

The Riverside Crossing Specific Plan will produce a mixed-use retail/entertainment activity center environment that is more harmonious than that which is provided under traditional CB-1 and CB-2 standards. As a mixed-use development, Riverside Crossing shall create a mix of eating, retail, office, entertainment establishments, and optional residential uses. Combinations of mutually supportive residential and non residential uses are encouraged, with residential uses integrated into retail, office, or entertainment structures.

The Specific Plan will provide an overall fabric and character for Riverside Crossing that draws together the development site into a unified project of compatible land uses, similar building architecture and scale, consistent landscape design, integrated signage and entry monumentation and interconnecting circulation systems for automobiles and pedestrians.

The Riverside Crossing Specific Plan is further designed as a component of the expanded local community. The mixed-use concept extends beyond the boundaries of the Specific Plan to include linkages and support to single and multifamily residential developments that exist or are under development within easy pedestrian range. This is further extended to additional nearby neighborhoods through improved vehicular, bicycle, equestrian and public transit connections being developed in conjunction with riverside Crossing.

B. Applicability of Pima County Zoning Code

If an issue, condition or situation arises or occurs that is not addressed by this plan, applicable portions of the current Pima County Zoning Code shall apply.

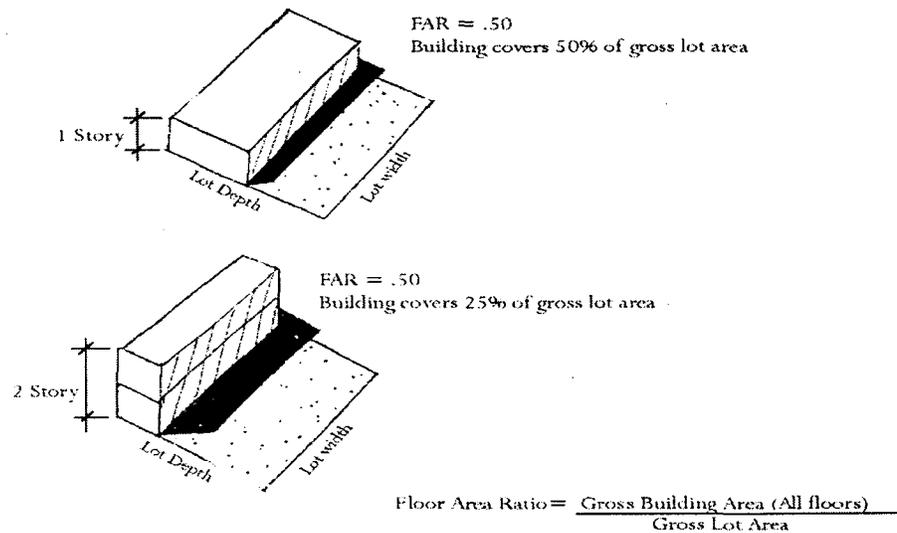
C. Definitions

Building Area: The net portion of the lot remaining after deducting all required yards from the gross area of the lot or building site.

Floor Area: Floor area includes the sum of the enclosed horizontal areas of each floor of a building measured from the exterior faces of the exterior walls.

Floor Area Ratio (FAR): Determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

Example of a Floor Area Ratio (FAR) Calculation:



Example: On a one acre parcel (43,560 sq ft.), a maximum FAR of .50 equates to a total building area of 21,780 sq. ft. in a one or more story configuration.

Functional Open Space: Open space that is a designed element of the development and has a functionally described and planned use as an amenity for the direct benefit of the residents or users of a development.

D. Development Regulations

1. Retail/Entertainment (RE)-1: 30 acres

1.010 Description:

This designation provides an opportunity for a mix of commercial, office and recreational uses. Residential uses are also permitted, and are encouraged to be incorporated into non-residential components. The preferred uses in RE-1 are:

- Specialty Retail/Tourist Commercial
- Recreation/Amusement Facilities/Theater
- Restaurant
- Professional and semi-professional offices
- Banking/Financial
- Hotel/motel
- Educational facilities
- Congregate care facilities
- Accessory Structures
- Public Facilities
- Residential dwellings up to 24 units per acre
- Parking Structures

1.020 Permitted Uses:

In accordance with the CB-2 zone of the Pima County Zoning Code (Chapter 18.45), with no outside storage, and that are directly related to the entertainment, retail commercial and office development intent of this Specific Plan.

1.030 Performance Standards:

The performance standards of CB-1 Zone of the Pima County Zoning Code (Chapter 18.43) shall apply to all uses.

1.040 Commercial Development Standards:

- A) Building Heights: Maximum building height of 65 feet. 60% of the buildings can be no more than 39 feet within the entire RE-1 site. Within 200 feet of River Road building heights shall not exceed 24 feet.
- B) Floor Area Ratio (FAR): .50
- C) Building Setbacks:
 - 1) A 30 foot building setback shall be maintained for River Road.

- 2) A 30 foot building setback shall be maintained for La Cholla Boulevard.
- D) Open space: A minimum of 10% of the site shall be devoted to functional open space.

1.050 Residential Development Standards:

- A) Average Area per Dwelling Unit: 4000 square feet
- B) Minimum Site Area: None
- C) Minimum Site or Lot Width: None
- D) Minimum Site Setbacks:
 - Front: 15 feet
 - Side: None
 - Rear: 10 feet
- E) Maximum Building Height: 39 feet.

2. Retail/Entertainment (RE)-2: 14 acres

2.010 Description:

This designation provides for a range of commercial and/or office opportunities, which are intended to be complementary to the mixed-use component of the Specific Plan as well as the surrounding area. The proposed uses are:

- Retail/Services
- Restaurant
- Bank Financial Institution
- Professional and semi-professional offices
- Hotel/motel
- Educational Facilities
- Accessory Structures
- Public Facilities
- Parking Structures

2.020 Permitted Uses:

In accordance with the CB-1 zone of the Pima County Zoning Code (Chapter 18.43).

2.030 Performance Standards:

The performance standards of the CB-1 Zone of the Pima County Code (Chapter 18.43) shall apply to all uses.

2.040 Commercial Development Standards:

- A) Floor Area Ratio: .25
- B) Building Heights: 50 feet limited to 40% of building area, remainder 39 feet. Within 200 feet of Rive Road building heights shall not exceed 24 feet.
- C) Building Setbacks:
 - 1) A 30 foot building setback shall be maintained for River Road.
 - 2) A 30 foot building setback shall be maintained for La Cholla Boulevard.
- D) Open Space: A minimum of 10% of the site shall be devoted to functional open space.

DESIGN CONCEPTS & GUIDELINES

IV. DESIGN CONCEPTS AND GUIDELINES

A. Introduction and Purpose

Design Concepts have been developed as an overall framework to express the massing and scale of the Riverside Crossing Specific Plan area. The purpose of these guidelines is to ensure consistently high quality development that will enhance the setting of this unique site. They will provide a basis for evaluating and directing the planning and design of improvements to the planning area in the context of the surrounding area. They also demonstrate the possible alternative combinations of building and uses that will be resolved as the market responds to this unique opportunity.

These guidelines provide concepts to be used by project developers, builders, architects, engineers, landscape architects and other professionals to maintain the quality design that meets plan objectives. Additionally, the Pima County Design Review Committee shall review all development plan submittals resulting from this Specific Plan for compliance with the following guidelines.

The following goals form the basis for these guidelines:

- To encourage imaginative and innovative site design in a manner that is sensitive to existing site conditions;
- Create a sense of “one” project area that integrates a variety of uses with an integrated design theme;
- To promote cohesiveness among various uses within the Specific Plan area and create a sense of place;
- Establish special sign and site lighting programs specific to this development;
- Create variety, interest and high standards of architectural and landscape design;
- To create a dynamic entertainment, commercial and residential mixed-use development that serves the needs of the region.

B. Circulation

Interior circulation design shall be private and be designed to ease access to buildings within the Specific Plan area. Drainage patterns, safety features, economic construction practices and convenience will be considered in site design. Pedestrian walkways shall be integrated throughout the development to enable access to the Rillito River and Casas Adobes Wash Loop Trails and surrounding areas. Internal roads will be landscaped and designed to promote the overall theme of the project. Circulation design shall use ingress/egress points approved as part of the Riverside Crossing Block Plat.

C. Infrastructure

All proposed utilities, such as electrical and telephone lines, shall be visually screened through undergrounding or appropriate vegetative screening for above ground utilities.

D. Site Development

Random setbacks of buildings and landscaping are encouraged. Parking areas shall be designed to facilitate both vehicular and pedestrian movements. Parking areas shall incorporate both landscaping and screening to make them visually compatible with their surroundings and diffuse heat. The location of parking spaces are to be distributed across the site, with a goal of 80% of the parking occurring in front of the buildings, with no more than 20% of the spaces located to the sides and rear of the structure.

E. Landscape Guidelines

The landscape concept for Riverside Crossing Specific Plan is essential in achieving the unique character of this development. The project character is reinforced through the coordinated design and selection of landscape and paving materials, street furniture and lighting.

Landscape materials should enhance the major architectural design elements through the use of colors, forms, masses and lighting. Grouped masses of plant material shall be designed to complement architectural elevations and rooflines. Landscape design shall reflect and reinforce the overall project identity throughout the entire project. The project's interface with the Rillito River Park shall utilize native plants and be compatible with the River Park theme.

Native and drought tolerant plant material shall be used where possible. Plant materials shall be used to define space, create a visual image and separate differing land uses.

Landscaping design shall establish project identity and accentuate common entrance areas. Landscaping should be interspersed within parking areas and used to screen parking and non-residential storage areas. Landscaping and/or walls shall be used to visually screen and/or physically enclose outdoor storage areas, loading docks and ramps, transformers, and other unsightly objects.

The landscape plant palette for this project includes drought tolerant plants in accordance with Pima County landscape regulations. Interior landscape may use the oasis concept with exotic species. Turf may be integrated to mitigate glare and reduce heat, as well as to enhance the architectural style and sense of a mini-oasis. All required landscape for buffers and parking areas shall use only plants selected from the Pima County regulatory plant list. Landscape along the Rillito River Park shall use only native Sonoran desert plants.

F. Project Entries

Project entries will serve to introduce and define the limits and character of the Riverside Crossing Specific Plan area with monumentation, signage and vegetation of a scale that depicts the scale and magnitude of the project.

G. Street Furniture/Lighting

Street furniture shall include lighting fixtures benches, litter receptacles and plant containers that compliment styles of development on site and provide links to on site amenities. Numerous styles and designs for street furniture are acceptable for use within the Riverside Crossing Specific Plan area provided materials and project consistency is obtained through the Design Review Committee.

Parking lot lighting shall be designed to provide a sufficient intensity of light for adequate visibility and safety purposes, illuminating only parking lots, drive access ways and pedestrian walkways.

Concealed light sources are required. The design of light fixtures and their structural support shall be architecturally compatible with the surrounding buildings and be located, as much as possible, within landscaped areas with planters. All parking lot and driveway lighting should provide uniform illumination.

Pedestrian area lighting shall consist of low profile or bollard type lighting design of 42-inch maximum height. The light source shall be shielded and directed downward onto the ground in a limited radius.

H. Buffering and Screening

Loading dock areas shall be set back, recessed, screened or a combination of these, so not to be visible from streets or neighboring properties. Electrical equipment shall be mounted on the interior of the buildings where possible. When exterior mounting is practical, such equipment shall be installed where it is screened from public view.

All refuse containers shall be visually screened with a six foot high wall of material that matches the building architecture so that is not visible from the street or adjacent property. A recessed dumpster location may be incorporated as an alternative to the above screening method.

I. Signage Standards

Signage in the Riverside Crossing Specific Plan shall be designed to contribute to the integrated environment envisioned for the planning area. All signage shall be in compliance with current Pima County sign standards.

Tenant identity signage will be encouraged to compliment the desert inspired forms and colors of Riverside Crossing's architectural theme. The narrative of the Landlord's project identity and wayfinding theme will be designed to engender mood and a feeling of destination and interest, while the goal of the Tenant signage will be to contribute punctuation and character.

Project Identity Signage: Series of 'Identity Pylons' with pan-channel letters and accents.

Major Tenant Signage: Tenant logo type, logo and colors will be allowed as 'Face & Halo-Illuminated' channel letters.

Pad Tenant Signage: 'Face & Halo-Illuminated' pan-channel letters with contrasting anodized aluminum returns.

Entertainment Zone Signage: Open face neon and progressive signage will be encouraged, and use of alternative and perforated materials will be

considered. The character of the signage in this zone, adjacent to the theater, will be more festive and colorful.

Wayfinding Signage: Series of related directory and monument identification for pedestrian and vehicular traffic.

As it is in the interest of both Tenant and Landlord to have a clear and readable signage that reflects the theme of the Riverside Crossing development, the Landlord will require that the Tenant's signage adhere to the established criteria and the Tenant be encouraged to work with the Landlord's design consultant prior to presenting a signage program for Landlord approval. Landlord approval is required prior to submittal to the county for a sign permit.

J. Architectural Guidelines

It is the intent of the Riverside Crossing Specific Plan to promote festive atmosphere for commercial and entertainment uses. Festive, regionally appropriate colors will be used to promote the style and sense of place unique to this development, creating a thematic style of its own. Architecture shall appear to be integrated into an overall design theme and building colors shall integrate strong accent colors and materials to create variety and interest. Front setbacks shall be varied and long, unarticulated building facades shall be avoided.

Flat roofs with parapet walls to screen rooftop equipment are appropriate, although buildings with angular forms and changes in roof planes are encouraged. Mechanical equipment shall not be exposed on a wall surface of a building. All gutters and downspouts shall be integrated with building architecture.

The following conditions shall apply to the architectural design of all future development on-site:

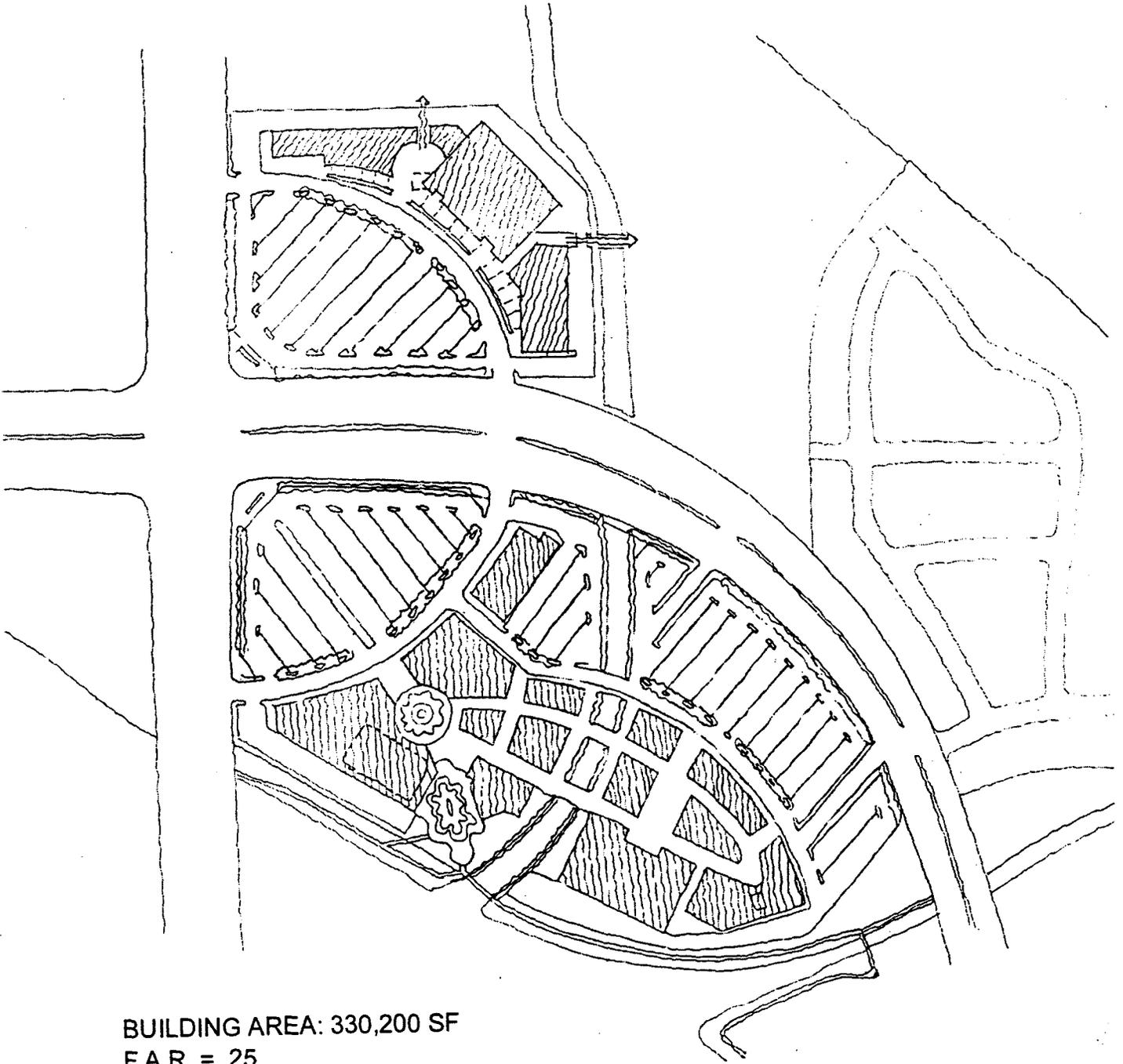
1. Buildings shall be varied in massing and scale and be designed to complement human scale at the ground or pedestrian level
2. Variations in roof lines shall be used to add interest and to reduce the scale of larger buildings
3. The mass of large buildings shall be broken up by dividing into basic geometric components, with wall planes.

4. Facades shall be articulated to reduce the scale and mass of buildings, and provide elements of visual interest. This is to be accomplished by:
 - a) Ground level facades shall have a mix of one-story pedestrian scale features. These features may include windows, entry areas, arcades and/or overhangs (awnings, trellis, etc)
 - b) Facades shall be broken by recesses and offsets. Alternatively, the horizontal length may be broken by vertical elements. Offsets or vertical elements shall be of sufficient size to effectively mitigate the visual impact of the horizontal line and mass.

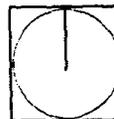
K. Design Concepts

The following design concepts are intended to give the user an illustrative idea of alternative ways in which the design concepts help to communicate various approaches. These illustratives are for communication purposes and may vary considerably from actual build-out of the Riverside Crossing Specific Plan site.

RIVERSIDE CROSSING
DESIGN CONCEPT A



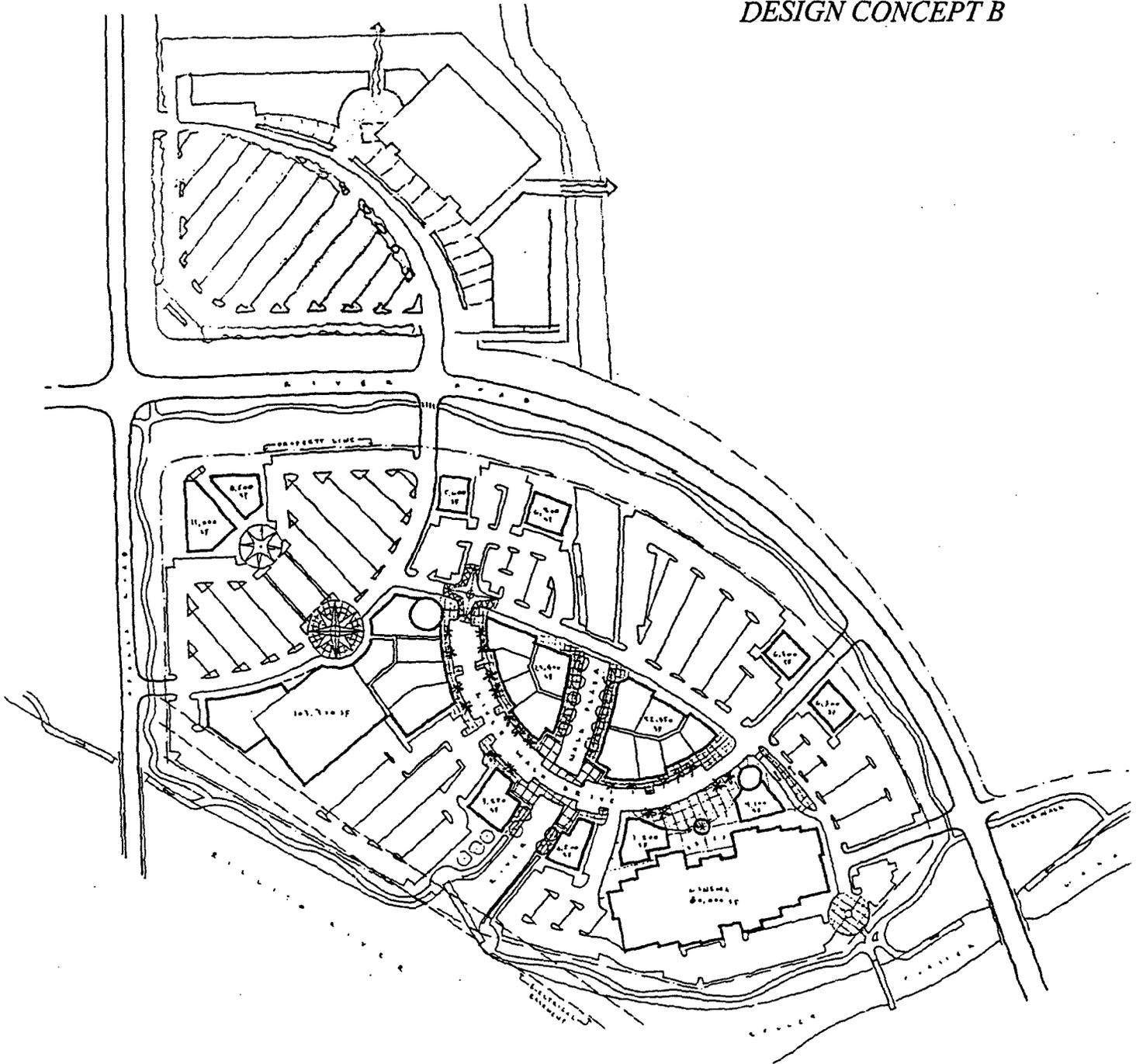
BUILDING AREA: 330,200 SF
F.A.R. = .25



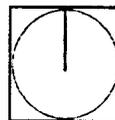
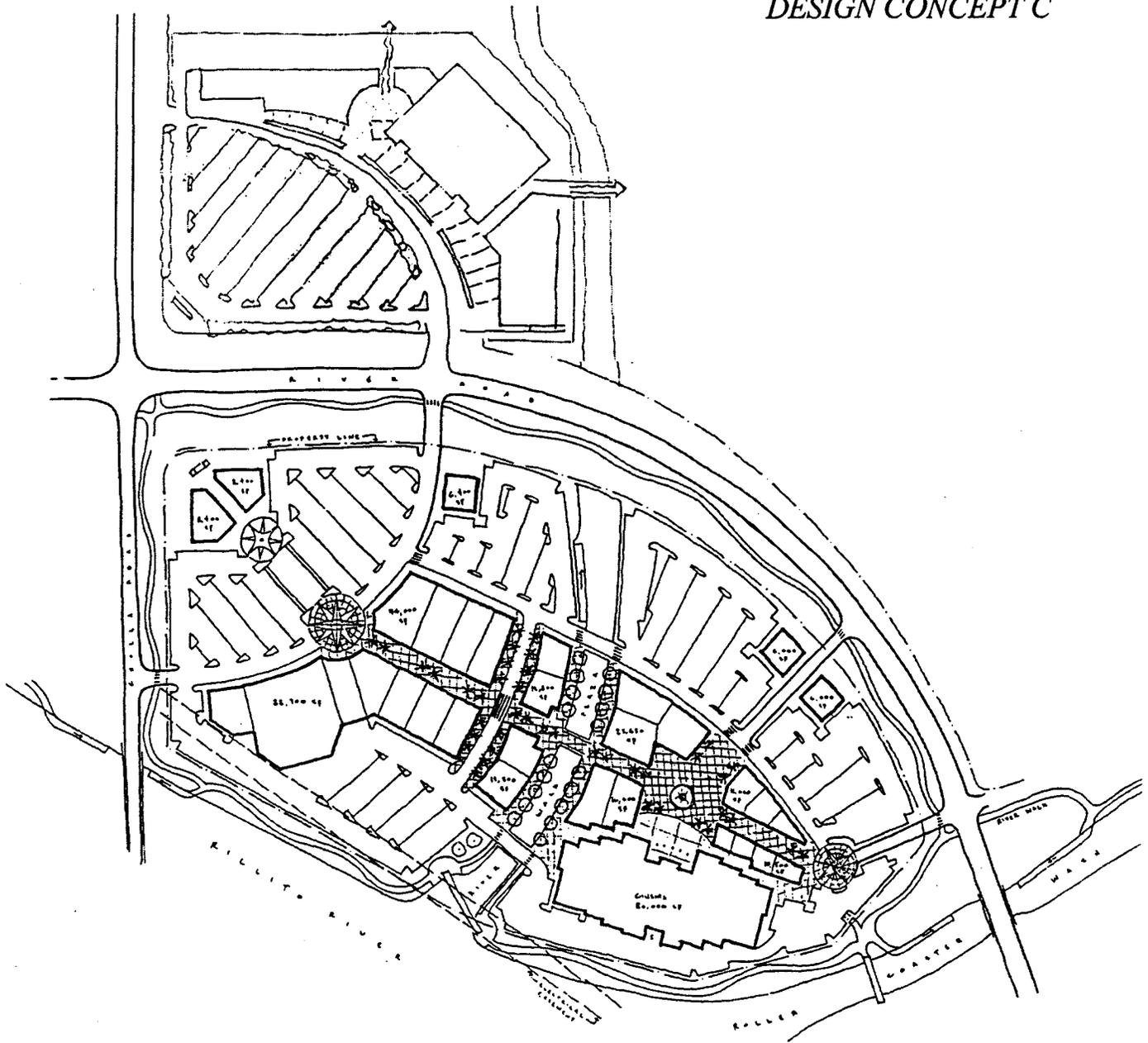
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TUCSON, AZ 85701 (520) 623-6146



**RIVERSIDE CROSSING
DESIGN CONCEPT B**



RIVERSIDE CROSSING DESIGN CONCEPT C



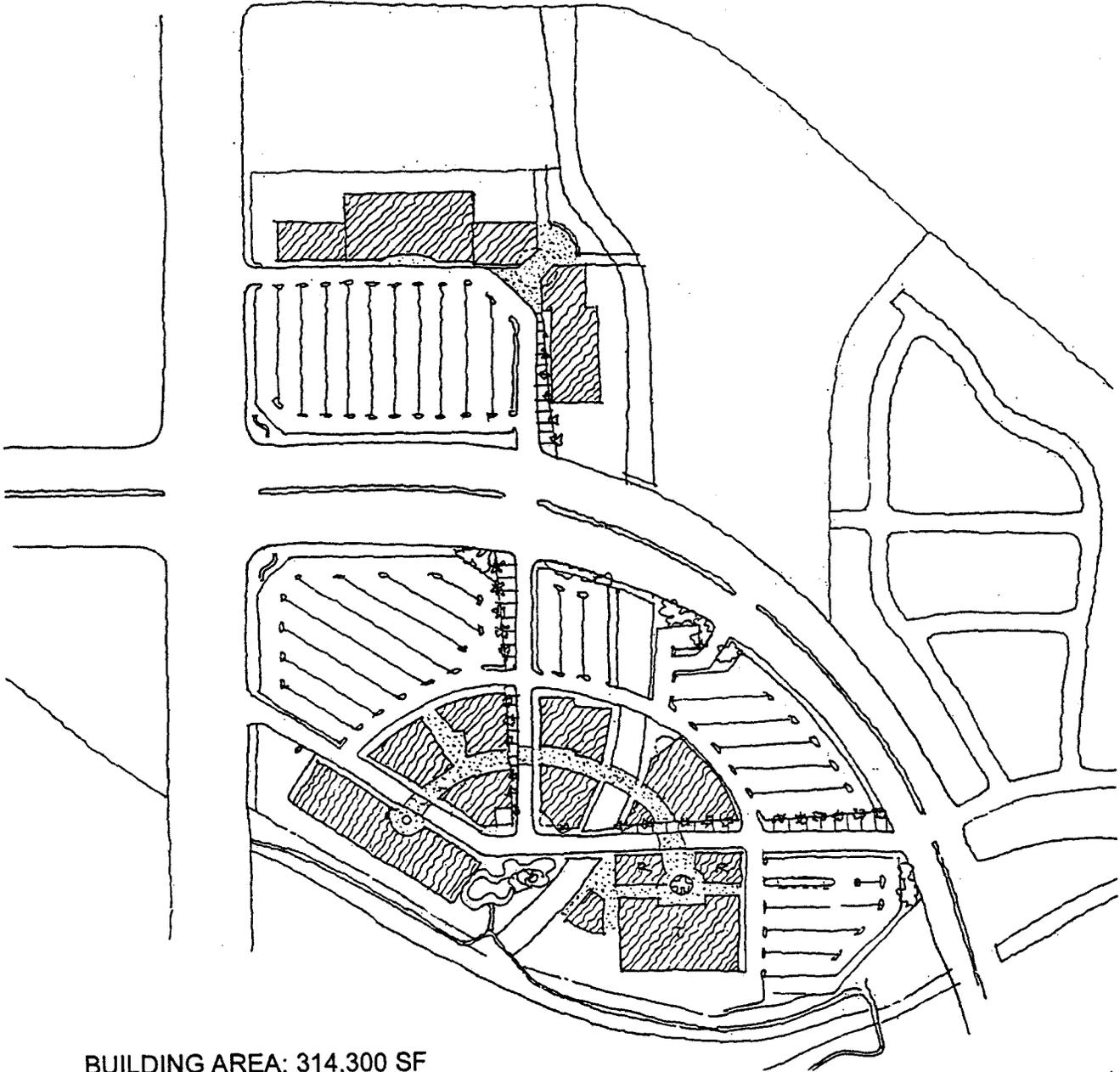
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116 S. CHURCH AVE., SUITE 1280
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prepared by:

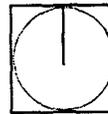


**Perkonitz + Ruth
Architects**
111 W. Ocean Blvd., Suite 1100
Long Beach, CA 90801
Tel: (562) 532-1100
Fax: (562) 532-1101

RIVERSIDE CROSSING
DESIGN CONCEPT D



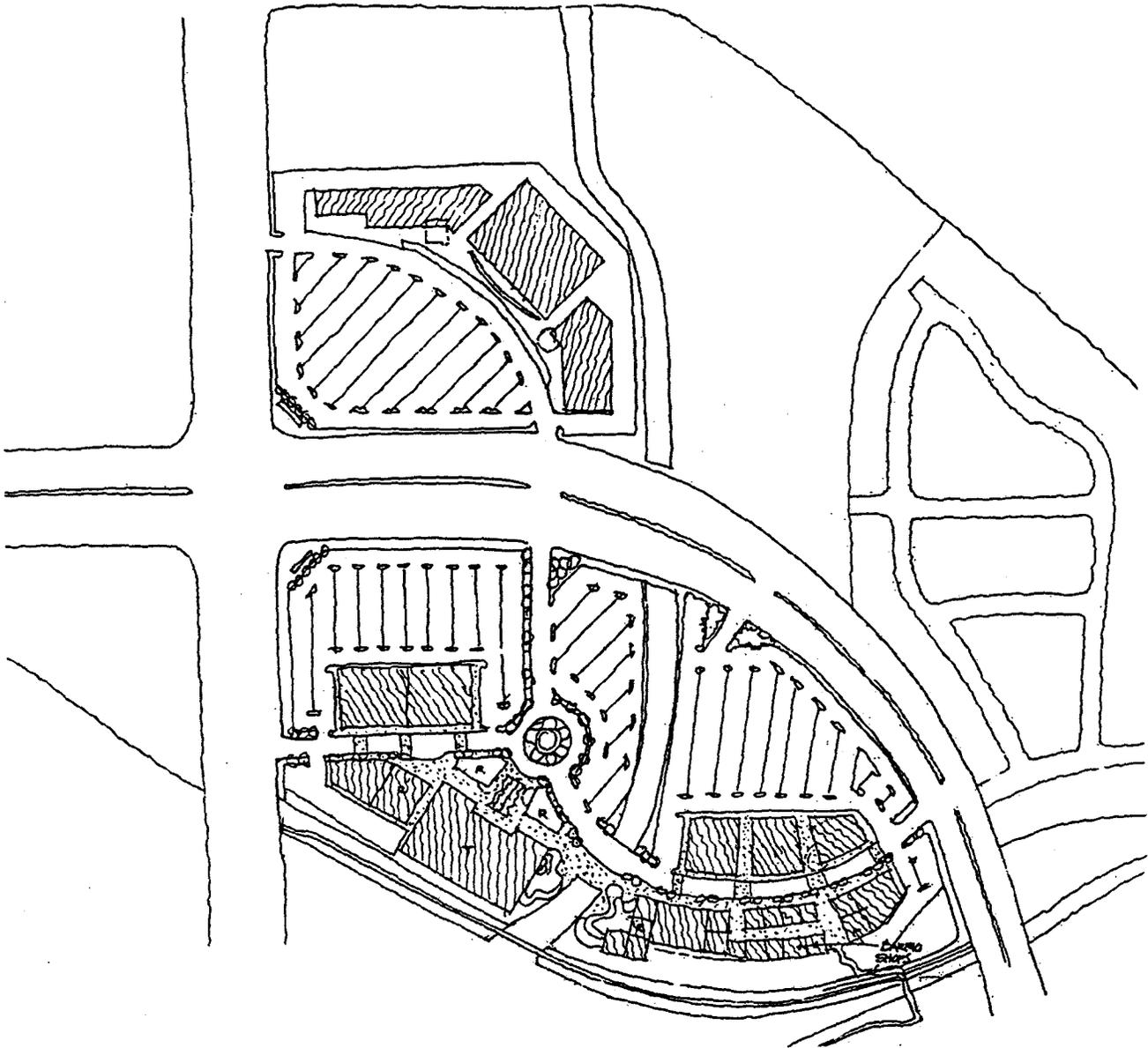
BUILDING AREA: 314,300 SF
PARKING PROVIDED: 1,820 +/-
F.A.R. = .24



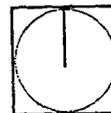
THE PLANNING CENTER
110 S. CHURCH AVE., SUITE 1200
TUCSON, AZ 85701 (520) 623-6146



RIVERSIDE CROSSING
DESIGN CONCEPT E



BUILDING AREA: 320,600 SF
F.A.R. = .24



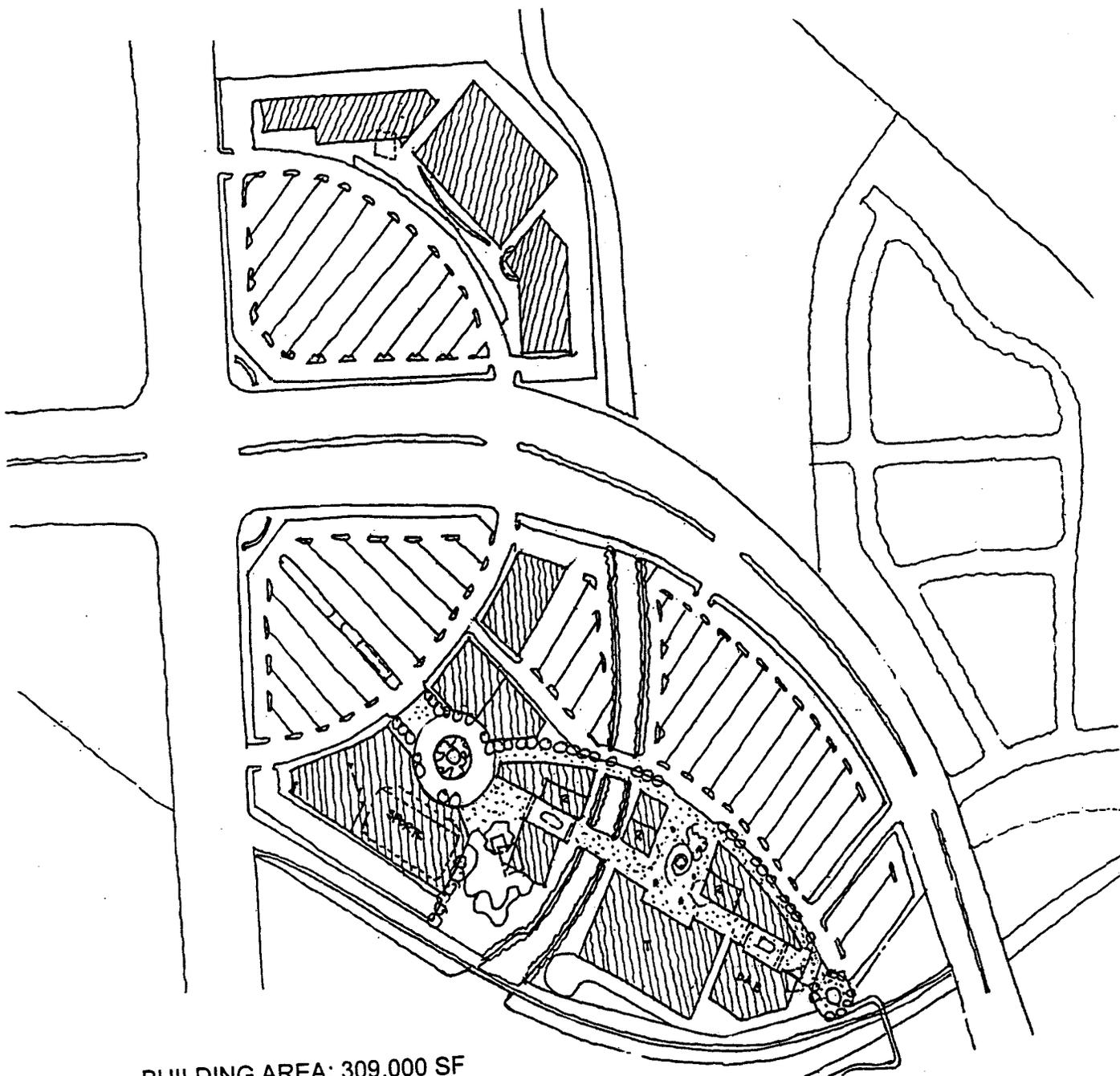
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TUCSON, AZ 85701 (520) 622-6148

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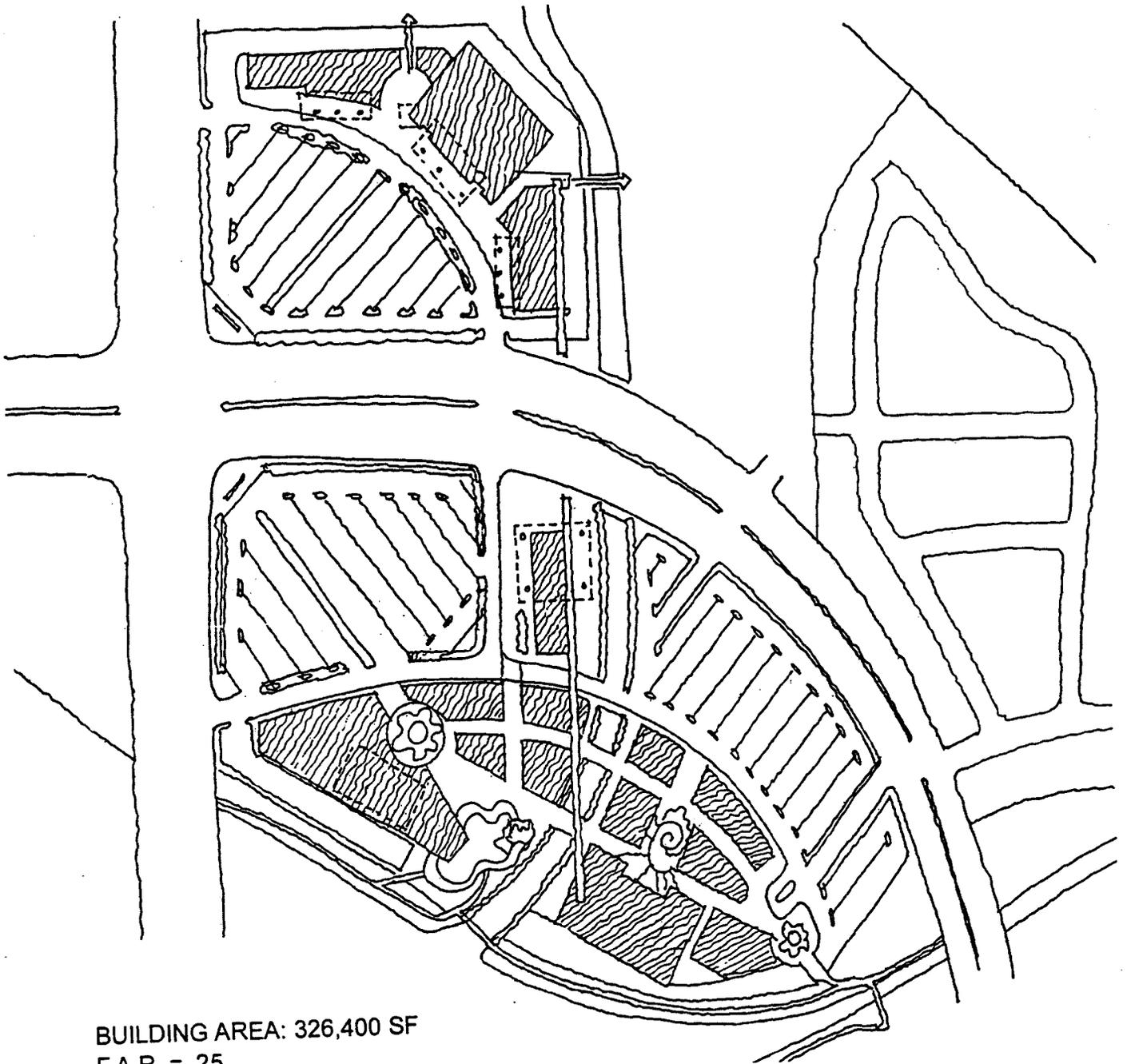
RIVERSIDE CROSSING
DESIGN CONCEPT F



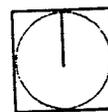
BUILDING AREA: 309,000 SF
F.A.R. = .23



RIVERSIDE CROSSING
DESIGN CONCEPT G



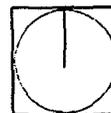
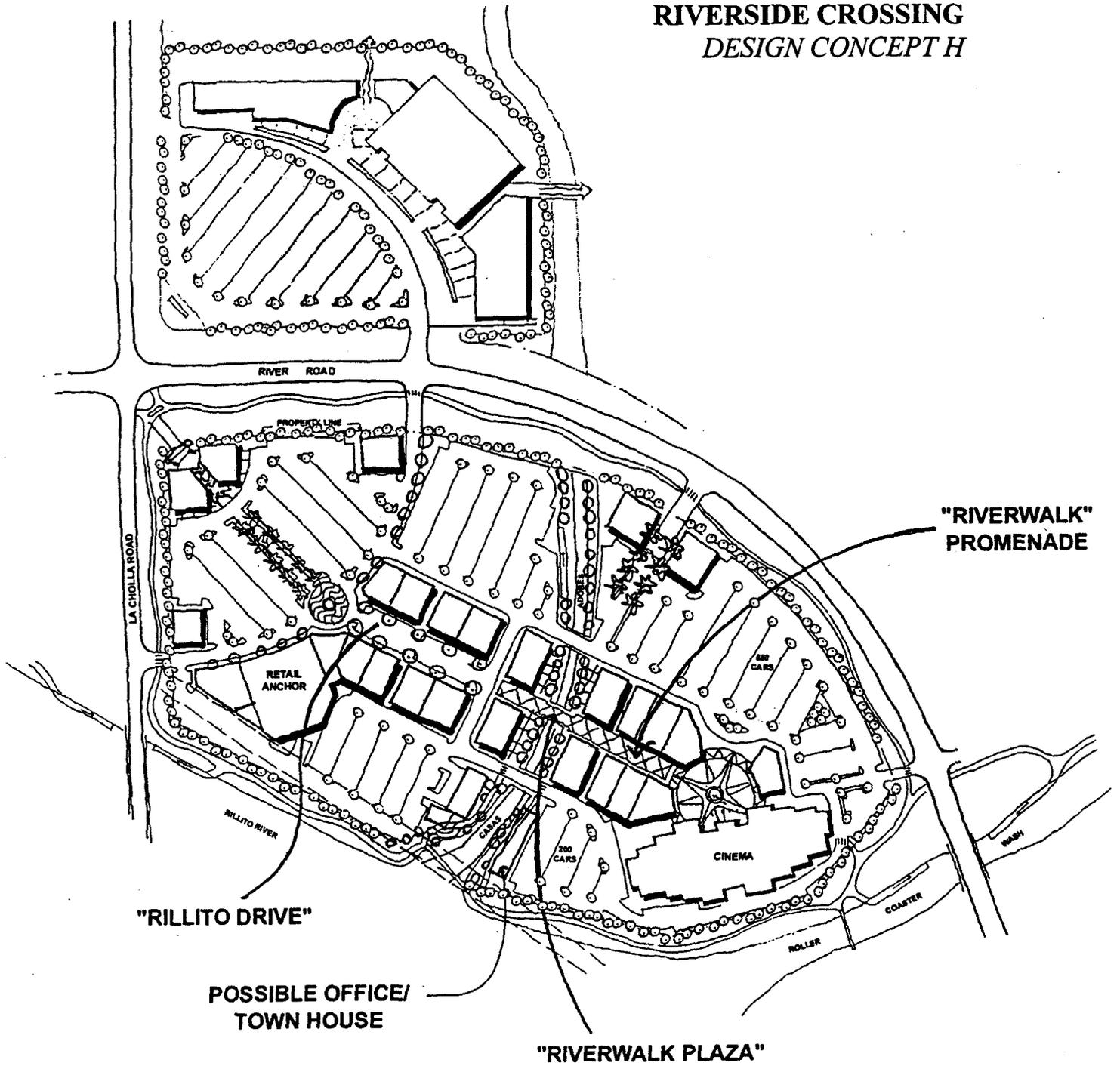
BUILDING AREA: 326,400 SF
F.A.R. = .25



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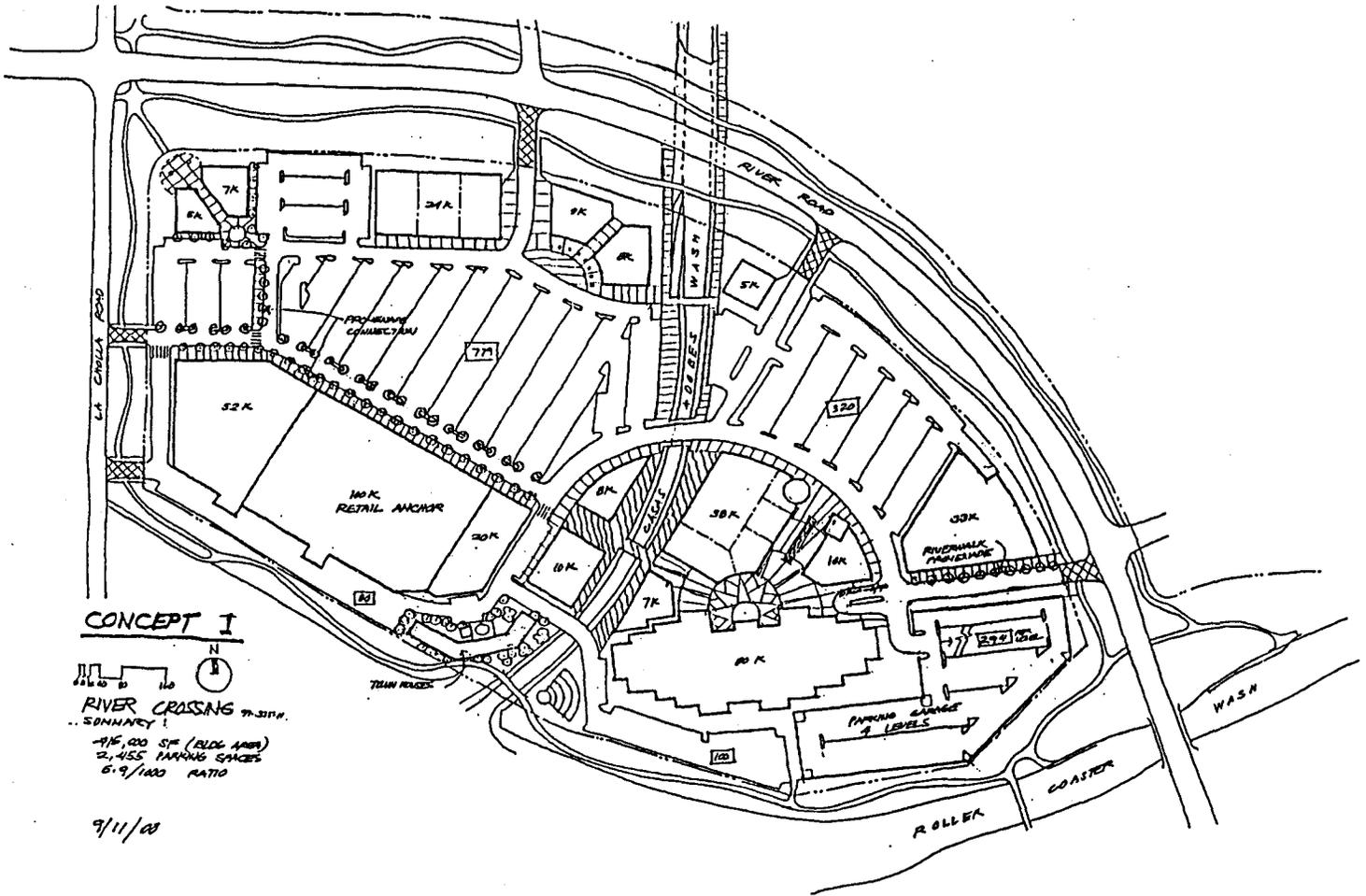
RIVERSIDE CROSSING DESIGN CONCEPT H



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RIVERSIDE CROSSING DESIGN CONCEPT I



IMPLEMENTATION AND ADMINISTRATION

V. IMPLEMENTATION AND ADMINISTRATION

A. Purpose

The regulations and guidance contained within this Specific Plan prescribe the implementation of development on the Riverside Crossing site. This chapter also provides information regarding general administration and amendment procedures.

B. Proposed Changes to Zoning Ordinances

The project will not result directly in the modification or change of any existing building codes or other ordinances except portions of the applicable Zoning Code of Pima County. The Development Regulations section of the Specific Plan addresses only those areas that differ from the Pima County Zoning Code. If an issue, condition or situation arises that is not covered or provided for in this Specific Plan, those regulations of the Pima County Zoning Code that are applicable for the most similar issue, condition or situation shall be used by the Zoning Administrator as guidelines to resolve the unclear issue, condition or situation. Where appropriate, the Specific Plan allows for alternative uses for any given development area, which provides market responsive development without burdening Pima County with continual rezoning applications.

C. Site Plan and Architectural Review Process

The Specific Plan shall be implemented through the review process of development plans and/or plats through Pima County. All development plans and/or plats for non-residential projects shall be submitted to the County staff for review and approval. All development plans shall be approved by the Pima County Design Review Committee for compliance with the Specific Plan regulations and design guidelines prior to development plan approval.

Applicants are encouraged to submit preliminary plans for review and comment by the Pima County Planning Division prior to the final preparation of a Development Plan or plat. Comment from other County departments and service agencies shall be sought by the applicant prior to preparing recommendations on the finalized plans.

D. General Administration and Amendment Procedures

1. Adoption

Upon adoption of the specific plan ordinance, the plan shall become the zoning district of the Riverside Crossing property and

shall replace the existing zoning designation on the official county zoning map.

2. Administration and Enforcement

The Specific Plan shall be administered and enforced by the Pima County Planning Official.

3. Amendments

The Planning Official may allow minor changes to the criteria set forth in the Specific Plan, providing said changes are not in conflict with the overall intent as expressed in the Plan. Any changes must conform to the goals and objectives of the Plan.

The following items shall be considered to be minor changes:

- ❖ The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.
- ❖ Changes to the infrastructure, such as drainage, water, and sewer systems, which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Plan.
- ❖ The determination that a use be allowed which is not specifically listed as permitted but which shall be determined to be similar in nature to those uses explicitly listed as permitted.
- ❖ Adjustments to development standards that are in the interest of the community and do not affect health or safety issues.

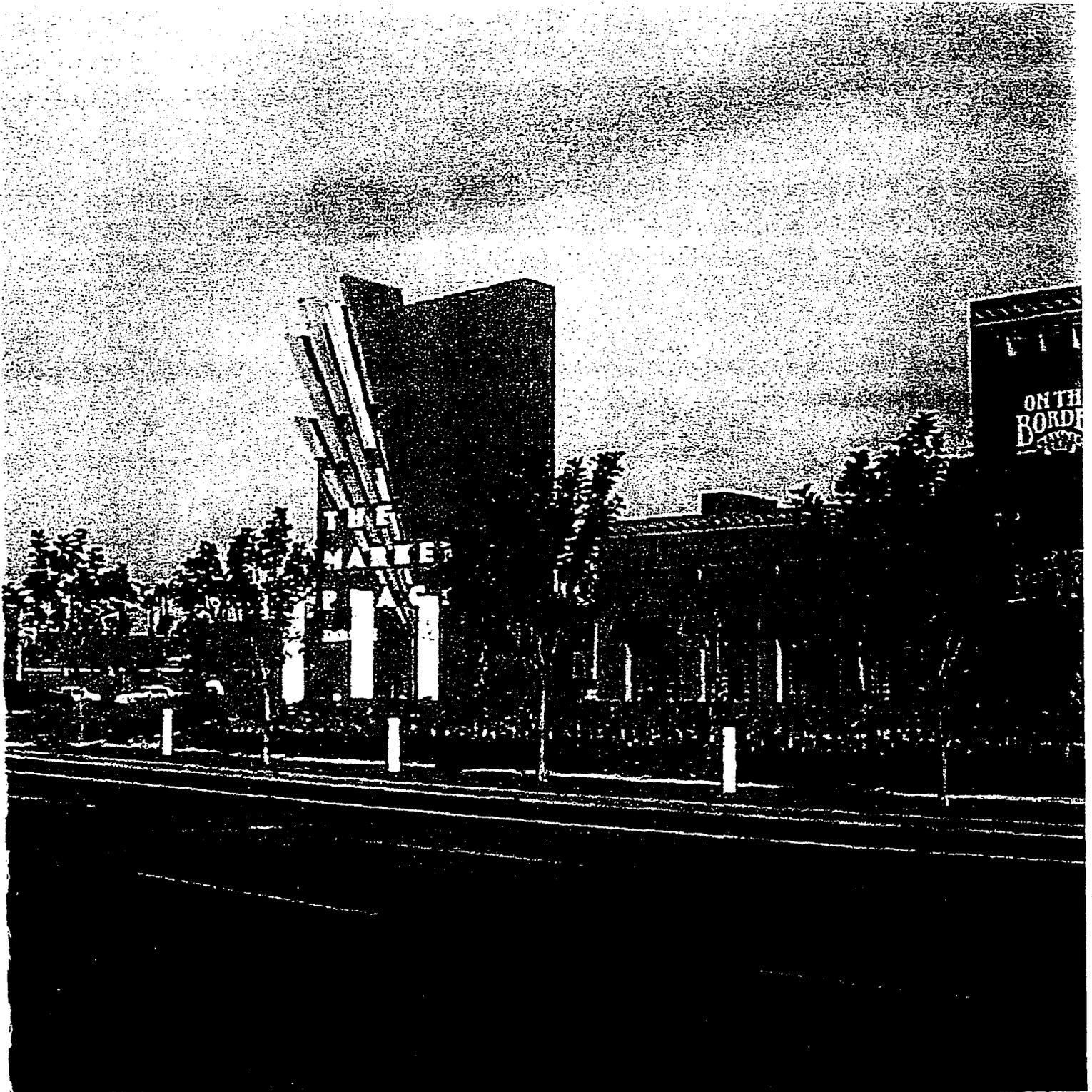
4. Amendment Procedures

Amendments to the Specific Plan shall be made in accordance with Section 18.90 of the Pima County Zoning Code.

Appendix A: Project Theme Examples

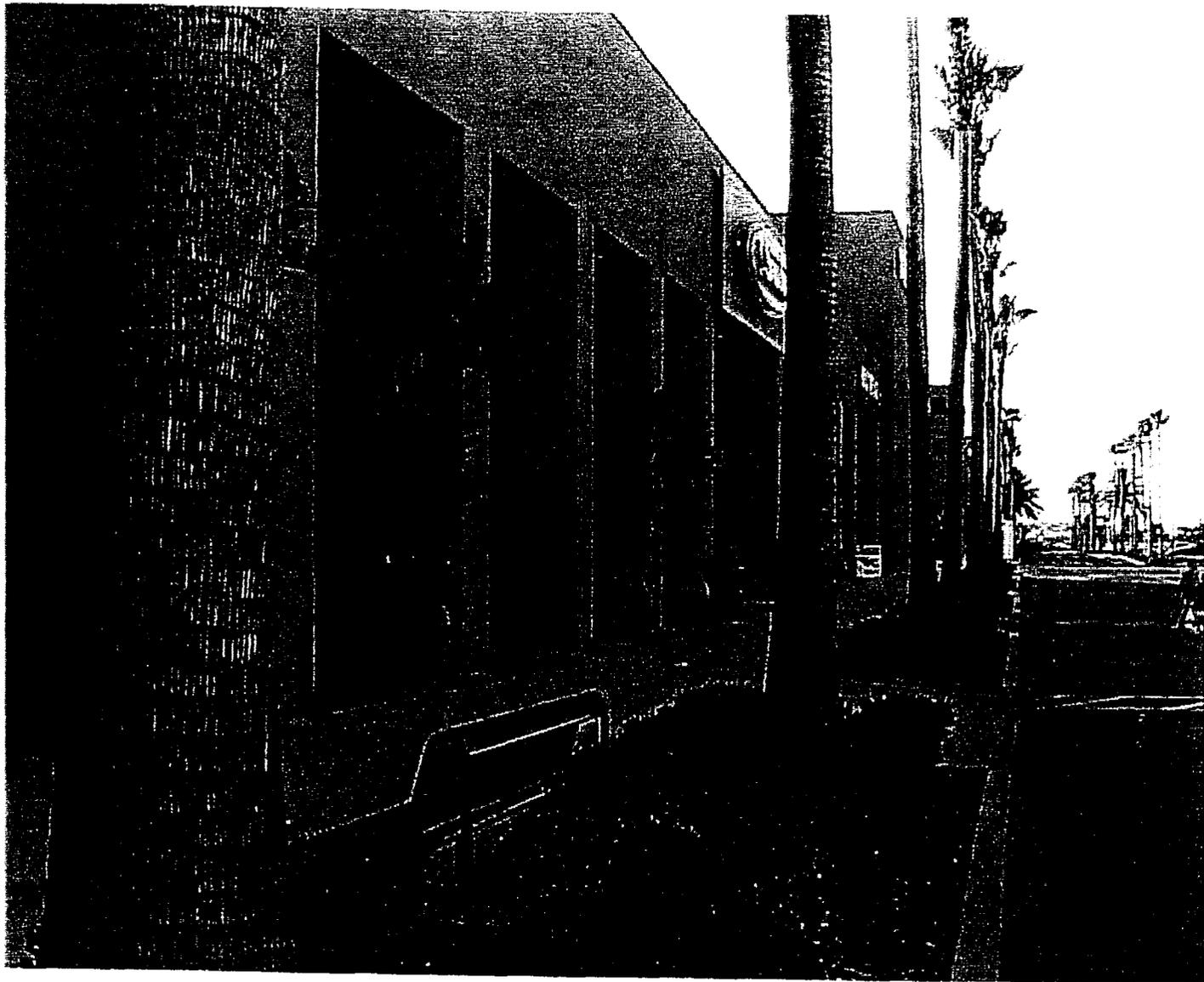
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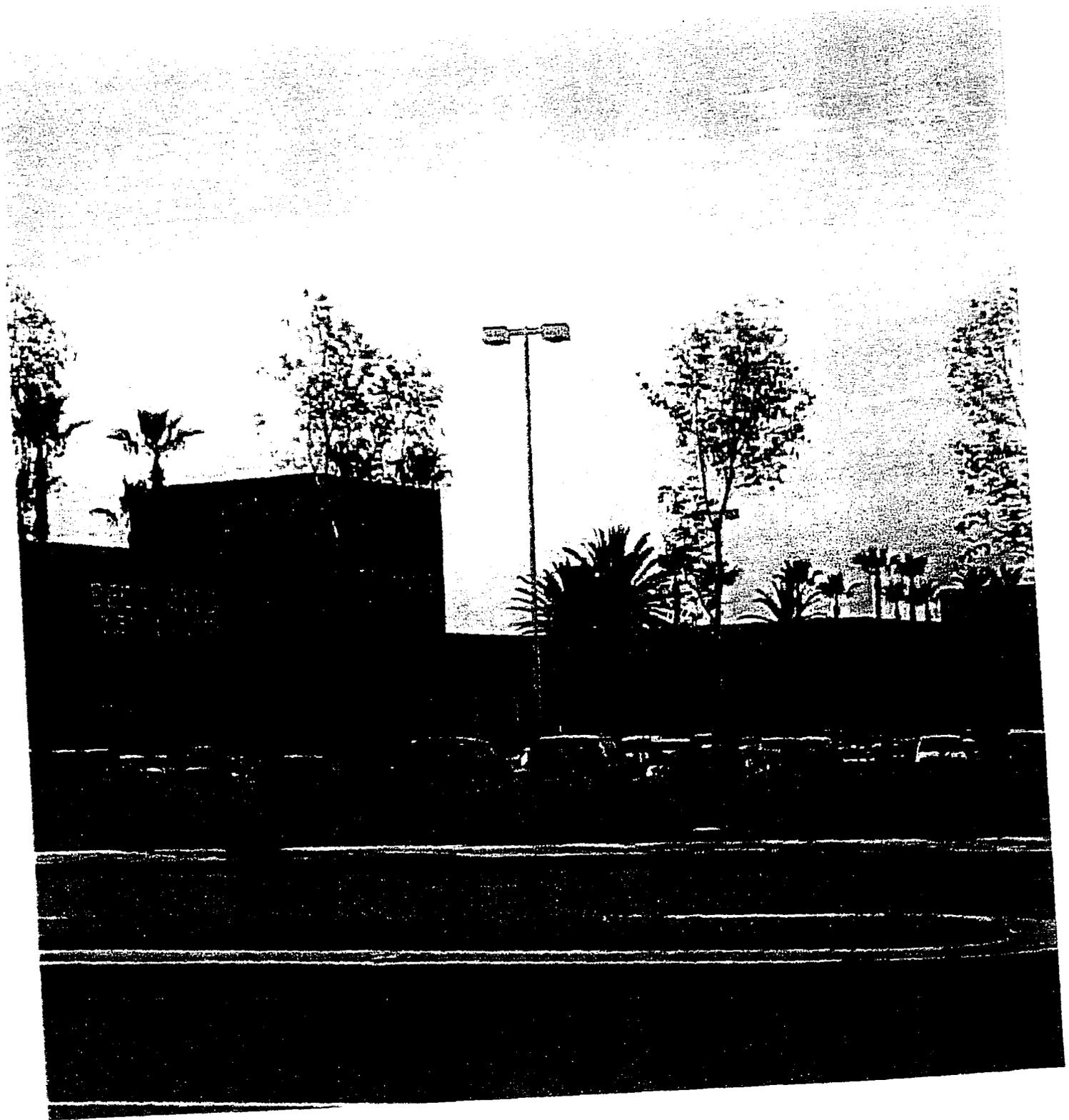
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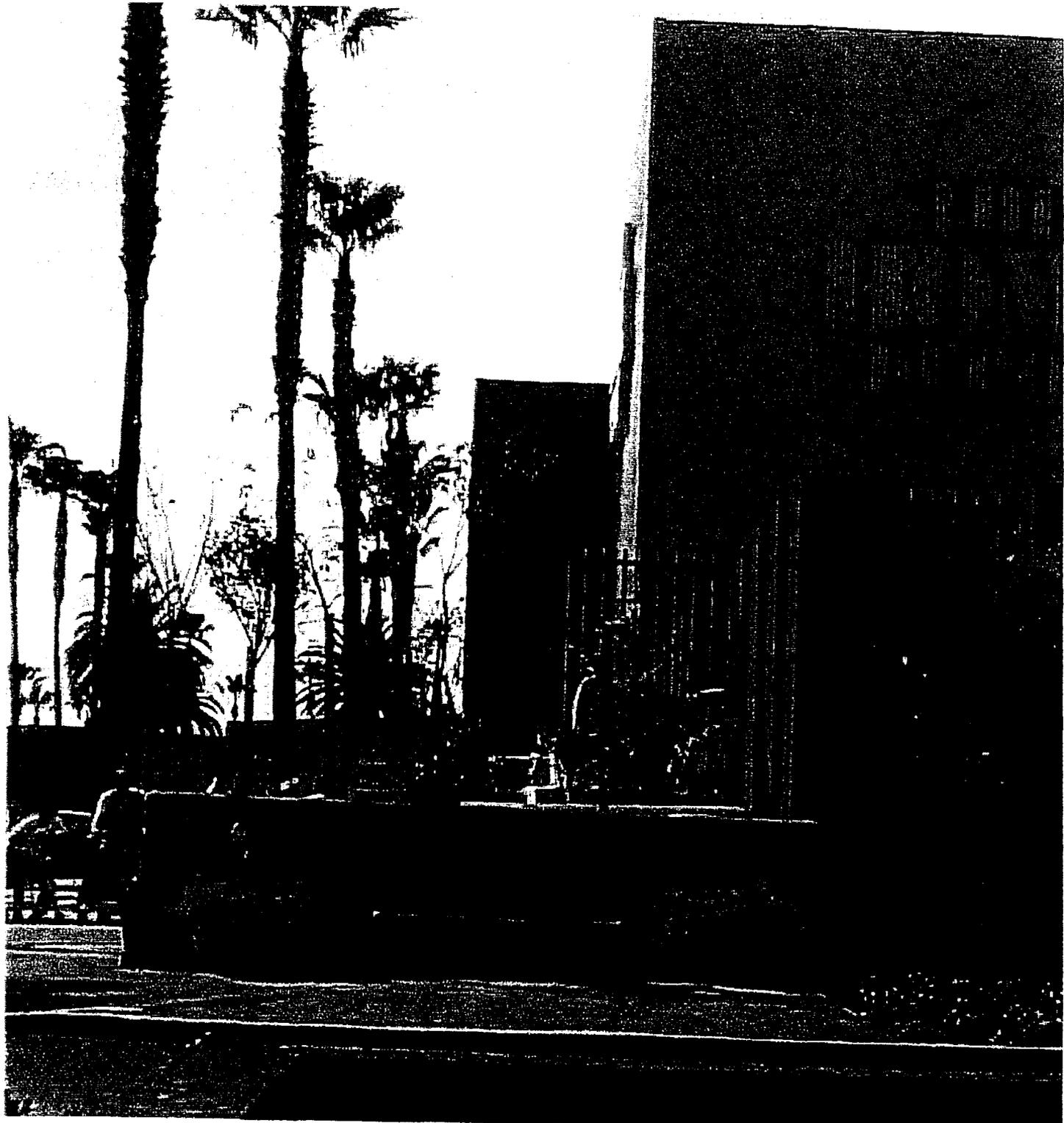
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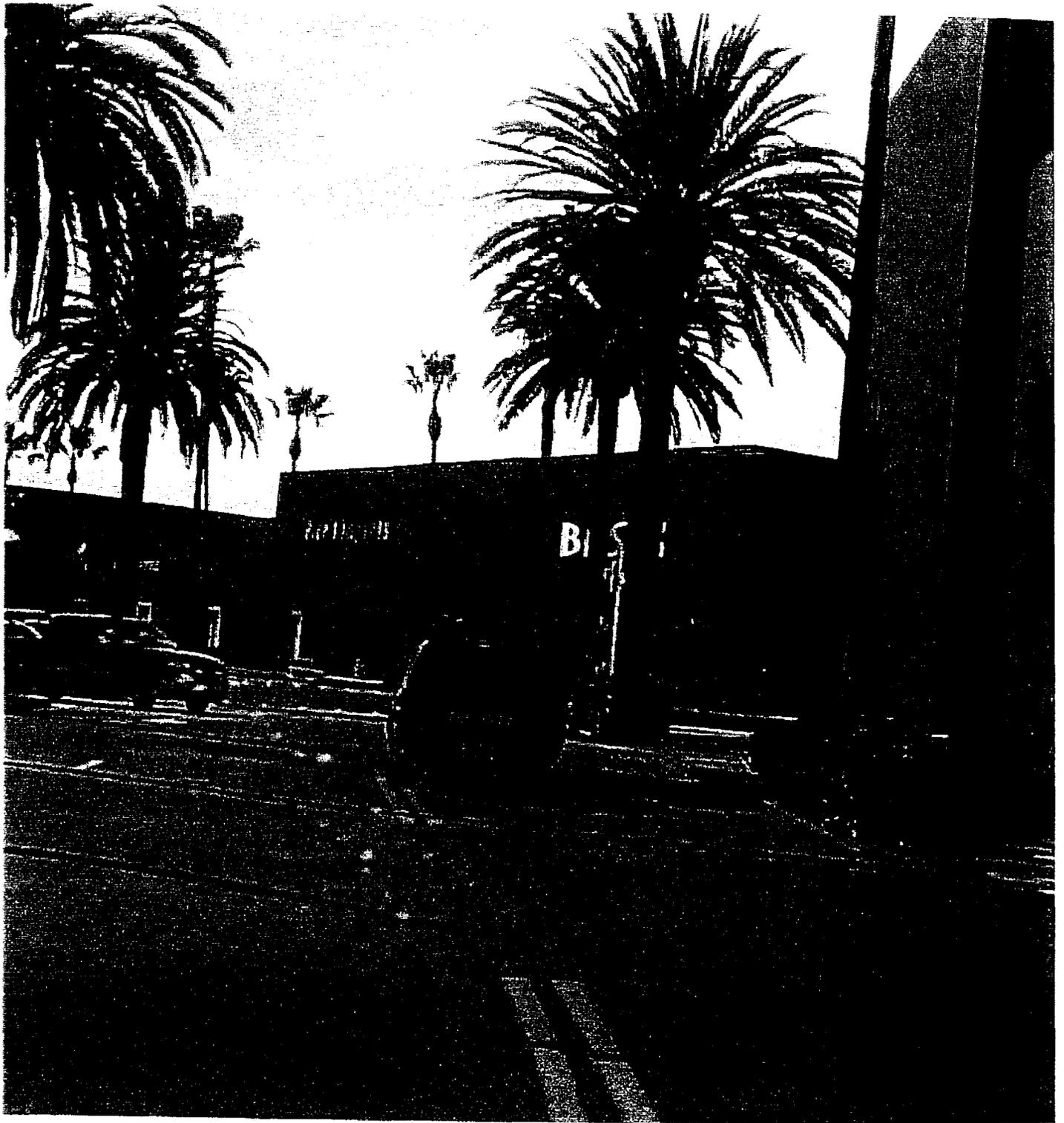


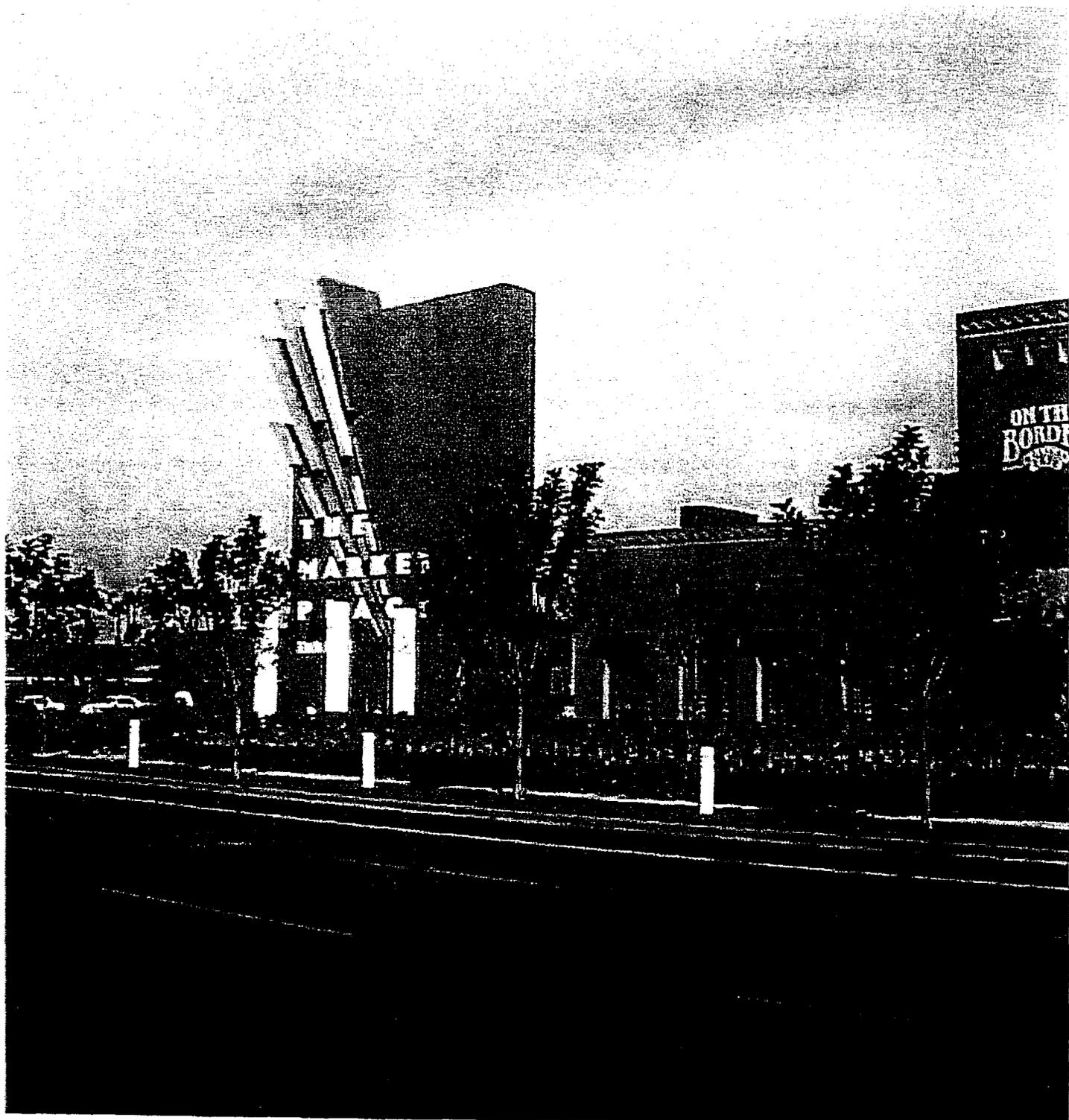
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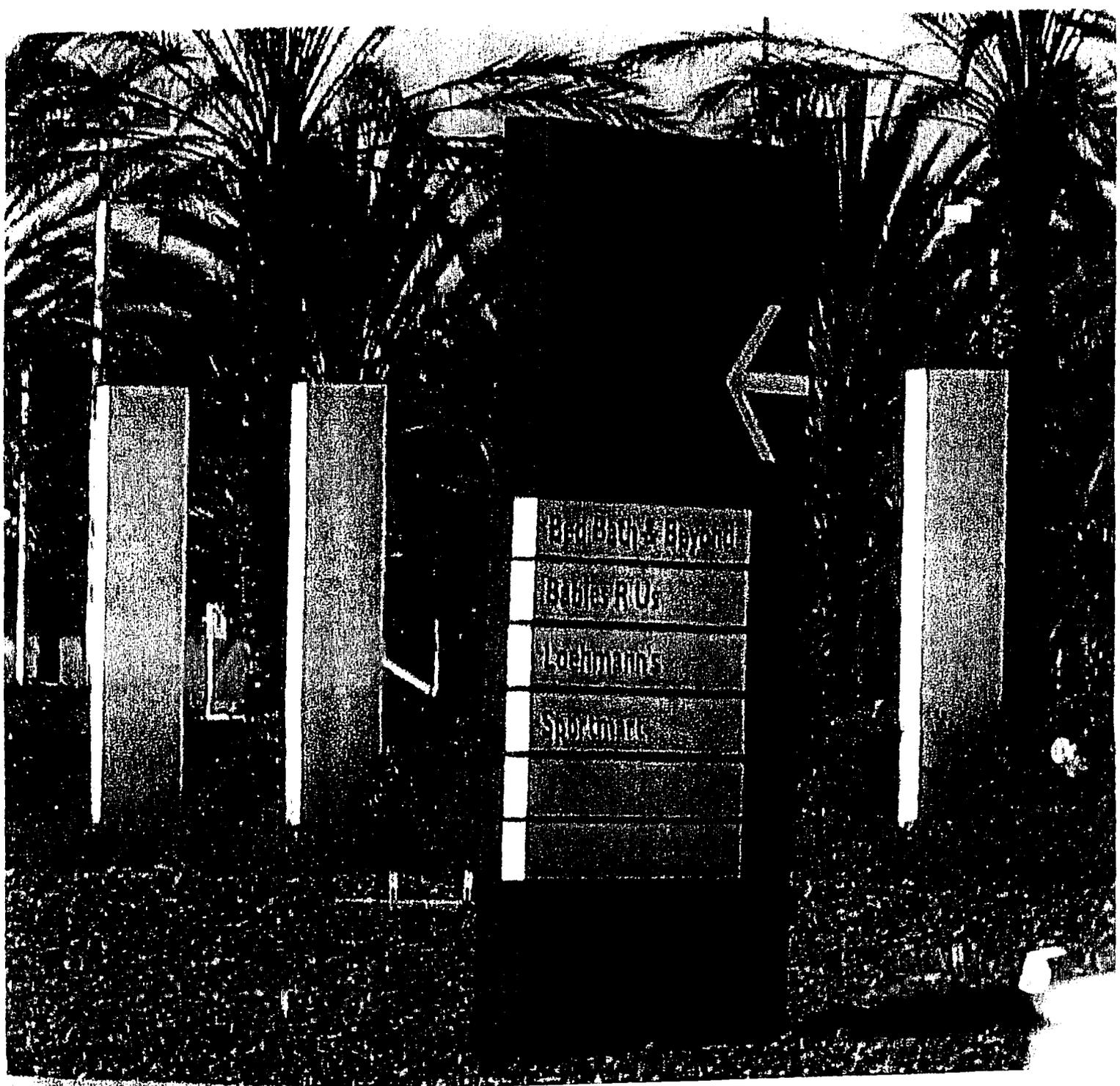
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