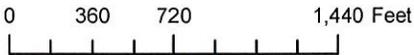
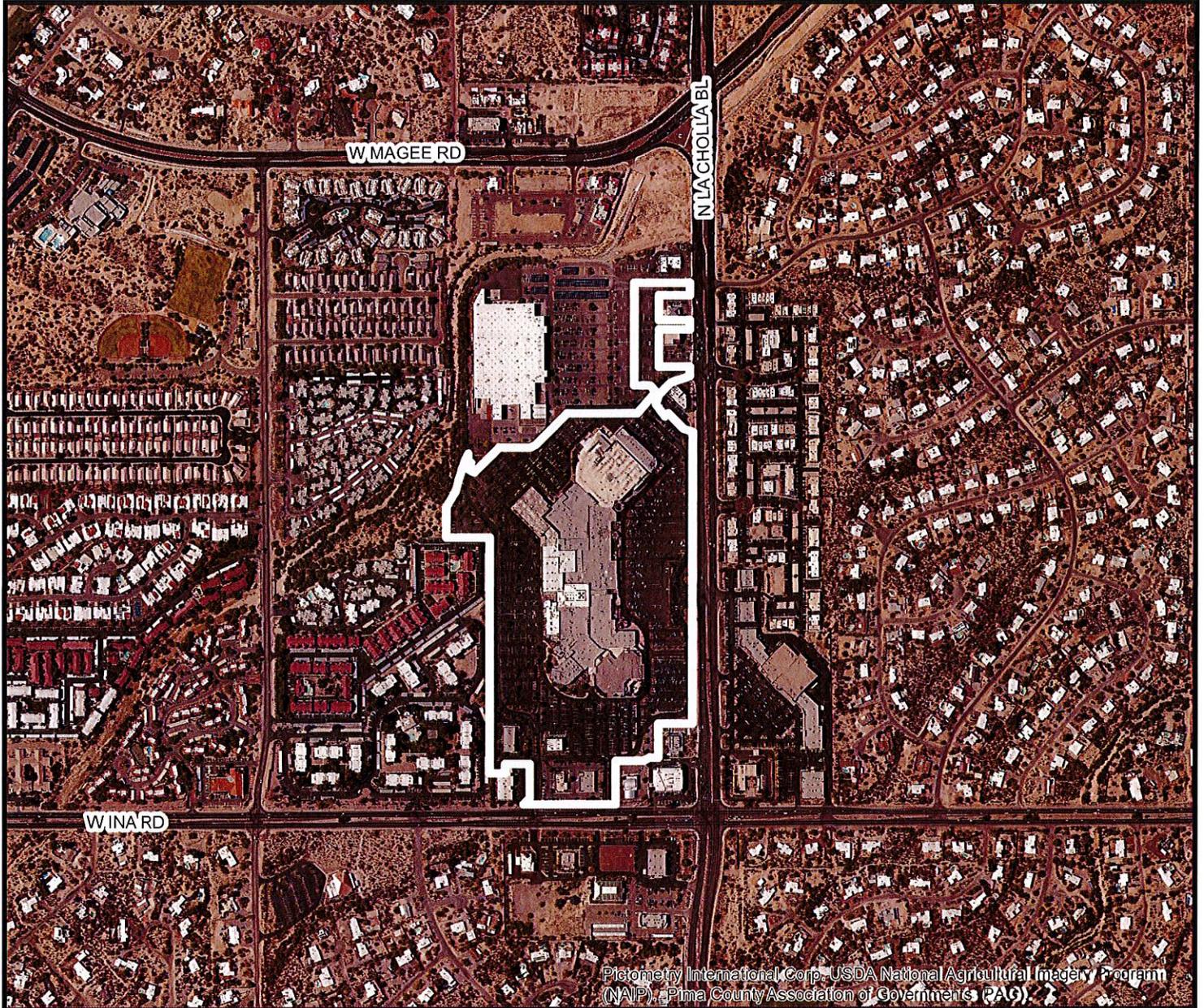


Case #: P18SP00001

Case Name: FHM PARTNERS LLC - FOOTHILLS MALL SPECIFIC PLAN

Tax Code(s): 225-43-018Q, 225-44-315A, 316B, 316C, 317D, 318B, 319A, 319D, 320A, 320B, 320C, 321D, 321E, 321F, 321G, 321H, 321J, 322B, 323B, 324A, 324C, 324D



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**



Notes:




Map Scale: 1:10,000

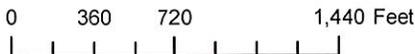
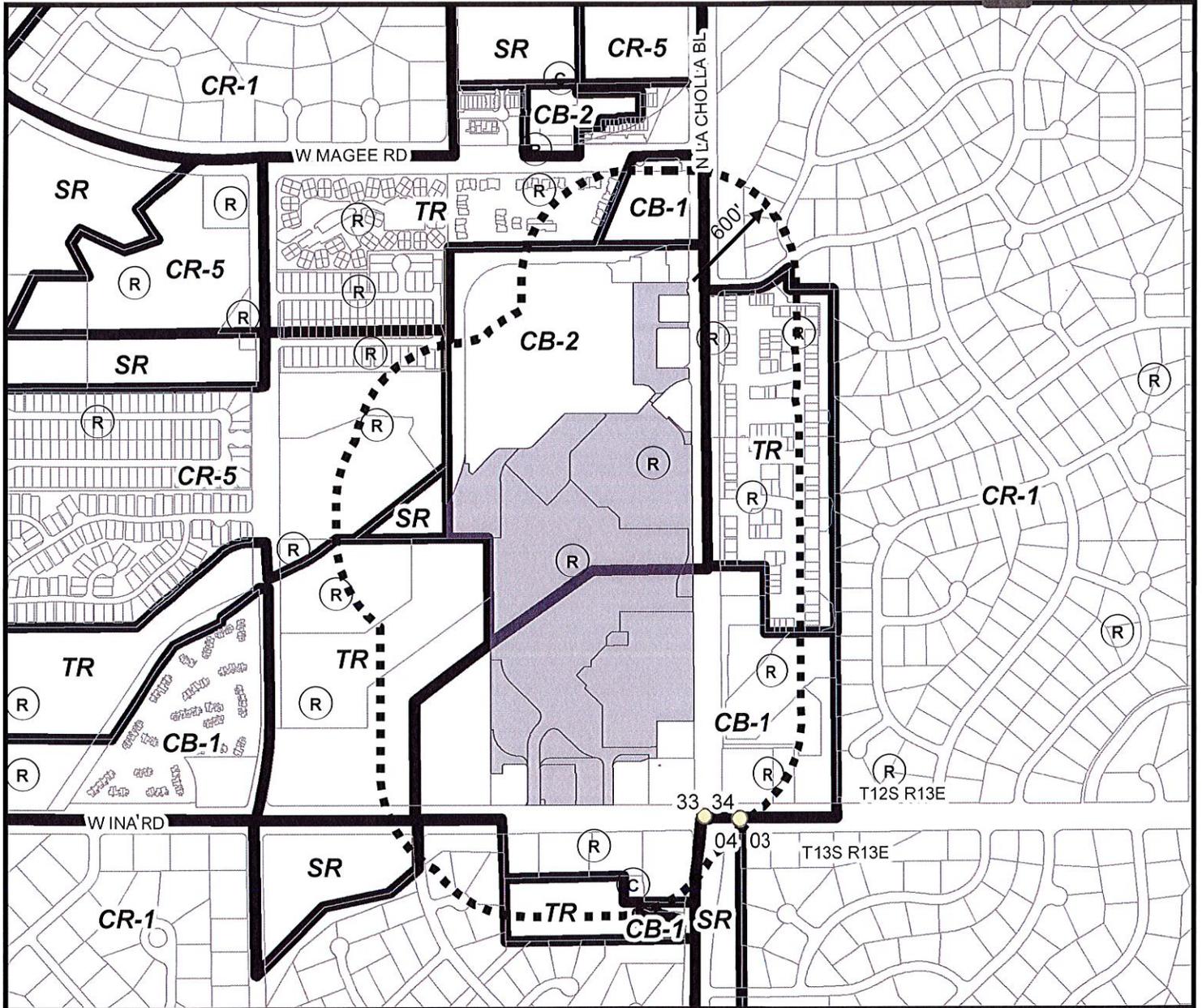
Map Date: 06/06/2018

Case #: P18SP00001

Case Name: FHM PARTNERS LLC - FOOTHILLS MALL SPECIFIC PLAN

Tax Code(s): 225-43-018Q, 225-44-315A, 316B, 316C, 317D, 318B, 319A, 319D, 320A, 320B, 320C, 321D, 321E, 321F, 321G, 321H, 321J, 322B, 323B, 324A, 324C, 324D

-  600' Notification Area
-  Subject Site
-  Zoning Boundary



Area of prosed rezoning from CB-1 & CB-2 to SP



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 06/27/18 (scheduled)

Board of Supervisors Hearing: (to be scheduled)

Base Map(s): 76, 115

Map Scale: 1:10,000

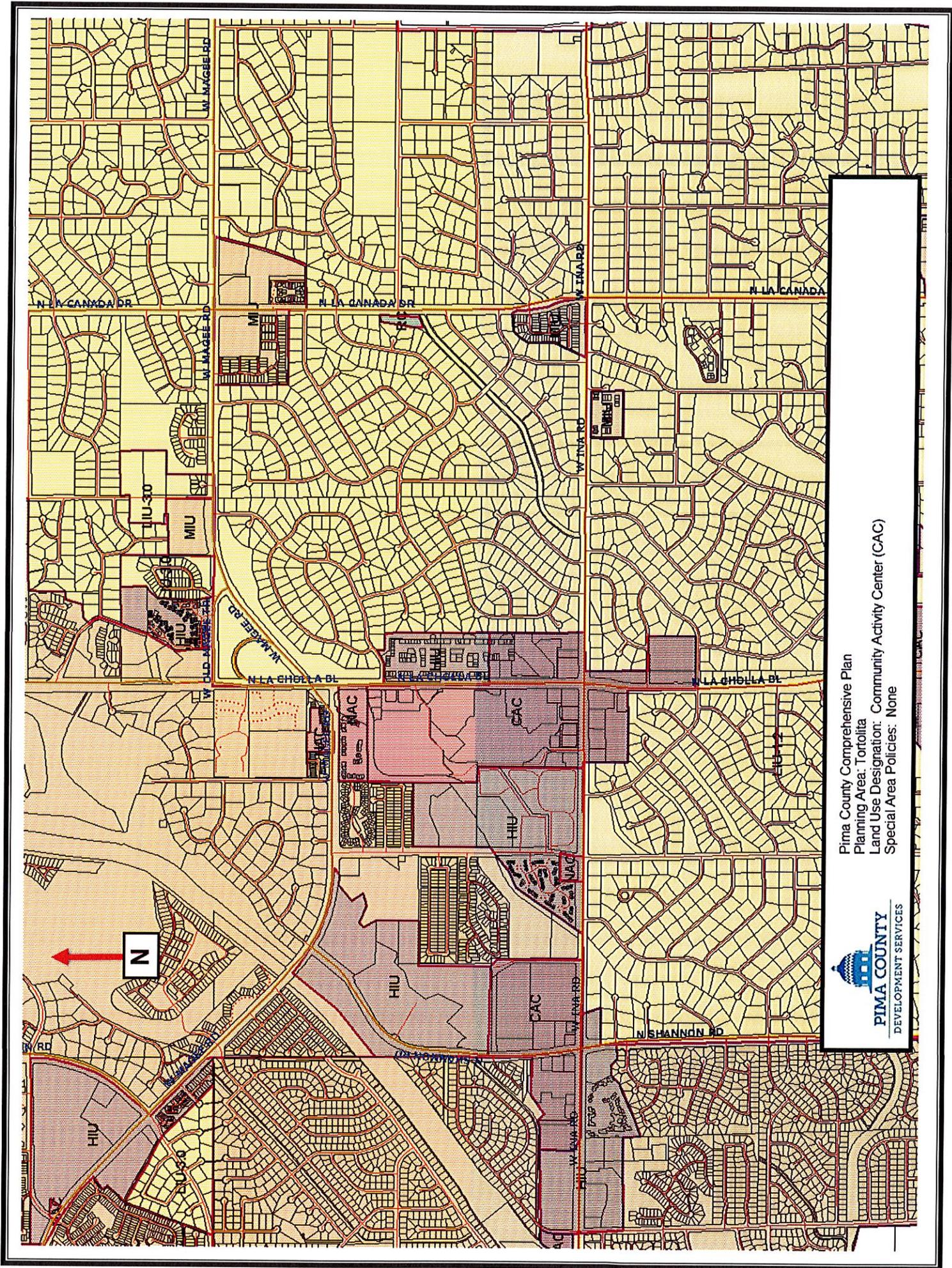
Map Date: 06/05/2018



## Community Activity Center (CAC)

Objective: To designate medium and higher intensity mixed use districts designed to provide a full range of goods and services; office and medical uses; hotels; research and development opportunities; educational and institutional uses; and other similar uses as described in the Campus Park Industrial (CPI) zoning district (Section 18.49); and compatible medium to higher density housing. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how it serves to create or enhance the mixed use character of the designated activity center as a whole. Larger centers may include a regional mall. Smaller centers may provide goods and services needed on a more frequent basis. These may include a major supermarket, discount department stores, large variety stores, or specialty stores such as a hardware/building/home improvement stores. Community Activity Centers may be located on major arterial roadways with access to public transportation. All centers will have direct pedestrian and bicycle access to surrounding neighborhoods. Community Activity Centers may range from 25 acres to up to 100 acres or more in size depending on the area served and services provided.

- Residential Gross Density: (if any) Minimum- 6 RAC; Maximum- as allowed by the requested conforming zoning district
  
- Residential Gross Densities for TDR Receiving Areas: Minimum- 6 RAC; Maximum- 18 RAC



Pima County Comprehensive Plan  
 Planning Area: Tortolita  
 Land Use Designation: Community Activity Center (CAC)  
 Special Area Policies: None





May 25, 2018

**Subject: Foothills Mall Specific Plan – Neighborhood Meeting Invitation**

Dear Neighbor:

Our firm represents FHM Partners, LLC (the “Owner”), the owner of about 51 acres of what is currently known as Foothills Mall (“FHM”) at the northwest corner of Ina Road and La Cholla Boulevard. (See *Project Location*, below.) The Owner is excited about re-positioning FHM to create a unique, urban, mixed-use environment (the “Project”), which will be accomplished through a Specific Plan rezoning process. As a resident, property owner or neighborhood association representative who lives and/or owns property near FHM, we invite you to attend a neighborhood meeting to learn more about the long-term plans for the property.

Across the country, urban and suburban shopping malls are evolving to create new environments. The move away from outdated mall concepts provides an incredible opportunity to redevelop and reposition the FHM property to provide a unique, exciting, regional destination and living environment. To facilitate this vision, the Owner is seeking a rezoning to Specific Plan, which tailors a set of zoning criteria to match the needs of this Project and providing flexibility in design and location of uses.

The meeting will include a presentation on this exciting infill, redevelopment project within an area of Pima County that needs reinvestment and revitalization. We will review the County’s rezoning approval process, and there will also be plenty of time for questions. The meeting will occur on:

**DATE:** Thursday, June 14, 2018  
**TIME:** 6:00 PM to 7:30 PM  
**LOCATION:** Pima Community College  
Northwest Campus  
7600 N. Shannon Road  
Room A207, located at the north end  
of Building A, 2<sup>nd</sup> level *(see back side of this letter for map of meeting location)*

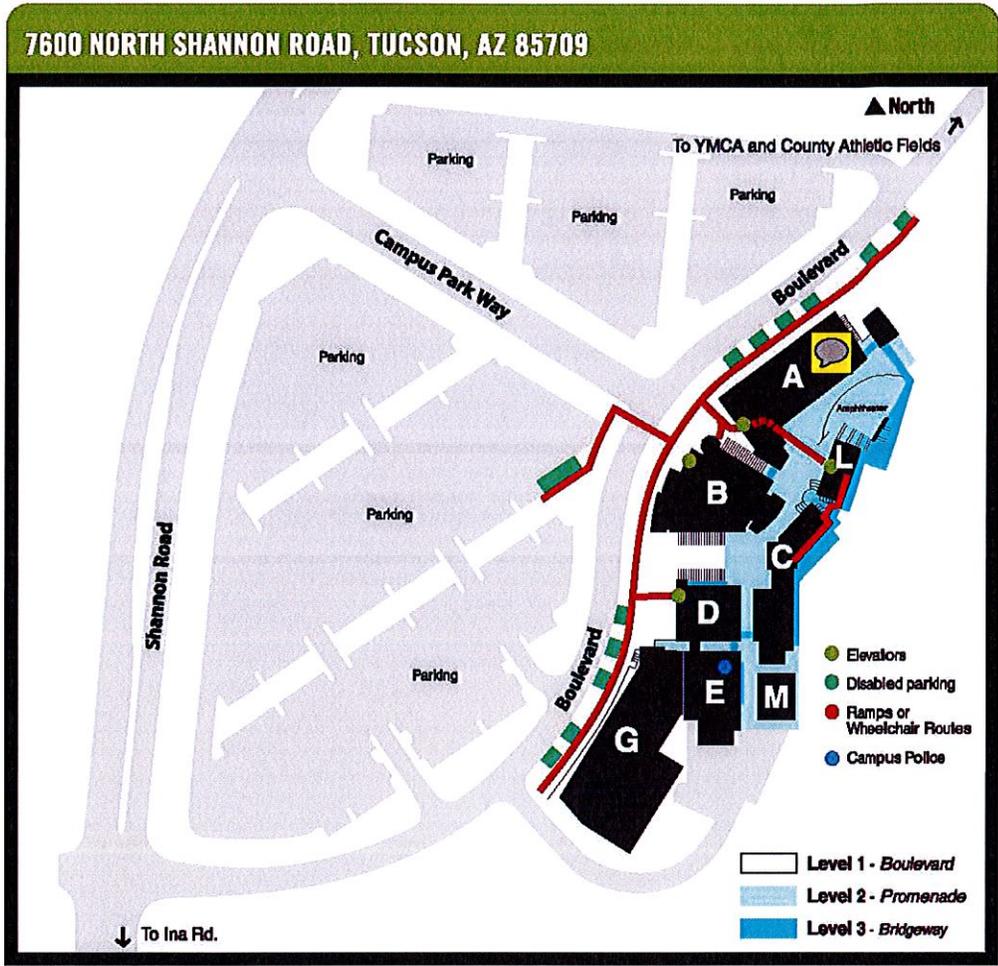


We look forward to seeing you at the neighborhood meeting. If you have any questions before the meeting, or if you cannot attend the meeting and would like to discuss or have questions about this Project, please contact Keri Silvyn or me at (520) 207-4464 or via email at [ksilvyn@lsblandlaw.com](mailto:ksilvyn@lsblandlaw.com) or [rlarge@lsblandlaw.com](mailto:rlarge@lsblandlaw.com).

Sincerely,

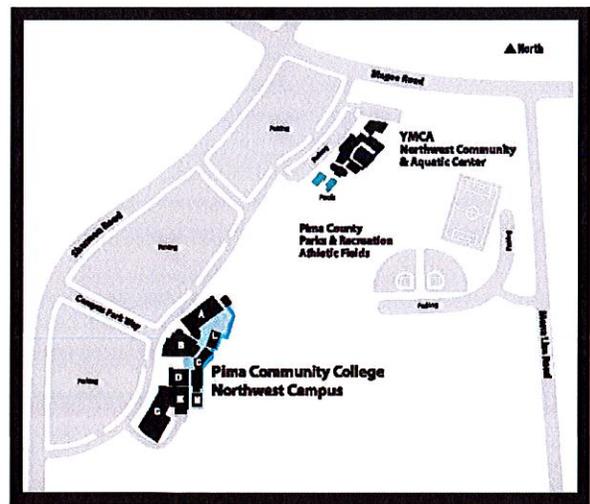
Keri Silvyn and Robin Large  
Lazarus, Silvyn & Bangs, P.C.

# Northwest Campus



7600 North Shannon Road  
 Tucson, AZ 85709-7200  
 (520) 206-2200

**Directions:** Located between Shannon and Mona Lisa Roads, south of Magee Road.



**(520) 206-4500**  
[www.pima.edu](http://www.pima.edu)

Pima Community College is an equal opportunity, affirmative action employer and educational institution committed to excellence through diversity. Upon request, reasonable accommodations will be made for individuals with disabilities. Every effort will be made to provide reasonable accommodations in a timely manner. For public and employee accommodation requests, contact the College ADA Coordinator at (520) 206-4539. For PCC student accommodation requests, please contact the appropriate campus Disabled Student Resource office (520) 206-4500 (TTY 520-206-4530).

**Neighborhood Meeting Summary**  
**Foothills Mall Specific Plan**  
**Additional Meeting with Oracle Heights Neighbors**

**Project Location:** The Foothills Mall redevelopment (“Project”) is on the northwest corner of Ina and La Cholla (“Property”). This rezoning from CB-1/CB-2 to Foothills Mall Specific Plan (“SP”) will facilitate a substantial repositioning and reinvestment in the Property.

**Date/Time:** Tuesday, July 10, 2018  
6:00pm to 7:50pm

**Location:** Pima Community College  
Northwest Campus  
7600 N. Shannon Road, Room A207

**Meeting Invitation:** Residents of the Oracle Heights Neighborhood, located near the southeast corner of Ina Road and La Cholla Boulevard and outside of the official rezoning notification area, expressed interest in the project. The meeting invitation was extended to Oracle Heights residents via email from neighborhood leadership.

**Attendance:** Approximately 28 neighbors/property owners attended. The sign-in sheet is attached.

**Project Team:** The Project Team in attendance were:

- Alan Tanner, Brigham Stevens, Bourn Companies (Owner/Developer)
- Keri Silvyn and Robin Large, Lazarus, Silvyn & Bangs
- Marcos Esparza, Traffic Engineer

**Meeting Synopsis:** The meeting opened at 6:00 pm with Ms. Silvyn welcoming the attendees and introducing the Project Team. She oriented attendees to the Project location, stressing it is buffered from nearby single-family residences by a combination of arterial roads and commercial, office, and retail uses. She explained the boundary of the SP request, the current zoning and the request for rezoning to SP to permit flexibility in planning and redevelopment for the Property, and to create site-specific zoning regulations.

Mr. Tanner then explained Bourn Companies prior ownership of the Property in the 1990s and successful re-positioning of the Property at that time as well as their decision to be involved again at this time. Mr. Tanner explained Bourn Companies extensive research on the future of mall properties like this Project and showed visuals of the successful mixed-use projects for which this SP is now modeled. As he explained, the components to successful repositioning is to combine retail with entertainment, employment, multi-family residential and hospitality on a single site. Examples of successful projects included Kierland Commons (Phoenix), The

Domain (Austin), Santana Row (San Jose). Mr. Tanner also explained that the employment envisioned for the Project is larger, corporate employers who are looking to locate employees in an area where they have access to restaurants, retail, entertainment and housing in close proximity to the Property. He explained AMC Theatres recent substantial investment in their entertainment component of the Project and the desire to build on that investment. Mr. Tanner explained that hospitality uses are looking for the entertainment/retail/employment synergy in a Project because hotel bookings go up dramatically when those components exist on a single project site. One of the key components to ensuring this vision works is to permit additional height and density/intensity on the Property specifically for hospitality, office and residential uses.

Ms. Silvyn explained the overall context of this area, including adjacent uses and grade differences. The Property is located in an infill area with existing infrastructure in place and is lower in grade than the adjacent arterial roadways. She also explained the reason a SP rezoning is requested includes the ability to locate various uses flexibly throughout the site and over time. Ms. Silvyn explained various components of the SP request, including the height, setbacks, uses, circulation, parking and signage. She highlighted that the height is generally limited to no more than 80 feet and is permitted to go up to 120-feet or 10 stories for residential, hospitality or office (along with vertically integrated parking if needed and other permitted uses allowed on the first 2 stories.) She explained that the setbacks are based on heights of the buildings, that the main entrances to the Property will not change location although internal circulation will most likely change, that parking will be established based on uses (including shared uses) and best-practices based on people's changing relationships with their vehicles (including offering Lyft/Uber pick-up points), and that the SP is proposing its own sign program for the Property. Finally, Ms. Silvyn explained the SP public process and opportunities to be heard by the Planning and Zoning Commission and by the Board of Supervisors.

The meeting concluded at approximately 7:40 pm.

**Q&A Topics:** The question and comment portion of the meeting lasted approximately 30 minutes. Below are the questions asked, along with a summary of the Project Team's responses:

- *Will new business owners want to live in our neighborhood?* It is possible, but it will also depend on the businesses. Mr. Tanner indicated that, with their vision for the Property, many people may want to live near or on the Property, near their workplace if there are other amenities onsite.
- *Ina and La Cholla are both very busy streets. How many more people and how much more traffic will be coming from the site?:* We do not have users yet, so increases in traffic is unknown. There are a mix of uses proposed, all of which have different peak traffic times. Mr. Esparza explained the peak traffic times for different types of uses.

- Will the people living there be renters or owners? There are already a lot of apartments and people living in apartments tend to not be committed to the community: There could be both apartments and/or condos. We are seeing changes in the housing market. Many people are choosing not to own—they are downsizing. This is particularly true with Baby Boomers and Millennials, who want to have access/live close to various amenities without having to maintain a single-family home or own their living environment.
- Any chance Marana or Oro Valley will annex? Ms. Silvyn explained that the Town of Marana is still too far away, and there is still a lot of land between the Property and the Town Oro Valley. Annexation is not an immediate possibility, but it may happen eventually.
- What happens if the Property is not rezoned? Mr. Tanner explained that the Property is already zoned commercial, so many of the uses are already permitted. The form of developing the Property would need to be revisited to determine how to successfully reposition the Property.
- Will the project have LEED or green-building features? Mr. Tanner indicated that many of the existing buildings will remain, so they will not be certified. It is possible that some of the new tenants will want to build to certain standards, but it is not a requirement. Ms. Silvyn added that many new buildings actually get built to these standards, but because the certification process is costly in terms of both time and money, few actually get the official certification.
- Will the views be obstructed for people who live further west than the existing apartments as they look toward the mountains? Referring to the viewshed simulation photos, Ms. Silvyn showed that the apartments would have the greatest impact. People living west of the apartments already mostly see the apartments, so this project will not have much impact on them. Mr. Tanner pointed out that you will see greater heights on the Property, but they won't be all over the site. The taller buildings will take up very little of the overall viewshed.
- Comments:
  - I appreciate your focus on local food and supporting the local economy. I would like to see you focus on organic products.
  - The height of the buildings seems a little too much. I am concerned about the neighborhood changing from its nice, suburban environment.
  - Please add trees to the parking areas. La Encantada's parking areas are very inviting with all the trees.

**Foothills Mall Specific Plan**  
 Neighborhood Meeting Sign-in Sheet  
 July 10, 2018, 6:00pm

Name	Address	Phone	Email
Thomas Seidenbantz	6808 N. Sasame Ln Tucson AZ 85704	520-304-4217	tfkranz@msn.com
Rita Graham	6601 N Amahl Dr Tucson 85704		ritag606@gmail.com
Wechsungert Tebevari	2602 W Prato Way Tucson AZ 85749-9291	520- 888-2727	maryiedevia@yahoodi.com
Sandra A. Reijo	6561 N. Pomona Rd Tucson AZ 85704	520- 888-2727	LRIELLA1999@yahoodi.com
GERALDINE LARRINGTON	6821 N. Cassin Pl.	520- 297-8797	gg.larrington@gmail.com
Bruce Weigold	7632 N. La Cholla	520- 888-2727	bweigold@cep-ar.org
Hanna Zaudig	6810 N. Magie Ln 85704		
Kathy Lynn	6860 N. Amahl Dr 04	520 575-8542	mklynns9@gmail.com
Willis Virginia Horak	1765 W. Nioma Pl 85704	297-0601	vhorak47@gmail.com
Patricia Kelly	6820 N. MONTE BEWA RD	237-8340	FKELLYJR@comcast.net
John D. Weigold	1950 W. D. BAKER DR.	544-9439	228nchestrut@gmail.com

**Foothills Mall Specific Plan**  
 Neighborhood Meeting Sign-in Sheet  
 July 10, 2018, 6:00pm

Name	Address	Phone	Email
Herold Strain	1949 W. Omar	913-638-7738	cjstrain@gmail.com
Rebecca Strain	"	520-505-7782	
Erin Strickland	7632 N. Luskila 85741 (04)		
Vince + Donna Catalano	1920 W. Cassim Ln	520-400-4826	Vince@vvcdesign.com
Jennie Madden	2031 W. Omar Dr 69	530 <sup>444</sup> -9430	jenniemadden1@gmail

**Foothills Mall Specific Plan**  
 Neighborhood Meeting Sign-in Sheet  
 July 10, 2018, 6:00pm

Name	Address	Phone	Email
Lindy Christie	1959 W Fm Rd Tucson AZ 85704	520- 742-4565	lindy-christie@msn.com
Beth Boyan	1961 W. Shalimar	548-4801	Bethboyan@gmail.com
Sandra Hines	6620 N. Paseo de Cabney	229-9054	abcdintucson4@netcom.net

**Foothills Mall Specific Plan**  
 Neighborhood Meeting Sign-in Sheet  
 July 10, 2018, 6:00pm

Name	Address	Phone	Email
Peter & Gayle Perona	6811 N Cassin Pl	742-5760	Pete.Perona@gmail.com
RON SEVINSKY	1950 W. OMAH DR.	544-9439	P7SKI@CARTHINK.NET

Foothills mall specific Plan  
 Neighborhood Meeting  
 June 14, 2018  
 6:00pm

Phone  
 #

Name

Address

Email

STEVE NANNINI 7777 VIA BELLINI 297-1178 STEVE@ANN.W  
 Lean Molsinger 7025 N. Scottsdale Rd 423-3619 LMolsinger@  
 AZ.COM  
 CPFRZ.COM

Jana Vaughn-HSL 2360 W. Uta 520-419-7300 jvaughn@hsl  
 properties.com

Angel Saura 7300 N. Maria Lisa 520-575-1999 enclave.ed@hslproperties.com

LARNA KNECHT 2260 W. INA 520-544-8600 lknecht@  
 thomascittaaz.com

Tom Drargowski Pima County 724-6675

Scott Pidan Albertsons 520-575-0993  
 50960090@albertsons.com

Christina 2325 W. Monet Way 520-360-1183

~~Christina~~ Cabalintec@yaho.com

Tony Christy 1959 W. Ina Rd 102y-christie@msn.com

Nicole Bmlé-Fisher 7033 N. Via PISA nicolebf@aol.com

Christie Bule - 7033 N. Via PISA 85704

Brenda Knapp Picor bknapp@picor.com

Linda Montes-Cota Picor LMontes@Picor.com

randy Knapp = 2329 W. Enchantment Pl. Tucson 85742  
 brenda.knapp@msn.com

## **Neighborhood Meeting Summary**

### **Foothills Mall Specific Plan**

**Project Location:** The Foothills Mall redevelopment (“Project”) is on the northwest corner of Ina and La Cholla (“Property”). This rezoning from CB-1/CB-2 to Foothills Mall Specific Plan (“SP”) will facilitate a substantial repositioning and reinvestment in the Property.

**Date/Time:** Thursday June 14, 2018  
6:00pm to 7:25pm

**Location:** Pima Community College  
Northwest Campus  
7600 N. Shannon Road, Room A207

**Meeting Invitation & Mailing:** All properties within the 600-ft. notification area were sent a meeting invitation letter via First-class Mail in conformance with the Pima County Zoning Code, Section 18.90.060. The mailing occurred on May 25, 2018, using a County-generated mailing list. *See* attached meeting invitation letter and mailing labels.

**Attendance:** Approximately 14 neighbors and/or representatives of property owners attended. The sign-in sheet is attached.

**Project Team:** The Project Team in attendance were:

- Alan Tanner, Brigham Stevens, Lynn Huggins, Bourn Companies (Owner/Developer)
- Keri Silvyn and Robin Large, Lazarus, Silvyn & Bangs
- Marcos Esparza, Traffic Engineer

**Meeting Synopsis:** The meeting opened at 6:00 pm with Ms. Silvyn welcoming the attendees and introducing the Project Team. She oriented attendees to the Project location, stressing it is buffered from nearby single-family residences by a combination of arterial roads and commercial, office, and retail uses. She explained the boundary of the SP request, the current zoning and the request for rezoning to SP to permit flexibility in planning and redevelopment for the Property, and to create site-specific zoning regulations.

Mr. Tanner then explained Bourn Companies prior ownership of the Property in the 1990s and successful re-positioning of the Property at that time as well as their decision to be involved again at this time. Mr. Tanner explained Bourn Companies extensive research on the future of mall properties like this Project and showed visuals of the successful mixed-use projects for which this SP is now modeled. As he explained, the components to successful repositioning is to combine retail with entertainment, employment, multi-family residential and hospitality on a