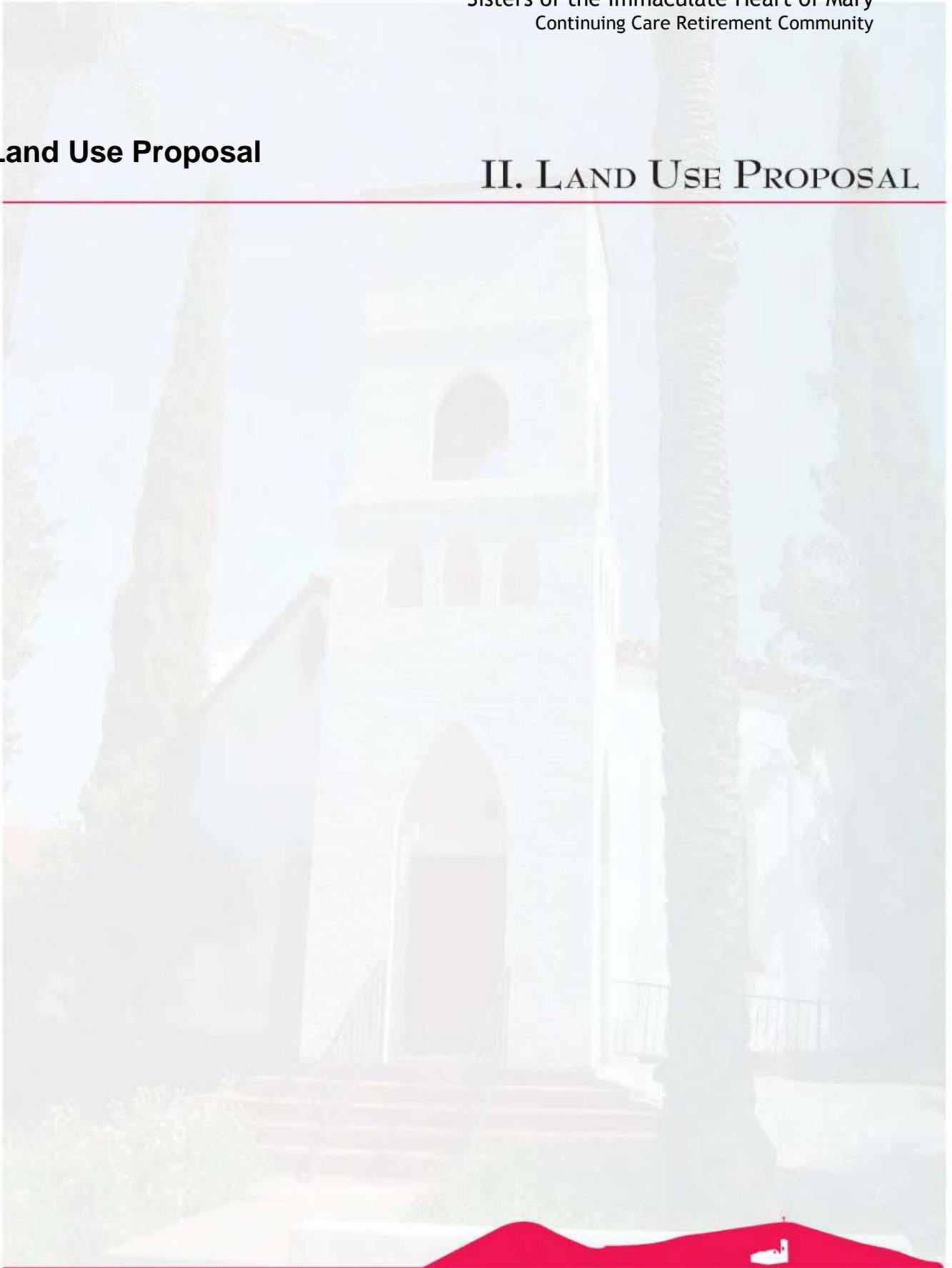


Land Use Proposal

II. LAND USE PROPOSAL



A. Project Overview

The project vision involves the development of a continuing care retirement community (CCRC)—a planned senior community that allows residents to “age in place”. Younger, more active residents begin their stay in one of the casitas or apartment-type homes where they are offered services such as meal preparation, fitness, personal care, physical therapy, medical, spiritual and social services. As they age and their needs change, there are options to move into a higher care assisted living facility or memory care unit. If and when they need the highest level of care, a healthcare center may be available on a temporary or permanent basis. This progression of services is designed to provide a sense of stability and comfort by ensuring that a full range of amenities and services are available to serve both present and future needs all within one community. Units may be marketed under an entry fee, rental, life estate or fee simple model.

In accordance with the recommendation from the 2008 Comprehensive Plan Amendment Staff Report, the Specific Plan process will be utilized to facilitate the implementation of the Comprehensive Plan Amendment. Utilizing the specific plan process will allow the property to be developed at a residential scale with sensitivity to adjacent existing residential development, while also incorporating those uses and development standards that are necessary in order to create a thriving, sustainable, aging-in-place community.

The existing buildings on the site may be upgraded and expanded to better serve the Sisters. The Stations of the Cross trail will remain, as the hill will be preserved as natural open space; however, the trail may be adjusted in location. St. Anne’s, which is located to the west of the chapel and is the retirement home for the Sisters, may be upgraded and expanded. The convent may be integrated into the retirement community yet will remain a separate entity on a separate parcel. The CCRC itself will be non-denominational.

The layout of the site draws heavily on input from the surrounding neighbors who want to preserve the scenic nature of the Catalina Foothills and from the Sisters who desire to preserve their quiet and serene lifestyle. Development on the site has been planned in a way that is sensitive to these concerns while still fulfilling the project’s vision.

In an effort to preserve the residential character of the area, the developer has agreed to limit the use of the property to a continuing care retirement community and its associated uses, such as a beauty salon/spa, wellness center, fitness center, physical therapy, dining venues, multi-purpose spaces, lounges, banking and a country store. These uses will be located in the interior of the site. Access to these facilities will be restricted to residents of the community, employees, adjacent neighbors and guests.

In order to maintain the views from various offsite locations, building heights will conform to a tiered structure. Development along the perimeter of the property will be limited to single-story construction. Moving inward, away from Sabino Canyon Road and the neighboring residential uses, two- and three-story structures will be allowed. By having



these structures built into the existing topography of the site, the transitioning building heights actually become integrated with the scale of the natural hillsides, allowing the views of the Catalina Foothills to be preserved.

This Specific Plan responds to the needs of the community, offering residents more choices as their needs change and as additional lifestyle options are needed. This project offers tremendous benefits to the region, as families can be assured that this aging-in-place community offers maximum flexibility and stability for their loved ones, and additional services should the need arise in the future. This is done without having to move the resident to an entirely new facility, which can add additional stress to the resident and his or her family.

B. Objectives of the Specific Plan

The objectives of the Specific Plan are intended to guide development of the site and provide direction for project design principles. This Specific Plan is intended to implement the recommendation of the Pima Comprehensive Plan Amendment of 2008 while providing a development that responds to the existing community and meets the changing needs of the CCRC's residents. Development criteria established in this plan ensure quality design for the CCRC.

In recognizing the adjacent residential community, County requirements, and the needs of the CCRC, a set of development plan goals have been established as follows:

1. Implement the recommendations of the 2008 Pima Comprehensive Plan Amendment for the Sisters of the Immaculate Heart of Mary;
2. Adhere to agreements with neighboring property owners;
3. Create a community that is compatible and responsive to existing development;
and
4. Design a community that meets the needs of the future residents of the CCRC.



1. Requested Zoning Boundaries

The Specific Plan area is divided into two land use designations: Continuing Care Retirement Community (CCRC) and Open Space (OS). The requested zoning boundaries and proposed land use designations are shown on *Exhibit II.C.1: Specific Plan Map*.

2. Characteristics of the Proposed Development

a. Conformance with Comprehensive Plan

The Pima County Comprehensive Plan was successfully amended in 2008 from Low Intensity Urban 0.5 (LIU 0.5) to Medium Intensity Urban (MIU) to accommodate this proposal. The project is subject to a number of Rezoning Policies, as required by the Comprehensive Plan, which are addressed in this Specific Plan as follows:

- *The use of the property is restricted to a Continuing Care Retirement Community.*

The only use proposed in this Specific Plan is a Continuing Care Retirement Community (CCRC), which includes a range of housing options for its residents, from independent living casitas to assisted living and health care facilities. Approximately one-half of the project site has been designated as open space, which includes both functional and natural open space.

- *Along the north, west and south boundaries of the amendment site, new development shall be limited to single-story residential for the first 150 feet.*

Buildings along the north, west and south boundaries of the project site will be restricted to single-story construction. (See *Exhibit II.C.1: Specific Plan Map* for an illustration of the height restrictions.)

- *Inside of the 150-foot single-story residential setback, an internal project core is established. Notwithstanding the zoning districts and allowable residential density range allowed under MIU land use category, within the internal project core rezoning to CB-1 Local Business Zone, or establishment of similar commercial use and development standards within the Specific Plan-defined land use categories, shall be deemed in conformance with the Comprehensive Plan.*

The commercial uses and development standards being proposed within the project core are in conformance with this Comprehensive Plan policy.



- *Within the internal project core, commercial uses are further restricted to Continuing Care Retirement Community accessory uses for the enjoyment of community residents and guests only.*

Accessory uses to the CCRC, such as meal preparation, medical services, personal care and social services will be available only for the residents of the community and guests.

- *Within the internal project core, CB-1 zoning or equivalent Specific Plan land use categories may allow maximum building heights up to 39 feet.*

As described in detail in subsequent sections of this Specific Plan, the project core, which includes residential buildings, will respect this height limitation. In accordance with Pima County's standards, some architectural embellishments may exceed 39 feet.

- *The Specific Plan process is preferred for implementation of this plan amendment.*

This Specific Plan has been prepared to facilitate the implementation of the amendment.

- *Any rezoning or Specific Plan shall include the eastern portion of the property not included in the comprehensive plan amendment area, with conditions limiting additional development to protect cultural resources, steep slopes and viewsheds, and to preserve natural open space.*

The LIU-0.5 designated areas in the eastern and northern portions of the property equal 20 acres to be set aside as natural open space.

- *A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider that does not have access to a renewable and potable water supply, the applicant will provide documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service.*

A letter of intent to serve from Metro Water is included in Appendix A as *Exhibit A.3: Metro Water District Letter*. Metro Water has been designated by the Arizona Department of Water Resources (ADWR) as having an assured water supply; therefore, a potable water supply is assured.

- *No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner / developer to that effect. By accepting this plan*



amendment, the owner / developer acknowledges that adequate treatment and/or conveyance capacity in the downstream public sewerage system is not available to accommodate new development in the plan amendment area at the time of plan amendment approval, and new development within the plan amendment area will need to be postponed until adequate treatment and / or conveyance capacity becomes available.

The Pima County Regional Wastewater Reclamation Department letter dated October 30, 2013 indicates that capacity is currently available for this project in the 8-inch public sewer G-91-49. See *Exhibit I.H.1: Wastewater Letter*.

b. Effect of Proposed Development on Existing Land Uses

The proposed development is essentially residential in nature and with the proposed mitigation measures is compatible with, and would be an asset to, the surrounding community. Neighboring properties to the north, south and east of the subject parcel are developed with residential uses. West of the subject parcel (on the west side of Sabino Canyon Road) is an existing church and a single-family residential subdivision, Foothills Club, currently under construction.

The proposed uses would allow current residents in the area additional lifestyle options as they and/or their extended family mature and their needs change, allowing many residents the benefit of maintaining their current social networks and remaining in their existing neighborhood while moving to the CCRC and benefiting from the available services as needed. Thus, additional residential uses and support services associated with this facility are appropriate for this location.

To mitigate the impact of the proposed development on the views from adjacent properties, all buildings within 150 feet of the north, south and west project boundaries will be limited to single-story construction. The architecture of the proposed development will be designed using elements that are inspired by those of the existing convent in order to maintain a uniformity of character in the area.

All of the project lighting will be restricted by Pima County's Outdoor Lighting Ordinance, and all lights will be at the minimum height Pima County will allow for to ensure safety, security and well-being of persons engaged in outdoor nighttime activities. It is proposed that the parking lot lighting will be near ground level.

The Fire Marshall for Rural Metro stated they will attempt to "approach quietly" if requested by the caller/address. Safety will rule in that if there is a congested/dangerous situation, they would turn on the siren only until



they are through it. Most of the congestion is during the day so that is when they would be more likely to deviate from the “approach quietly” request.

As demonstrated in the traffic impact study for the project, the majority of CCRC residents do not own cars, so it is expected that the impact of traffic would be far less than a residential use of the land.

c. **Incorporation of Site Analysis Findings into the Land Use Plan**

As a result of the findings identified during the site analysis, many of the components in the land use plan respond to the unique site conditions. These responses are identified throughout this section, but include:

- Sensitivity to maintaining and preserving the viewsheds surrounding the site;
- Preserving sensitive natural features and 100-year floodplains as open space;
- Maintaining existing trails on the site;
- Preserving as many Saguaros as possible on site; and
- Modifying existing buildings to meet the needs of the Specific Plan.

d. **Contribution to Principles of Smart Growth**

In contributing to Smart Growth principles, the proposed CCRC offers a mix of uses in a compact form, designed to be easily accessible by all its residents. A broad spectrum of housing opportunities and choices will be provided—from independent living, assisted living to a skilled nursing care—supplying quality housing for aging residents. The design of the CCRC responds to the community’s vision by preserving the scenic views of the Catalina Foothills. In addition, the CCRC is proposed in a community already served by infrastructure, an essential component of smart growth.

A number of services will be provided for residents and guests of the community, including meal preparation and personal services, which will allow residents to have a number of their daily needs met onsite without having to travel outside the CCRC. In addition to taking advantage of existing buildings and infrastructure, the types of land uses proposed will have a minimal impact on the roadway network and will not burden the school system.

Creation of an open space land use designation within the site protects sensitive natural features, further supporting smart growth principles and enhancing the quality of life for residents.



C. Land Use Proposal

The Land Use Proposal for the CCRC Specific Plan, depicted in *Exhibit II.C.1: Specific Plan Map*, draws heavily on input from the surrounding neighbors who want to preserve the scenic nature of the Catalina Foothills and from the Sisters who desire to preserve their quiet and serene lifestyle. Development on the site has been planned in a way that is sensitive to these concerns while still fulfilling the project's feasibility and function.

In an attempt to preserve the residential character of the area, the developer has agreed to limit the use of the property to a continuing care retirement community and its associated uses, which may include a beauty salon/spa, wellness/fitness, physical therapy, multiple dining venues, lounges, multi-purpose rooms, bank, sales office and country store. Access to these facilities will be restricted to residents of the community, employees and guests as well as adjacent neighborhood residents. A conceptual site plan has been prepared to illustrate the potential configuration of these uses. This concept plan (*Exhibit II.C.2*) is included in the Specific Plan for illustrative purposes only and is subject to change at plat/development plan stage.

In order to maintain the scenic quality of the area and to protect sensitive natural features, 45 percent of the project area will be preserved as open space in perpetuity. The 45 percent open space includes the LIU-0.5 designated areas which equal 20 acres to be set aside as natural open space as well as the disturbed, or functional open space, areas that will be revegetated with non-invasive, low-water use, desert adapted plants. These areas correspond with the two large hills on the northern and eastern portions of the site and include the 100-year flood plain that runs through the property. The Stations of the Cross Trail will remain, although its current trailhead may be re-positioned to a more logical place within the new development. Additionally, the top of the hill may be enhanced to include additional recreation amenities such as seating areas and shade structures.

The Chapel will be renovated and will continue to be used as part of the CCRC. The convent will be integrated into the CCRC.

A breakdown by type of the proposed 477 units is as follows:

Unit Type	Total Number Proposed
Independent Living	211
Assisted Living	50
Alzheimer's Care	68
Senior Care Units	80
Casitas (independent living)	68



The breakdown above is subject to change at the time of development plan submittal to maintain flexibility in the overall design of the CCRC. However, the maximum number of units will not be allowed to exceed 500 total units.



Exhibit II.C.1: Specific Plan Map

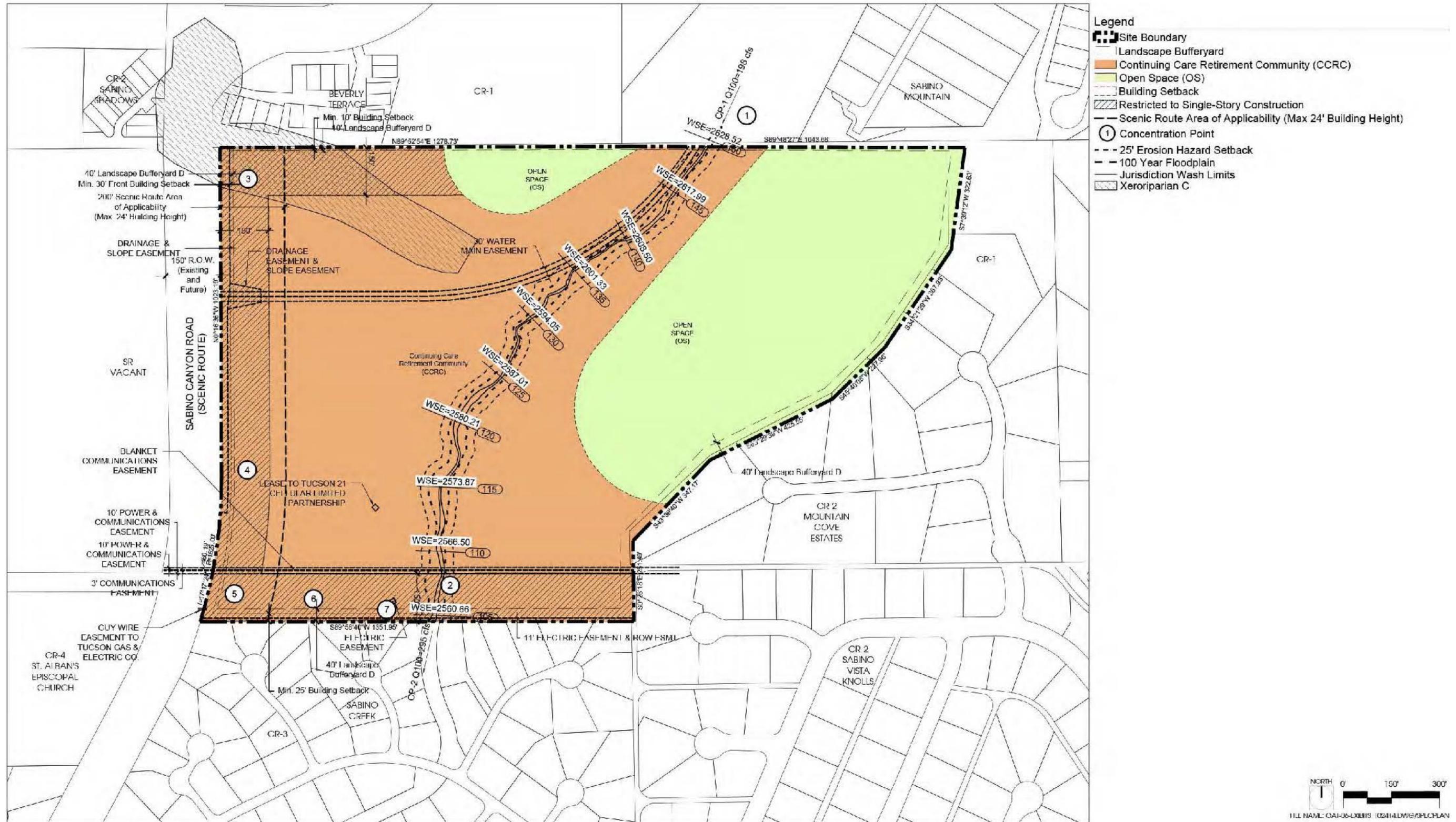


Exhibit II.C.2: Conceptual Site Plan



This site plan is for illustrative purposes only. There are a great number of variations of that plan that could ultimately be utilized on this site. The plan is intended to show the overall concept for the site in order to provide direction for traffic and civil engineering studies, relationship of possible structures to surrounding neighborhoods, the ratio of necessary parking and possible on-site traffic circulation. It is not to be considered an actual proposed development plan

D. Topography and Grading

1. Development on Slopes 15% or Greater

The majority of the slopes that are 15 percent or greater on the site will be set aside as natural open space. However, there will be areas of minor encroachment of these slopes. These areas are labeled as Encroachment Area on *Exhibit II.D.3: Grading Concept*. These areas of disturbance will be the minimum necessary to construct the building pad, utilities and access in certain areas. Based on the location of this encroachment, the proposed buildings and landscaping will mitigate the view of the slopes. Erosion protection will be used when required.

2. Hillside Development Zone

This project is subject to HDZ requirements, as there are slopes of 15 percent or greater. Approximately 20 acres of the 63-acre project has been set aside as natural open space, to reduce the average cross slope (ACS). The remainder of the site has an ACS of approximately 15 percent. (See *Exhibit II.C.1*, which indicates the areas designated as natural open space.) The Average Cross Slope for the remaining area of the site is approximately 15 percent.

$$ACS = \frac{L \times L \times 0.0023}{A} = \frac{5 \times 55,127 \times 0.0023}{43} = 14.7\%$$

Although the exact ACS is less than 15%, the development of the project is still subject to the sections of the Hillside Development Overlay Zone (Chapter 18.61 of the Pima County Zoning Code) listed below. Compliance with those sections will be reviewed in the Development Plan process.

- 18.61.053 Natural Areas
- 18.61.054 Grading requirements (D, E and F, and H.2 (Cut and Fill Requirements), H.3 (Perimeter Slopes), H.4 (Hillside Bufferyard) and H.5 (Rip-Rap)
- 18.61.055 Site Restoration
- 18.61.056 Color Requirements

3. Area to be Disturbed

The majority of the western and central portions of the site will be disturbed for this project. See *Exhibit II.D.3: Grading Concept* for proposed areas to be graded on the site.



4. Change in Natural Grade of more than 5 feet

The natural grade of the site is expected to be changed by more than 5 feet by cut or fill activities in the central portion of the site. It is anticipated that site development will result in a maximum change in elevation of +/- 20 feet, with the final grading design determined during development plan review. See *Exhibit II.D.4: Greater than 5 Percent Grade Change*.

5. Engineering and Design Features

There are no significant engineering and design features anticipated on the perimeter of the site. The majority of the cut and fill slopes are on the interior of the site and will be mitigated by the buildings and landscaping. The slopes will have erosion protection when required. These features are illustrated on *Exhibit II.D.3: Grading Concept*.



Exhibit II.D.3: Grading Concept

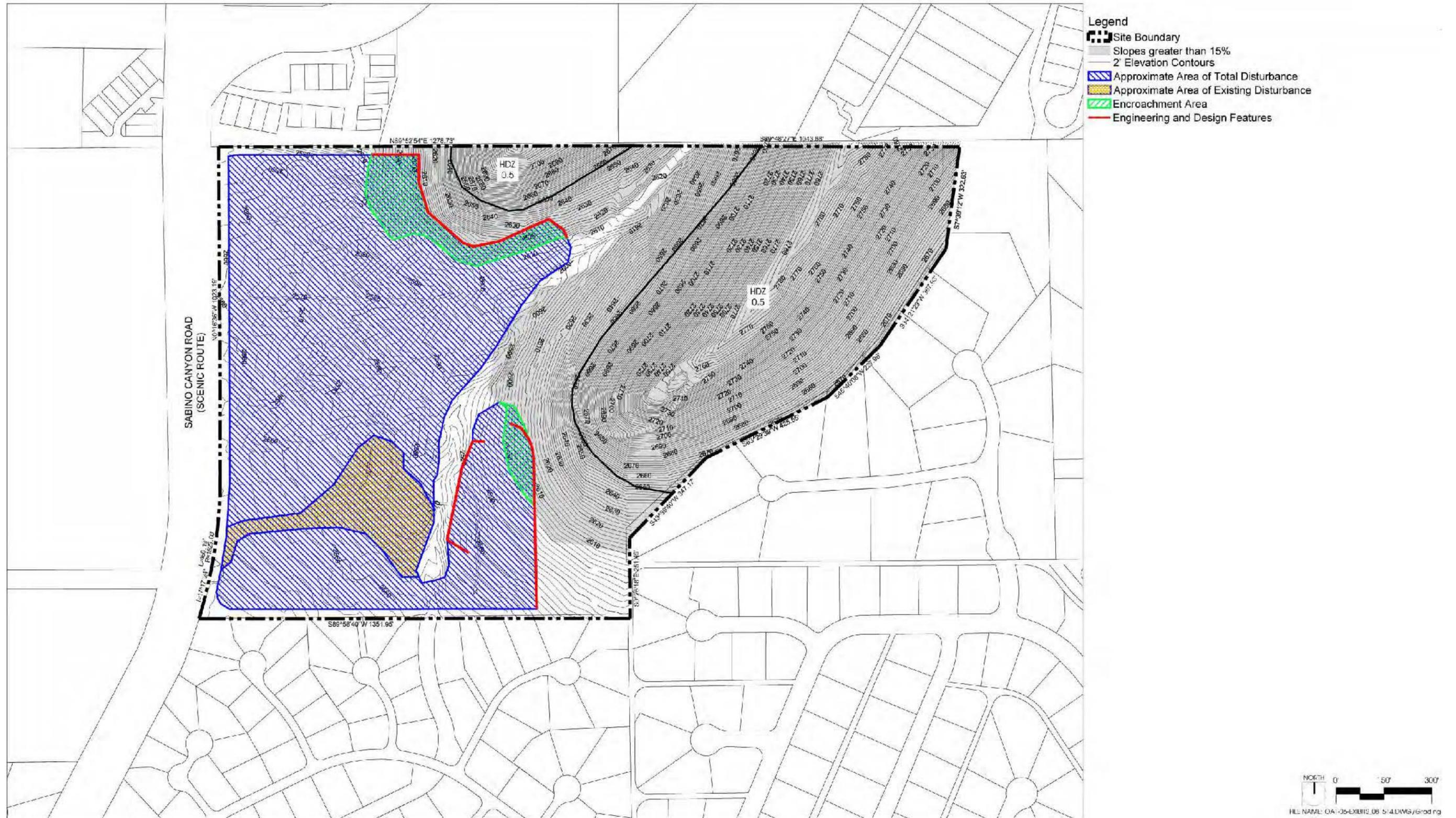
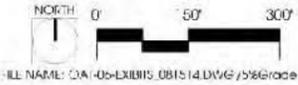


Exhibit II.D.4: Greater than 5 Feet Grade Change



- Legend
- Site Boundary
 - Slopes greater than 15%
 - 2' Elevation Contours
 - Change of more than 5 feet in Grade



E. Hydrology

1. Hydrologic Characteristics of PDP

The preliminary development plan will not change the offsite or on-site drainage patterns. Flows will be accepted and discharged in their current locations. Detention and retention facilities will be provided to mitigate the increased run-off due to the development of the site.

2. Encroachment Mitigation

There are no proposed encroachments into the 100-year floodplains on the site, with the exception of the access drive, utility crossings and pedestrian crossings.

3. Post-Development Discharges

Based on the development shown on the PDP, the seven watersheds will not be modified significantly. The major drainage, Watershed 1/2, bisects the site generally from north to south will remain natural. The remainder of the watersheds drain towards the northwest, west and southwest (Watersheds 3-7). See *Exhibit II.D: Post-Development Hydrology*.

- a. Watershed 1/2 at (CP1) has an exiting flow of 198 cfs at the northern property line. The on-site drainage area is 22.5 acres. The developed flow exiting the site along the southern property line at CP2 is 295 cfs. A detention volume of 0.34 ac-ft will be required to reduce the flows to existing condition for this watershed. There are two basins proposed in this watershed.

Watershed 3 at the northwest corner of the site has a area of 7.9 acres with a developed discharge of 61 cfs (cumulative discharge from sub-watersheds 3.1 and 3.2). This watershed discharges into a roadside swale, which then flows north in a concrete swale into a 3' x 3' RCBC at the northern property line. A detention volume of 0.45 ac-ft will be required to reduce the flows to existing condition for this watershed. Underground storage may be used or a shallow basin will be provided for this watershed.

Watershed 4 drains the center of the western portion of the site. The drainage area for this watershed is 10.3 acres in size and the flows discharge into a roadside swale, then flow south to a inlet structure and then flow under Sabino Canyon Road in two 36" RCP's. The cumulative developed flow is 96 cfs and will require 1.06 ac-ft of detention volume to reduce the flow to existing condition for this watershed. Underground storage may be used or a shallow basin will be provided for this watershed.

Watersheds 5, 6 and 7 are fairly small watersheds that cover the southwestern portion of the site. They each discharge to constructed drainage improvements within the Sabino Creek subdivision. Watershed 5 is 2.8 acres in size, with a discharge of 23 cfs and will require 0.20 ac-ft



of detention volume to reduce the flow to existing condition for this watershed. Watershed 6 is 2.2 acres, with a discharge of 18 cfs and will require 0.17 ac-ft of detention volume to reduce the flow to existing condition for this watershed. Watershed 7 is 1.2 acres in size and has a discharge of 9 cfs and will require 0.08 ac-ft of detention volume to reduce the flow to existing condition for this watershed. Shallow basins are proposed for these watersheds.

4. Potential Drainage Impacts to Offsite Locations

No upstream or downstream impacts to off-site land uses are anticipated due to the proposed development. The developed site will continue to receive the off-site flows and will mitigate the peak discharges exiting from the downstream property boundary with the required detention/retention basin.

5. Engineering and Design Features

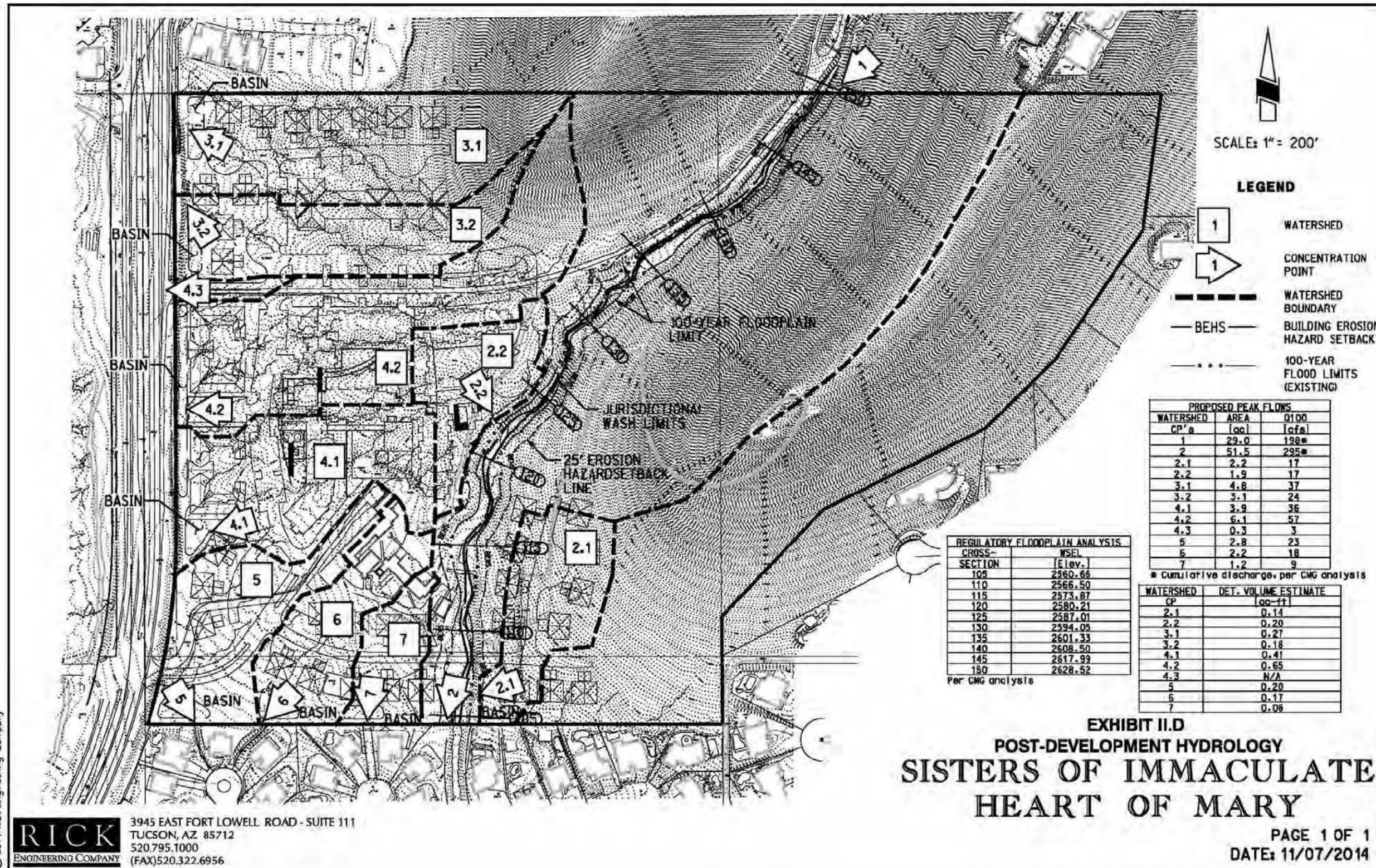
The existing wash through the center of the site will be maintained in its natural condition, except at the crossings for access and utilities. The proposed drainage engineering and design features include local drainage improvements to convey local flows, detention basins and possible underground storage facilities. See *Exhibit II.D: Post-Development Hydrology*.

6. Conformance with Applicable Plans

The proposed development plan conforms to all applicable area plan policies, the Pima County Floodplain Management Ordinance, and Pima County drainage development design criteria.

Based on the flow in the Watershed 1/2 a 25-foot Building Erosion Hazard Setback (BEHSB) is required from the floodplain along the natural channel. The building FFE's will be required to be a minimum of one foot above the 100-year water surface elevation in the aforementioned channel.





**EXHIBIT II.D
POST-DEVELOPMENT HYDROLOGY
SISTERS OF IMMACULATE
HEART OF MARY**

PAGE 1 OF 1
DATE: 11/07/2014

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F. Biological Resources

The proposed concept maintains the Open Space (OS) designated portions of the hillside as natural open space and the 100-year floodplain and other portions of the site as functional open space, resulting in a total of approximately 45 percent of the property preserved as open space. Disturbed, or functional open space, areas will be revegetated with non-invasive, low-water use, desert adapted plants. The project's goal will be to preserve as many saguaros as possible and those that will need to be moved will either be transplanted or mitigated onsite.

1. CLS Designations

The subject parcel is not within a CLS designation.

2. Saguaros

The inventory conducted in February and March 2009 noted a total of 318 Saguaros (*Carnegiea gigantea*) within the survey boundary. All Saguaros within the areas designated as Open Space (OS) will remain undisturbed. Saguaros located with the area designated as CCRC will remain in place where ever practical. When it is not practical to preserve the Saguaros in place, they will be transplanted to another location on property or mitigated through new Saguario plantings.

3. Ironwood Trees

There are no Ironwoods (*Olneya tesota*) on site.

4. Pima Pineapple Cactus

This site is not located within the boundaries of the Priority Conservation Areas for Pima pineapple cactus (PPC) habitat as defined by the Sonoran Desert Conservation Plan and does not contain any known PPC habitat.

5. Significant or Important Vegetation

The areas of significant vegetation includes the established and mature vegetation around the convent, the 100-year floodplain running north/south and adjacent to the Tucson Water Access Road, and the Saguaros on the steeper slopes of the hillsides. To the greatest extent practical, the significant vegetation in these areas will remain. Mature vegetation in and around the convent will be preserved to provide shade and support the unique aesthetics and history of the site. The 100-year floodplain running north/south will remain largely undisturbed except for one vehicular crossing and utilities and a separate pedestrian crossing. The significant vegetation (largely saguaros) on the hillsides will be protected and preserved as part of the Open Space designation in this Specific Plan.



G. Landscape and Buffer Plan

The landscape bufferyards for the site will consist of Bufferyard D 10' to 40' wide. The western, southern and eastern bufferyards will be 40 feet wide (on average) natural desert (similar to Pima County Bufferyard D) and the northern boundary will be 10' wide Bufferyard D (per Pima County requirements). The existing plant quantities within the Bufferyard D may be utilized to satisfy the screening intent of the bufferyard and may be supplemented by additional plant material should it be deemed necessary at the time of the development and landscape plans.

In order to provide visual interest and avoid monotonous appearance along the bufferyards, there may be encroachment into the bufferyards in a limited number of locations. Where encroachment occurs, there will also be additional width provided to the bufferyard in areas adjacent to the encroachment.

There are various easements located within portions of the proposed bufferyards. These easements are noted on the Composite Map (Exhibit I.M) and include:

- Two 10-foot wide power easements and one 3-foot wide communications easement running perpendicular through a portion of the western boundary bufferyard adjacent to Sabino Canyon Road.
- A 30-foot wide slope and drainage easement running parallel with Sabino Canyon Road along the western boundary bufferyard.
- A drainage and slope easement at the western end of the Tucson Water Access Road running perpendicular to the western boundary bufferyard.
- A 30-foot wide water main easement running perpendicular through a portion of the northern boundary bufferyard.
- 11-foot electric easement and ROW easement along south boundary perpendicular to N. Sabino Canyon Road.

Some saguaros may be transplanted into bufferyards or other areas of natural desert on the site. The exact manner and location of these transplants will be determined at the time of the Development Plan. However, the locations of these transplants will be chosen so as to minimize any disturbance to the existing vegetation and may include measures such as hand transplanting for smaller specimens less than 6 feet in height, utilizing existing trails and areas of disturbance for transplant access, and/or revegetation of areas disturbed through transplant efforts.

If more than 1/3 of an acre of disturbance to the Pima County Regulated Riparian Habitat is proposed at the time of development, a Riparian Habitat Mitigation Plan will be required.



H. Viewsheds

Special care will be given to mitigate potential impacts to views and vistas from off site:

- In accordance with Pima County's Comprehensive Plan, any construction within 150 feet of the property line will be limited to single-story construction. Only in the center of the property, in those areas furthest from existing development, will taller building heights be permitted.
- 45 percent of the property will be preserved as open space, including both hills in the northern and eastern regions of the property. These hills are a valuable visual amenity to the surrounding neighbors, contributing to a strong sense of place, and preserving them will help to maintain the look and feel of the area. The 45 percent open space includes the LIU-0.5 designated areas which equal 20 acres to be set aside as natural open space as well as the disturbed, or functional open space, areas that will be revegetated with non-invasive, low-water use, desert adapted plants.
- All buildings will be designed with four-sided architecture that will draw inspiration from the characteristics of the existing convent. This will ensure that the buildings are visually interesting from all sides and that they blend well with the current structures. The single-story building height restriction is depicted in *Exhibit II.C.1: Specific Plan Map*.



I. Circulation

1. Access Points

As shown on *Exhibit II.C.2: Conceptual Site Plan*, the CCRC will access Sabino Canyon at two locations. The current Convent access driveway will serve as the main entrance and will be a full access intersection. The TEP easement access point will remain in place and serve the CCRC as its second entrance. This access point will be a right-in/right-out only driveway. The distance between the centerlines of these two access points is 860 feet. Pima County requires that these two points be at least 185 feet based on the 40mph posted speed limit on Sabino Canyon Road.

2. Future Road Improvements

Completion of this project is not dependent on any future offsite road improvements. Based on the 2009 TIS, no auxiliary/northbound right-turn lanes are warranted along Sabino Canyon Road at the site access driveways.

3. Changes to ADT and LOS

The average daily traffic volume and the AM and PM Peak Hour volumes generated by the proposed development have been estimated using the average trip rates provided in the Institute of Traffic Engineers (ITE) “*Trip Generation, 9th Edition*”, Land Use Code: 255—Continuing Care Retirement Community (CCRC). At full build-out, the proposed development is expected to generate a total of 1,340 daily trips, 86 AM Peak Hour trips and 138 PM Peak Hour trips, based on 477 units/beds, see Table II.I.3.

Table II.I.3: Site Traffic Generation

LAND USE	ITE CODE	NO. OF UNITS	NUMBER OF VEHICLE TRIPS						
			AM PEAK HOUR			PM PEAK HOUR			DAILY (TWO-WAY)
			IN	OUT	TOTAL	IN	OUT	TOTAL	
CCRC	255	477	55	31	86	66	72	138	1340
TOTAL TRIPS		477	55	31	86	66	72	138	1340

The changes in Level of Service (LOS) to the intersections and roadway segments affected by the proposed development are as follows:

a. Sabino Canyon Road/Kolb Road Intersection

The existing signalized Sabino Canyon Road/River Road intersection is projected to operate at LOS B during both the AM and PM Peak Hours for the 2015 traffic conditions as not much has changed north of this intersection since 2010.



The expected AM and PM Peak Hour trips (86 and 138 respectively) from the proposed Sisters of Immaculate Heart of Mary development are not expected to degrade the LOS of this intersection beyond LOS C. The AM and PM Peak trips noted above are the total expected trips during those hours. One can assume the morning and evening trips passing through this intersection will be less as some the expected trips will originate and terminate south of River Road and will never affect this intersection.

b. Sabino Canyon Road/Old Sabino Canyon Road-Private Drive Intersection

For the 2015 traffic conditions, the existing unsignalized Sabino Canyon Road/Old Sabino Canyon Road-Private Drive intersection operates at LOS B in the northbound (NB) and southbound (SB) directions during both the AM and PM Peak Hours. The eastbound (EB) approach operates at LOS D during the AM peak hour and LOS C during the PM Peak Hour. The westbound (WB) approach operates at LOS E during the AM peak hour and LOS C during the PM Peak Hour. These LOS for the EB and WB approaches are very typical when there is a large disparity in traffic volumes between a major arterial roadway (Sabino Canyon Road) and a residential street (Old Sabino Canyon Road). The 2015 traffic conditions at this intersection include the expected trips from the Avilla Sabino West and Avilla Sabino East residential developments.

The expected AM and PM Peak Hour trips (86 and 138 respectively) from the proposed Sisters of Immaculate Heart of Mary development are not expected to degrade the LOS of this intersection or the NB and SB directions beyond LOS C. The impact to the EB and WB approaches will remain similar to what they are now. As noted above, the AM and PM Peak trips noted above are the total expected trips during those hours. One can assume the morning and evening trips passing through this intersection will be less as some the expected trips will originate and terminate north of Kolb Road and will never affect this intersection.

c. Sabino Canyon Road/River Road-Knollwood Drive Intersection

For the 2015 traffic conditions, the existing signalized Sabino Canyon Road/River Road-Knollwood Drive intersection operates at Level of Service (LOS) C during both the AM and PM Peak Hours. The 2015 traffic conditions at this intersection include the expected trips from the Avilla Sabino West and Avilla Sabino East residential developments.

The expected AM and PM Peak Hour trips (86 and 138 respectively) from the proposed Sisters of Immaculate Heart of Mary development are not expected to degrade the LOS of this intersection beyond LOS D. LOS D is generally accepted as the standard LOS in urbanized areas. The AM and PM Peak trips noted above are the total expected trips during those hours. One can assume the morning and evening trips passing through this intersection will be less as some of the expected trips will originate and terminate north of Kolb Road and will never affect this intersection.



d. **Sabino Canyon Road/Site Access Driveway Intersection**

For the projected 2016 traffic conditions, the proposed unsignalized Sabino Canyon Road/Site Access Driveway intersection is expected to operate similar to the Sabino Canyon Road/Old Sabino Canyon Road-Private Drive intersection with the NB and SB directions operating at LOS B and the WB approach operating at LOS D or E. during the AM Peak hour and LOS C during the PM Peak Hour. As noted above, the LOS for the WB approach is very typical when there is a large disparity in traffic volumes between a major arterial roadway (Sabino Canyon Road) and a site access driveway. The projected 2016 traffic conditions at this intersection will include the expected trips from the Avilla Sabino West and Avilla Sabino East residential developments.

The expected AM and PM Peak Hour trips (86 and 138 respectively) from the proposed Sisters of Immaculate Heart of Mary development are not expected to degrade the LOS of this intersection or the NB and SB directions beyond LOS C.

e. **Roadway Segments – Sabino Canyon Road**

Sabino Canyon Road, north of River Road has an Average Daily Traffic (ADT) of 25,300 vehicles per day. The Sabino Canyon Road roadway cross-section consists of 4 thru lanes with a posted speed limit of 40 MPH. From the *Florida DOT Quality/Level of Service Handbook Tables*, Sabino Canyon Road would have a LOS of B. This is for a Class I arterial roadway with a posted speed limit of 40 MPH or higher. The proposed Sisters of Immaculate Heart of Mary development are not expected to degrade the LOS of Sabino Canyon Road beyond the current LOS of B.

f. **Roadway Segments – River Road**

River Road, west of Sabino Canyon Road has an ADT of nearly 30,000 vehicles per day. The River Road roadway cross-section consists of 2 thru lanes with a posted speed limit of 35 MPH. From the *Florida DOT Quality/Level of Service Handbook Tables*, River Road would have a LOS of D. This is for a Class II arterial roadway with a posted speed limit of 35 MPH or slower. The proposed Sisters of Immaculate Heart of Mary development are not expected to degrade the LOS of River Road beyond the current LOS of D.

4. Traffic Impacts

The results of a 2009 Traffic Impact Study (TIS) and updated traffic analyses completed by Mathieu Engineering Corp. indicate that the proposed development will have minor traffic impact on the existing traffic network, namely Sabino Canyon Road and the existing Sabino Canyon/Kolb Road intersection, the existing Sabino Canyon/Old Sabino Canyon Road intersection and the existing Sabino Canyon Road/River Road-Knollwood Drive intersection.



Left Turn Lane Warrants

From Table 3.4 – Maximum Left Turn Volume in the Peak Hour Without a Left Turn Lane in the *Pima County Subdivision and Development Street Standards* Manual, the Maximum Peak Hour Left Turn Volume is 10 for a roadway that has an ADT over 10,000 vehicles and a posted speed between 40-50 MPH. Sabino Canyon Road has an ADT over 10,000 vehicles and a posted speed limit of 40 MPH. Assuming a Directional Distribution of 50/50 from the north and south for the expected AM and PM Peak Hour trips (86 and 138 respectively), a left turn lane is numerically warranted on Sabino Canyon Road at the Site Access Driveway during both the AM and PM Peak Hours.

Right Turn Lane Warrants

From Table 3.5 – Peak Hour Volume Warrant for Right Turn Lanes in the *Pima County Subdivision and Development Street Standards* Manual, the Maximum Peak Hour Right Turn Volume (w/o a right turn lane) is 40 for a roadway that has an ADT over 10,000 vehicles. Sabino Canyon Road has an ADT over 10,000 vehicles. Assuming a Directional Distribution of 50/50 from the north and south for the expected AM and PM Peak Hour trips (86 and 138 respectively), a right turn lane is numerically warranted on Sabino Canyon Road at the Site Access Driveway during the PM Peak Hour.

The CCRC is designed to accommodate the majority of resident needs onsite, therefore reducing the burden placed on the roadway system by this project. When travel is necessary to meet needs not served on site, transportation via shuttle bus or van will be provided for residents who are unable or who choose not to drive themselves. This will combine multiple trips into fewer trips further reducing the impact of the proposed development.

5. Bicycle and Pedestrian Pathways

Pedestrian friendly pathways will be provided throughout the campus. Most pathways will be from building to building and designated for pedestrians only, no vehicular traffic will be allowed. Residents will be encouraged to use these pathways to access the site amenities and common areas.

6. On-Site Access

The on-site access will be private and will be designed to meet the requirements in the Pima County Subdivision and Development Street Standards, Section 8 for Commercial and Industrial Developments. There will be no internal roadways within the development, simply ingress/egress, parking and parking area access lanes (PAALs). Modification(s) to the Pima County Subdivision and Development Street Standards may be requested at the time of subdivision plat/development plan submittal when engineering and design of the project is finalized.

7. Transportation Concurrency

The site meets transportation concurrency for all major roads in the area with no additional right of way requested and given that the CCRC will not generate



substantial additional traffic to the site to affect the capacity of the adjacent roadways.

8. Traffic Impact Study (TIS) Requirement

The proposed CCRC will generate approximately 1,340 ADT. A TIS will be required at the time of development plan. Mathieu Engineering staff met with Pima County Department of Transportation (PCDOT) staff to discuss the requirements of the TIS, which will be updated and prepared in accordance with PCDOT standards.

9. Reduction in Automobile Dependency

There is expected to be a significant population residing in the CCRC that no longer drive personal vehicles. Additionally, the CCRC is designed to accommodate the majority of resident needs onsite, therefore reducing the burden placed on the roadway system by this project. When travel is necessary to meet needs not served on-site, vanpool and paratransit services will be provided, thus further reducing the number of trips of individual residents.

J. Sewers

The project will connect to the public sewer system at two locations. One connection will be made at manhole 6311-22 along the southern boundary of the site via a utility easement as shown on *Exhibit I.H.2: Sewer System Map*. The second connection will be made at a new manhole installed in sewer line G-92-068 which runs along the west side of Sabino Canyon Road.

K. Water

The existing well on the property serves the Sisters and will remain in use for landscaping purposes. The project site is within the boundaries of Metro Water District, which is expected to supply water service for the project. Metro Water District has been designated by the state of Arizona Department of Water Resources (ADWR) as having an assured water supply; therefore, water supply is assured. A water service agreement is required to establish service to the property. See *Exhibit A.3: Metro Water District Letter*.

L. Schools

Because the use of this property is limited to an age restricted Continuing Care Retirement Community (CCRC), no impact will occur on the public school system.

M. Recreation and Trails

1. Recreation Areas to be Provided

Recreation areas provided by the CCRC will be for the use of residents and guests only. No public recreation facilities will be provided. Meditation and sensory gardens will be provided throughout the grounds. An aquatic pool and programming will be added as part of the fitness center amenities.



Approximately 45 percent of the site will be preserved as open space. The 45 percent open space includes the LIU-0.5 designated areas which equal 20 acres to be set aside as natural open space as well as the disturbed, or functional open space, areas that will be revegetated with non-invasive, low-water use, desert adapted plants. Within the open space, several recreation areas will be established to provide opportunities for passive recreation. These areas may include shade structures and benches. Additionally, the Stations of the Cross Trail will be preserved as a recreational amenity open to residents of the community as well as to the public.

2. Proposed Ownership of Open Space

The natural open space, indicated on *Exhibit II.A.1: Specific Plan Map*, will be owned by the developer and/or its assignees.

3. Proposed Trails

There are no new public trails proposed as part of this development. In response to the community's request, the existing Stations of the Cross Trail will remain open to the public. Shade structures and seating areas may be added to the top of the hill.

N. Cultural Resources: Archaeological and Historic Sites

Based on the archival information, field methods, observable surface indications, and because none of the materials observed on the subject property have a potential to provide important prehistoric archaeological information beyond what was obtained for this project, P.A.S.T. supports approving this application with respect to pre-historic materials on the property.

O. Air Quality

Due to the non-industrial nature of the proposed use, information on air quality is not necessary.

P. Other

1. Guiding Principles

The following guiding principles have been prepared for the CCRC Specific Plan to guide the planning, design and construction of the community.

a. Environmental Sustainability

Water Resources

- Use water-efficient native and drought-tolerant plants for landscape.
- Incorporate water harvesting techniques by directing rain water runoff to recessed planting areas.



- Use grading techniques to direct water to existing or new vegetation.
- When needed, install high efficiency drip irrigation systems for landscape.
- Reduce water consumption by using water conserving plumbing fixtures.
- Minimize impervious surfaces to lessen the heat island effect and reduce stormwater runoff.

Recycling

- Promote individual and/or community recycling systems and programs for construction debris and resident waste.

b. Green Infrastructure

Encourage the implementation of “green” architectural concepts that reduce “energy consumption” and/or provide “energy production” by adopting utilizing principles such as passive solar energy; appropriate shading techniques; and adequate insulation to reduce the need for heating/cooling of buildings.

c. Protection of the Sonoran Desert

- Designate approximately 45% of the site for Open Space.
- Protect existing vegetation by fencing off during construction activities.
- Direct run-off to wash.
- Minimize crossings through open space areas.

Q. Agreements with Neighboring Properties

Development of this Specific Plan has included agreements with neighboring properties. In response to the community’s request, we have agreed to the following conditions:

- Single-story construction along the perimeter of the property;
- No development on the hill; and
- All commercial uses to be interior and for residents and guests only.

