

e. Travel Lanes, Capacity, etc.

Cortaro Farms Road: Complete, four-lane divided improvements (curbs, sidewalks, medians, bike lanes, landscaping) are presently in place east of Thornydale Road; the roadway transitions to two-lane, uncurbed cross-section (no curbs, no sidewalks, no bike lanes) west of Thornydale Road,

Thornydale Road: Complete, four-lane divided improvements (curbs, sidewalks, medians, bike lanes, landscaping) are presently in place south of Cortaro Farms Road; the roadway transitions to a three-lane section (continuous center left-turn lane, no curbs, no sidewalks, no bike lanes) north Cortaro Farms Road.

Both roadways have a posted speed limit of 35 MPH. The capacity of the two streets in their full, four-lane cross-sections is estimated at 29,160 VPD. The capacity of the two streets in their reduced cross-sections are estimated at 13,122 VPD for their two-lane segments and 14,000 VPD for their three-lane portions. The pavement condition of both streets is in generally very good condition along the frontage of the subject property.

f. Average Daily Trips (ADT)

The proposed project will generate, at full build-out, more than 2,500 ADT. As such, the appropriate ADT volumes are provided in Table 2 for those streets within three (3) miles of the subject property. The ADT figures presented therein are the most recent available from the Pima County Department of Transportation (Traffic Engineering Division) website (see Bibliography for citations and website addresses).

Table 2 to Follow

TABLE 2: ADT VOLUMES FOR MAJOR STREETS WITHIN THREE (3) MILES	
Street Name	Average Daily Trip (ADT) Volume
Thornydale Road	23,093 (south of Cortaro Farms Road) 19,959 (Cortaro Farms to Overton Road) 18,193 (Overton to Linda Vista) 7,985 (Linda Vista to Lambert Lane) 7,495 (north of Lambert Lane)
Cortaro Farms Road	18,749 (west of Thornydale Road) 13,181 (Thornydale to Shannon Road)
Linda Vista Boulevard	10,675 (west of Thornydale Road) No data available for east of Thornydale (street dead ends ½ mile east of Thornydale)
Lambert Lane	934 (west of Thornydale Road) 5,610 (east of Thornydale Road)
W. Overton Road	6,701 (Thornydale Road to Shannon Road) 8,653 (Shannon Road to N. La Cholla Blvd.)
Hardy Road	No Counts Available for the Segment east of Thornydale Road
Magee Road	5,488 (west of Thornydale Road) 6,257 (Thornydale Road to Shannon) 16,444 (Shannon Road to N. La Cholla Blvd.)
Camino de Oeste	4,441 (Cortaro Farms Rd. to Linda Vista Blvd.) 1,069 (north of Linda Vista)
N. Shannon Road	10,220 (Magee Road to W. Overton Road) 7,896 (north of Overton Road)
La Cholla Boulevard	11,905 (south of Overton Road) 14,240 (north of Overton Road)

g. Existing Bicycle & Pedestrian Ways

There are no existing bicycle or pedestrian ways in place along either Thornydale Road or Cortaro Farms Road along the frontage of the subject property. Bike lanes and sidewalks are in place on Thornydale Road south of Cortaro Farms Road and on Cortaro Farms Road east of Thornydale Road.

h. Planned Roadway Improvement Schedules

Thornydale Road is an approved Regional Transit Authority (RTA) bond project which is planned to commence construction in 2018. Under this approved bond project, Thornydale Road will be fully reconstructed into a four-lane divided urban arterial (complete with curbs, sidewalks, landscaped medians, and dual bike lanes) from Cortaro Farms Road northward to Lambert Lane.

Cortaro Farms Road is planned for improvement to four-lanes from Camino de Oeste to Thornydale Road. This project is currently at the 60% design stage.

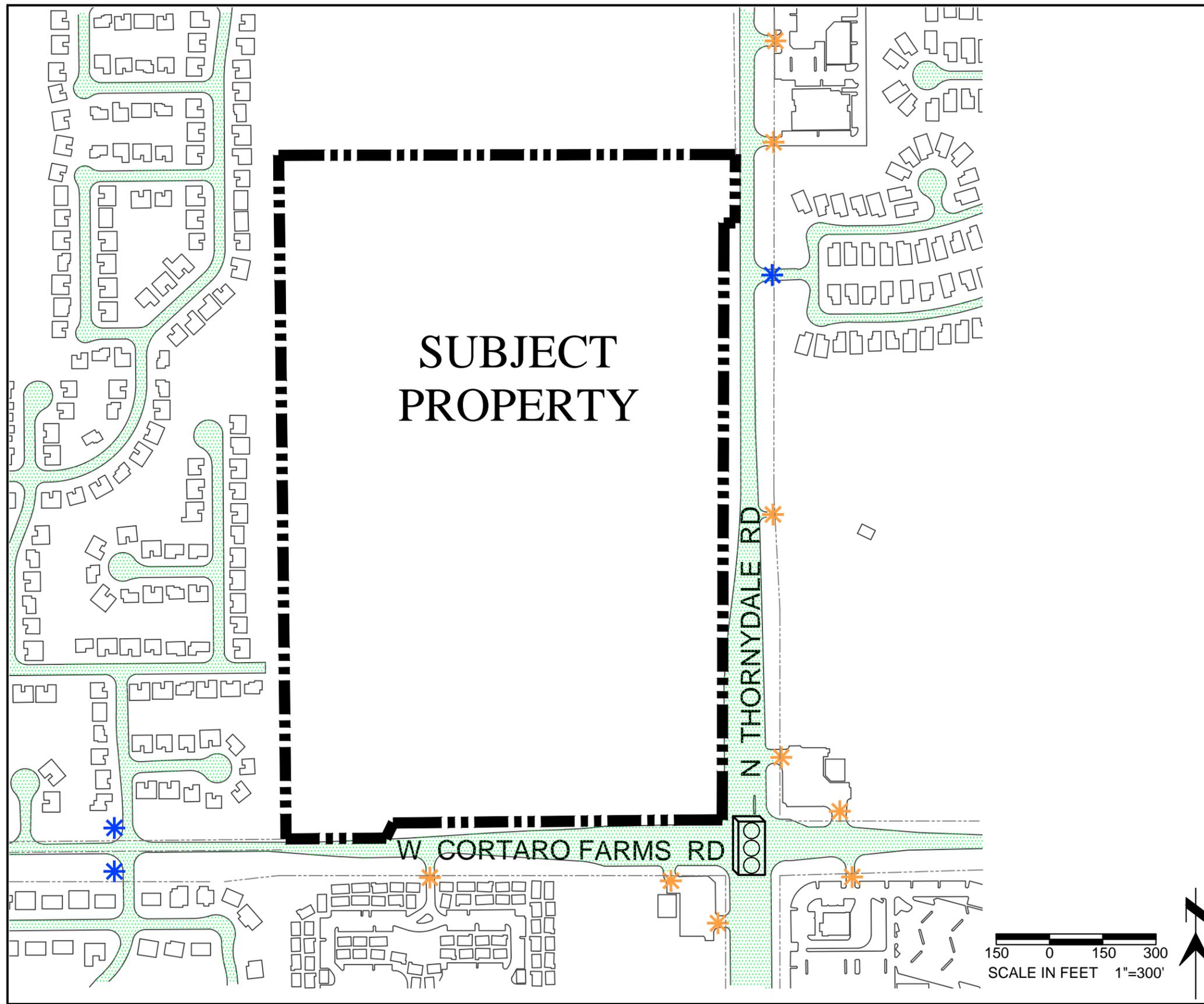
2. Distances from Site to Existing Nearby Driveways & Intersections

Nearby private driveways and street intersections in the vicinity of the subject property have been illustrated on Exhibit I-F.2 (Adjacent Driveways & Street Intersections).

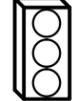
3. Existing & Planned Transit Routes

There is one (1) current transit route on Thornydale Road, this being Sun Shuttle Route No. 412, which connects Tangerine Road, on its north end, with downtown Tucson. This Sun Shuttle route makes designated stops available on Thornydale Road at Lambert Lane, Linda Vista Boulevard, and Cortaro Farms Road, respectively. Please refer to Exhibit I-F.3: Public Transit.

Exhibits to Follow



LEGEND

-  Subject Property
-  Public Street R.O.W. Line
-  Existing Curb or Edge of Pavement
-  Existing Public Street Paving Improvements
-  Existing Private Driveway Location
-  Existing Public Street Intersection
-  Signalized Intersection

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 ENTITLEMENT PROCESSES
 LOCAL ADVICE & COUNSEL



GRS
 LANDSCAPE ARCHITECTS, LLC

Red Point Development, Inc.
 NWC CORTARO & THORNYDALE ROADS
 (Ownership Entity: Pacific International Properties, LLP)
 REZONING: SR to CB-1

EXHIBIT I-F.1a-e
 TRANSPORTATION - ACCESS
 PAGE 34



LEGEND



Subject Property



Existing Private Driveway Intersection



Existing Public Street Intersection



Signalized Intersection

325' Dimension between Driveways or Streets, Typ.

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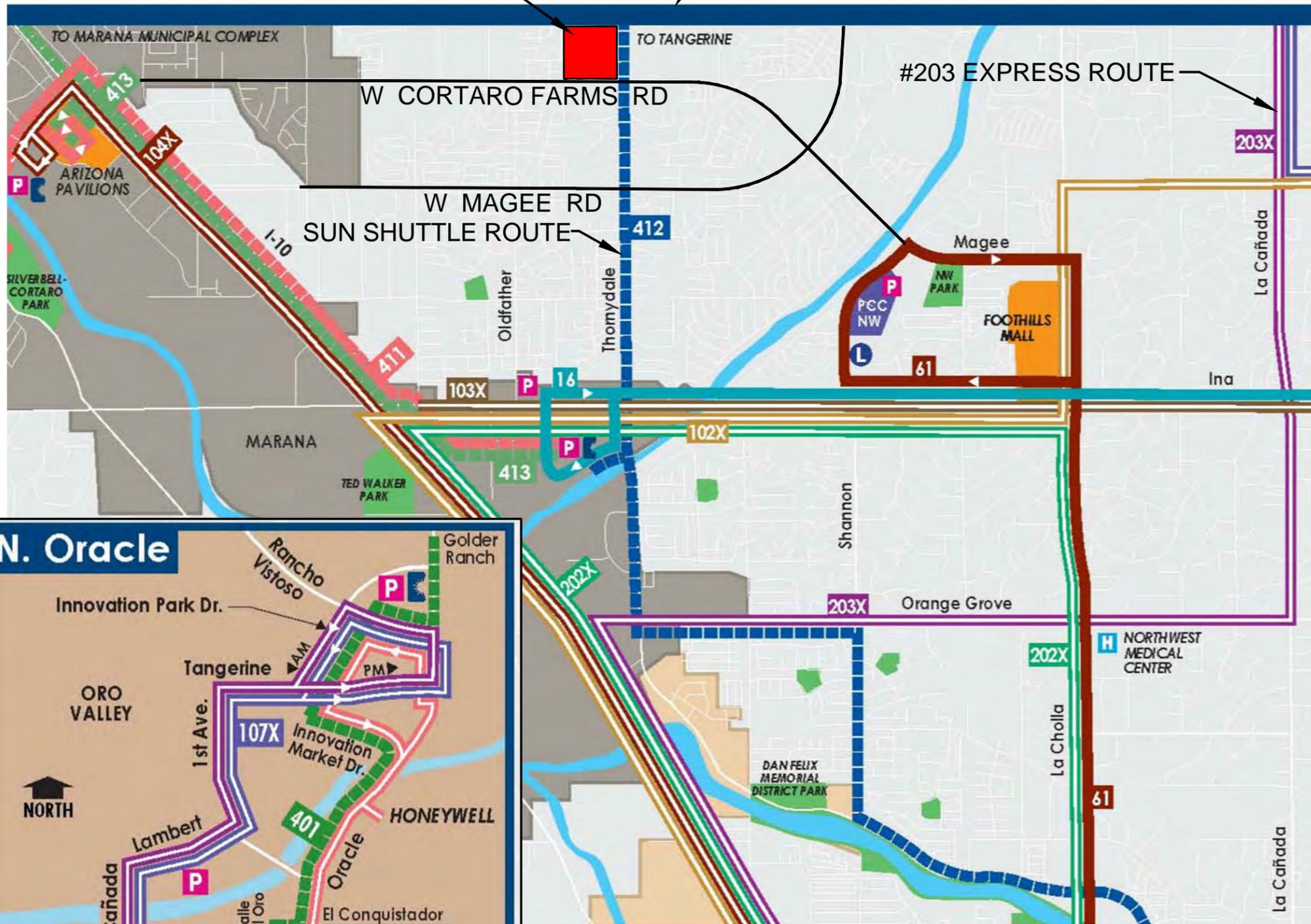
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EXHIBIT I-F.2
 ADJACENT DRIVEWAYS AND
 STREET INTERSECTIONS
 PAGE 35

SUBJECT PROPERTY

NORTHERN LIMIT OF SUNTRAN MAPPING

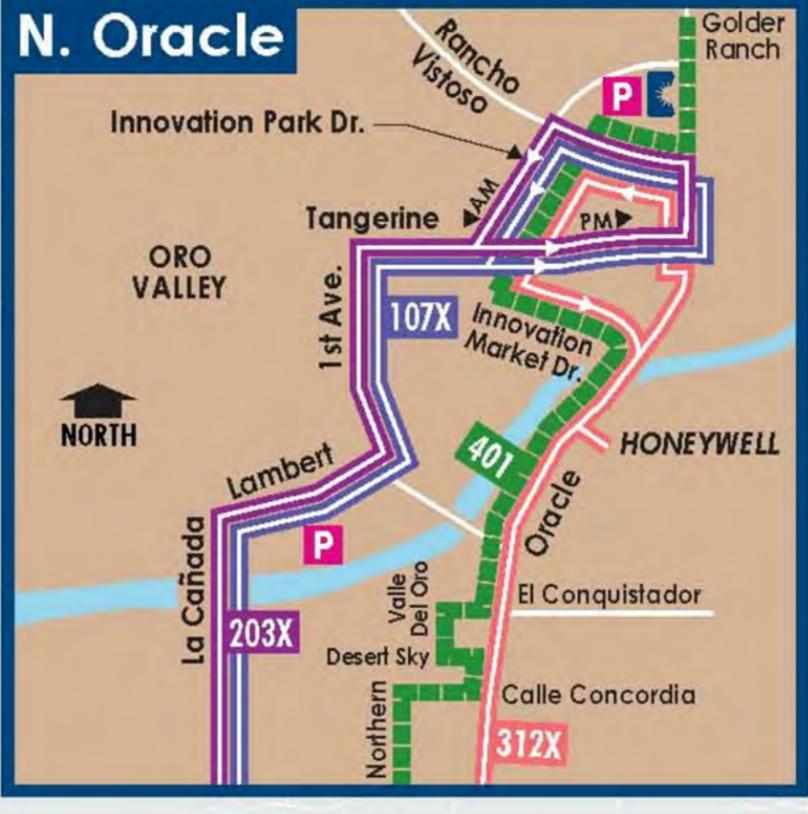
See N. Oracle Inset, Lower Left



LEGEND

- 34 Sun Tran Route Indicator, Typ.
- P Park & Ride Lot
- #203 Express Route
- Sun Shuttle Route # 412 (Provides a designated stop on Thornydale at Cortaro Farms Road.)

N. Oracle



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EXHIBIT I-F.3
 PUBLIC TRANSIT

G. SEWERS

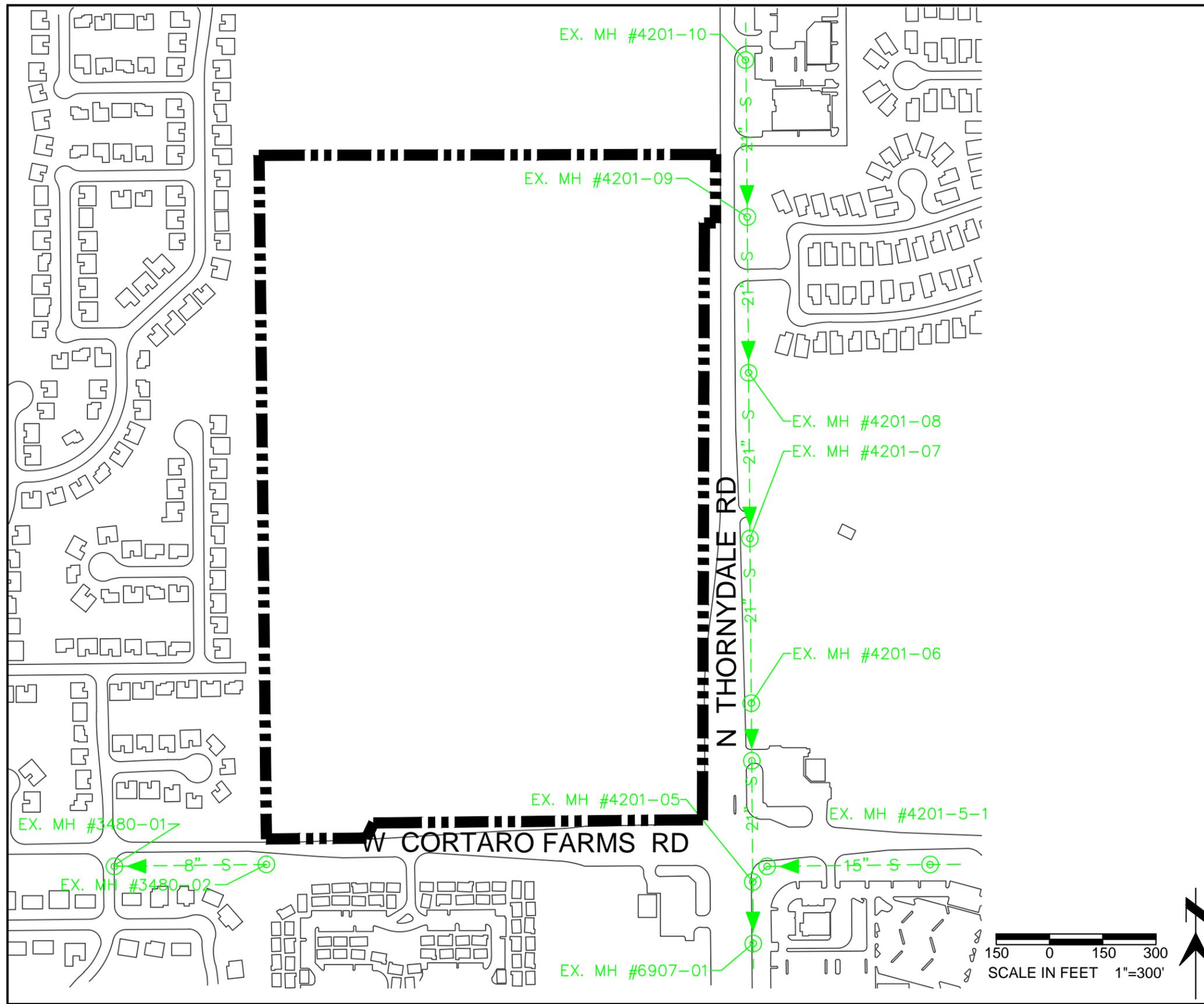
1. Size & Location of Existing Sewers

The rezoning site is served by: 1) an existing 21" public sewer, located on the east side of Thornydale Road, along the entire project frontage; and 2) by an existing 8" public sewer located near the extreme southwest corner of the property. Please refer to Exhibit I-G.1,2 (Sewer) for the location of these existing sewers and their associated manhole numbers.

2. Any Constraints to Gravity Service

It does not appear that there are any constraints to providing gravity sewer service for the project nor in connecting its new sewers to one of the aforementioned public lines. Given the topography of the site, together with the proposed *Preliminary Development Plan (PDP)* presented in Section II (Land Use Proposal), it is anticipated that proposed project will drain into the existing 21" sewer located along Thornydale Road.

Exhibit to Follow



LEGEND



Subject Property



Existing Sewer, Flow Direction, Manhole Number & Line Size

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EXHIBIT I-G.1,2
 SEWERS
 PAGE 38

H. RECREATION & TRAILS

1. Public Parks, Recreation Areas & Trails within One (1) Mile

See Exhibit I-H.1 for mapping of the various trails and park facilities located in the vicinity of the rezoning site.

Immediately north of the subject property is the Tucson Audubon Society, a private nature preserve with on-site nature trails and an interpretive center.

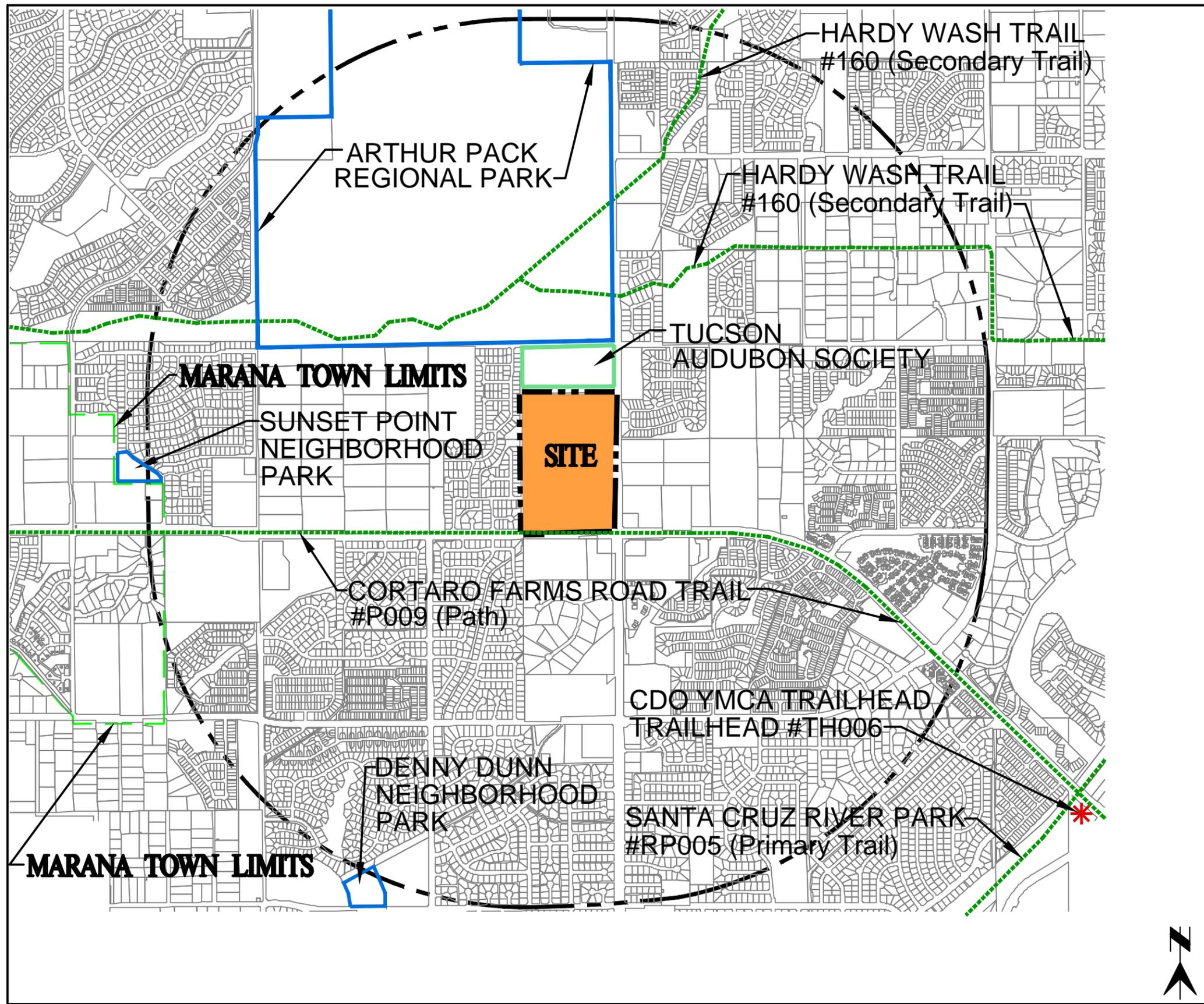
North of the Tucson Audubon Society preserve is Arthur Pack Regional Park, a Pima County facility managed and maintained by the Department of Natural Resources, Parks & Recreation (DNRPR). This Park has natural desert elements together with fully-developed athletic fields, a golf course, improved trails, and various activity facilities.

2. Pima Regional Trails System Master Plan (PRTSMP)

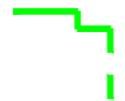
A conceptual alignment for Trail # 160 (Hardy Wash Trail) is currently depicted on the 2010 Pima Regional Trails System Masterplan, together with the Cortaro Farms Road Path (#P009). The Hardy Wash Trail is a dedicated secondary trail whose conceptual alignment traverses several existing residential subdivisions lying to the northeast of the subject property, then continuing into Arthur Pack Regional Park.

The designated Cortaro Farms Road Path #009 runs along the subject property's entire south boundary and continues both westward and eastward within the Cortaro Farms Road public right-of-way.

Exhibit to Follow



LEGEND

-  Subject Property
-  Designated Pima County Trail from Pima County Regional Trail System Master Plan
-  Public Park
-  Designated Pima County Trailhead from Pima County Regional Trail System Master Plan
-  Tucson Audubon Society
-  Marana Town Limits

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EXHIBIT I-H.1
 RECREATION AND TRAILS
 PAGE 40

I. CULTURAL RESOURCES, ARCHAEOLOGICAL & HISTORIC SITES

1. Records Check and Letter Report

A cultural resources records review was completed for subject property by SWCA Environmental Consultants in October, 2014. The search reviewed the existing records in the AZSITE database, as well as the National Register of Historic Properties (NRHP). These sources indicate that no archaeological sites had been previously documented on the subject property. The summary findings from the SWCA records review is included here as Exhibit I-I.1.

a. Prior Field Surveys

Per the above, the only prior archaeological survey that included the property was the Northern Tucson Basin Survey (NTBS) conducted by the Arizona State Museum (ASM) and the University of Arizona (UA) in the early/mid 1980's.

b. Previously Recorded Archaeological or Historic Resources

No archaeological or historic sites of significance were found in the aforementioned records review.

c. Probability of Buried Resources

There is a low probability of buried resources based upon the aforementioned records review.

d. Recommendation as to Future Surveys

Due to the fact that the prior NTBS survey methodology would not be considered adequate by current State Historic Preservation Office (SHPO) standards, the SWCA study recommends that a new survey, meeting currently accepted survey standards and protocols, be completed for the property. It is the developer's intent to complete this survey at the time of subdivision platting.

2. On-Site Archaeological or Historic Resources

Not applicable per the above findings.

Exhibit to Follow

Section I - Site Inventory



October 16, 2014

Larry Kreis
Red Point Development
8710 North Thornydale Road, Suite 120
Tucson, Arizona 85742

Re: Cultural Resources Records Review for the Hillcrest Property, Unincorporated Pima County, Arizona

Dear Larry:

On behalf of Red Point Development, Inc., SWCA Environmental Consultants (SWCA) has completed a cultural resources records review of the Hillcrest property (Parcels 225-33-032A and 225-33-032D) located on North Thornydale Road, north of West Cortaro Farms Road, in unincorporated Pima County, Arizona. The purpose of the study is to provide information on whether the property has been previously surveyed for cultural resources, to identify any known archaeological or historical resources on the property, to assess whether the property may contain buried archaeological resources not visible from the surface, and to make an informed recommendation as to whether archaeological survey of the properties is warranted. We understand that this study is a required component of the Site Analysis report that is to be provided to Pima County as part of an application to rezone the property.

The 58-acre Hillcrest property is a privately held parcel in Section 30, Township 12 South, Range 13 East, Gila and Salt River Baseline and Meridian, Pima County, Arizona, and can be found on the Jaynes, AZ 7.5-minute U.S. Geological Survey topographic quadrangle (Figure 1). Although only 8 acres of the property is proposed for development—specifically the southeastern corner of the property, east of the drainage that crosses the property—this study evaluates the entire 58-acre property.

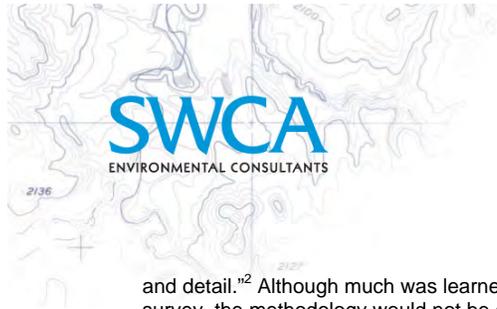
SWCA consulted the AZSITE database for previously conducted surveys and previously recorded sites within the subject property. The National Park Service National Register Information Systems Database was also consulted for National Register of Historic Properties (NRHP)—listed properties or districts. The records search showed that no archaeological sites have been previously documented in the project area.

The only archaeological survey of the property took place as part of the Northern Tucson Basin Survey (NTBS), which was conducted by the Arizona State Museum (ASM) and the University of Arizona in the early to middle 1980s, and consisted of a 1,800-square kilometer (695-square mile) study area that stretched from the northern edge of the Tucson Mountains to Picacho Peak.¹ The description of NTBS field methods states that "In obtaining large-scale patterns, speed and efficiency in the field observation occasionally required compromise with precision

¹ Madsen, J.H., P.R. Fish, and S.K. Fish (eds). 1993. Northern Tucson Basin Survey: Research Directions and Background Studies. Archaeological Series No. 182. Tucson: Arizona State Museum, University of Arizona.

Exhibit I-I.1 (Page 1 of 2)
SWCA Records Review Summary Letter of Findings

Section I - Site Inventory



and detail.² Although much was learned about the regional archaeology as a result of the survey, the methodology would not be considered adequate to rely on for current review by the State Historic Preservation Office (SHPO)³ and most other review agencies. Although the Hillcrest property is within the portion of the NTBS area that was subject to full-coverage survey, the transect spacing for survey was 30 meters,⁴ and the ASM currently specifies a maximum spacing of 20 meters for full-coverage survey. The crews were equipped with topographic maps and aerial photographs, but not more modern mapping technologies (e.g., global positioning system [GPS] units), and the project was not focused on evaluating the historical significance (i.e., NRHP eligibility) of individual sites.

Based on Arizona Geological Survey maps, the Hillcrest property lies upon middle to late Pleistocene Piedmont alluvium.^{5,6} The potential for intact buried archaeological resources not visible on the surface is low.

Given that the one previous survey of the Hillcrest parcel was part of a project which would not adequately meet SHPO requirements, we recommend that an archaeological survey that meets the currently accepted survey standards be conducted of the portion of the property that is proposed for development.

Thank you for providing us with the opportunity to work with you again. Please contact me at (520) 325-9194 if you have any questions at all regarding this work.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jerome Hesse". The signature is fluid and cursive.

Jerome Hesse
Cultural Resources Lead, Tucson

Attachment A: Figure 1.

² Madsen et al., 1993, pp. 13.

³ State Historic Preservation Office (SHPO). 2004. *SHPO Position on Relying on Old Archaeological Survey Data*. Guidance Point 5. Phoenix: Arizona State Parks.

⁴ Madsen et al., 1993, pp. 21.

⁵ McKittrick, M.A. 1988. *Surficial Geologic Maps of the Tucson Metropolitan Area*. Open-File Report No. 88-18. Tucson: Arizona Geological Survey.

⁶ Pearthree, P.A., and T.H. Biggs. 1999. *Surficial Geology and Geologic Hazards of the Tucson Mountains, Pima County, Arizona*. Open-File Report No. 99-22. Tucson: Arizona Geological Survey.

J. AIR QUALITY

1. Proposed Industrial Facilities

Not applicable; there are no Industrial facilities planned or proposed for this development.

K. COMPOSITE MAP

1. Description of Major Characteristics

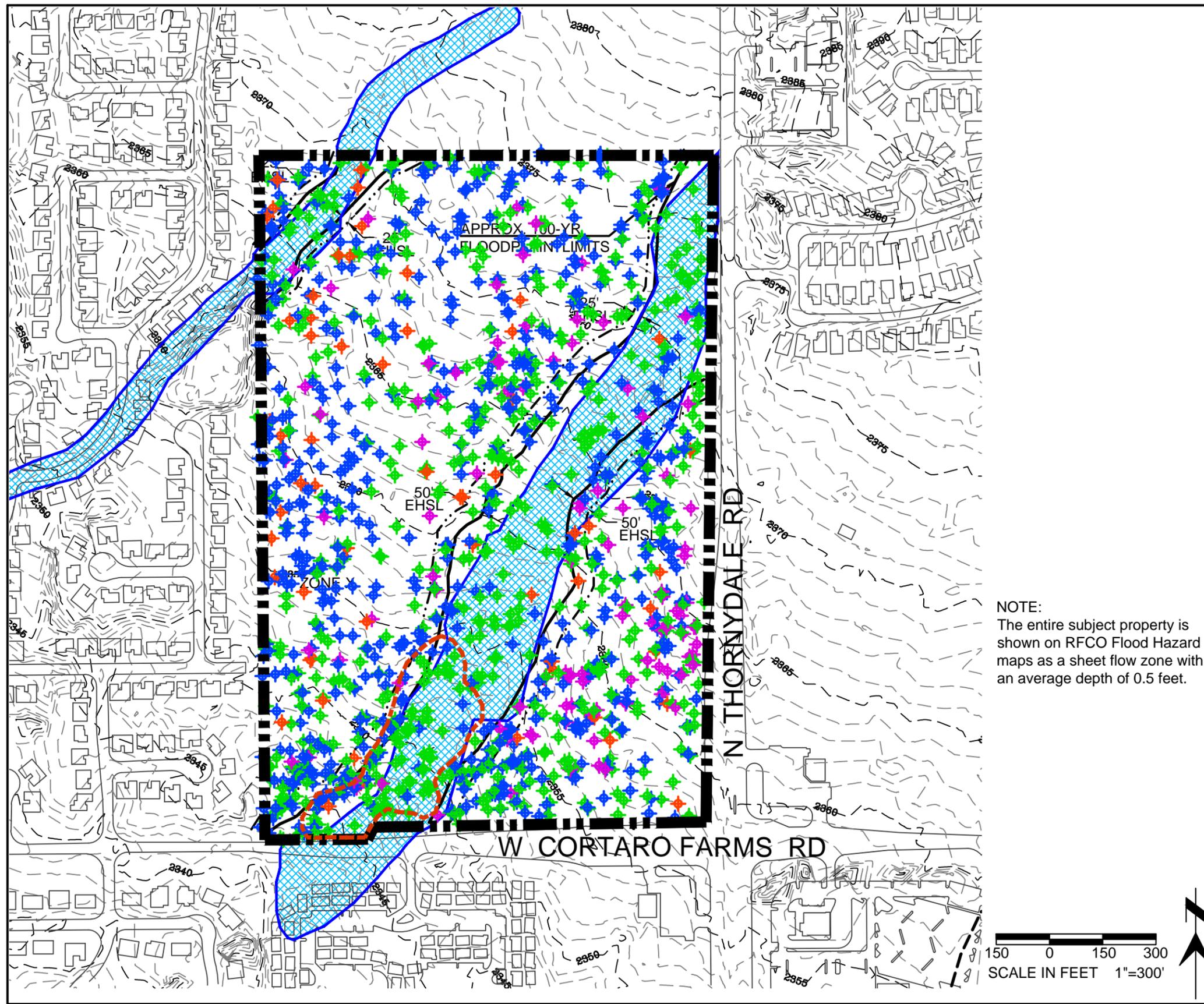
The site is generally unremarkable in terms of landform or significant features, except for the fact that it possesses a rich stand of natural desert vegetation and Xeroriparian "C" riparian habitat. The specific characteristics cited in the Site Analysis Guidelines are respectively addressed on Exhibit I-K.1-3 (Composite Map) as follows:

1. **Topography.** There are no restricted peaks and ridges, rock outcrops, talus slopes, or slopes of 15% or greater. As such, none of these topographic features are depicted on the Composite Map exhibit. The Exhibit will contain only the 1' contour interval mapping of the site.
2. **Hydrology.** The Composite Map exhibit will contain the following identified items from the checklist: (a) the 100-year regulatory floodplains traversing the site in the existing condition; (b) sheet flow areas (the entire site); and (d) the regulated riparian habitat areas.

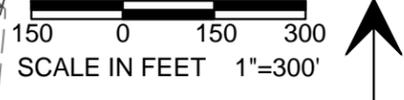
The following items from the checklist do not exist on the property and so will not be depicted on the Composite Map: (c) federally mapped floodplains and floodways; and (e) lakes, ponds, springs, wetlands, etc.

3. **Biological Resources.** The Composite Map exhibit will contain only the following three (3) identified items from the checklist: (a) all saguaros, mapped and categorized based upon their height; (b) ironwood trees; and (e) areas of significant or important vegetation.

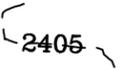
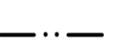
The following items from the checklist do not exist on the property and so will not be depicted on the Composite Map: (c) pima pineapple cactus; and (d) needle-spined pineapple cactus.



NOTE:
The entire subject property is shown on RFCO Flood Hazard maps as a sheet flow zone with an average depth of 0.5 feet.



LEGEND

-  Subject Property
-  Existing Condition Topographic Contour (1' Interval)
-  Erosion Hazard Setback Limit (EHSL)
-  Approximate 100-Year Floodplain Limit
-  Mapped Riparian Habitat -- Xeroriparian "C"
-  Saguaro ≤ 6' in height
-  Saguaro >6' - 18' in height
-  Saguaro >18' in height
-  Ironwood Tree
-  Vegetation of Special Note for Scenic Value or Buffering

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 REZONING: SR to CB-1

EXHIBIT I-K.1-3
 COMPOSITE MAP
 PAGE 45

SECTION II:
Land Use Proposal

A. PROJECT OVERVIEW

The proposed rezoning site constitutes only a portion of the overall 54.9-acre property that was analyzed in Section I of this Site Analysis document. During the property's comprehensive plan amendment application in 2013/2014, the applicant represented that approximately eight (8) acres of the subject property would ultimately be developed, while the remainder would be preserved as natural, undeveloped open space. The proposed *Preliminary Development Plan (PDP)* presented herein follows through on this same concept, depicting the development of 8.2 acres as a neighborhood shopping center, with the balance of the original subject property (46.7 AC) being set-aside as a residual parcel and remaining in its present state. See Exhibit II-A, which is a Key Map that delineates the respective rezoning and residual parcels.

The proposed rezoning constitutes an infill development that will fit well within its established land-use context. The proposed 8.2-acre rezoning site is located at the immediate NWC of two major transportation corridors (Thornydale Road and Cortaro Farms Road), it will make efficient use of the existing public and utility infrastructure that is already in-place, and it will be consistent with the intensity of commercial uses already in the immediate context and which are appropriate at a major arterial street intersection.

1. Requested Zoning Designation

Because the Project is not proposed to include multiple zoning districts, the Site Analysis requirements of Section II-A.1. do not apply. The requested zoning designation for the 8.2-acre rezoning site is CB-1. The balance of the overall property will remain SR.

2. Characteristics of Proposed Development

The site will be developed as a neighborhood shopping center, the intent of which is to provide the type of anchor store, junior-anchor stores, and comparable goods and services generally needed by the surrounding residents on a weekly basis. Optimally, the main anchor store would be a neighborhood-scale grocer of approximately 40,000 SF in size. This would constitute a full-service grocery and would help enhance the limited major-grocer options that exist for area residents.

Preserving the balance of the property (more than 46 acres) in its present natural condition constitutes a significant and meaningful step in implement Pima County's Regional Environmental Policies as outlined in the *Conservation Lands System (CLS)*. This substantial property represents a material expansion in habitat critical mass when combined with the adjacent Tucson Audubon Society preserve and Arthur Pack Regional Park.

Beyond these basic features of the rezoning application, the following particulars apply:

a. Project Design & Response to Site Constraints

The major constraints detailed in the Site Analysis are natural and environmental ones, most notably pertaining to habitat conservation and the presence of significant natural washes that traverse the property.

The entire site is designated as *Multiple Use Management Area (MUMA)* under the Maeveen Marie Behan Conservation Lands System (CLS), with portions of it classified as *Xeroriparian "C" Riparian Area*. The property further subject to the CLS Special-Species Management overlay, thereby requiring that an 80% preservation threshold be met for the site.

Beyond these habitat considerations, the site contains numerous saguaros and ironwood trees, thereby necessitating special care in applying and executing the Native Plant Preservation Ordinance (NPPO).

The *Preliminary Development Plan (PDP)* presented below in Section II.B responds to these natural constraints and resources by setting aside 80% of the original subject property as natural open space and drainageways. The proposed neighborhood shopping center is confined to the immediate intersection of Thornydale Road and Cortaro Farms Road, where its impact upon these resources is minimized.

b. Conformance with Comprehensive Plan (Pima Prospers), etc.

This Project, as proposed, will comply with Pima Prospers (the Pima County Comprehensive Plan) and all applicable Rezoning Policies.

This Project complies with its Designated Land Use Intensity Category.

The rezoning site is designated as Neighborhood Activity Center (NAC) per approved comprehensive plan amendment Case No. Co7-13-04 and adopted Resolution No. 2014-115. The complete rezoning policies attendant to this approval have been provided in Section I.A.2.c (p. 2) of this Site Analysis. The Project will provide a neighborhood shopping center, the size and character of which is appropriate for the intersection of two major transportation corridors. The attendant CB-1 zoning request is permitted under the NAC category and, further, is consistent with the established zoning construct already surrounding the rezoning site..

This Project complies with the County's Pima Prospers Use of Land (Chapter 3) and Physical Infrastructure Connectivity (Chapter 4) policies. The pertinent policies are as follows: Land Use Element (Section 3.1), Environmental Element (Section 3.4), Housing & Community Design Element (Section 3.5), and Transportation Element (Section 4.1).

Land Use Element (Section 3.1)

The proposed project works substantially toward the established Goal 1 objective (p.3.2) of integrating land use with physical infrastructure and resource conservation to insure long-range viability of the region. The requested rezoning integrates with the existing, established, or already-planned transportation, wastewater, potable water, and recreational infrastructure resources present adjacent to the property and within the larger Thornydale Road and Cortaro Farms Road corridors. It represents a quintessential infill development that, by definition, works off of this existing infrastructure rather than requiring the further expansion of it. The continued residential densification of the Thornydale Road corridor through infill projects such as this one takes advantage of these available efficiencies and enhances the opportunity for expanded multi-modal transportation and transit options.

Environmental Element (Section 3.4)

The proposed project is in full compliance with the Conservation Lands System (CLS), its stated Goal 1 (p.3.23) objective of conserving and protecting natural resources, together with its enumerated Policies (pp. 3.23 thru 3.31). The subject property was part of an extensive exercise, during the comprehensive plan amendment phase, to establish site-specific thresholds for on-site and off-site CLS mitigation so as to insure full compliance with all established thresholds associated the Special Species Management overlay of the System. Four (4) separate properties (including the subject site) were evaluated in holistic fashion to integrate both CLS parameters and neighborhood concerns into a global solution that recognized and addressed both. The proposed 8.2-acre rezoning is the next step in effectuating this holistic solution and bringing it to fruition.

In many respects, the overall 54.9-acre subject property was, from a habitat and CLS perspective, the most significant and valuable of the four properties alluded to above. The proposed preservation of more than 46 contiguous acres of quality habitat within it achieves a material and contiguous expansion of the habitat resources already in place within the adjacent Tucson Audubon Society preserve and Arthur Pack Regional Park.

Housing and Community Design Element (Section 3.5)

The proposed project furthers the Goal 8 (p. 3.45) objective of providing new development that is generally compatible and scale-appropriate, as well as the Goal 10 (p. 3.46) objective of ensuring development that reflects the character and sense of place of its given area. This infill project has, from the onset, pursued a very simple goal: provide a use that, as best as possible, generally fits within, respects, and essentially mirrors the type, character, and intensity of use that already surrounds it.

The development of a neighborhood shopping center at the intersection of the two primary transportation corridors in the area (Thornydale Road and Cortaro Farms Road) is arguably the most appropriate land use that could possibly be effectuated, especially when considering that the surrounding residential areas are presently underserved in terms of the type, breadth, and diversity of commercial retail and services needed by residents on a daily and weekly basis.

Transportation Element (Section 4.1)

The proposed project furthers the Goal 1 (p. 3.45) objective of promoting a comprehensive and multi-modal transportation system. The Thornydale Road corridor is clearly one of the most significant north-south transportation arteries within the overall County transportation system. Multi-modal objectives can only be met by fostering the growth, intensification, and residential densification of such corridors. At present, this important corridor is, somewhat remarkably, served by one and only one public transit route. And this route is only a Sun *Shuttle* service, i.e. not a full-size Sun Tran bus. One's personal views on growth and development notwithstanding, it is simple fact that achieving truly multi-modal, transit-rich corridors can only be achieved by significant growth and intensification of use. The proposed rezoning is one small step in that direction, with the need for many more in the future.

This Project complies with the County's applicable Rezoning Policies. As mentioned in Section I.A.2.c (pp. 1-2) of this Site Analysis, the subject property was approved for a combination of Neighborhood Activity Center (NAC) and Medium Intensity Urban (MIU) under Case No. Co7-13-04. Two (2) rezoning policies were stipulated for the site via this approved amendment. The proposed commercial use for the project, its design and its open space/habitat set-aside of the majority of the original property are all in accordance with the prescribed policies.

c. Neighbor Issues & Response

The current property owner and applicant (Pacific International Properties, LLP and Red Point Development, Inc.) heard and accommodated neighboring property owner concerns during the recent Comprehensive Plan Amendment process for this property (Case No. Co7-13-04), the application of which was ultimately approved by the Board of Supervisors in February, 2014. While individual neighborhood opposition was sparse and was not significantly organized, there was a general appreciation as to the value of the overall subject property in terms of its habitat resources and significant stands of quality desert vegetation in close proximity to Arthur Pack Regional Park and the Tucson Audubon Society. The conditions of approval attached to the approved amendment (which were enumerated in Section I.A of this Site Analysis) have been reflected in this rezoning