

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 7:00 pm.

Q&A Topics: The question and comment period lasted approximately 20 minutes. Below are the questions asked, along with a summary of the Project Team's responses:

- *Is the new residential component envisioned to be rental or will there be an opportunity to own?* Right now, both options are being evaluated but there is a good chance there will be condominium opportunities. Mr. Tanner explained that the SP redevelopment will evolve in different phases most likely with the food hall/south end being the first phase. The estimated time period for the initial phases is 3-7 years. The team is hopeful that the activity will begin in the 2nd or 3rd quarter of 2019 – all of this are estimates.

- Will there be pedestrian walkways between the adjacent existing residential and the Property?: The goal, vision and statements in the SP is to connect this Property to adjacent properties. The hope is that people will walk and bike to the Property from the adjacent uses. There are existing site constraints, particularly topography, in certain areas. But this is a goal and desire.
- Which use will be developed first – office, retail, hospitality, etc.: At this time, we don't know for sure. The hope is to engage all at once if we can. We do know that the food hall and entertainment components within the existing building areas needs immediate attention, so that will be prioritized while also working on the other components.
- Will Ina/La Cholla roadways need construction? We do not anticipate any immediate work thanks to the RTA/County work that has been recently completed. As the Project progresses, we will work with the County any may need to provide some right-hand deceleration lanes into our driveways – but that would most likely be in later phases.
- Have you selected a general contractor yet and will it be a local company? It is always our goal to hire local contractors and encourage them to hire local subcontractors. At this time, we are working with several groups doing estimates but have not hired the general contractor yet. We need to get through the entitlement phase first.
- Can you please bring True Food to the Project? While Tucson is not on the radar specifically for the True Food concept, that could change as the vision for the Project is achieved and we will stay in contact with that user. We are working to attract other exciting users like the True Foods concept with healthy, local choices.



COMMUNITY EXTENSION PROGRAMS, Inc.
Providing Quality Learning Experiences
Fostering Strong Families !

Bruce Weigold, M. Ed.
Executive Director

August 7, 2018

Pima County
Planning and Zoning Commission
130 W. Congress St.
Tucson, AZ 85701

Dear Commissioners:

RE: P18SP00001 – FHM Partners, LLC – Foothills Mall Specific Plan Rezoning
Letter of Support

Our nonprofit runs the Before & After school programs for the Amphitheater school district as well as operating two (2) preschools.

The Board of Directors and I are strongly in support of FHM partners' vision and direction for this area. The revitalization of the current space using the broad multiuse plan would provide positive productive options for the families in our neighborhood in addition to enhancing our business model.

We support the Foothills Mall "Specific Plan Rezoning".

Thank you for providing the opportunity for our input.

Regards,

Bruce Weigold
7632 N. La Cholla Blvd.
Tucson, AZ 85741

2017
FAVORITE
BEST AFTERSCHOOL



June 13, 2018

Pima County Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

Subject: Foothills Mall Specific Plan

To Whom It May Concern:

Pad One Retail, LLC an Arizona limited liability company is the owner of the property directly east of the Foothills Mall at 7354 N. La Cholla Boulevard, Pima Co. Assessor Parcel Number 225-45-0090. We have spoken with representatives from FHM to learn more about their plans for the Foothills Mall and think this is a great opportunity for Pima County to lead the way in creating a large employment center with live/work/play opportunities. We are both excited about and support this Specific Plan request.

With all the major infrastructure already in place, this is an ideal location to encourage density and growth in the northwestern region of Pima County. This area needs new life, and the revitalization of the Foothills Mall into a mixed-use activity center is good for the surrounding property owners and the local economy. We thank the new ownership for their vision and significant investment in this project and are hopefull that the County will allow them to proceed.

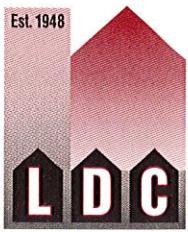
We support this project, vision and the Specific Plan request, and encourage you to do the same.

Sincerely,

PAD ONE RETAIL, LLC



By: Jonathan Jump, its Manager



LIPPOW DEVELOPMENT CO.

REAL ESTATE INVESTMENTS

P O BOX 469 838 ESCOBAR ST • MARTINEZ, CA 94553 • TELEPHONE (925) 228-6040 • FAX (925) 228-5515 • www.lippow.com

June 11, 2018

Pima County Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

SUBJECT: Foothills Mall Specific Plan

To Whom It May Concern:

Lippow/La Cholla 1 LLC, an Arizona limited liability company is the owner of the commercial property located at 7350 N. La Cholla Boulevard, Pima County, Assessor Parcel 225-45-010A, which is located across the street from the Foothills Mall. Lippow/La Cholla 1 LLC is very supportive of the Foothills Mall new ownership's significant investment to re-envision and redevelop the Foothills Mall property. For the last several years, Lippow/La Cholla 1 LLC has witnessed the overall decline of the mall, with businesses closing their doors and a marked decrease in traffic. This is an opportunity to see the Foothills Mall thrive again, which is good for the entire community.

Lippow/La Cholla 1 LLC is encouraged about the revitalization project, the new mix of uses to include residential and hospitality, and the overall re-envisioning of the Foothills Mall to a destination activity center. The success of commercial and entertainment establishments in the area benefits all surrounding businesses and properties. Apartments, offices and hotels on the site will bring more customers to all of the local businesses. Many people who visit the entertainment venues and restaurants at the mall will also patronize other businesses in the area. Redevelopment of the Foothills Mall makes good economic sense for all of Pima County and should be a priority.

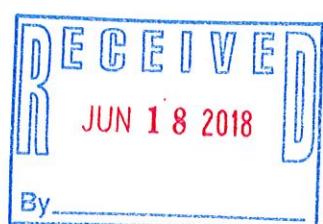
Please accept this letter of support for the Foothills Mall Specific Plan.

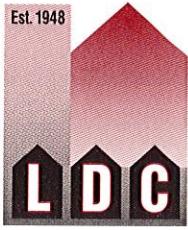
Sincerely,

Lippow/La Cholla 1

By: Lippow Development Co., its manager

Larry Lippow
By: Larry Lippow, President/CEO





LIPPOW DEVELOPMENT CO.

REAL ESTATE INVESTMENTS

P O BOX 469 838 ESCOBAR ST • MARTINEZ, CA 94553 • TELEPHONE (925) 228-6040 • FAX (925) 228-5515 • www.lippow.com

June 11, 2018

Pima County Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

RE: Foothills Mall Specific Plan

To Whom It May Concern:

Please accept this letter as an indication of Lippow/La Cholla 2 LLC support of the proposed Foothills Mall Specific Plan. Lippow/La Cholla 2 LLC owns the property adjacent to the Foothills Mall at 7555 N. La Cholla Boulevard, Pima County, Assessor Parcel 225-44-324F. Lippow/La Cholla 2 LLC has recently learned about plans to redevelop the bulk of the Foothills Mall property and is excited to be located next door to the revitalization project.

The proposed mixed-use project will solidify the Foothills Mall's position as an activity center in Northwest Tucson. The addition of other uses to the existing retail center will bring increased traffic to the property and the surrounding area, which is not only good for local businesses but also good for the overall economy of Pima County. With the existing buildings, roadways and utilities on the site, this is the perfect location to encourage an increase in activity and density, and it will serve as a model demonstrating Pima County's commitment to smart growth. Please support this project.

Thank you in advance for your consideration.

Sincerely,

Lippow/La Cholla 2 LLC

By: Lippow Development Co., its manager


By: Larry Lippow, President/CEO



BPC **BASSETT PROPERTY COMPANY**

June 18, 2018

Pima County Development Services Department
201 N. Stone Avenue
Tucson, Arizona 85701

RE: Foothills Mall Specific Plan

To Whom It May Concern:

La Cholla Retail, LLC is the owner of commercial property at 7320 N. La Cholla Boulevard (Pima County Assessor Parcel 225-45-011A), which is located across the street from the Foothills Mall on the northeast corner of Ina Road and La Cholla Boulevard. We have recently learned about the proposal to rebrand and revitalize the Foothills Mall property. We are very excited and supportive of the ownership's plans for this mixed-use development.

The property already has all the major infrastructure in place. This, along with the owner's substantial investment in the project, supports their vision for increased activity and density. The addition of new uses to the existing retail center will bring life back to the property and the surrounding area, which is good for local businesses, as well as the overall economy of Pima County.

We ask that you join us in supporting this project.

Sincerely,

LA CHOLLA RETAIL, LLC



Perry E. Bassett, Manager

PEB:kaa



VENTURE WEST

VENTURE WEST REAL ESTATE SERVICES, LLC • VENTURE WEST CONSTRUCTION, LLC
VENTURE WEST OPERATIONS, LLC • VENTURE WEST DEVELOPERS, LLC

June 22, 2018

Pima County Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

SUBJECT: Support of Foothills Mall Specific Plan

To Pima County Board of Supervisors,

La Cholla Development, LLC is the owner of the multiple parcels of commercial office land at 7374, 7376, 7378, 7380, 7408, 7410, 7412 & 7452 N. La Cholla Blvd. Pima Co. Assessor Parcel #'s 225 45 1340, 225 45 1330, 225 45 1320, 225 45 1310, 225 45 1270, 225 45 1260, 225 45 1250, & 225 45 1150, We have invested significantly in the Foothill's Mall area having developed approximately 250,000 square feet of office environments directly across the street (La Cholla Blvd) from Foothills Mall. We are very encouraged to learn about the significant plans to turn Foothills Mall into a vibrant mixed use property. Adding hotels, residential, more entertainment uses with restaurants & large office users, will be positive for the community.

Please support the Specific Plan request, this type of investment & redevelopment is badly needed for Foothills Mall and our surrounding area.

Sincerely,

La Cholla Development, LLC
By: Venture West Operations, LLC
By: Jordan Simon

June 22, 2018

Pima County Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

SUBJECT: Support of Foothills Mall Specific Plan

To Pima County Board of Supervisors:

JC-Mona Lisa Investments, LLC and AMG Mona Lisa apartments, LP are the owners of the apartment community at 7374 N. Mona Lisa Rd., Pima Co. Assessor Parcel 225-43-0200, located west of the Foothills Mall. We are very encouraged to learn about the significant plans to turn Foothills Mall into a vibrant mixed use property. Adding large office users (employment opportunities), hotels, residential & more entertainment with restaurants will be positive for our residential community.

We have witnessed the overall decline of the mall in the last several years, and we appreciate the significant investment the owner will make in the property. The success of their project benefits all surrounding businesses and properties. It is also good for Pima County's economy.

We support reinvestment in this area, and we support this project. We encourage you to support it as well.

Sincerely,



JC-MONA LISA INVESTMENTS LLC

AMG MONA LISA APARTMENTS LP



June 22, 2018

Pima County Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

SUBJECT: Support of Foothills Mall Specific Plan

To Pima County Board of Supervisors:

Saint Thomas Properties, LLC, is the owner of the apartment community located at 2300 W. Ina Road, Pima Co. Assessor Parcel 225-44-3250. We are located west of the Foothills Mall and are its closest residential neighbor. We attended the neighborhood meeting on June 14th to learn more about the plans to redevelop the bulk of the Foothills Mall property, and we are excited about their vision for the project.

We have witnessed the overall decline of the mall in the last several years, and we appreciate the significant investment the owner has made in the property. The proposed mix of uses, including the hotel, restaurant and other entertainment uses, will become amenities to our residents, and we recognize the opportunities for creating synergy between our property and the Foothills Mall.

The success of their project benefits all surrounding businesses and properties. It is also good for Pima County's economy. We support reinvestment in this area, and we support this project. We respectfully encourage you to support it as well.

Sincerely,

SAINT THOMAS PROPERTIES, LLC



USL Properties

June 22, 2018

Pima County Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

SUBJECT: Support of Foothills Mall Specific Plan

To Pima County Board of Supervisors:

HSL Enclave Apartments, LLC, is the owner of the multi-family residential project located at 7300 N. Mona Lisa Rd., Pima Co. Assessor Parcel 225-43-0210, which is located west of and adjacent to the Foothills Mall. We have discussed the plans to redevelop the Foothills Mall property with its owners and are excited about their vision for the project. The new mix of uses proposed in their plan complement our apartment complex by offering a wide range of amenities to our residents. We appreciate the ownership's substantial investment in the property, and we recognize this as an opportunity for revitalizing the entire community.

We support the revitalization of the Foothills Mall and the Specific Plan proposal. We respectfully ask you to do the same.

Sincerely,

HSL ENCLAVE APARTMENTS, LLC

Allied Group Asset Management, LLC

Real Estate Asset Management

*10650 NE 9th Place, Suite 2424
Bellevue, WA 98004
(425) 985-4413
E-mail: Ed_Hansen@msn.com*

June 25, 2018

Pima County Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

SUBJECT: Support of Foothills Mall Specific Plan

To Pima County Board of Supervisors:

DSA338 Partners, LLC is the owner of the multi-family residential project at 7425 N. Mona Lisa Rd., Pima Co. Assessor Parcel 225-43-0250, which is located west of the Foothills Mall. We are very encouraged to learn about the significant plans to turn Foothills Mall into a vibrant mixed use property. Adding large office users (employment opportunities), hotels, residential & more entertainment with restaurants will be positive for our residential community.

Please support the Specific Plan request, this type of redevelopment is badly needed for Foothills Mall and our surrounding area.

Sincerely,



Edward D. Hansen, CPM
DSA338 Partners, LLC.

1920 W. Cassim Lane
Tucson, AZ
O 520-575-7040
C 520-400-4226
Vince@VVCDesign.com

VVC DESIGN P.L.L.C.

Pima County Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

Subject: Foothills Mall Specific Plan

To Whom It May Concern:

My wife and I live at 1920 W. Cassim Lane, which is just south and east of the Foothills Mall. We have lived in this house for over 25 years and raised our four children there. We have watched over the years as Foothills Mall has thrived, required re-positioning, and then thrived again. After hearing the developer discuss the current vision for the Foothills Mall, we are both excited and supportive of this Specific Plan Request.

As a professional architect and having worked for over 30 years in Tucson I understand the need for proper development in the correct location. This project is the perfect location for the mixed use development that is being proposed. This is the exact planning needed for this community. We all do not want a vacant mall complex in this area. I have traveled to many cities across America and have seen the blight of what a vacant mall can do to a surrounding area.

I worked with the City of Tucson Department of Transportation in Traffic Engineering for many years, and still work for Kimley-Horn as a traffic engineering consultant. This location has been a mall and commercial node for many years. Pima County has made significant financial investments in the roadways in this area. I-10 is completing a multi-million dollar interchange as well. The transportation infrastructure is in place for this development and again a perfect location with regard to alternate modes and existing infrastructure.

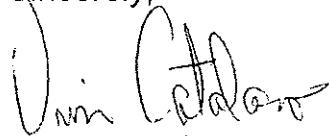
The existing neighborhoods adjacent to the mall were designed in such a way to make it very difficult to use as a cut-through. My existing neighborhood already has speed humps. We have excellent traffic mitigation in place already. I do not see this increasing the cut-through traffic through the neighborhoods.

August 3, 2018

This area needs new life, and the revitalization of the Foothills Mall into a mixed-use activity center is good for the surrounding property owners and the local economy. I thank the new ownership for their vision and significant investment in this project.

I support this project, vision and the Specific Plan Request, and I encourage you to do the same.

Sincerely,

A handwritten signature consisting of two parts. The first part is "Vincent V. Catalano, R.A." and the second part is "Donna Catalano". The signature is written in a cursive, fluid style.

Vincent V. Catalano, R.A.
Donna Catalano

July 26, 2018

6601 N. Amahl Drive
Tucson, AZ 85704

Pima County Development Services
201 N. Stone Avenue
Tucson, AZ 87501

RE: Foothills Mall Specific Plan. Meeting of 8/8/18. Item 5, P18SP00001.

Dear Members of the Zoning Commission:

Recently, the applicant for rezoning of the Foothills Mall held a public meeting at Pima College, Shannon Road. It was well attended, particularly by residents of the nearby Oracle Heights subdivision, an area of homes on large suburban residential parcels.

At the end of the presentation, comments were taken. The first individual to speak was a lady who raised the issue of change in intensity and community character that could occur as a result of extreme heights for new buildings. She described the area as currently suburban and opposed changing it to something like "Speedway and Wilmot."

I agree with that sentiment, and submit that an unusual urban wall could be developed along La Cholla Boulevard because the plan would allow narrow setbacks to the street and extreme heights for new structures. Currently, the commercial buildings across La Cholla are all one-story and have setbacks that allow attractive suburban style landscaping. What an odd transition that would create. The applicant's comment that his property is already set down in height from the road is not really sufficient to settle the concern.

Jurisdictions convey valuable "entitlements" to developers as a result of a zone change.

What's being proposed is a bit of a giveaway, in the sense that future builders will have these entitlements to build structures far different than what is there now, without further public input. That requires that you get this right, at the beginning.

I recommend that knowledgeable staff take a closer look at the proposed entitlements related to setbacks and heights and explain how they will appear, against the built environment already in the area, especially if those entitlements are exercised to their maximums. Generally, I support positive remediation of the site. Thank you.

Sincerely,

Rita S. Graham

Terri Tillman

From: noreply@server.mailjol.net on behalf of allForms <noreply@server.mailjol.net>
Sent: Wednesday, March 28, 2018 8:30 AM
To: DSD Planning
Subject: Application For Rezoning or Specific Plan

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Form Results	
Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***
Owner Name	FHM Partners, LLC (contact: Brigham Stevens)
Owner Address	20 E. Congress St., Ste. 300
Owner City	Tucson
Owner State	AZ
Owner Zipcode	85701
Owner Phone	520-318-6717
Owner_Email	bstevens@bourncompanies.com
Applicant Name	Lazarus, Silvyn & Bangs, P.C. (contact: Robin Large)
Applicant Address	5983 E. Grant Rd., Ste. 290
Applicant City	Tucson
Applicant State	AZ
Applicant Zipcode	85712
Applicant Phone	520-207-4464
Applicant_Email	rlarge@lsblandlaw.com
Property Address	(multiple--see tax parcel numbers)
Property Parcel Number	225-44-315A, -316B&C, -317C, -318A, -319A&B, -3200, -321AB&C, -322B, -323B, -324A&C, -018Q
Property Acreage	51 acres
Property Present Zone	CB-1 & CB-2
Property Proposed Zone	Specific Plan
Policies	Tortolita Planning Area/Community Activity Center
FTP-Link	https://www.dropbox.com/sh/kdyyzjuw75w96g/AAAFINIPHzopeTkJwvtESP_Fa?dl=0

Signature	I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)
Application Date	28-Mar-2018
More Information about this submission and submitter	
Submission ID	10792391
Date & Time	28th Mar 2018 8:29 AM
Form Location	http://web1.pima.gov/applications/rezoning/
IP Address	67.212.192.45
Browser info	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/65.0.3325.181 Safari/537.36
Predicted Country	United States

March 21, 2018

Pima County
Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

Re: Property Owner Authorization – Foothills Mall Specific Plan

To Whom It May Concern:

FHM Partners, LLC (“FHM”) is the owner of approximately 51 acres of the real property located at the northwest corner of N. La Cholla Boulevard and W. Ina Road specifically made up of the following 16 Pima County Tax Assessor Parcel Numbers (hereinafter referred to as the “Property”):

225-44-315A	225-44-319B	225-44-322B
225-44-316B	225-44-3200	225-44-323B
225-44-316C	225-44-321A	225-44-324A
225-44-317C	225-44-321B	225-44-324C
225-44-318A	225-44-321C	225-44-018Q
225-44-319A		

The purpose of this letter is to authorize Lazarus, Silvyn & Bangs P.C., Cypress Civil Development, M. Esparza Engineering, LLC, and their respective employees and other engaged consultants to take such action they deem advisable in order to obtain zoning entitlements and related approvals for the Property, including but not limited to, filing applications for rezoning, development plans, grading and building permits.

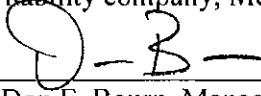
Respectfully,

FHM Partners, LLC, an Arizona
limited liability company

By: FHM Investors, LLC, an Arizona
limited liability company, Member

By: FHM Manager, LLC, an Arizona
limited liability company, Manager

By: Bourn Properties, LLC, an Arizona
limited liability company, Member

By: 
Don E. Bourn, Manager