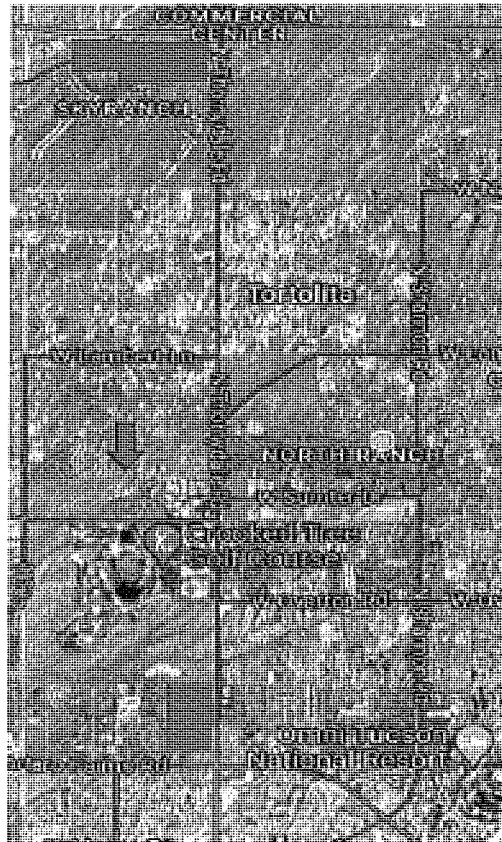


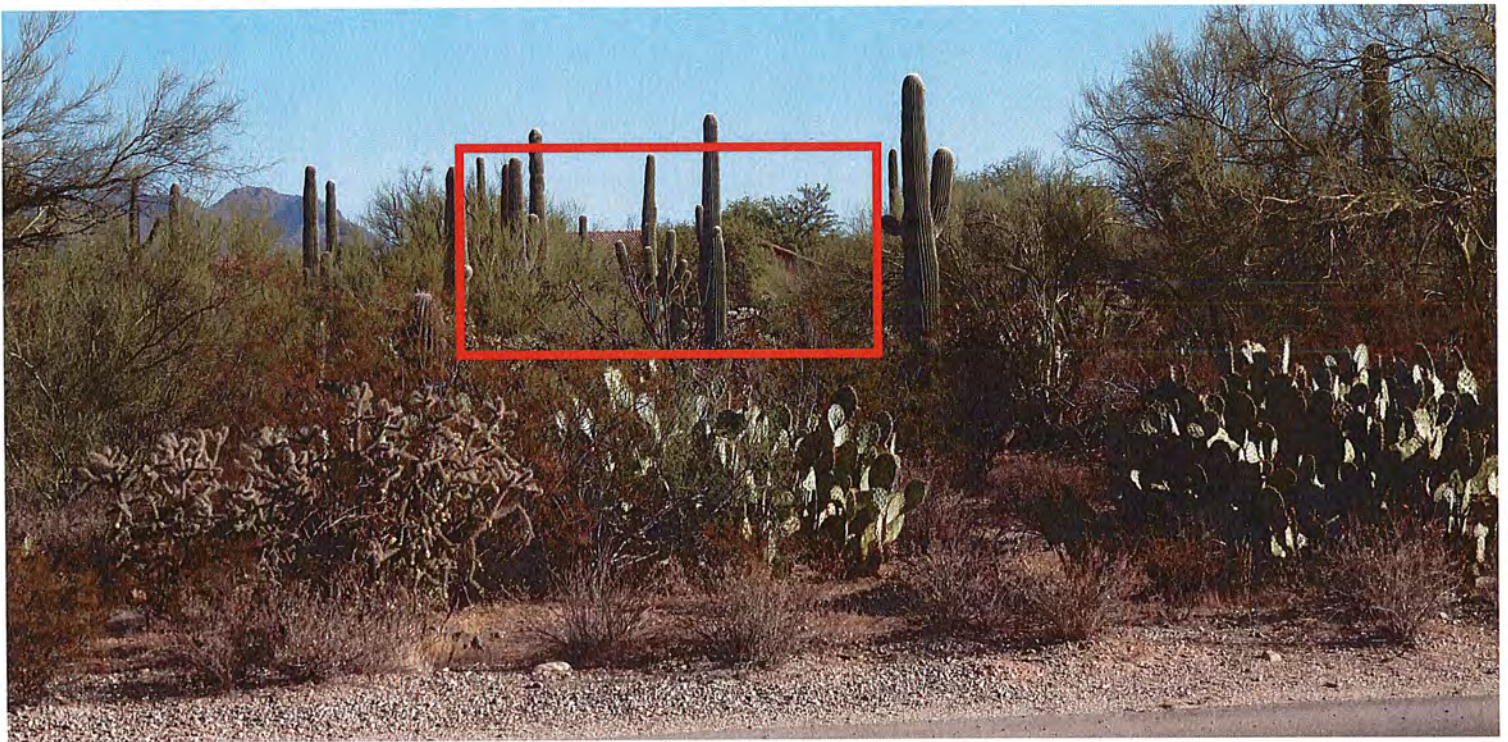
AGENDA MATERIAL  
DATE 10/17/23 ITEM NO. RASS

Tangerine &  
Thornydale – 50-acre  
development; 368  
units 3 miles north



Cortaro Farms under  
construction  
2 Miles south

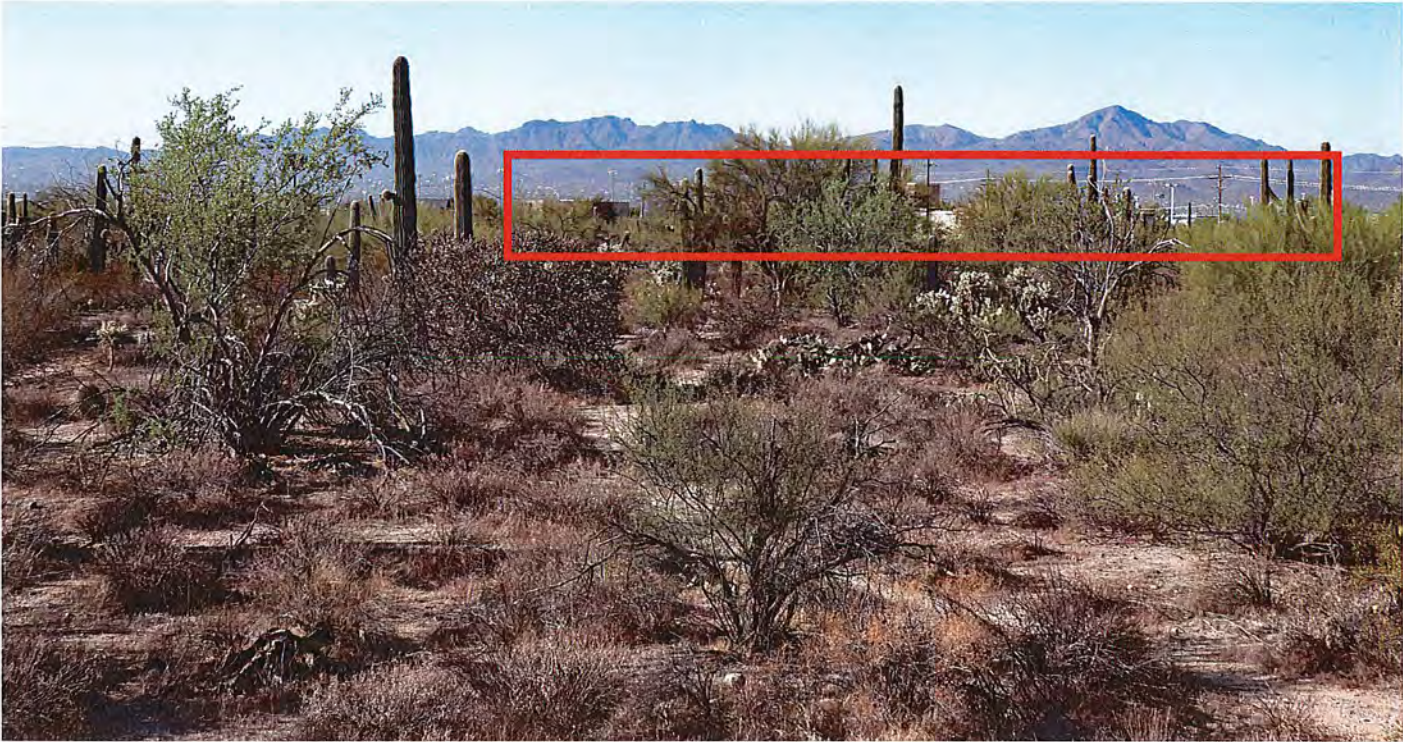
Planned site is surrounded by residential and commercial structures no higher than 24'. Looking north toward North Ranch.



Homes at Mountain Vista Ranch, across Sumter – one & two-story.



Site looking SW Toward Mountain View HS rooftop and plaza.



North Ranch  
one- and  
two-story  
homes from  
site  
boundary



Proposed entry to site on Thornydale, across from La Mirage Apts.



La Mirage Apts across from site – two-story structures.



Cars exiting La Mirage AM rush onto Thornydale.





**Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use**

Source: ITE Trip Generation Manual, 11th Edition

Land Use Code	220				
Land Use	Multifamily Housing (Low-Rise)			Multifamily	
Subcategory	Not Close to Rail Transit			Close	
Setting	General Urban/Suburban			General	
Time Period	Weekday				
# Data Sites	6				
	% of 24-Hour Vehicle Trips			% of 24-H	
Time	Total	Entering	Exiting	Total	
12:00 - 1:00 AM	0.7%	0.9%	0.4%	0.4%	
1:00 - 2:00 AM	0.4%	0.5%	0.3%	0.2%	
2:00 - 3:00 AM	0.4%	0.4%	0.4%	0.1%	
3:00 - 4:00 AM	0.4%	0.4%	0.3%	0.2%	
4:00 - 5:00 AM	0.9%	0.3%	1.4%	0.2%	
5:00 - 6:00 AM	1.6%	0.5%	2.6%	2.4%	
6:00 - 7:00 AM	4.2%	1.4%	6.9%	4.4%	
7:00 - 8:00 AM	6.5%	2.0%	10.8%	7.2%	
8:00 - 9:00 AM	5.8%	3.1%	8.3%	5.2%	
9:00 - 10:00 AM	3.9%	2.9%	4.9%	4.4%	
10:00 - 11:00 AM	3.6%	2.4%	4.8%	3.9%	
11:00 - 12:00 PM	4.3%	3.8%	4.7%	5.4%	
12:00 - 1:00 PM	4.3%	4.5%	4.1%	6.1%	
1:00 - 2:00 PM	4.2%	4.0%	4.4%	4.7%	
2:00 - 3:00 PM	5.2%	5.6%	4.9%	6.8%	
3:00 - 4:00 PM	6.1%	6.0%	5.3%	6.5%	
4:00 - 5:00 PM	7.9%	10.1%	5.6%	9.5%	
5:00 - 6:00 PM	9.5%	11.4%	7.6%	11.2%	
6:00 - 7:00 PM	8.2%	9.7%	6.7%	7.2%	
7:00 - 8:00 PM	6.4%	8.1%	4.7%	6.1%	
8:00 - 9:00 PM	5.9%	7.7%	4.2%	3.2%	
9:00 - 10:00 PM	4.4%	6.0%	2.7%	2.4%	
10:00 - 11:00 PM	3.5%	4.7%	2.4%	1.3%	
11:00 - 12:00 AM	1.9%	2.5%	1.4%	1.1%	

Land Use Code	221		
Land Use	Multifamily Housing (Mid-Rise)		
Subcategory	Not Close to Rail transit		
Setting	General Urban/Suburban		
Time Period	Weekday		
# Data Sites	6		
	% of 24-Hour Vehicle Trips		
Time	Total	Entering	Exiting
12:00 - 1:00 AM	0.8%	1.2%	0.4%
1:00 - 2:00 AM	0.4%	0.6%	0.3%
2:00 - 3:00 AM	0.2%	0.3%	0.1%
3:00 - 4:00 AM	0.2%	0.2%	0.2%
4:00 - 5:00 AM	0.3%	0.1%	0.5%
5:00 - 6:00 AM	1.2%	0.4%	2.0%
6:00 - 7:00 AM	4.4%	1.0%	7.8%
7:00 - 8:00 AM	8.6%	2.5%	14.7%
8:00 - 9:00 AM	7.8%	3.0%	12.5%
9:00 - 10:00 AM	4.5%	2.2%	6.9%
10:00 - 11:00 AM	3.7%	2.7%	4.6%
11:00 - 12:00 PM	3.7%	3.4%	4.0%
12:00 - 1:00 PM	4.6%	4.3%	4.8%
1:00 - 2:00 PM	4.4%	4.4%	4.4%
2:00 - 3:00 PM	3.9%	4.1%	3.7%
3:00 - 4:00 PM	4.9%	5.9%	3.8%
4:00 - 5:00 PM	7.2%	9.2%	5.1%
5:00 - 6:00 PM	9.4%	13.1%	5.8%
6:00 - 7:00 PM	9.0%	12.1%	6.0%
7:00 - 8:00 PM	7.4%	9.4%	5.4%
8:00 - 9:00 PM	5.4%	7.7%	3.1%
9:00 - 10:00 PM	4.0%	6.5%	1.5%
10:00 - 11:00 PM	2.6%	3.7%	1.6%
11:00 - 12:00 AM	1.4%	2.1%	0.8%

Of seven road data inventory items, all but two are from 2021. This is during pandemic when schools were closed and residents advised to shelter at home or social distance. Even when students returned Fall 2022, it was as a hybrid format.

**Exhibit 3 Roadway Inventory**

<i>Street</i>	<i>Weekday Daily Volume</i>	<i>Data Year</i>	<i>Source</i>	<i>ROW Width (ft)</i>	<i>No. Thru Lanes</i>	<i>Speed Limit</i>	<i>Sidewalks</i>	<i>Bike Route</i>	<i>Daily Capacity at LOS D*</i>
<b>Thornydale Road</b>									
Pecos Drive to Linda Vista	15,213	2022	FDS	100-145	2	40	Some, East Side	No	16,730
Linda Vista to Overton	19,514	2021	PAG	150	2	40	No	No	16,730
<b>Shannon Road</b>									
Lambert to Linda Vista	3,890	2021	PAG	100-160	2	40	No	No	12,740
Linda Vista to Overton	7,699	2021	PAG	110	2	40	No	No	12,740
<b>Sumter Road</b>									
Thomydale Road to Shannon Road	679	2022	PAG	45	2	35	No	No	10,660
<b>Linda Vista Boulevard</b>									
Camino de Oeste to Thomydale Road	10,976	2021	PAG	120-150	2	25-35	South Side by MV High Sch	Yes	13,990
Thomydale Road to Shannon Road	2,935	2021	PAG	105-135	2	35	Yes	Yes	13,990

\*Generalized Annual Average Daily Volumes for Florida's Urbanized Areas, from 2020 FDOT Quality/Level of Service Handbook Tables.

Thornydale current capacity	16, 815
Current Avg Daily Trips count	<u>19,943</u>
Difference	3,128 = 18% over capacity
Project expected ADT	<u>1,860</u>
Total	4,988 = 30% over capacity

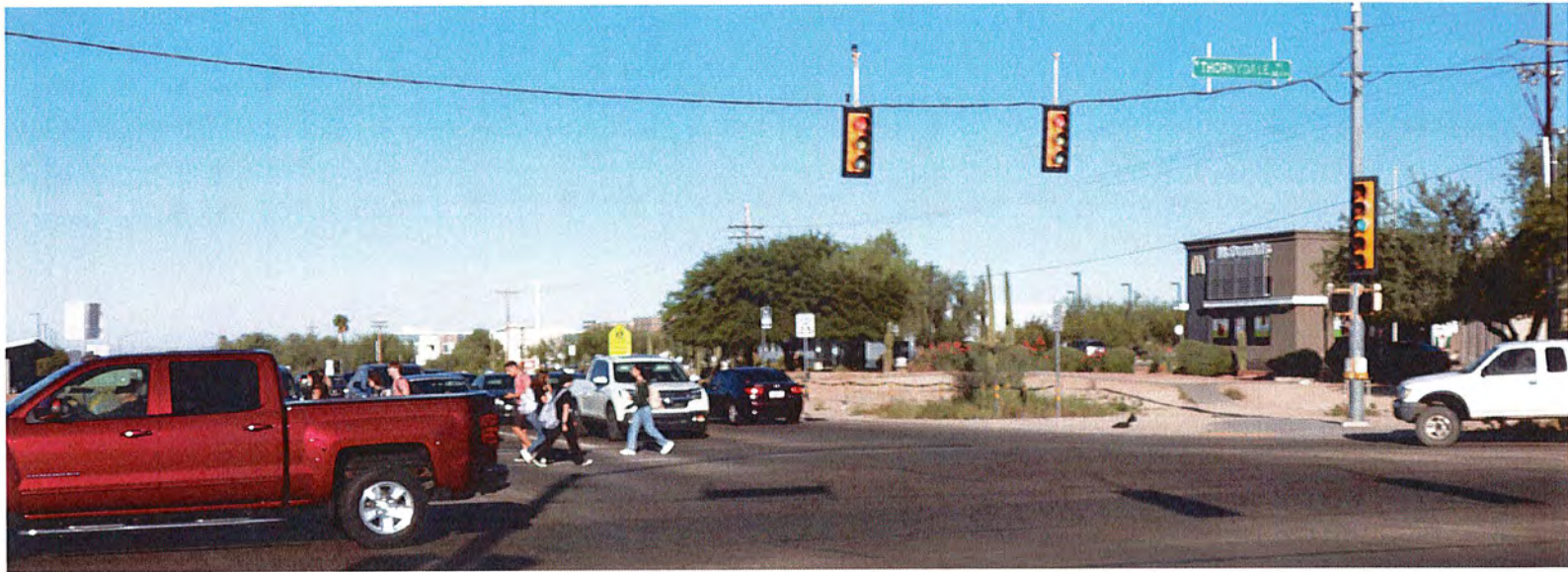
Site is still within one block of Mountain View HS at Thornydale & Linda Vista



The plaza at Thornydale & Linda vista draws HS kids.









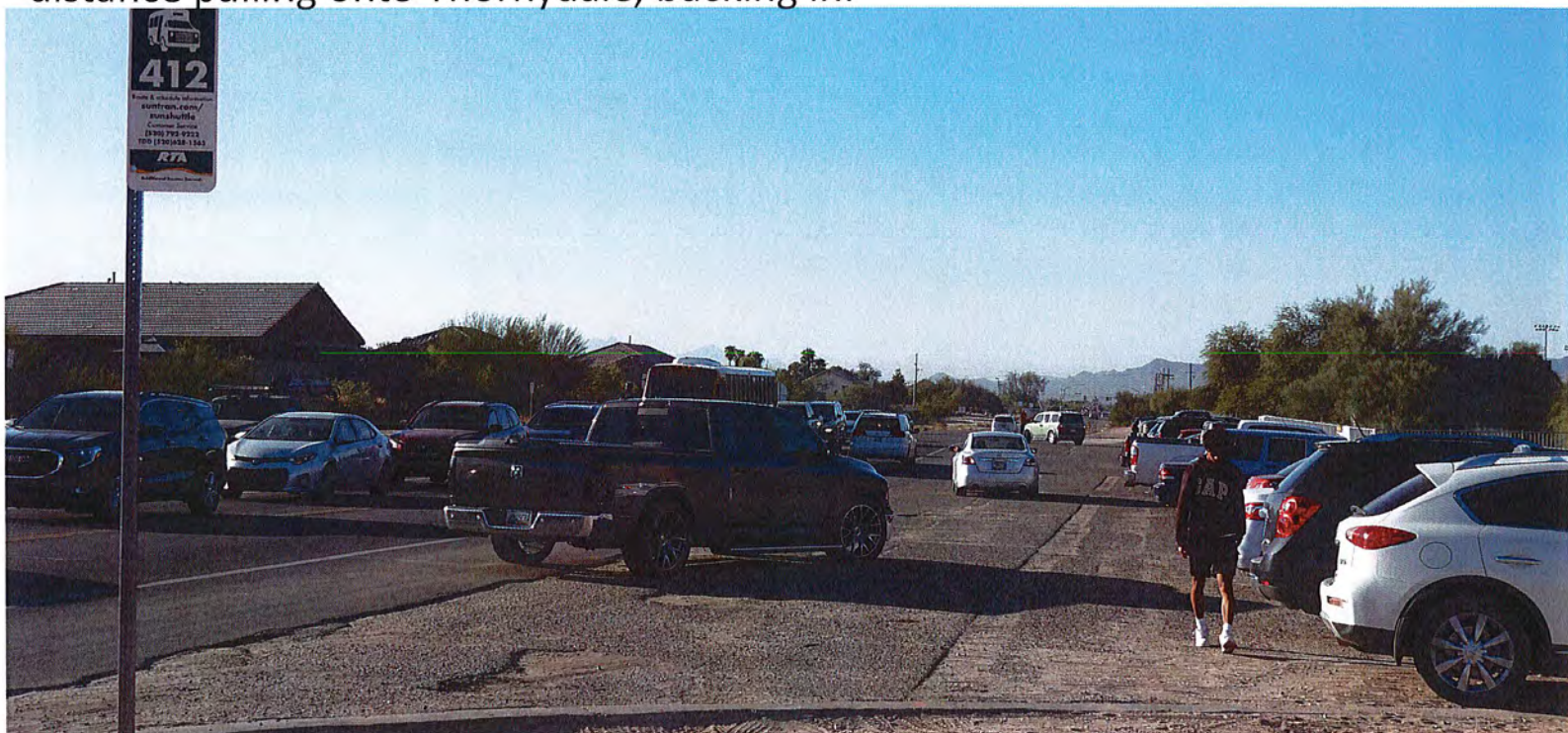




AM Traffic looking south on Thornydale from Linda Vista



Thornydale next to MVHS. Parents/students pull in to park, drop-off. Car in distance pulling onto Thornydale, backing in.



Linda Vista looking west.

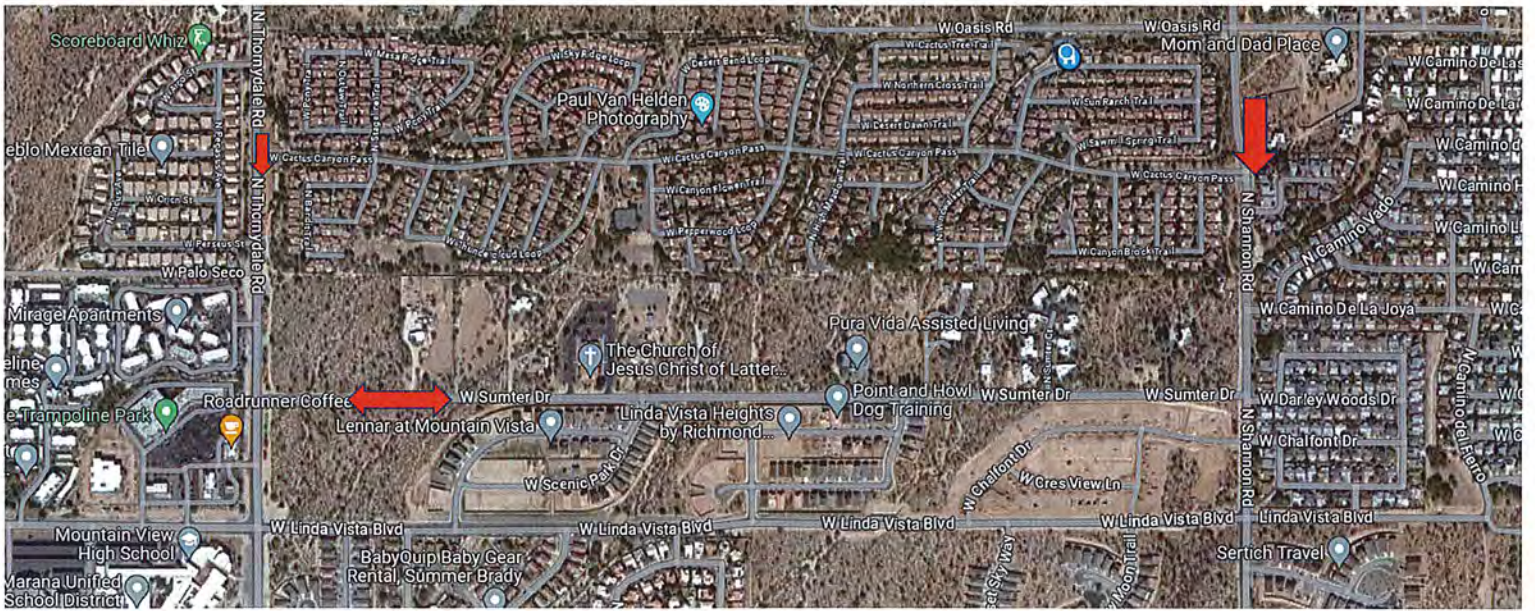


PM photos looking at NB Thornydale traffic.



Looking NB Thornydale toward Hardy and Linda Vista







Sumter  
looking west  
from  
Shannon



Shannon  
looking  
south from  
Sumter

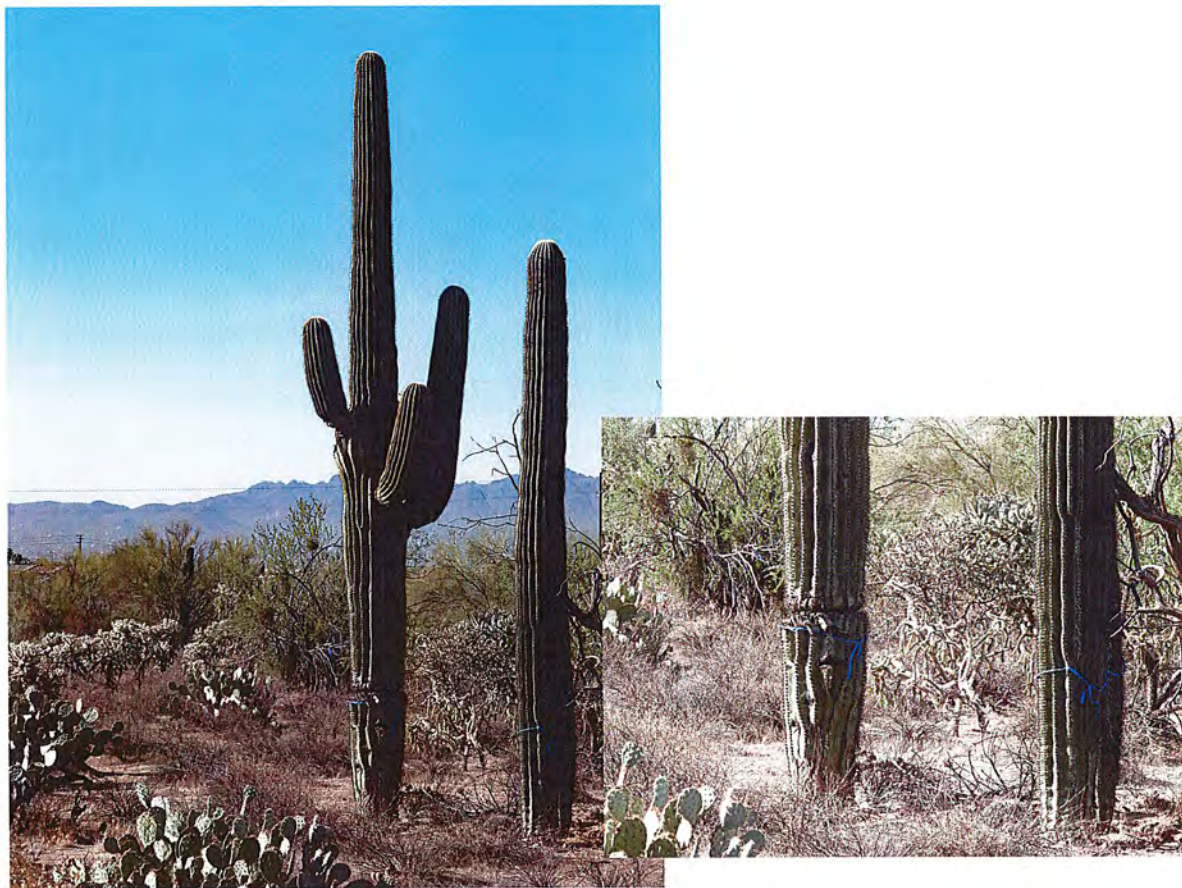




The site has been designated a Priority under the Pima Conservation Land System. And is part of the Maeveen Behan CLS.



The proposed site has many saguaros. Many 15' or more. Some showing tags.



### Summary of Saguaro Survival and Health Condition by Height Class from 2 Long-Term Studies

HEIGHT (meters)	HEIGHT (feet)	Tucson Study 9 years survival %	ADOT Studies: HEIGHT	SR86 Covered Wells 4.5 years survival % condition	SR87 Tombstone 11 years survival % condition	SR188 Resort to Devore 4 years survival % condition	US93 Kaiser Spring 8 years survival % condition
<i>overall:</i>		66%		66% (1)	68%	72%	78%
0.1 - 0.9	4 in - 3 ft	76					
1.0 - 1.9	3ft 3in - 6ft 3in	80	0 - 6ft	68 good	63 good	91 good	76 excel-good
2.0 - 3.9	6ft 6in - 12ft 9in	71	6 - 12ft	64 good	93 good	70 good-fair	71 good
4.0 - 4.9	13ft 1 in - 16ft	56	12 - 20ft	55 fair	64 good-fair	78 good-fair	63 good-fair
5.0 - 6.9	16 ft 5in-22ft 8 in	55	>20	57 fair-poor	n/a	56 fair-poor	n/a
>7.0	>23ft	40					
			with arms	88 fair-poor	23 dead	20,41,19,20 Gd,Fr,Pr,Dd	35,18,12,35 Gd,Fr,Pr,Dd
			without arms	58 good	7 dead	68,15,6,6 Gd,Fr,Pr,Dd	73,9 Ex-Gd, Pr-Dd
			with tapered base	63 good	72,21,5 Gd, Fr,Pr	84,6,3 Gd,Fr,Pr	79,17,1 Gd,Fr,Pr
			without tapered base	19 good	53,30,16 Gd,Fr,Pr	29,47,22 Gd,Fr,Pr	61,22,7,10 Gd,Fr,Pr,Dd

*Gd=Good; Fr=Fair; Pr=Poor; Dd= Dead*

U.S. Fish and Wildlife expressed concern in its report for the loss of habitat for the Cactus Ferruginous Pygmy Owl considered threatened and the Long-Nose Bat – a pollinator.



Other wildlife present



Bobcats





