

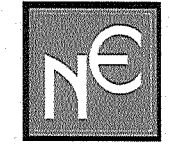
Thornydale-Sumter Apartments Specific Plan

OCT 17 23 PM 04:03 PC CLK OF BD

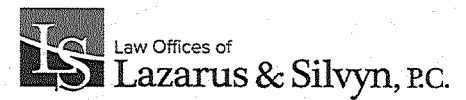
Board of Supervisors
Public Hearing
October 17, 2023



a.23 studios



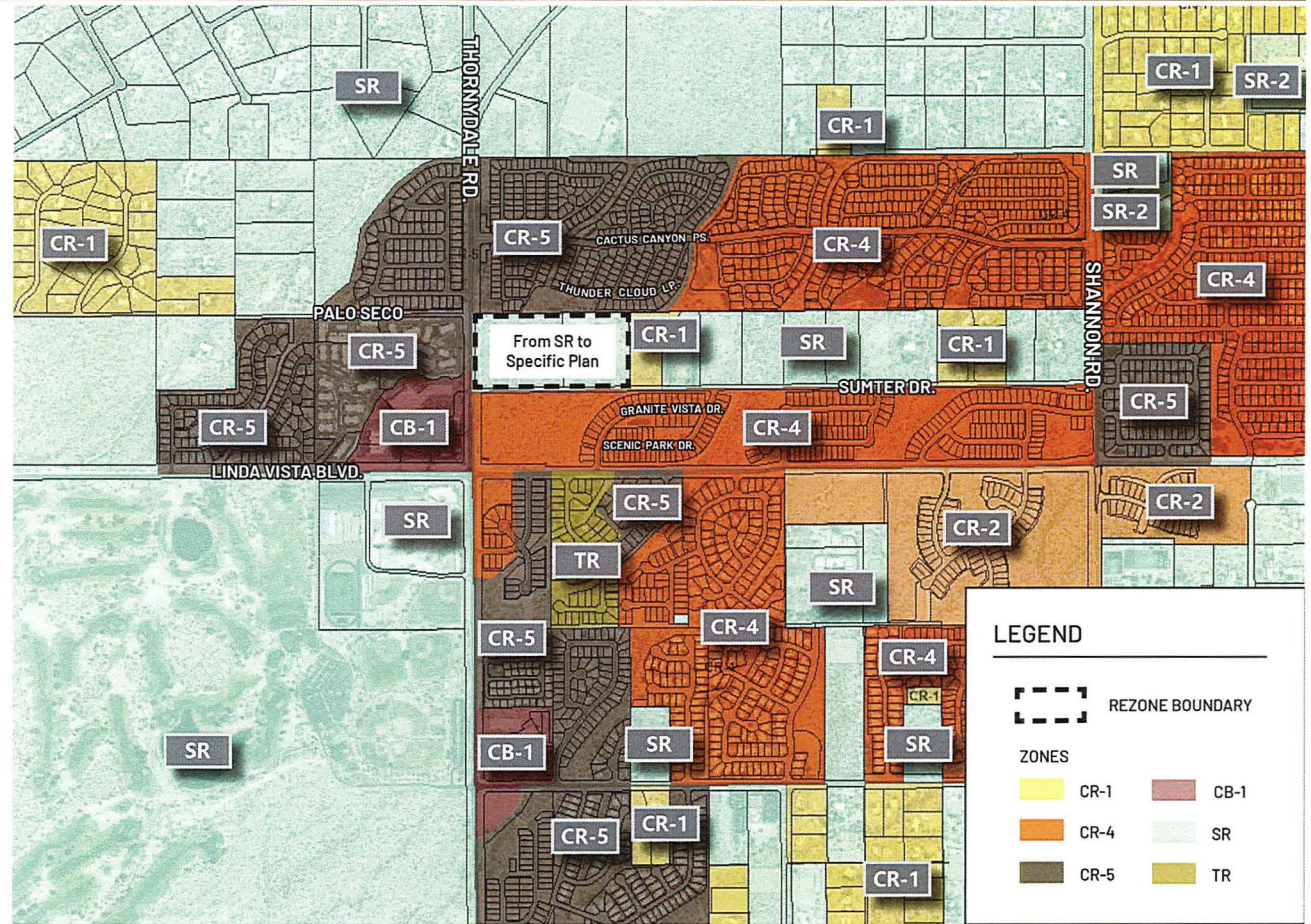
*M Esparza
Engineering, LLC*





Context Map

Zoning Map

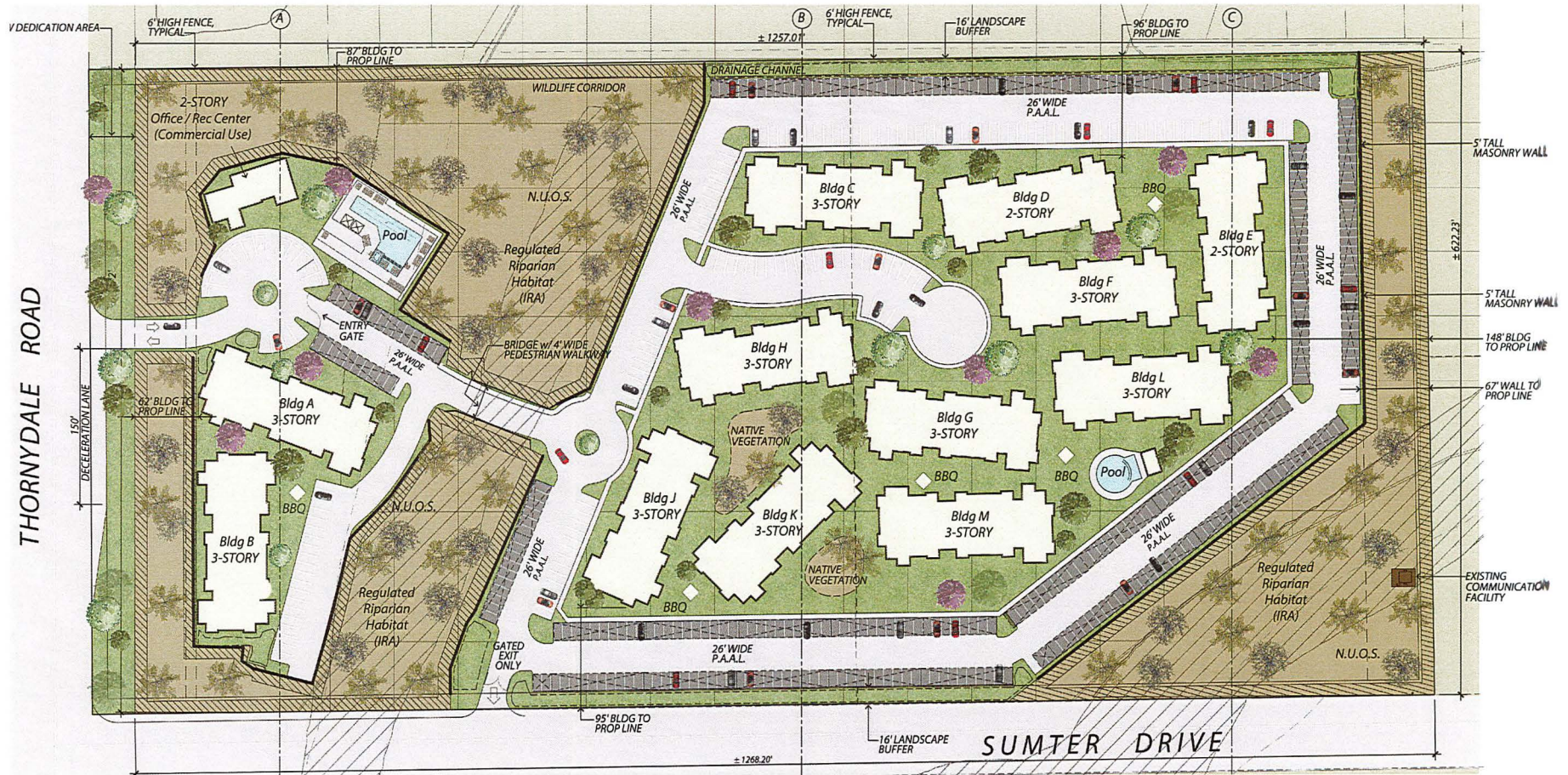


Process To Date

- First Neighborhood Meeting: July 13, 2022
- Revised Site Plan
- Second Neighborhood Meeting: September 7, 2022
- Further Site Plan Revisions
- Planning & Zoning Commission: November 30, 2022
- Further Significant Revisions to Site Plan
- Third Neighborhood Meeting: August 7, 2023
- Second Planning & Zoning Commission: Today

Original Site Plan

THORNYDALE APARTMENTS



October 17, 2023

Updated Site Plan

SPECIFIC PLAN PDP

EXISTING COMPREHENSIVE PLAN USE:
EXISTING ZONING:
PROPOSED COMPREHENSIVE PLAN USE:
PROPOSED ZONING:

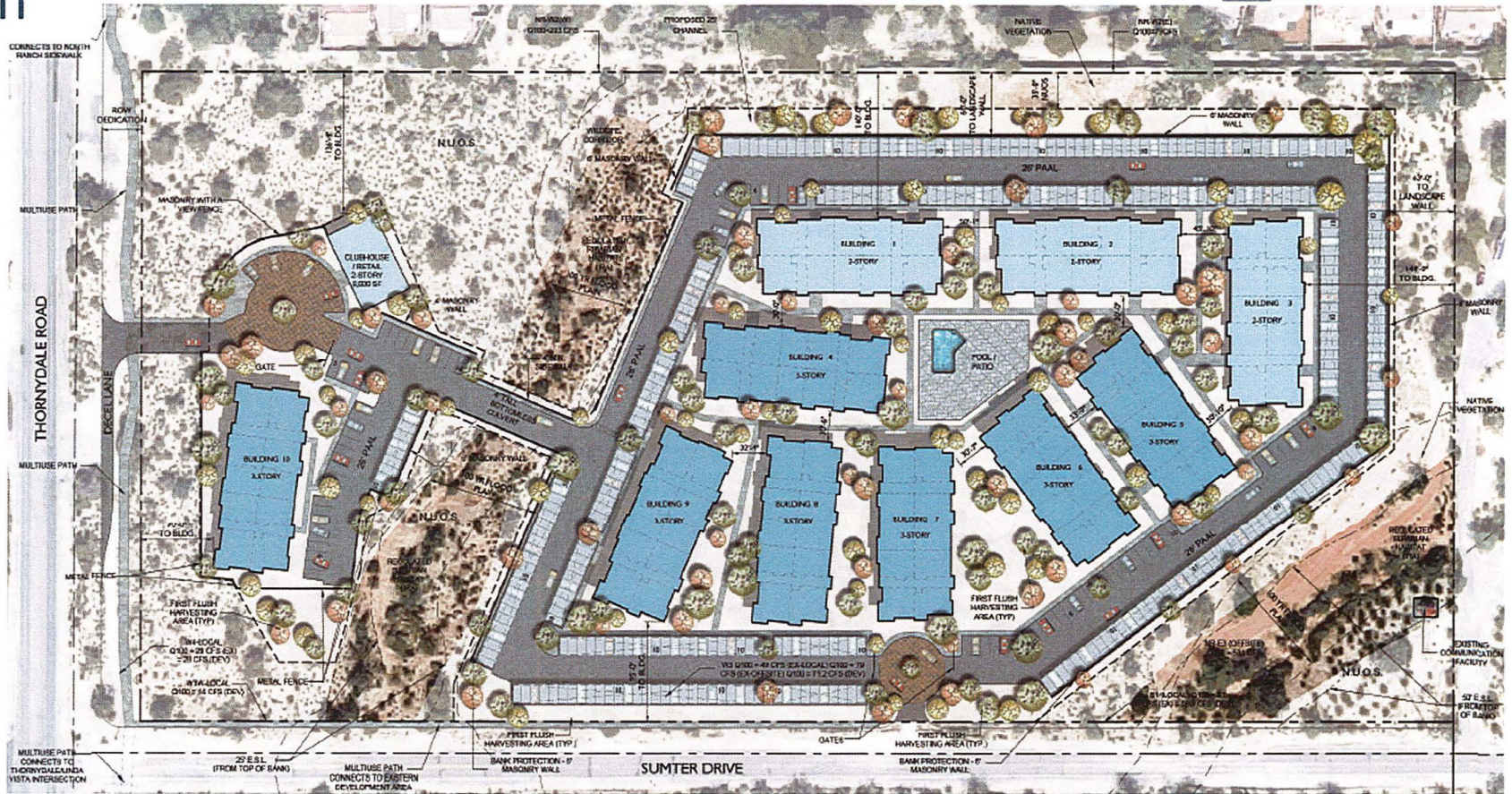
LU 0-3
SUBURBAN RANCH - SR
FC
SPECIFIC PLAN - SP

TOTAL SITE AREA: 805,340 7.5 F. (18.51 AC)
ROW DEDICATION PROJECT AREA: 27,157.9 S.F. (0.62 AC)
779,191 S.F. (17.89 AC)
NATURAL UNDISTURBED OPEN SPACE: 282,268 8 S.F. (6.48 AC)
FUNCTIONAL OPEN SPACE: 210,394 8 S.F. (4.83 AC)

COMMERCIAL FLOOR AREA: +/- 3,000 S.F.
TOTAL DWELLING UNITS: 270 UNITS
RESIDENTIAL DENSITY: 15.1 RAC
PARKING PROVIDED: 438 SPACES

AT THE TIME OF DEVELOPMENT, THE PROJECT WILL SUBMIT A DETENTION WATER TO PCFGD BASED ON THE CURRENT PROPOSAL

- FUNCTIONAL OPEN SPACE
- NATURAL UNDISTURBED OPEN SPACE
- COVERED PARKING
- RA
- BUILDING



October 17, 2023

Setbacks to Existing Homes

THORNYDALE APARTMENTS



October 17, 2023

Design Change Summary

THORNYDALE APARTMENTS

Design Element	Original Design	Design Revision 1	Design Revision 2	% Change
Total Units	360 units	340 units	270 units	25% fewer units
Project Density	20 RAC	19 RAC	15 RAC	25% less density
Distance to North Ranch (NR)	16 feet	16 feet	60 feet	275% additional distance to NR
Building Distance to NR	111 feet	111 feet	155 feet	40% additional distance to NR
Total Buildings	12 Apartments	12 Apartments	10 Apartments	17% fewer buildings
Three-Story Buildings	12	10	7	42% less
Total Open Space	9.41 acres	9.41 acres	11.31 acres	20% more OS

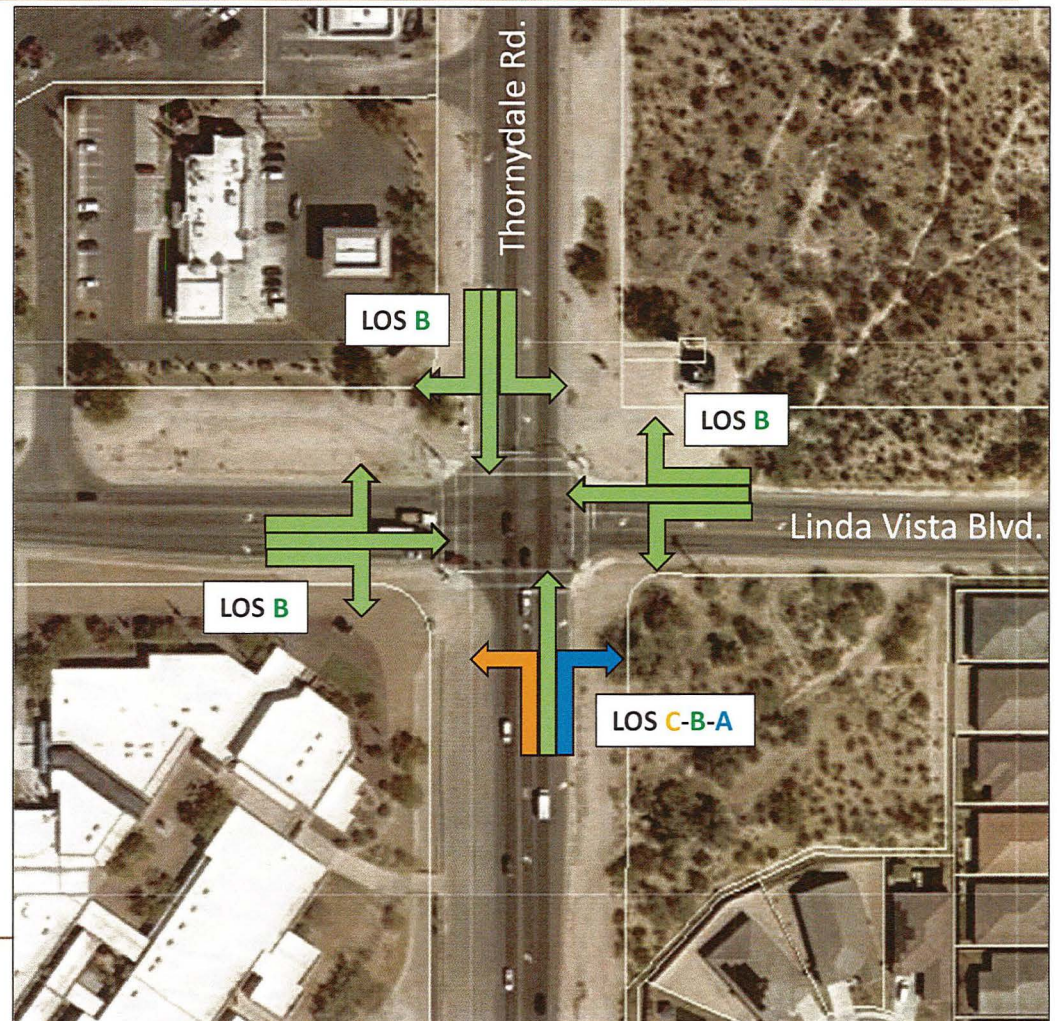
Traffic Study

- Study evaluates the nearest intersections/segments.
- Level of Service (LOS) measures performance and delay. A to D are acceptable.
- Estimates 2025 opening.

Road Segment / Intersection	2025 without Project	2025 with Project
Thornycroft Rd.	Over Capacity	Over Capacity
Sumter Dr.	Under Capacity (7%)	Under Capacity (19%)
Shannon Rd.	Under Capacity (65%)	Under Capacity (69%)
Linda Vista Blvd.	Under Capacity (85%)	Under Capacity (85%)
Thornycroft/Linda Vista	LOS B	LOS B
Thornycroft/Sumter	LOS A-E	LOS A-E
Shannon/Sumter	LOS B	LOS B

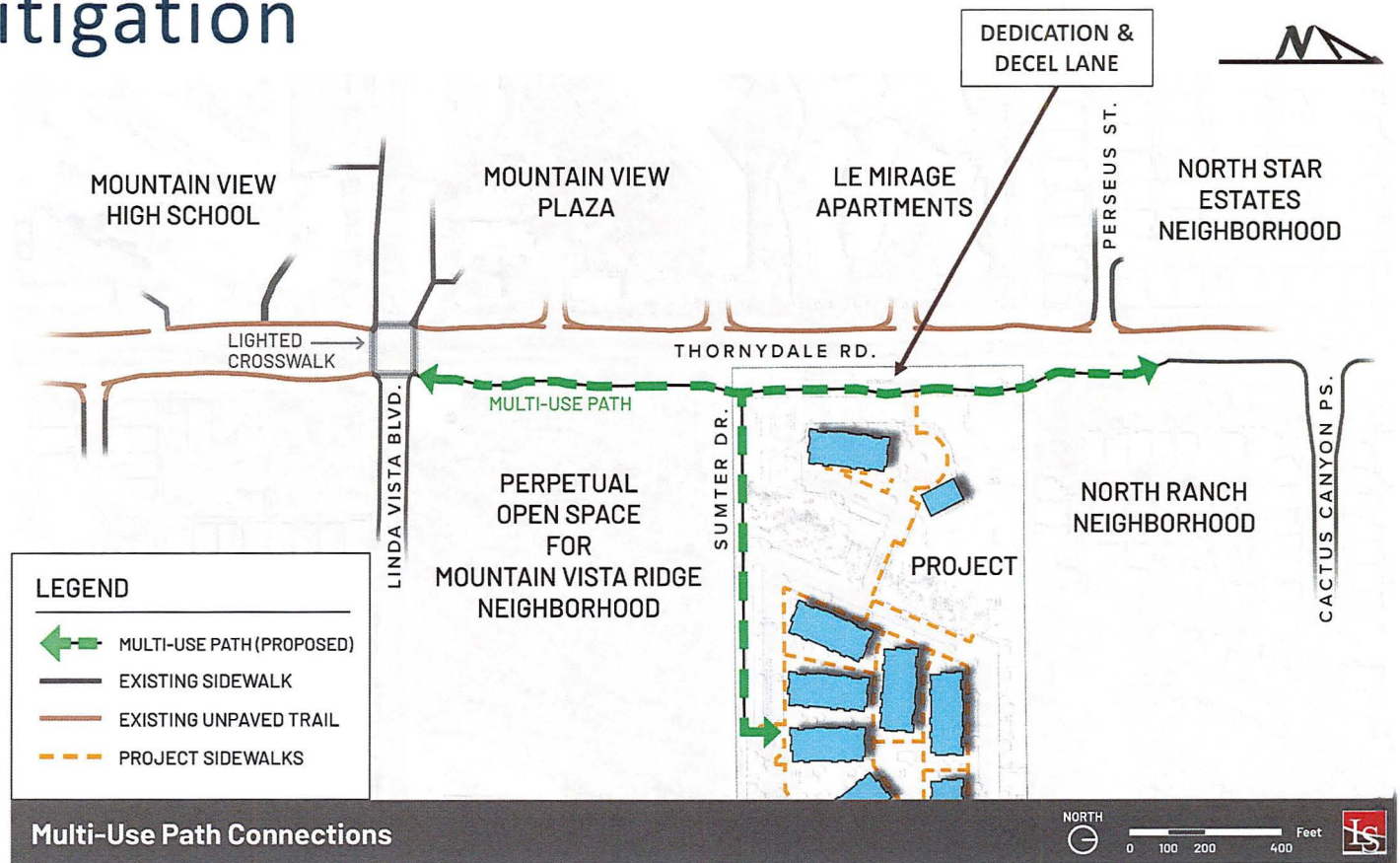
Thornydale & Linda Vista

- AM & PM Peak Hours
- All Movements LOS C or better

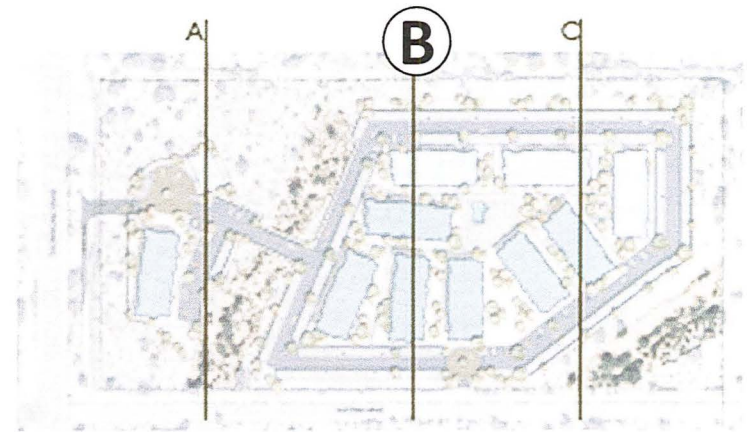


Additional Mitigation

- ROW Dedication (27K sf)
- ½ mile Multi-use Path
- Thornydale Deceleration Lane (not required)



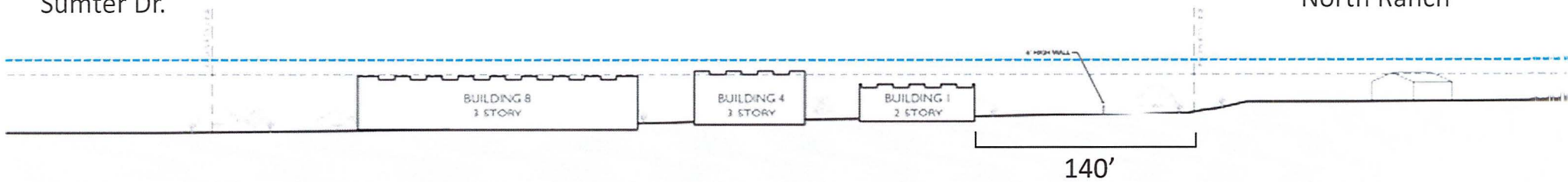
Cross Sections - Height



SECTION KEY

Sumter Dr.

North Ranch

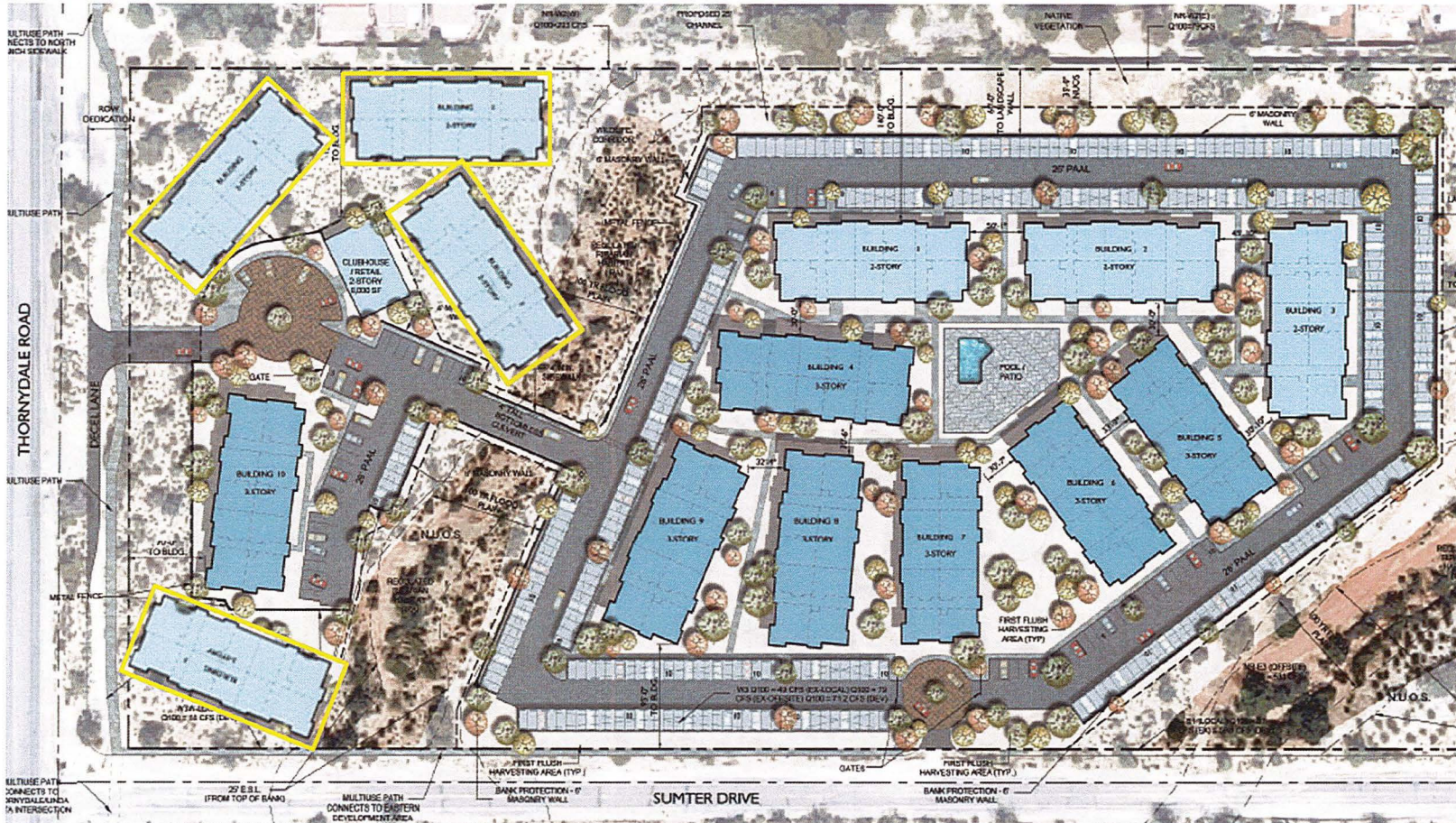


SECTION B

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All 2-Story = Less Open Space

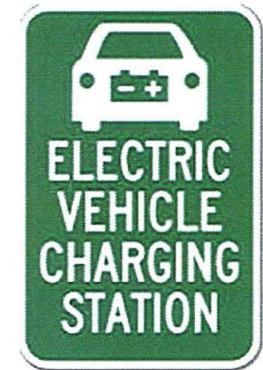
THORNYDALE APARTMENTS



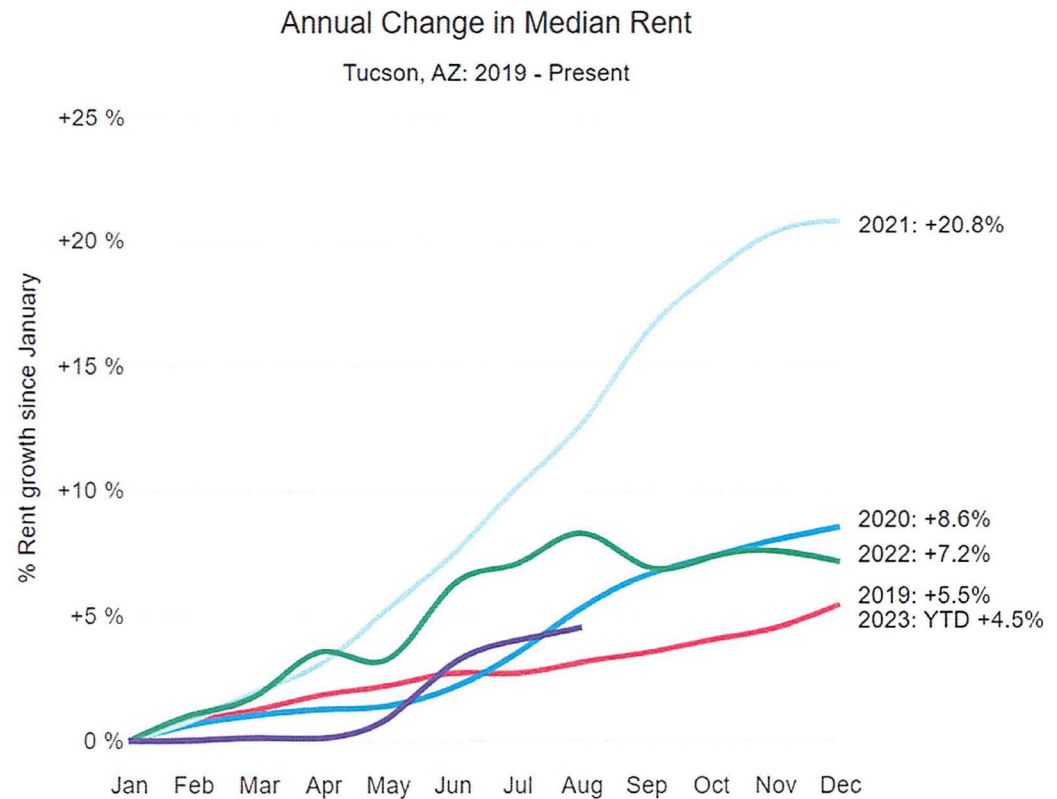
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Sustainable Design

- Compliant with the CLS
 - 36% of Project Site is Natural Open Space; +/- 40 acres of offsite open space preserved
- Environmentally Sensitive Design
 - Preservation of Important Riparian Area, with restoration of disturbed area
 - Low profile lighting and additional fencing to protect wildlife corridors
 - Motion sensors on outdoor lighting to decrease spillover
 - Electric Vehicle charging stations, plus additional EV-Ready parking for future stations
- Water Conservation Features
 - EPA Water Sense Fixtures
 - No Non-functional turf or water features
 - Install irrigation meters and leak detectors



Apartment Shortage & Annual Rent Increases



August rent growth in Tucson ranked #23 among large U.S. cities

Apartment List

QUESTIONS?

Rory Juneman | Lazarus & Silvyn, P.C.

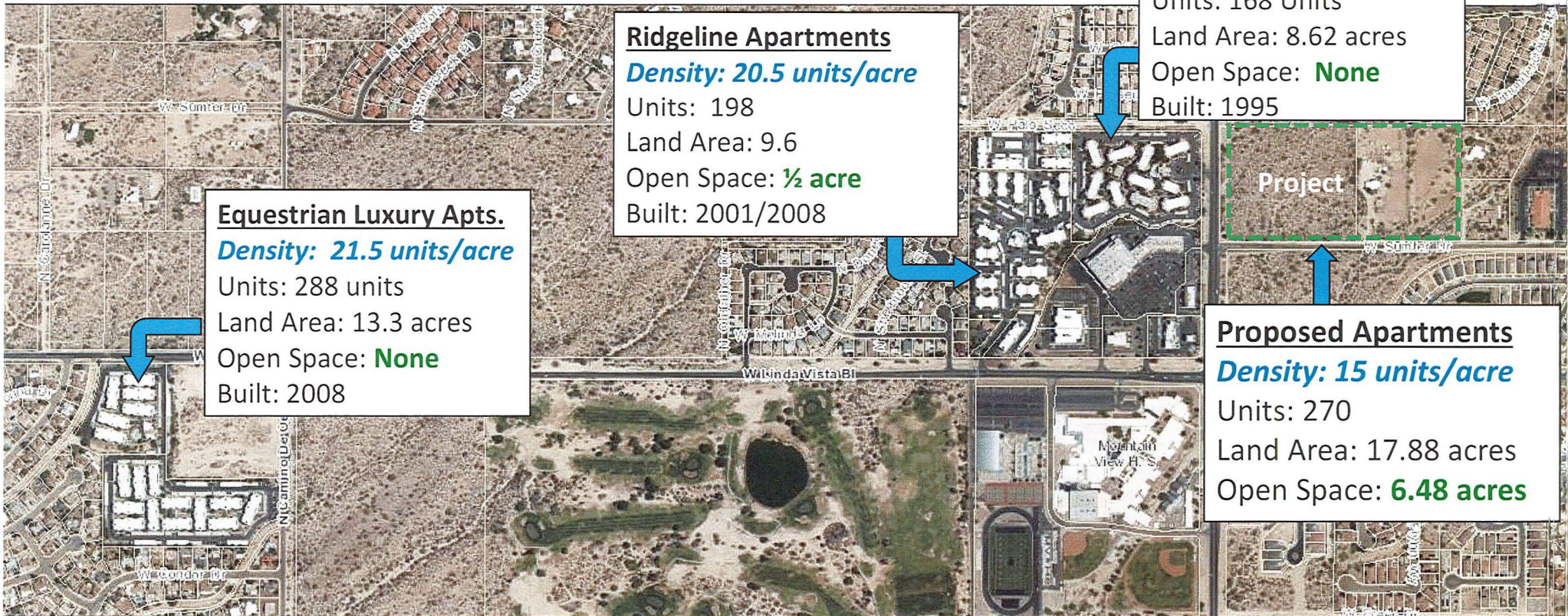
RJuneman@LSLawAZ.com | 520.207.4464

Robin Large | Lazarus & Silvyn, P.C.

RLarge@LSLawAZ.com | 520.207.4464

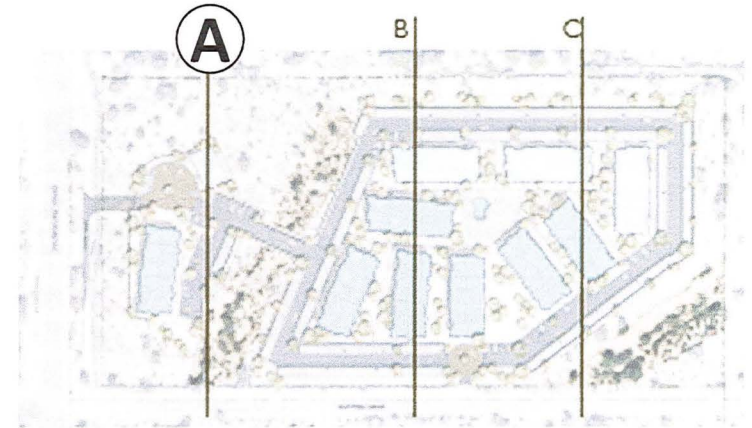


Less Dense / More Open Space



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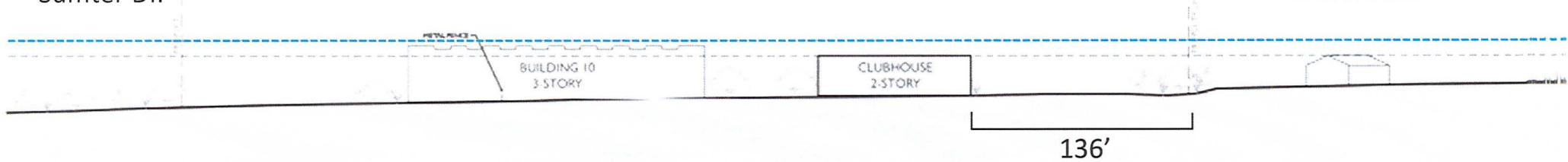
Cross Sections - Height



SECTION KEY

Sumter Dr.

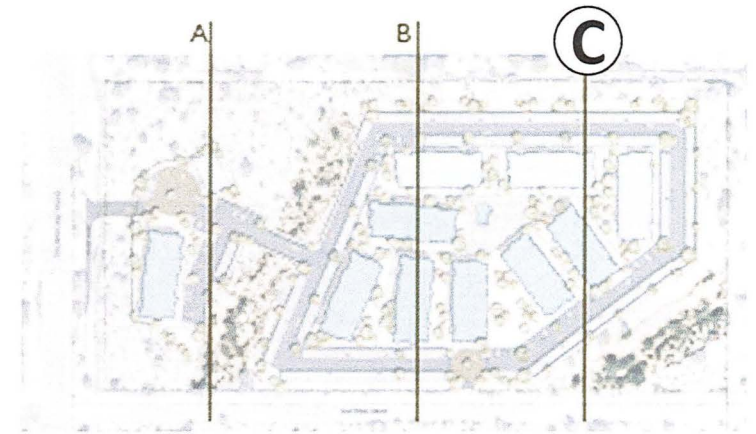
North Ranch



SECTION A

October 17, 2023

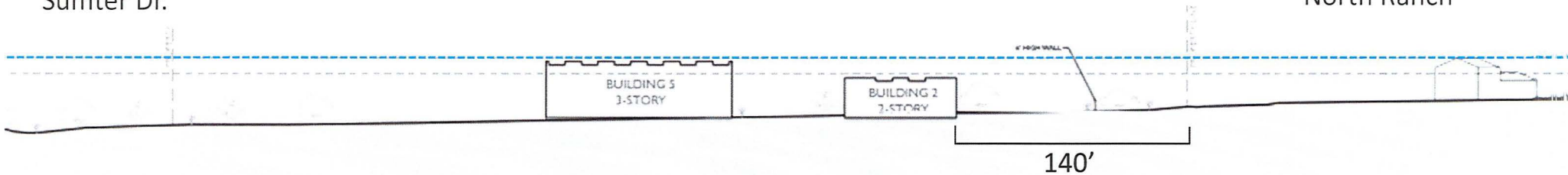
Cross Sections - Height



SECTION KEY

Sumter Dr.

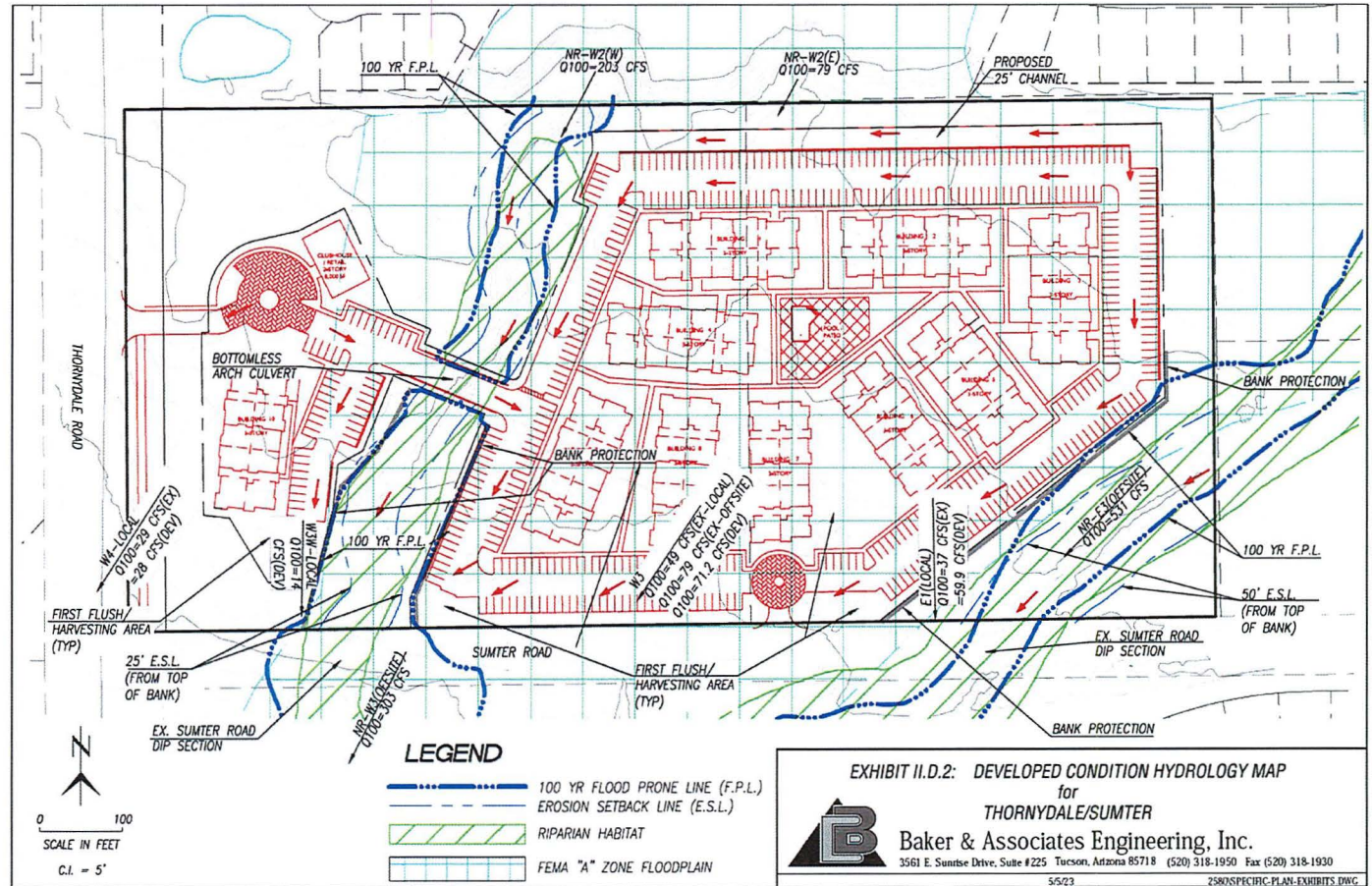
North Ranch



SECTION C

October 17, 2023

Developed Conditions Flood Map



Apartments Do Not Devalue SFR

- **“[T]his thesis reiterates what several previous studies conclude – there is no evidence that multifamily developments negatively affect the sales prices of single-family homes...”**

Single Family Home Prices in the Greater Boston Area, Arah Schuur, MIT, 2005

- **“While many stereotypes and generalizations about negative impacts are brought up in public settings, high density development does not actually appear to depress home values.”**

The Impact of High-Density Apartments on Surrounding Single-Family Homes Values in Suburban Salt Lake County, Dejan Eskic, University of Utah, 2021.

- **“The home prices and assessments of nearby single-family homes were not adversely impacted by the presence of mixed income/mixed use developments.” (i.e., higher density than existing units)**

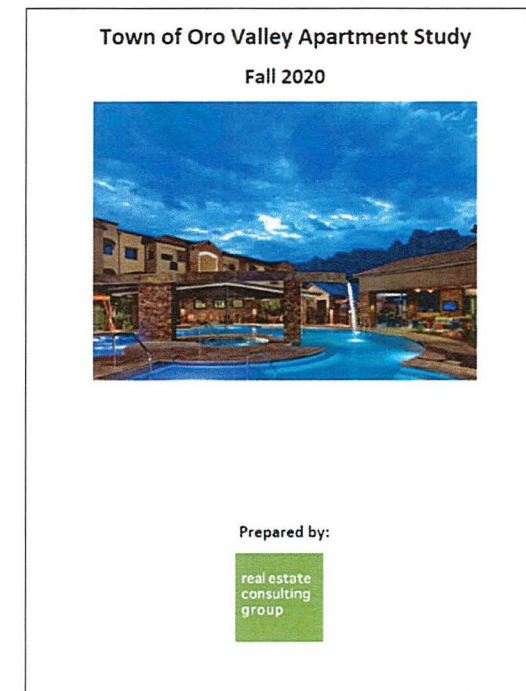
Examining the Impact of Mixed Use/Mixed Income Housing Developments in the Richmond Region, p. 1, Lisa Sturtevant, PhD and John McClain, AICP, George Mason University, 2010.

- **Research concludes that, in general, multifamily rental housing does not cause neighboring property values to decline.**

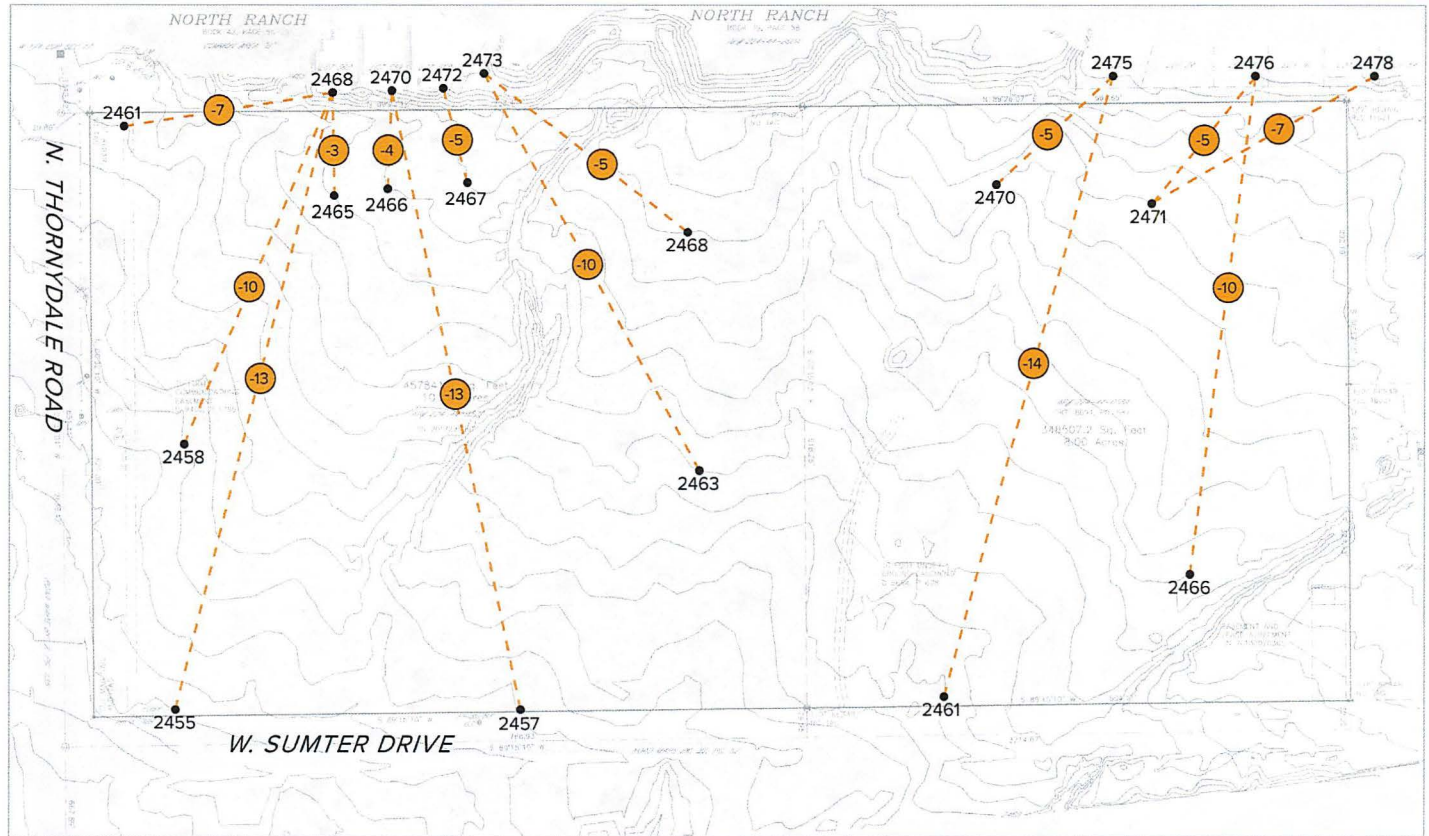
Overcoming Opposition to Multifamily Rental Housing, p. 10, Mark Obrinsky and Debra Stein, Harvard University, 2006.

Oro Valley Apartment Study

- **The Study found that:**
 - Apartment demand is high and has strong rent growth.
 - Renters are typically either young professionals or empty nesters.
 - Serious crimes occur less within apartment communities than they do within the community as a whole.
 - Single family dwelling units were significantly more likely to have a crime incident than apartments units.
- **Supported by:**
 - Police service calls occur much less for Apartment units compared to police calls to single-family homes.
Economic and Fiscal Impact of Multi-Housing, Elliot D. Pollack and Co., 1996.

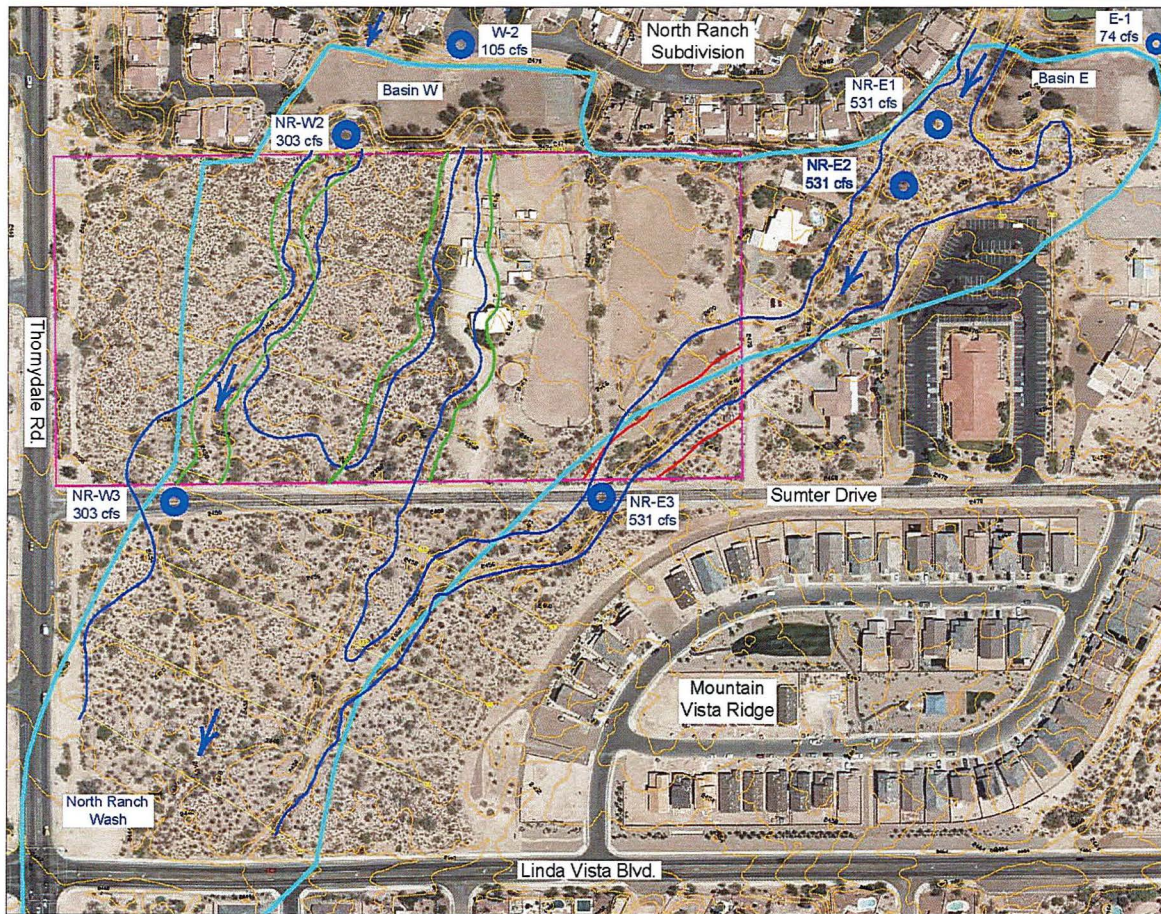


Site Elevations



SITE ELEVATION





North Arrow
 Cl=2'
 NAVD88



LEGEND

- 100-year existing floodplain
- FEMA 100-year floodplain (Zone A)
- 25-ft erosion hazard setback
- 50-ft erosion hazard setback
- HEC-RAS cross section
- Project boundary
- ➔ Flow arrow
- Conc. point with 100-year discharge

Existing Conditions Flood Map