

- D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.
2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
3. Transportation conditions:
  - A. The property owner/developer shall dedicate 45 feet of right-of-way for Thornydale Road.
  - B. The property is limited to 2 access points, one on Thornydale Road and one on Linda Vista Boulevard, as depicted on the preliminary development plan.
4. Regional Flood Control District conditions:
  - A. First flush retention (retention of the first ½ inch of rainfall) shall be provided for all newly disturbed and impervious surfaces. This requirement shall be made a condition of the Site Construction Permit.
  - B. If improvements modify the Special Flood Hazard Area, a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) will be required.
  - C. FEMA Floodplain and Pima County Regulated Riparian Habitat including mitigation area shall be contained in permanently identified natural open space through easement or dedication and shall be identified on the subdivision plat. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat. The disturbance of riparian habitat shall be nominally avoided, however, boundary modifications are permitted.
  - D. Water conservation measures identified in the Preliminary Integrated Water Management Plan shall be implemented with the development. Where necessary, some measures may also be required to be included in the project's CC&Rs and a Final Integrated Water Management shall be submitted to the District for review and approval at the time of development.
5. Regional Wastewater Reclamation conditions:
  - A. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.
  - B. The owner shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
  - C. The owner shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.

- D. The owner shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
  - E. The owner shall complete the construction of all necessary public and/or private regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
6. Environmental Planning conditions:
- A. The property owner/developer shall achieve compliance with the Maeveen Marie Behan Conservation Lands System conservation guidelines by providing a total of 33 acres as Natural Open Space (NOS). No less than 7 acres NOS will be provided on-site; the difference between the total 33 acres NOS and NOS provided on-site will be provided off-site. Off-site NOS must conform to the CLS Off-site Mitigation Policies (Pima County Comprehensive Plan 2015, Chapter 3 Use of Land Goals and Policies, Section 3.4 Environmental Element, Policy 11 Conservation Lands System Mitigation Lands) and comply with all of the following:
    - 1) The site areas of plan amendment cases Co7-13-04, 05, and 06 are not eligible to serve as off-site NOS;
    - 2) Off-site NOS is acceptable to the Pima County Planning Official or their designee; and
    - 3) Prior to the approval of the final plat, off-site NOS will be permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or their designee.
  - B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

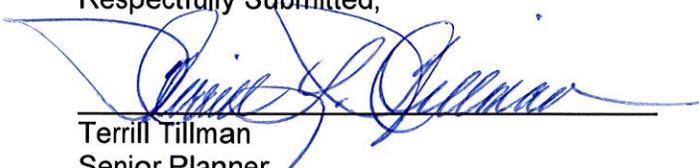
Invasive Non-Native Plant Species Subject to Control

<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia</i> spp.	Pampas grass
<i>Cynodon dactylon</i>	Bermuda grass (excluding sod hybrid)
<i>Digitaria</i> spp.	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis</i> spp.	Lovegrass (excluding <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass
<i>Mesembryanthemum</i> spp.	Iceplant

<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

7. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
8. Adherence to the preliminary development plan as approved at public hearing.
9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
10. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

Respectfully Submitted,

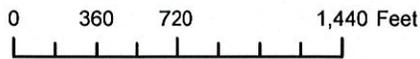
  
 Terrill Tillman  
 Senior Planner

- c: Projects International, Inc., Attn: Jim Portner, Principal, 10836 E. Armada Lane  
 Tucson, AZ 85749  
 Lawrence C. Lueng, Inc., Attn: Red Point Development, 8710 N. Thornydale Rd., Ste  
 120, Tucson, AZ 85742

Case #: P15RZ00001

Case Name: LAWRENCE C LUENG, INC. - N. THORNYDALE ROAD REZONING

Tax Code(s): 225-02-004M



Proposed rezoning from SR to CR-5

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

Notes: Ref: CO7-13-03

PIMA COUNTY COMPREHENSIVE PLAN CO7-00-20

Base Map(s): 161

Map Scale: 1:10,000

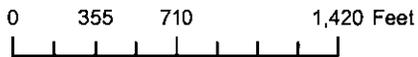
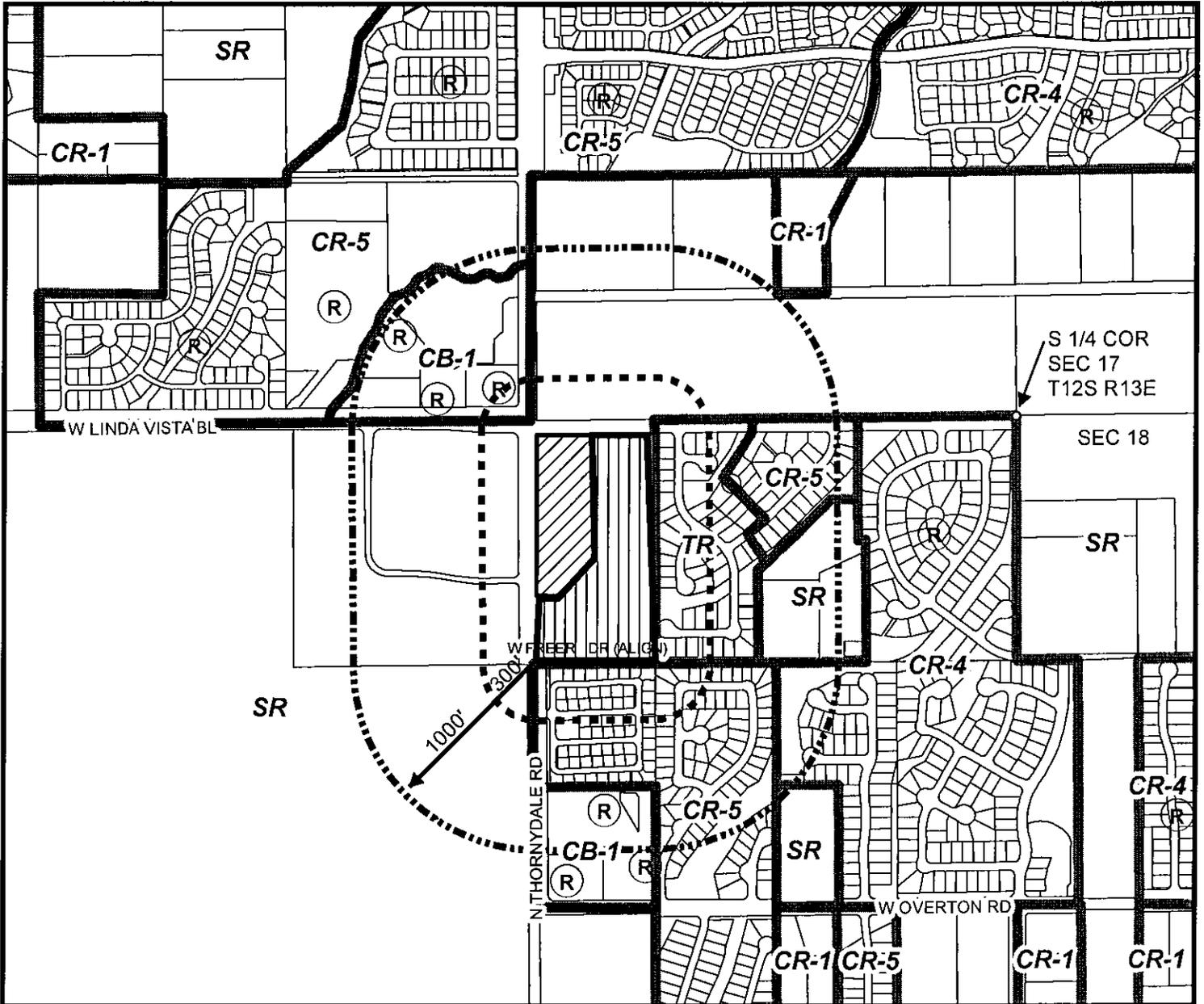
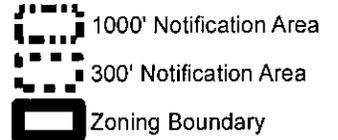
Map Date: 10/30/2015



Case #: P15RZ00001

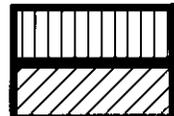
Case Name: LAWRENCE C LUENG, INC. - N. THORNYDALE ROAD REZONING

Tax Code(s): 225-02-004M



Area of proposed rezoning from SR to CR-5

Area of proposed rezoning from SR to CR-4



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

Notes: Ref: CO7-13-03

PIMA COUNTY COMPREHENSIVE PLAN CO7-00-20

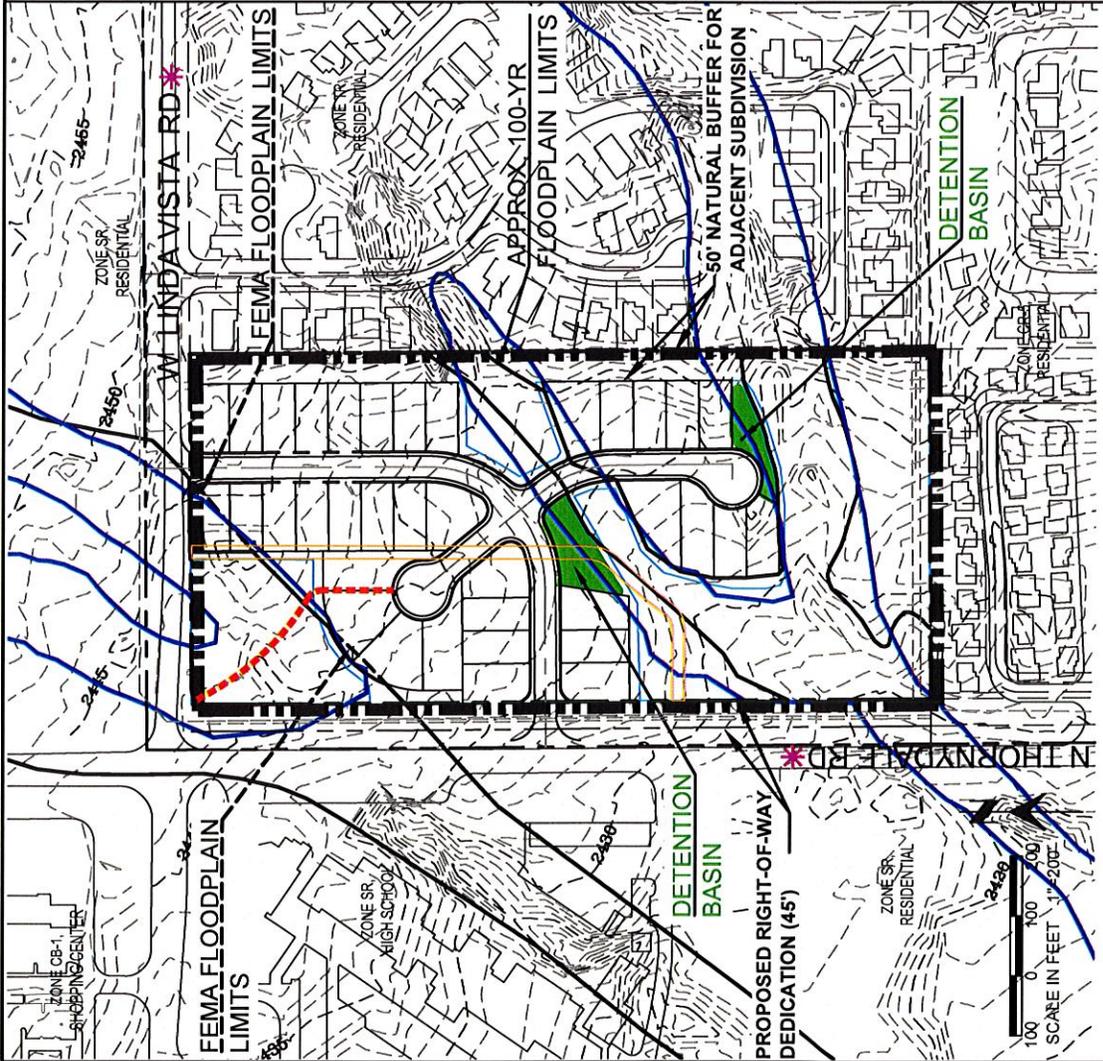
Planning & Zoning Hearing: 11/25/15 (scheduled)

Base Map(s): 161

Map Scale: 1:10,000

Map Date: 11/05/2015





**LEGEND**

- PDP Boundary
- Limit of Neighborhood Activity Center (NAC) District
- Existing Condition Topographic Contour (1' Interval)
- CLS Set-Aside Area (Natural Open Space)
- 4' Pedestrian Path for Improved Neighborhood Connectivity to Surrounding Uses
- Approximate 100-Year Post-Development Floodplain Limit
- FEMA Floodplain Limit
- Detention Basin
- Mapped Riparian Habitat Important Riparian Areas (CLS-IRA) with underlying Xeroriparian "C"
- Thornydale Road and Linda Vista Boulevard are designated Major Streets and Scenic Routes.

**PROJECT AREA**

Gross Area: 18.0 AC (Approximate)  
 Net Area (Post R.O.W. Dedication): 16.7 AC (Approximate)

**PROJECT PARTICULARS**

Existing Zoning: SR  
 Comprehensive Plan: NAC & MIU  
 Proposed Zoning (NAC Area): CR-4  
 Proposed Zoning (MIU Area): CR-5

**PROPOSED USE(S)**

Single-Family Residential Subdivision (36 Lots)  
 Typical Lot Size: 55'x115' (6,325 SF)

**BUILDING HEIGHT**

Maximum 34' Permitted; Project will contain 1-Story and 2-Story Residences.

**ON-SITE STREETS**

Proposed Right-of-Way Width: 50'  
 Travel Lanes: Two (2) 12' Lanes  
 Total Pavement Width: 36'  
 On-Street Parking: Allowed Both Sides  
 Sidewalks: 5' Sidewalks Both Sides

**PARKING**

Parking will be in accordance with Section 18.75

**BUFFER YARDS**

Bufferyard "D" required along Thornydale and Linda Vista frontages.

**CONSERVATION LANDS SYSTEM (CLS)**

Natural Open Space per this PDP: 7.6 AC

Jim Portner, Agent for Owner  
**PROJECTS INTERNATIONAL, INC.**  
 10836 E. ARMADA LANE  
 TUCSON, ARIZONA 85749  
 520 850-0917

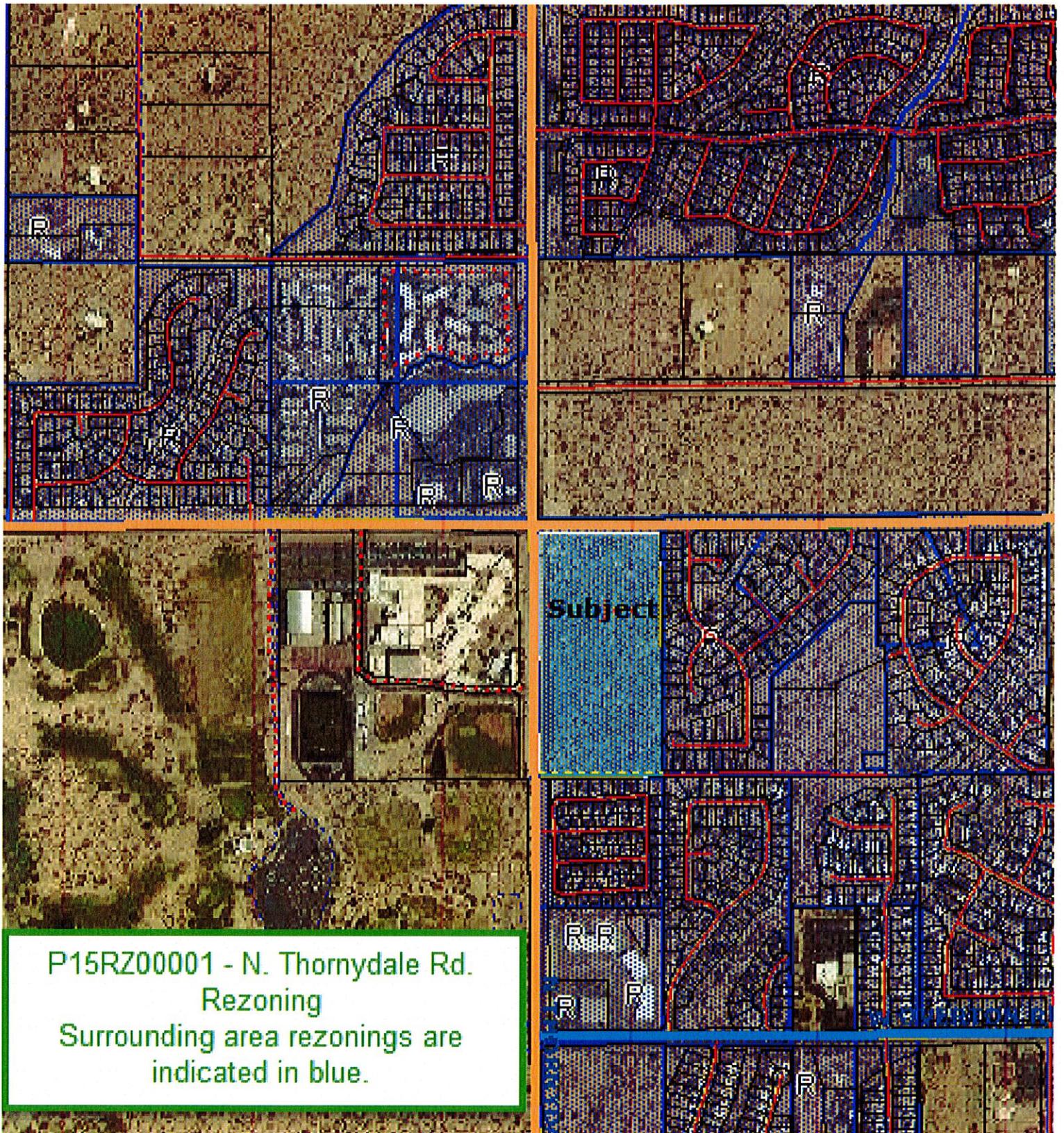
**Red Point Development, Inc.**

SEC LINDA VISTA BLVD & THORNYDALE ROAD  
 (Ownership Entity: Lawrence C. Leung, Inc.)  
 REZONING: SR to CR-4 and CR-5



**PROJECTS INTERNATIONAL, Inc.**  
 STRATEGIC GUIDANCE  
 ENVIRONMENTAL PROCESSING  
 LOCAL ADVICE & COUNSEL

**EXHIBIT II-B.1a-p**  
 PRELIMINARY DEVELOPMENT  
 PLAN  
 PAGE 54



P15RZ00001 - N. Thornydale Rd.  
Rezoning  
Surrounding area rezonings are  
indicated in blue.

F. ANN RODRIGUEZ, RECORDER  
Recorded By: KMS  
DEPUTY RECORDER  
4935

P0230  
PIMA CO CLERK OF THE BOARD  
PICKUP



SEQUENCE: 20143380190  
NO. PAGES: 3  
RES 12/04/2014  
13:21  
PICK UP  
AMOUNT PAID: \$0.00

**RESOLUTION 2014- 117**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 30.0 ACRES LOCATED ON THE SOUTH SIDE OF W. HARDY ROAD APPROXIMATELY 1,300 FEET EAST OF N. THORNYDALE ROAD, IN SECTION 29 OF TOWNSHIP 12 SOUTH, RANGE 13 EAST, IN THE NORTHWEST SUBREGION.**

IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map, Northwest Subregion, is hereby amended to change the planned land use intensity category for approximately 30.0 acres, as referenced in Co7-13-06 Hardy-Thornydale I Associates, et al. – W. Hardy Road Plan Amendment, located on the south side of W. Hardy Road approximately 1,300 feet east of N. Thornydale Road, in Section 29, Township 12 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU).

Section 2. The Pima County Comprehensive Plan Regional, Rezoning and Special Area Policies are hereby amended to include the subject site with the following Rezoning Policies:

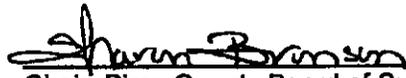
- A. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan and subdivision plat or development plan. This open space shall be protected by covenant and management responsibility identified on the subdivision plat or development plan.
- B. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
  - 1. Natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
  - 2. The site areas of plan amendment cases Co7-13-03, 04, and 05 are not eligible to serve as off-site set-asides;
  - 3. Off-site set-aside areas are acceptable to the Pima County Planning Official or designee;

- 4. Off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
- 5. The approximate minimum total natural open space (NOS) set-aside is 75 acres; the approximate minimum on-site NOS set-aside is 10 acres; and the approximate minimum off-site NOS set-aside is 65 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

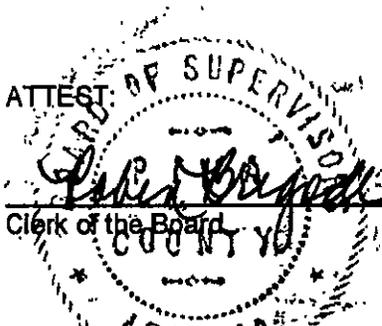
Section 3. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

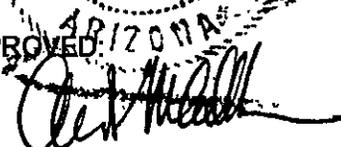
Section 4. This Resolution shall become effective on the date of adoption.

Passed and adopted, this 2nd day of Dec., 2014.

  
 \_\_\_\_\_  
 Chair, Pima County Board of Supervisors

DEC 02 2014

ATTEST:  
  
 \_\_\_\_\_  
 Clerk of the Board

APPROVED:  
  
 \_\_\_\_\_  
 Executive Secretary  
 Planning and Zoning Commission

APPROVED AS TO FORM:

  
 \_\_\_\_\_  
 Deputy County Attorney



## **RP-134 N. Thornydale Road at W. Linda Vista Blvd (NW)**

### General Location

Southeast corner of Thornydale Road and W. Linda Vista Blvd. in Section 20 of Township 12, South, Range 13 East. (Ref. Co7-13-03)

### Policies

- A. Notwithstanding the land use designation on the Land Use Plan, areas which will not be removed from the 100-year floodplain through implementation of plans approved by the Pima County Regional Flood Control District and areas of Pima County Regulated Riparian Habitat shall revert to Resource Transition at the next appropriate annual plan amendment program period.
- B. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan, subdivision plat, and development plan. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat or development plan.
- C. Due to the nearby location of Mountain View High School, uses permitted shall not include a drive-through restaurant, a restaurant without wait staff service, a convenience store, a gasoline service station combined with a convenience store, a confectionary store, an ice cream store, a refreshment stand, or uses consistent with an indoor amusement or recreational enterprise.
- D. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
  - natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
  - the site areas of plan amendment cases Co7-13-04, 05, and 06 are not eligible to serve as off-site set-asides;
  - off-site set-aside areas are acceptable to the Pima County Planning Official or designee;
  - off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
  - the approximate minimum total natural open space (NOS) set-aside is 33 acres, the approximate minimum on-site NOS set-aside is 9 acres, and the approximate minimum off-site NOS set-aside is 24 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

Pima County Comprehensive Plan 2015, Chapter 3 Use of Land Goals and Policies, Section 3.4  
Environmental Element, Policy 11 Conservation Lands System Mitigation Lands

Policy 11: The following guidelines apply to lands being considered for off-site mitigation:

- a) The location of off-site mitigation properties should be within the same general geographic region of the original project site;
- b) Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
  1. CLS designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations or subsequent conservation bond programs;
  2. Vegetation community type(s);
  3. Habitat values for applicable CLS Special Species (e.g., breeding, dispersal);
  4. Surface water or unique landforms such as rock outcrops;
  5. Contribution to landscape connectivity; and
  6. Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.
- c) Off-site mitigation of IRA may include the purchase and transfer of water rights that directly impact and/or support groundwater dependent ecosystems.

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## Neighborhood Meeting Summary

### Rezoning Case No. P15RZ00001 Lawrence C. Leung, Inc. – Thornydale Road Rezoning SEC Thornydale Road @ Linda Vista Boulevard

**Meeting Date & Time:** Wednesday, September 30, 2015; the meeting commenced at 6:20 PM.

**Location:** Tortolita Middle School (Cougar Café), 4101 W. Hardy Road

**Meeting Invitation & Mailing:** All properties within 1000' of the site (approximately 235 in number) were mailed: 1) an invitation & explanatory cover letter; 2) a color copy of the *Framework Plan* that accompanied the approved comprehensive plan amendment application in 2014; and 3) a color copy of the proposed rezoning *Preliminary Development Plan (PDP)*.

**Attendance:** Three (3) individuals (representing three properties) attended the meeting, accounting for a little more than 1% of the properties that were noticed.

**Synopsis:** Jim Portner, as applicant and representative of the property owner, welcomed the attendees and introduced Mr. Larry Kreis (General Manager) and Mike Leung (Project Manager) of Red Point Development. Portner provided a historical overview, including exhibits showing the surrounding context of the property, a summary of the approved comprehensive plan amendment, and the proposed concept plan (*Preliminary Development Plan*) accompanying the rezoning. In doing so, he highlighted the various design particulars and demonstrated their consistency with the *Framework Plan* that accompanied the aforementioned comprehensive plan amendment approval. He also outlined the anticipated process and timeline for the rezoning, including the public hearings that would be held before the Planning & Zoning Commission and the Board of Supervisors. After all of the above, the meeting was thrown open for a general discussion of neighbor questions and issues/concerns.

**Neighborhood Comment:** Given the small number of attendees, we simply sat around a single table and had a discussion. Following the above introductory explanation by Jim Portner, the following issues were raised:

- *Native-plant and wildlife:* One of the individuals, Mr. Brian Corn, raised his strong personal objections to the proposed land plan, calling it insensitive to the existing movement of wildlife and its impact upon native plant species. He specifically mentioned that the plan would be creating "javelina traps" and would be destroying endangered plant species such as the night-blooming cereus. He also mentioned that the plan was unfriendly to pedestrian movement and would create unsafe traffic conditions due to its proposed access onto Thornydale Road. Mr. Corn presented a written summary of his concerns, which also proposed alternatives to the current land plan, including a greatly reduced number of lots, as well as a proposal that the entire site be dedicated as a park.
- *Two-story homes:* The other two individuals expressed their concern that two-story units would compromise their privacy; they had asked whether two-story units could be eliminated along the shared boundary with the Linda Vista Ridge subdivision. It was explained that, through the use of the proposed 50' buffer/setback along the shared subdivision boundary, the project would meet the Pima County separation/setback requirement between one-story and two-story units. Nonetheless, it was agreed that we would prepare some engineering cross-sections depicting the separations and lines of sight between the two subdivisions, and that we would share these with the individuals prior to the first public hearing on the rezoning case.

- *Thornydale Road traffic issues:* There was a general concern as to the current poor condition of Thornydale Road and the existing capacity issues on it already being experienced by the current residents in the area. The proposed timing of the RTA street improvements (2018) was explained, as well as the developer's hope that the completed RTA work and the market timing of the new subdivision would jive such that the proposed new homes would be offered for sale when the new four-lane street improvements were fully in place.

After discussing all of the above, those in attendance indicated they had no further questions. The meeting then concluded at approximately 7:05 PM.

My name is Brian Corn. I live at 3762 W. Butterfly Lane. Our backyard looks into the parcel in question. I am currently retired from my former occupation in geology where among many other parts of my job, it was my job to do TES surveys (surveys for threatened and endangered species ) for my employers. I also still occasionally find work as a professional artist and designer. I drew courtroom sketches for KOLD channel 13 for years.

...When I first moved into our home it dismayed me to see this parcel being used as a garbage dump. Over the course of months I filled our garbage cans with the mounds of trash dumped by the alley. I then built a small ruined rock wall to keep trucks from being able to back up and dump their trash easily anymore. It has worked. I have picked up and thrown away all the trash, I could find on the whole parcel and beyond. Now that the weather is cooler I can do more once again. The point of this is to tell you that I know this parcel probably better than anyone else you could talk to.

. I do not know anyone at Red Point Development, and to be honest though I am against this plan, I would make my self available for their employment, IF they see a need for a designer that can see more than the surface and the ordinary. I am sure I could be a real asset to a developer with real vision. I at least can recognize endangered species, sitting right out in the open, and I can see where parts fit into a wider whole. The Japanese have a gardening idea of borrowed landscape. It means your garden doesn't end at the wall. It should fit it's surroundings. .I know I can do that kind of design.

.Brian Corn  
.3762 West Butterfly Lane  
.Tucson AZ 85742  
.520 298-1770

My objections to the plan are ;

- . Constricts the main wildlife corridor into a javalina trap. Javalina can be extremely dangerous which I can personally attest to, encountering them in a narrow space, a space which would be attractive to children, would result in tragedy.
- . An unnecessary exit on to Thornydale. This very spot has seen its share of fatalities. Directly across from a large highschool on a road that has periods of very heavy traffic, this exit will increase the dangers of a busy and unlit Thornydale road.
- . Pedestrian unfriendly ; Children walking to School, or folks going to the store, from the neighborhoods to the southeast, can and do walk directly there on a well established path that doesn't force them next to a busy road.
- . The wash to the south has begun to erode at an alarming rate. The proposed plan can only channel the washes even more than they are. This will increase the rate of erosion and dump even more debris out upon Thornydale.
- . There are at least three Queen of the Night, native Night blooming Cereus, growing on the parcel. I do not believe any were found in the plant survey. These plants are precisely why these surveys are done. The Queen of the Night, ..... *Peniocereus greggi* is Salvage restricted, and proposed endangered. Tohono Chul park has a yearly bloom night for their specimens. 2500 people were estimated to go to their last bloom night event. ( there would have been more had parking been more available) These little plants are obviously much beloved by the community and they should at least be recognized as growing there. I do not believe the required plant survey found any let alone three. If that is the case someone deserves a refund on the money they spent for the survey. That three of the rare little guys grow in close proximity there is unusual. It suggests a special affinity of the plant for the conditions there. There are usually much wider spaces between individuals. The plan would destroy at least two of the known three.
- . The plan admits itself that most of the Parcel is unsuited to building. I think the area to the south where a cul de sac is located may not at all be sound. They mark it as above 100yr flood level, but upstream development, and noticeably unsound soils underneath being exposed from the increased erosion, call that boundary into real question.

I offer two alternative proposals for the Parcel, more in keeping with the comprehensive plan, and in the spirit of what Maveen Behan hoped to see.

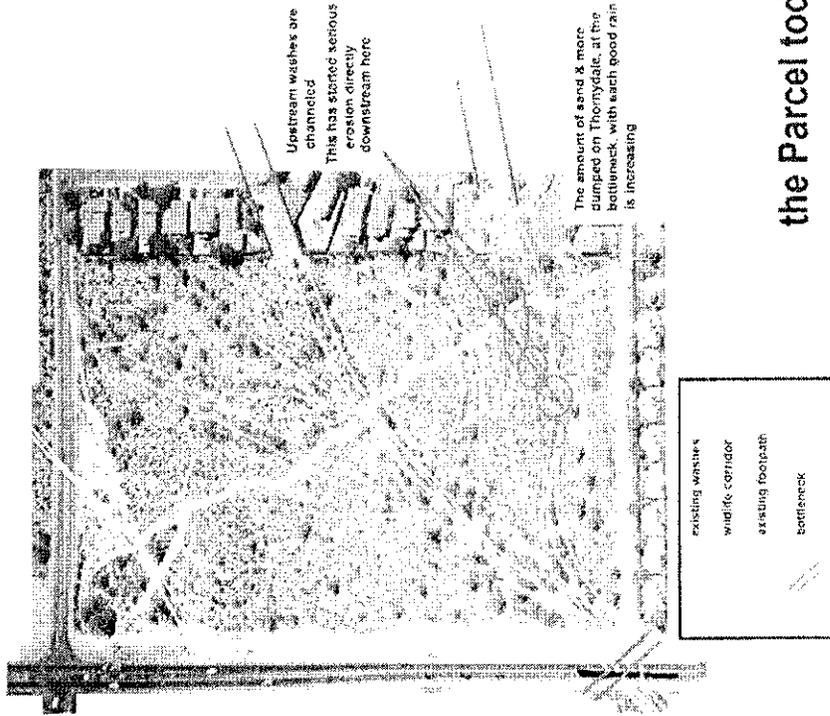
. 1 DeFacto Park . DeFacto Park would leave the parcel as open space. With improved bike and pedestrian trails (away from busy roads) the whole of the neighborhood is improved. These paths can be expanded to connect more of the farther neighborhoods with Maveen Behan, which will make the whole area more attractive to home buyers. This park could be dedicated for the High School to use as a hands on classroom. Students perhaps could be the 'volunteer' labor for building professionally designed walls, ramadas , paths, etc.... Learning valuable hands on lessons encompassing math, history, biology etc.... lessons in real life stuff they can take to marketplace. Being able to say, "I built that" is something not to be underestimated.

. I don't believe De Facto Park would have to cost anything. Parcels, a bit larger, more suitable for homes, Parcels without better alternatives, could be swapped for DeFacto Park. Red Point Development would profit more, the kids benefit, the neighborhood benefits, the State makes more in revenue because Red Point will make more in profits.

.2 Mix. This solution has development on the best area for building alone. It eliminates the Javalina traps, and the dangerous exit to Thornydale. It also remains pedestrian friendly. I believe this parcel may be better used for a church, or a civic building rather than homes. This solution probably offers the least profit for Red Point. Which is one reason why I would prefer solution: 1,

DeFacto Park.

. Red Point does a real service building fine homes for good people. Swapping this parcel, ( with very limited home sites) for some land that they could have room to shine at what they do, could be a big win for everyone.



## the Parcel today

