

BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 7/11/2023

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

*Title:

P23CU00003 SUMMIT BHC TUCSON, LLC - W. SWEETWATER DRIVE

*Introduction/Background:

This is a request for a Type III Conditional Use Permit for an expansion of a residential substance abuse diagnostic and treatment facility in accordance with Section 18.17 of the Pima County Zoning Code.

*Discussion:

The proposed Type III Conditional Use Permit is for an expansion of the existing Cottonwood Tucson residential substance abuse diagnostic and treatment facility in accordance with Section 18.17 of the Pima County Zoning Code. The subject property is addressed as 4110 W. Sweetwater Drive and is zoned SR (Suburban Ranch) zone.

*Conclusion:

This Type III Conditional Use request will allow expansion of the existing Cottonwood Tucson residential substance abuse diagnostic and treatment facility.

*Recommendation:

Staff and the Hearing Administrator recommend APPROVAL subject to standard and special conditions.

*Fiscal Impact:

N/A

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Department: Development Services, Planning Division Telephone: 520-724-8800	
Contact: Thomas Drzazgowski, Chief Zoning Inspector Telephone: 520-724-6675	
Department Director Signature:	Date: 6-20-2
Deputy County Administrator Signature:	Date: 6/23/2023
County Administrator Signature:	Date: 6 23 wr3



TO:

Honorable Sharon Bronson, District #3,

FROM:

Chris Poirier, Deputy Director

Public Works-Development Services Department-Planning Division

DATE:

June 20, 2023

SUBJECT:

P23CU00003 SUMMIT BHC TUCSON, LLC - W. SWEETWATER DRIVE

Conditional Use Type III - for a residential substance abuse diagnostic and

treatment facility the SR (Suburban Ranch) zone.

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY**, **July 11**, **2023** hearing.

REQUEST:

For a Type III Conditional Use Permit for a residential substance abuse

diagnostic and treatment facility, in accordance with Section 18.17 of the Pima County Zoning Code on property identified as parcels (103-02-010B, 013B, 014A

& 0160) in the SR (Suburban Ranch) zone.

OWNER:

Summit BHC Tucson, LLC

DISTRICT:

3

STAFF CONTACT: Anita McNamara, AICP, Senior Planner

PUBLIC COMMENT TO DATE: As of June 20, 2023, two comment letters have been received.

<u>PLANNING AND ZONING COMMISSION RECOMMENDATION:</u> APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 8-0 (Commissioner Truitt having recused herself and Commissioner Becker was absent)

<u>HEARING ADMINISTRATOR RECOMMENDATION</u>: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS): The subject property is located outside the Maeveen Behan Conservation Lands System Multiple Use Management Areas.

TD/AM/ds Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P23CU00003

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FOR JULY 11, 2023 MEETING OF THE BOARD OF SUPERVISORS

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Chris Poirier, Deputy Director

Public Works-Development Services Department-Planning Division

DATE:

June 20, 2023

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT

P23CU00003 SUMMIT BHC TUCSON, LLC - W. SWEETWATER DRIVE

Summit BHC Tucson, LLC, represented by Lazarus & Silvyn, PC, requests a Type III Conditional Use Permit for a residential substance abuse diagnostic and treatment facility in accordance with Section 18.17 of the Pima County Zoning Code on property identified as parcel codes 103-02-010B, 013B, 014A & 0160 in the SR (Suburban Ranch) zone. On motion, the Planning and Zoning Commission voted to recommend APPROVAL SUBJECT TO SPECIAL CONDITIONS 8-0 (Commissioner Truitt having recused herself and Commissioner Becker was absent). The Hearing Administrator recommends APPROVAL SUBJECT TO SPECIAL CONDITIONS. (District 3)

Summary of the Planning and Zoning Commission Hearing (April 26, 2023)

The Planning & Zoning Commission public hearing on this case took place on April 26, 2023. At same, the Commission heard staff's and the applicant's presentation as to the particular details of the request. The Commission raised the following issues: 1) clarification as to why the requested expansion is being done as a conditional use permit and not a rezoning; and 2) a question as to whether the new Veterans Administration (VA) patients referred to the facility will be from the local VA hospital or will draw from a national population.

One (1) member of the public appeared to speak on the matter, same being a representative of the Tucson Mountain Association. The speaker expressed his thanks for the productive discussions that had occurred between TMA and owner/applicant, and further expressed a desire to work with the facility over time to establish a preservation corridor for the Sweetwater Wash (which adjoins the subject property).

Staff, the applicant and TMA all concurred upon a set of additional conditions that had been negotiated between the parties. The Hearing Administrator presented a draft write-up that laid out his originally proposed special conditions, together with the aforementioned additions,

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indicating that staff would craft a new/revised set of conditions that incorporated the latter.

After hearing all of the above and closing the public hearing, the Commission voted 8-0 (motion by Maese, seconded by Membrila; Commissioner Truitt having recused herself; Commissioner Becker being absent) to recommend APPROVAL of this CUP request to the Board of Supervisors, subject to a revised, comprehensive set of special conditions that combined the Hearing Administrator's original recommendations with those supplemental items agreed upon by the owner/applicant and the Tucson Mountain Association. That comprehensive set follows here:

Special Conditions

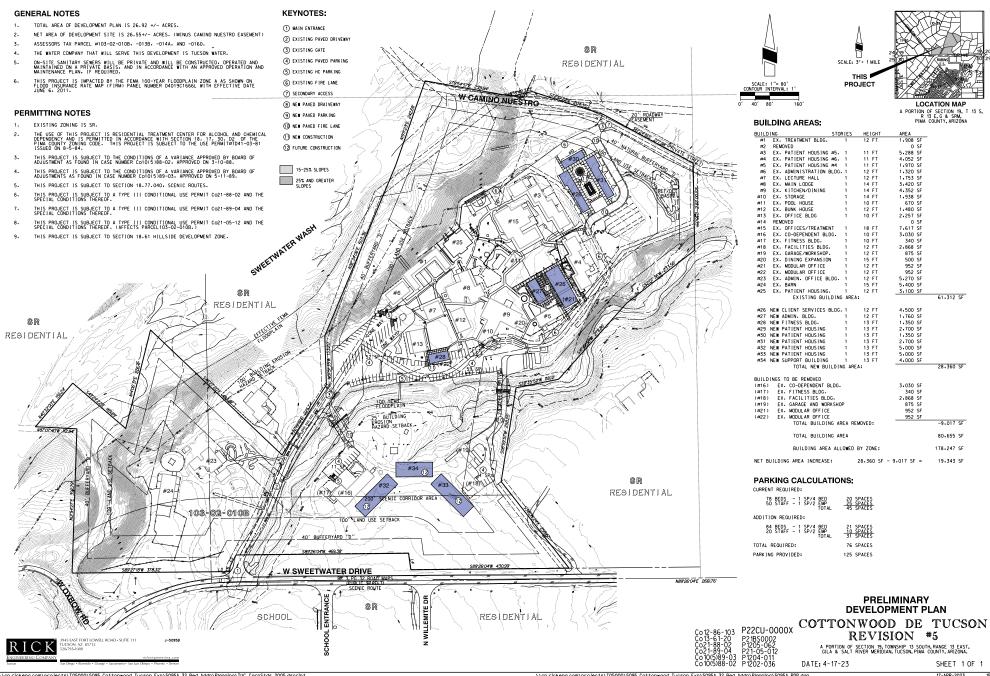
- 1. This conditional use permit approval is for the expansion of the Cottonwood de Tucson facility as outlined in the applicant's submitted narrative and accompanying materials. This approval includes both Phase I and II of the planned expansion.
- 2. This approval is subject to the revised *Preliminary Development Plan (PDP)* dated April 17, 2023 and showing the following: a) a reduction of the Phase 2 total building floor area from 18,000 SF to 14,000 SF; and b) the Phase 2 building area being apportioned amongst three (3) buildings instead of the original two (2). Minor shifting of the Phase 2 buildings is allowed during final design to accommodate civil engineering constraints.
- 3. Any further expansion of the facility above and beyond that in Items #1 and #2 above will require a new conditional use permit application. The specific Type of CUP process required shall be determined by the Planning Official based upon the particulars of the proposal.
- 4. All new buildings are limited to a maximum building height of eighteen feet (18') and those along Sweetwater Drive will adhere to the minimum setback of 100' from the south property line.
- 5. All new buildings and structures will feature a color palette and architectural character that is largely consistent with the predominant design motif of the existing campus. More specifically, the new buildings per this expansion will be designed and constructed to mimic the architectural style of the more recent buildings constructed on the property.
- 6. In keeping with Item #5 above, prefabricated metal buildings are not permitted in lieu of site-built structures.
- 7. Construction Mitigation protocols, as described in Section B.3 of the applicant's project narrative, shall be implemented as presented therein and are considered a condition of this CUP. The owner / developer or their representative shall provide reasonable status updates to the Development Services Department to evidence implementation of the mitigation measures.
- 8. The owner shall mitigate the intermittent noise on the west-facing basketball court, with the primary method of screening being natural vegetation. The owner shall explore other methods of non-vegetative screening to help mitigate noise while the vegetation matures.
- 9. The owner shall incorporate the following water conservation strategies for Phase 1 & 2: a) passive water harvesting in the landscape areas to maximize water retention for onsite landscaping; b) install grey-water systems in the new residential buildings, with grey-water being directed to on-site landscaped areas; and c) install EPA Water Sense fixtures in the new residential buildings.
- 10. Owner shall revegetate all residual graded/cleared areas that were disturbed during the construction process.
- 11. A Traffic Memorandum shall be submitted for review and approval by the Department of Transportation with the submittal of the development plan. Offsite improvements determined necessary as a result of the traffic impact study shall be provided by the

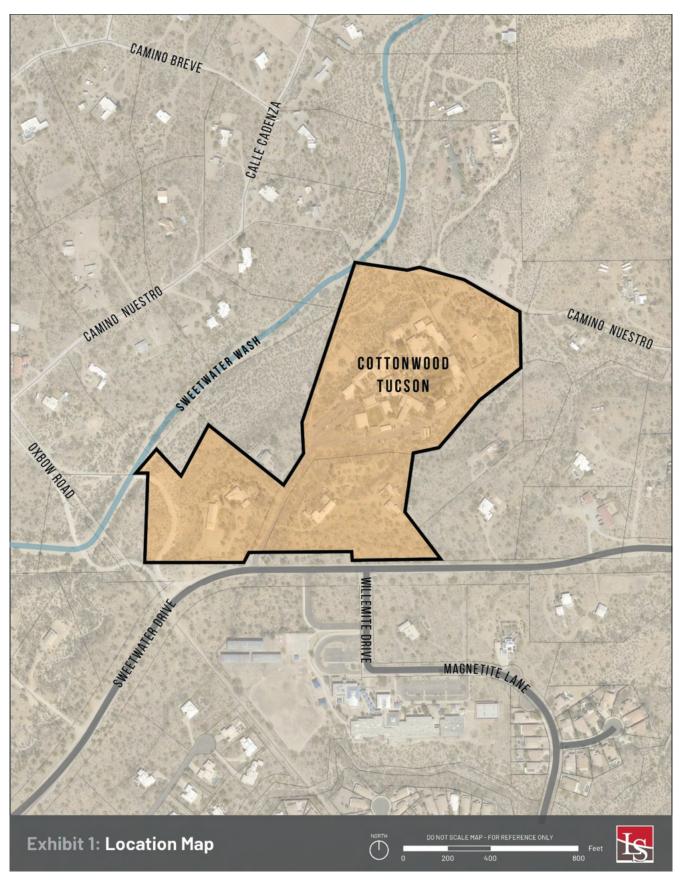
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property owner.

TD/AM/ds Attachments

C: Summit BHC Tucson, LLC, Owner Lazarus & Silvyn, PC, Applicant Tom Drzazgowski, Chief Zoning Inspector





PIMA COUNTY DEVELOPMENT SERVICES REPORT TO THE PIMA COUNTY PLANNING & ZONING COMMISSION

CASE: P23CU000003

SUMMIT BHC TUCSON, LLC -- W. SWEETWATER DRIVE

OWNERSHIP: Summit BHC Tucson, LLC

389 Nichol Mill Lane - Suite 100

Franklin, TN 37067

APPLICANT: Lazarus & Silvyn, P.C

c/o Rory Juneman

5983 E. Grant Road -- Suite 290

Tucson, AZ 85712

LOCATION: The approximately 27-acre property is located at 4110 W. Sweetwater Drive

(Assessors Parcel Nos. 103-02-010B, 013B, 014A & 0160), slightly more than one (1) mile west of Silverbell Road. The Robins Elementary School campus is located directly across the street on the south side of Sweetwater Drive. The majority of the nearby properties on the north side of Sweetwater Drive, to the

east, north and west of the subject site, are unsubdivided residential.

REQUEST: This is a Type III Conditional Use Permit application for an expansion of the

existing Cottonwood Tucson residential substance abuse diagnostic and treatment facility within the Suburban Ranch (SR) zone. More particularly, the owner/applicant proposes to construct a series of new buildings within the campus, in two phases, that would provide an additional forty (40) patient rooms, staff support offices, and a fitness center. Several existing structures will be removed in the process, resulting in a net increase in overall building area of slightly more than 23,000 SF. The applicant has submitted a detailed narrative, along with supporting exhibits and a preliminary development plan illustrating the proposed expansion and the new building locations integrated into the existing campus.

PETITIONER'S STATEMENT REGARDING THE TYPE OF USE PROPOSED

The Commission members are referred to the detailed project narrative submitted by the applicant. Same provides their overview of this request, together with a detailed description of compliance with all of the terms and requirements that apply to the subject property per past conditional use permit approvals, its comprehensive plan designation, and an applicable special-area policy per Pima Prospers.

HEARING ADMINISTRATOR'S CONSIDERATIONS

This is a conditional use permit request to expand the Cottonwood Tucson residential substance abuse diagnostic and treatment facility within its 27-acre existing property. The following considerations apply.

Comprehensive Plan Considerations

The Pima County Comprehensive Plan (Pima Prospers) designates this property, as well as the entire large region north of Sweetwater Drive, as *Resource Sensitive (RS)*, the purpose of which is "to designate key larger parcels and land holdings with environmentally sensitive characteristics in close proximity to public preserves or other environmentally sensitive areas. Development of such land shall emphasize design that blends with the surrounding natural desert and provides connectivity to environmentally sensitive linkages in developing areas." The Sweetwater Preserve exists approximately ½ mile to the west/southwest.

April 10, 2023

In addition to the above, the subject property and the entire surrounding region is subject to Special Area Policy S-8 (Tucson Mountains North), the applicable portions of which in this particular case limit building heights to no more than twenty-four feet (24'), and prescribe that all structures be of a color that is in context with the surrounding built environment.

All things considered, the Cottonwood Tucson facility has a long-standing history of operating in peaceful coexistence with its surrounding low-density residential context. It is both a low-noise and low-traffic generating use, as it is specifically intended as a quiet and restful healing environment for its patients. It is the Hearing Administrator's position that the addition of forty (40) new inpatient rooms will do nothing to change its predominant character nor negatively hinder its established reputation as a good and considerate neighbor with its surrounding residential context. Furthermore, the eighteen foot (18') building height limitation already in place on the property exceeds the above prescription of Special Area Policy S-8. The Hearing Administrator proposes a *Special Condition* that mandates consistency in architectural character and color with the established palette of the campus for the new buildings proposed.

All of the above being the case, it is the Hearing Administrator's position that the proposed facility is not in conflict with the goals, objectives and purposes of its *Resource Sensitive (RS)* Pima Prospers designation, nor with the parameters and provisions of Special Area Policy S-8.

Zoning and Surrounding Land Use Considerations

The subject parcel and its entire surrounding context is zoned Suburban Ranch (SR). No change in the property's zoning is proposed with this conditional use permit application. Higher density residential zoning (CR-2 & CR-3) are in place further to the south (south of Robins Elementary School).

As already asserted above, the existing Cottonwood Tucson facility, although non-residential in nature, has an established history of operating peacefully within its surrounding residential context. Nothing in the proposed conditional use permit application is seen as diminishing this historical circumstance.

Hearing Administrator Required Standards & Findings

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.

See the above <u>Comprehensive Plan Considerations</u>. The Hearing Administrator's finds that the proposed facility is not in conflict with the goals, objectives and purposes of *Resource Sensitive (RS)* areas as put forth by Pima Prospers, nor with the special-area policy that governs the site.

2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.

The Hearing Administrator finds that the proposed expansion of the Cottonwood Tucson facility will not have any impacts upon any of the surrounding properties in a way that prohibits any of their legal or permitted uses.

3. It has adequate accessibility to the County road network.

The site has its sole access from Sweetwater Drive, which is a designated major street on the Pima County Major Streets & Routes Plan (MSRP). It is also significant that access to the site is controlled by a gated structure and established security protocols. Access is found to be adequate.

April 10, 2023

4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.

Parking sufficiency and compliance with the Zoning Code in this regard is a matter verified at the time of permitting.

5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.

The Hearing Administrator finds that proposed use is found to not threaten the surrounding properties in any of the above ways. Noise is not seen as an issue, given the facility's demonstrated history. Nothing in this proposed expansion is seen as exacerbating any noise issue.

6. Hours of operation will not be detrimental to adjoining residents.

Hours of operation are not seen as a relevant issue, again given the operational history of the facility and its established low-noise and low-intensity character.

7. Landscaping will be fully in conformance with zoning code regulations.

Landscaping requirements are a matter enforced at the time of permitting.

Hearing Administrator's Summary Comments

The Cottonwood Tucson facility represents a significant and important community asset in the eyes of this Hearing Administrator. Its more than thirty years of operation at this same location has clearly demonstrated its compatibility with the lower-density residential context that surrounds it. The expansion of the facility to provide even better and more diverse services to its clientele only further enhances its value to the community at large. There is no reason to expect that the expansion of the facility as requested in this CUP application will do anything to harm or diminish its ability to coexist with its surroundings in the same peaceful manner that has always typified it.

The Hearing Administrator is aware of concerns that have been formally put into the record by the Tucson Mountain Association (same have been included in the Planning & Zoning Commission's packet on this item). Some of these stated concerns are things that are outside the purview to this conditional use permit application, or are matters handled routinely by standard zoning and permitting procedures.

One item of note raised by TMA pertains to its concern with the two new 9,000 SF buildings proposed in the southern portion of the property, stating the fear that a "warehouse look" might result. The *Special Conditions* crafted below include provisions that, in part, speak to this issue. That being said, it is the Hearing Administrator's position that no such down-sizing of these buildings, as suggested by TMA, is either warranted nor necessary. These new structures are setback approximately one hundred fifty feet (150') from the Sweetwater Drive edge of pavement, with sufficient intervening desert vegetation that will provide some margin of visual screening. The prescribed maximum eighteen foot (18') building height for the property further contributes to minimizing the buildings' visual prominence, especially considering that the property slopes downward as one proceeds northward away from Sweetwater Drive.

P23CU00003: SUMMIT BHC TUCSON, LLC - W. SWEETWATER DRIVE

April 10, 2023

DEPARTMENTAL COMMENTS ON THIS REQUEST

Review comments by other Pima County Departments, if provided, will be included in the Planning & Zoning Commission's packet on this item.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property, considering all of the above, and reviewing the applicant's submitted materials, the Hearing Administrator finds the proposed **expansion of the existing Cottonwood Tucson substance abuse diagnostic and treatment facility** to be a responsible and appropriate use on the subject property, and one which will be effectuated in a reasonable and sensitive fashion with its residential surroundings.

It is therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit to the Board of Supervisors, subject to the following:

Special Conditions

- 1. This conditional use permit approval is for the expansion of the Cottonwood Tucson facility as outlined in the applicant's submitted narrative and its accompanying Preliminary Development Plan (PDP). This approval includes both Phase I and II of the planned expansion.
- 2. Any further expansion of the facility above and beyond that in Item #1 above will require a new conditional use permit application. The specific Type of CUP process required (i.e. whether Type I, II or III) shall be determined by the Planning Official based upon the particulars of the proposal.
- 3. All new buildings are limited to a maximum building height of eighteen feet (18') and those along Sweetwater Drive will adhere to the minimum setback of 100' from the south property line.
- 4. All new buildings and structures will feature a color palette and architectural character that is largely consistent with the predominant design motif of the existing campus.
- 5. In keeping with Item #4 above, prefabricated metal buildings are not permitted in lieu of site-built structures.
- 6. Construction Mitigation protocols, as described in Section B.3 of the applicant's project narrative, shall be implemented as presented therein and are considered a condition of this CUP. The owner/developer or their representative shall provide reasonable status updates to the Development Services Department to evidence implementation of the mitigation measures.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- Important Riparian Areas 95% undisturbed natural open space
- Biological Core Management Areas 80% undisturbed natural open space
- Special Species Management Areas 80% undisturbed natural open space
- Multiple Use Management Areas 66-2/3% undisturbed natural open space

The property and its surrounding area lie wholly **OUTSIDE OF** the MMB-CLS.

Biological Impacts Report

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant's notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, and staff commentary on biological resources and development impacts of the subject site and proposal.

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it will not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The entire site and surrounding region lies **outside of** the CLS.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The site and its surrounding context are not a part of the former USFW critical habitat nor its draft recovery area. It is not located within the Priority Conservation Area (PCA) for this species. It is within Survey Zone 2.

Western Burrowing Owl. The property not within the Priority Conservation Area (PCA) for this species.

Pima Pineapple Cactus. The property is not located within an area that is within the known range of the Pima Pineapple Cactus and is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is not located within an area that is within the known range of the Needle-Spined Pineapple cactus and is not within the Priority Conservation Area (PCA) for this species.

attachments

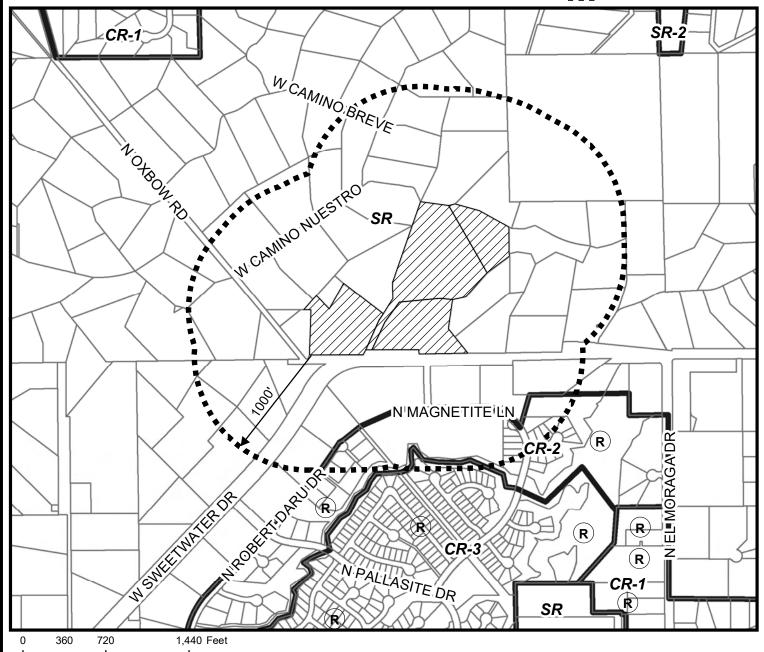
cc: Carla Blackwell, Director, Development Services
Dan Ice, Chief Building Official
Chris Poirier Planning Official
Tom Drzazgowski, Chief Zoning Inspector
Summit BHC Tucson, LLC, Owner
Lazarus & Silvyn, LLC, c/o Rory Juneman, Applicant

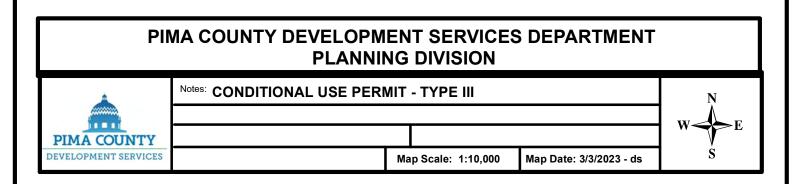
Case #: P23CU00003

Case Name: SUMMIT BHC TUCSON, LLC - W. SWEETWATER DRIVE

Tax Code(s): 103-02-010B, 103-02-013B, 103-02-014A and 103-02-0160











Resource Sensitive (RS)

Objective: To designate key larger parcels and land holdings with environmentally sensitive characteristics in close proximity to public preserves or other environmentally sensitive areas. Development of such land shall emphasize design that blends with the surrounding natural desert and provides connectivity to environmentally sensitive linkages in developing areas.

- Residential Gross Density: Minimum- none; Maximum- 0.3 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 0.3 RAC

Transportation Staff Report

This conditional use permit (CUP) request is for the approval of an expansion to the Cottonwood Substance Abuse Diagnostic and Treatment Facility that will include new buildings for 40 patient rooms, staff support buildings and a fitness center for the use of the patients. The existing facility currently has 34 patient rooms. The Cottonwood facility is located north of Sweetwater Drive and approximately 1 mile west of Silverbell Road.

Sweetwater Drive is a paved, two-lane roadway maintained by the County with a posted speed limit of 40 miles per hour (mph). Sweetwater Drive is classified as an Urban Collector by its Federal Highway Code. The most recent traffic counts for Sweetwater Drive is 4,088 average daily trips (ADT) with a traffic capacity of 12,390 ADT.

Per the narrative, the facility does not provide emergency care services, but provides outpatient services during the weekend with approximately 10-20 outpatient visits per day. It also indicates that accessibility to the facility is mostly for in-patients that do not drive, employees, and visitors. The facility currently has 50 daytime employees and will be increased to 70 employees with the expansion. The evening and night shift has 8 employees and will increase to 15 employees with the expansion.

The expansion is proposed to be developed in two phases: Phase 1 will include a 16 room patient building, two staff support buildings and a fitness center; Phase 2 will include 2 buildings with 12 patient rooms each. The facility will have a total of 74 patient rooms by the end of phase 2 in 2027 as indicated by the traffic memorandum included with the CUP application. The traffic memorandum has not been approved and shall be submitted for review and approval by the Department of Transportation at time of development plan submittal. However, given that the roadway is well under capacity the Department of Transportation has no objection to this conditional use permit.

Primary access to the site will remain through the main entrance on Sweetwater Drive, with a gated emergency access on Camino Nuestro for emergency only.

The Department of Transportation recommends approval given the following conditions be applied:

1. A Traffic Memorandum shall be submitted for review and approval by the Department of Transportation with the submittal of the development plan. Offsite improvements determined necessary as a result of the traffic impact study shall be provided by the property owner.



February 14, 2023

Dear Neighboring Property Owner:

We represent Summit BHC ("Summit"), which owns and operates Cottonwood Tucson ("Cottonwood"), a holistic treatment center for both inpatient and outpatient mental health and substance use treatment services located in unincorporated Pima County (the "County"). (See campus location on map below.) Cottonwood has operated as a Treatment Facility since 1984, and Summit acquired it in 2017. Summit recently partnered with the Department of Veterans Affairs ("VA") to establish a new specialty program to support military veterans and first responders. Due to the success of this program, Summit desires to expand Cottonwood to increase the number of VA patients it serves on its campus (the "Project"). The Project proposal includes the addition of several buildings and the demolition of others, and will require Summit to update its Conditional Use Permit ("CUP"). Summit will also continue to honor the commitments made to neighbors with the approval of the last CUP in 2006, including no new loudspeakers, a limitation on the number of horses on the property and adherence to the County's Outdoor Lighting Code.

We invite you to join us for a meeting to learn more about the Project. At the meeting, we will describe the Project proposal, review the County's CUP process and answer your questions. The meeting information is as follows:

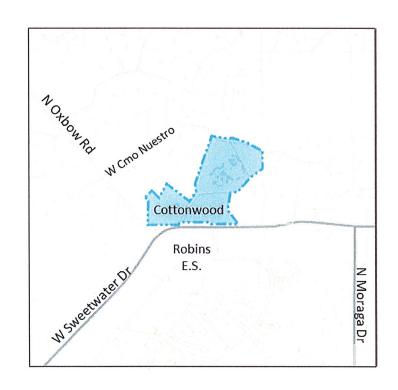
Tuesday, February 28, 2023 6:00pm

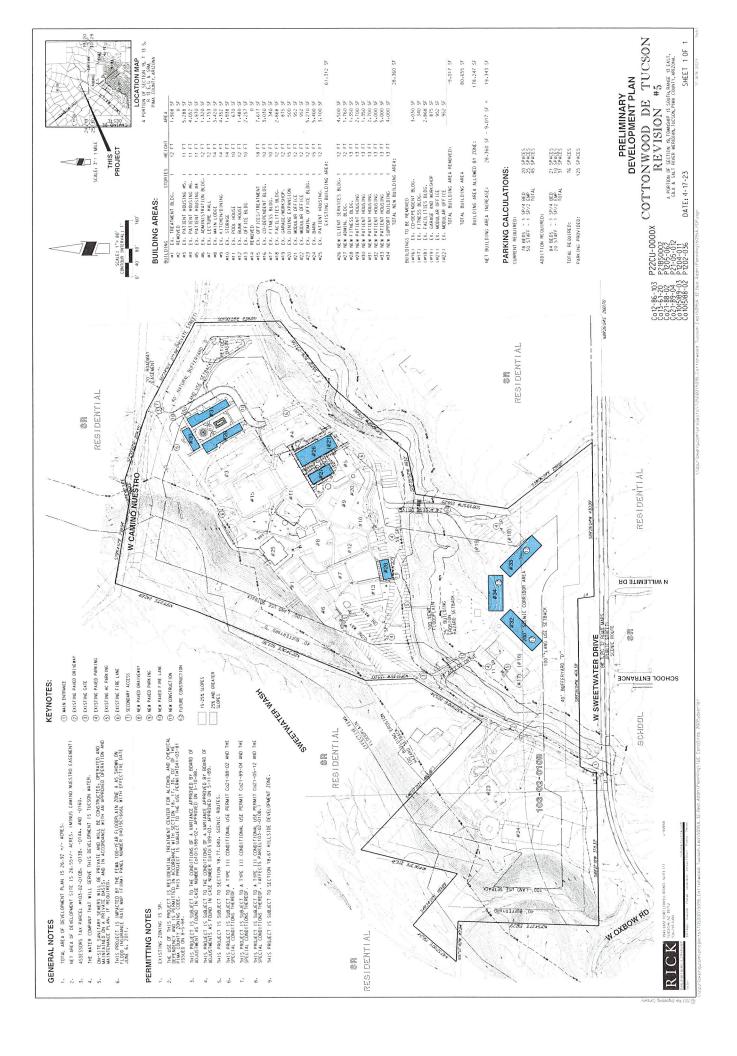
Cottonwood Tucson 4110 W. Sweetwater Drive

Upon reaching the gate, press the call button to be admitted and park in the front parking lot. From there, signs will direct you to the meeting room.

If you cannot attend the meeting, please reach out to Rory Juneman or Robin Large at (520) 207-4464, or via email at RJuneman@LSLawAZ.com or RLarge@LSLawAZ.com. We would be happy to answer your questions and/or set up a separate time to discuss the Project.

Sincerely, Rory Juneman & Robin Large Lazarus & Silvyn, P.C.







April 24, 2023

Planning & Zoning Commission c/o Anita McNamara Pima County 201 N. Stone Ave. Tueson, AZ 85701

Re: Cottonwood Tucson Conditional Use Permit (P23CU00003)

Dear Chairman Hook and Commissioners:

During the leadup to the Planning and Zoning Commission hearing for our Conditional Use Permit ("CUP") request for Cottonwood Tucson ("Cottonwood"), we met with several neighbors and the Tucson Mountain Association ("TMA"). These discussions resulted in several suggestions agreeable to TMA that we would like to incorporate into our CUP request as additional conditions. Below is background to these items along with our proposed language for these conditions:

1. <u>Building Size</u>: In TMA's April 3, 2023 letter, they raised concerns about the floor area of our proposed Phase 2 buildings, specifically that the size may appear out of place along Sweetwater Dr. Our client has agreed to modify the CUP's Preliminary Development Plan ("PDP", see enclosed) to modify the Phase 2 buildings as follows:

Proposed Condition – Incorporate the updated PDP showing these Phase 2 changes:

- a. Reduce the Phase 2 floor area from 18,000 sq. ft. to 14,000 sq. ft.;
- b. Break the Phase 2 structures into three buildings; and
- c. Property owner shall construct new buildings to mimic the architectural style of the more recent buildings constructed on the property.

Please note the initial location of the buildings on the PDP is preliminary and likely to change based on further site survey and engineering.

2. <u>Basketball Court Noise Mitigation</u>: The immediate neighbors have noted that the west basketball court generates noise during well-attended games.

Proposed Condition – Property owner shall mitigate the intermittent noise on the west-facing basketball court, with the primary method of screening being natural vegetation. Property owner shall also explore other methods of non-vegetative screening to help mitigate the noise while the vegetation becomes mature.

3. <u>Water Harvesting</u>: To improve on the water efficiency of the new residential buildings, our client is agreeable to the following:

Proposed Condition – Property owner shall include the following water conservation items for Phase 1 and Phase 2:

- Passive water harvesting in the landscaping areas to maximize water retention for onsite landscaping;
- b. Install greywater systems in new residential buildings, with greywater being directed to onsite landscaping areas; and
- c. Install EPA Water Sense fixtures in new residential buildings.
- 4. <u>Revegetation</u>: To ensure revegetation of disturbed areas outside of the new buildings, our client is agreeable to the following:

Proposed Condition – Property owner shall revegetate the vacant areas that are damaged during construction.

Thank you for allowing us to provide these additional conditions for the CUP request.

Sincerely,

Rory Juneman, Esq.

Enclosure - Updated PDP

Cottonwood Tucson

Conditional Use Permit Neighborhood Outreach Summary

Project:

Cottonwood Tucson ("Cottonwood"), a holistic treatment center that provides both inpatient and outpatient treatment services for mental health and substance use disorders. Summit has operated Cottonwood as a Treatment Facility since 1984, and the use is permitted subject to a Conditional Use Permit ("CUP"), which ensures the use is conducted in a manner that is compatible with surrounding land uses. Summit has recently partnered with the Department of Veterans Affairs to establish a new specialty program to support military veterans and first responders. Due to the success of this program, Summit is interested in expanding Cottonwood to increase the number of patients it serves on its campus (the "Project"). The Project proposal includes the addition of several buildings and the demolition of others, and it will require Summit to obtain a new CUP from Pima County (the "County").

Meeting with Adjacent Neighbors

<u>Date/Time</u>: Tuesday, January 24, 2023

6:00 p.m.

Location: Cottonwood Tucson, 4110 W. Sweetwater Drive

<u>Meeting Invitation</u>: The meeting invitation was sent to all property owners adjacent to the Property on the north side of Sweetwater Drive. (*See attached Meeting Invitation.*)

<u>Attendance</u>: Other than the Project Team, four neighbors attended the meeting. (See *Neighborhood Meeting Sign-In Sheet*.)

Project Team: The Project Team in attendance included:

- Brandon Lasker, Cottonwood Tucson (Applicant)
- Brian Chimera & Chuck Martin, RICK Engineering (Project Engineer)
- Rory Juneman & Robin Large, Lazarus & Silvyn (Planning/Zoning Consultants)

Meeting Synopsis:

Mr. Juneman welcomed attendees and introduced the Project Team. He then described the Project proposal and explained the County's CUP process.

Mr. Lasker described in detail Cottonwood's operations and the need for expansion.

Topics of discussion included the following:

• Typical census and change in demand since Cottonwood began contracting with the VA.

- Cottonwood has about 60 residential clients right now, which is typical. There are also 12
 occupied beds for inpatient treatment, in which the clients receive nursing support until
 they can be transferred to a residential bed.
- There has been an increase in demand for Cottonwood's services with the VA contract. The VA refers patients to Cottonwood when required care exceeds VA capacity and/or capabilities for treatment. Many out-of-state VA agencies refer to Cottonwood when veterans require treatment not associated with substance abuse, which is allowed in Arizona but not in many other states.
- o For many years, Cottonwood was a private facility. Only in recent years has Cottonwood begun contracting with some insurance carriers to provide services. This has also led to an increase in demand in the community.
- Clarification of inpatient treatment versus outpatient treatment services.
 - Residential treatment typically involves a 30-day stay (sometimes up to 60 or 90 days) that includes room, board, housekeeping and therapy.
 - o Inpatient treatment includes 24-hour nursing support, in which eyes are on the patient every hour.
 - Outpatient services include support services for clients in Cottonwood's sober living program.
- Uses proposed within the new buildings; uses within buildings proposed for demolition.
 - New buildings will include patient housing, a new fitness center and administration and client services. All new buildings will be constructed on portions of the Property that are currently vacant.
 - The buildings slated for demolition include the current fitness center, modular office buildings, facilities/workshop space and co-dependent treatment services.
- Number of new beds proposed and number of additional staff to support.
 - o Cottonwood currently has capacity for 76 beds. The expansion will add another 84 beds.
 - o An additional 20 staff members will be needed to support the additional clients.
- Expected traffic generation from increase in number of beds.
 - Most patients do not come and go on a daily basis. Once they arrive, they stay for at least
 30 days, sometimes longer.
 - O While there will be additional staff required to support the increase in the number of clients served, not all will arrive/leave at the same time. Many of the new staff positions will provide nursing and/or technical patient support and will work in shifts.

- Construction:
 - Phasing and timing
 - The work will be done in two phases. To save time and money, Cottonwood is requesting everything all at once. The first phase will start immediately with construction expected to begin this fall. Phase I will include new patient rooms, the fitness center and administration/client services buildings. Implementation of the second phase will likely begin in several years and will include additional patient rooms.
 - Construction operations (constant beeping from trucks)
 - Project team will discuss strategies with construction crew. They may be able to minimize the back-up beeping at least part of the time, but they will still need to adhere to all safety regulations. Before construction begins, the Project Team will reach out to neighbors and provide a phone number of the construction manager, who neighbors can contact directly with any questions or concerns.
- Increase in noise, light and trespassing resulting from expansion of use.
 - In general, there is no expected increase in noise or lighting as a result of the bed expansion. Lighting on the campus is very low at night and is well within the regulations of the Outdoor Lighting Code.
 - o Cottonwood implemented a new monitoring system approximately 2 years ago in which staff technicians do regular rounds on clients to ensure no one has wandered off campus.
- Move existing basketball court on north side of Property or move court to another part of the Property away from neighbors.
 - It may not be feasible to relocate the basketball court to another location. The Project
 Team will explore this idea, along with potential mitigation strategies, such as
 implementing screening and buffering measures.

The neighbors invited the Project Team to attend and present the Project proposal at a homeowners' association ("HOA") meeting on March 8th. The Project Team plans to attend.

Cottonwood Tucson

Conditional Use Permit Neighborhood Outreach Summary

Project:

Cottonwood Tucson ("Cottonwood"), a holistic treatment center that provides both inpatient and outpatient treatment services for substance use and mental health disorders. Cottonwood has operated as a Treatment Facility since 1984 and was acquired by Summit BHC ("Summit") in 2017. The use is permitted subject to a Conditional Use Permit ("CUP"), which ensures the use is conducted in a manner that is compatible with surrounding land uses. Summit has recently partnered with the Department of Veterans Affairs to establish a new specialty program to support military veterans and first responders. Due to the success of this program, Summit is interested in expanding Cottonwood to increase the number of patients it serves on its campus (the "Project"). The Project proposal includes the addition of several buildings and the demolition of others, and this requires Summit to obtain a new CUP from Pima County (the "County").

<u>Date/Time</u>: Tuesday, February 28, 2023

6:00 p.m.

Location: Cottonwood Tucson, 4110 W. Sweetwater Drive

<u>Meeting Invitation</u>: The meeting invitation was sent to all property owners within 1000 feet of the Property using a County-generated mailing list. (See attached Meeting Invitation.)

<u>Attendance</u>: Other than the Project Team, six neighbors attended the meeting. (See *Neighborhood Meeting Sign-In Sheet*.)

<u>Project Team</u>: The Project Team in attendance included:

- Brandon Lasker, Cottonwood Tucson (Applicant)
- Brian Chimera & Chuck Martin, RICK Engineering (Project Engineer)
- Rory Juneman & Robin Large, Lazarus & Silvyn (Planning/Zoning Consultants)

Meeting Synopsis:

Mr. Juneman welcomed attendees and introduced the Project Team. He then provided the history of the Property, described the Project proposal and explained the County's CUP process.

Mr. Lasker described in detail Cottonwood's operations and the need for expansion.

Topics of discussion included the following:

• Current and proposed number of beds.

- Cottonwood has about 60 residential clients right now, which is typical. There are also 12 occupied beds for inpatient treatment, in which the clients receive nursing support until they can be transferred to a residential bed.
- Cottonwood currently has capacity for 76 beds in 34 rooms. The expansion will add another 84 beds in 40 rooms for a total of 74 rooms.
- Uses proposed within the new buildings; uses within buildings proposed for demolition.
 - New buildings will include patient housing, a new fitness center and administration and client services. All new buildings will be constructed on portions of the Property that are currently vacant.
 - The buildings slated for demolition include the current fitness center, modular office buildings, facilities/workshop space and co-dependent treatment services.
- Equine therapy program.
 - The 2006 CUP allows up to 8 horses on the Property for the equine therapy program although the maximum number of horses on the Property at any given time is 3-4.
 - There are a couple of stables on the Property that are not being used. Those may go away. The equine therapy program will continue in the existing barn.
- Open space and vegetation.
 - The County's Hillside Development Zone ("HDZ") does not apply to the developed areas of this Property.
 - The work will focus on the areas of the Property that are already disturbed. No natural open space will be disturbed to accommodate new buildings or parking areas.
 - O Zoning permits up to 15% lot coverage for buildings. This Project proposes a maximum lot coverage of 7%--substantially less than permitted.
 - The Project will comply with the County's Native Plant Preservation Ordinance, which requires an assessment of plant viability and provides guidance for transplanting. The Project will also comply with County landscape/buffer standards.
- Expected traffic generation from increase in number of beds.
 - Most patients do not come and go on a daily basis. Once they arrive, they stay for at least
 30 days, sometimes longer.
 - While there will be additional staff required to support the increase in the number of clients served, not all will arrive/leave at the same time. Many of the new staff positions will provide nursing and/or technical patient support and will work in shifts.
- Sustainability features.
 - o The Project is not yet at the design stage, so details have not yet been determined.

- The Project Team will commit to providing passive rainwater harvesting and first flush retention. The Team will explore the possibility of incorporating active rainwater harvesting systems into the design of the Project.
- Construction phasing and timing.
 - o The work will be done in two phases. To save time and money, Cottonwood is requesting the CUP for both phases. The first phase will start immediately with construction expected to begin this fall. Phase I will include new patient rooms, the fitness center and administration/client services buildings. Implementation of the second phase will likely begin in several years and will include additional patient rooms.
 - In response to comments provided by adjacent neighbors at the last meeting, the Project Team has submitted a Construction Mitigation Plan with the CUP application to ensure open communication with neighbors during construction.
- Move existing basketball court on north side of Property or move court to another part of the Property away from neighbors.
 - It may not be feasible to relocate the basketball court to another location. The Project Team has committed to implementing a noise mitigation strategy, such as opaque screening and/or vegetation. The mitigation strategy will be determined during the design stage of the Project.
- Access to Property and traffic safety.
 - Agree that the entrance on Sweetwater is awkward, but it also allows for privacy and discretion. Cottonwood does not want to advertise its presence.
 - The access on Camino Nuestro will continue to function as it does now and will remain locked and be used only for emergencies.
 - The Project Team has prepared a traffic impact study for the Project, which has been submitted to the County Department of Transportation. Staff will review the study and provide feedback.

COTTONWOOD TUCSON

Conditional Use Permit

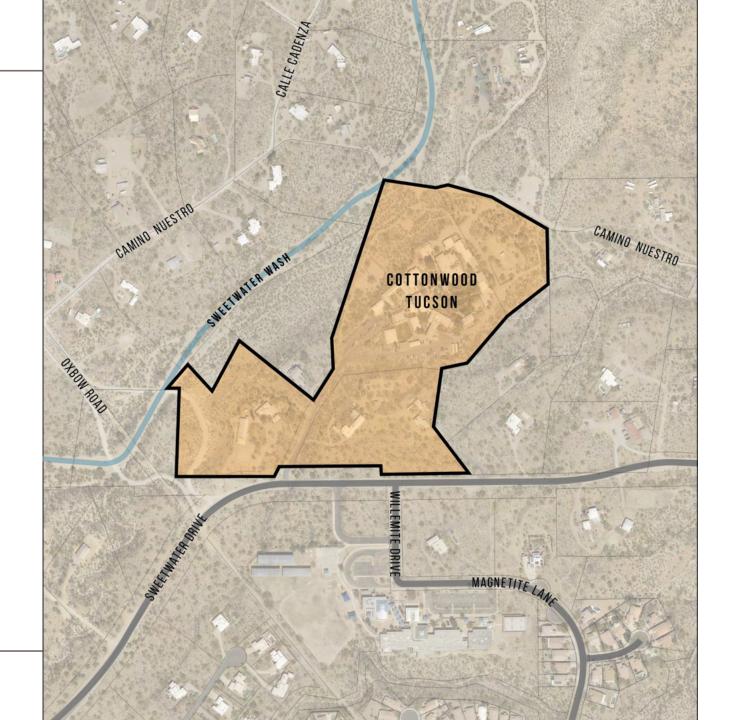
Neighborhood Meeting February 28, 2023



AGENDA

- Overview of Property & Cottonwood
- Zoning History
- Proposed Expansion & Site Plan
- CUP Process
- Q&A

LOCATION MAP



COTTONWOOD OVERVIEW













CUP HISTORY

- 1940s: the Sundancer Saddle & Surrey Ranch
- Mid-1980s become Cottonwood de Tucson
- Zoned Suburban Ranch (SR)
- Operates under a series of Conditional Use permits
- Desire to expand due to VA partnership



Sundancer Saddle & Surrey Ranch, circa 1960



CONSTRUCTION MITIGATION

- Designate Contractor Liaison
- Pre-con Meeting
- Sweetwater access for construction
- Night activity
- Closure notices

CUP PROCESS



Neighborhood Meeting (Adjacent Neighbors) – January 24, 2023



Submit Application/Staff Review – early February 2023



Official Neighborhood Meeting – February 28, 2023



Planning Commission Public Hearing – end of March or April 2023



Board of Supervisors Public Hearing - estimated April to June 2023

QUESTIONS?

Rory Juneman | Lazarus & Silvyn, P.C.

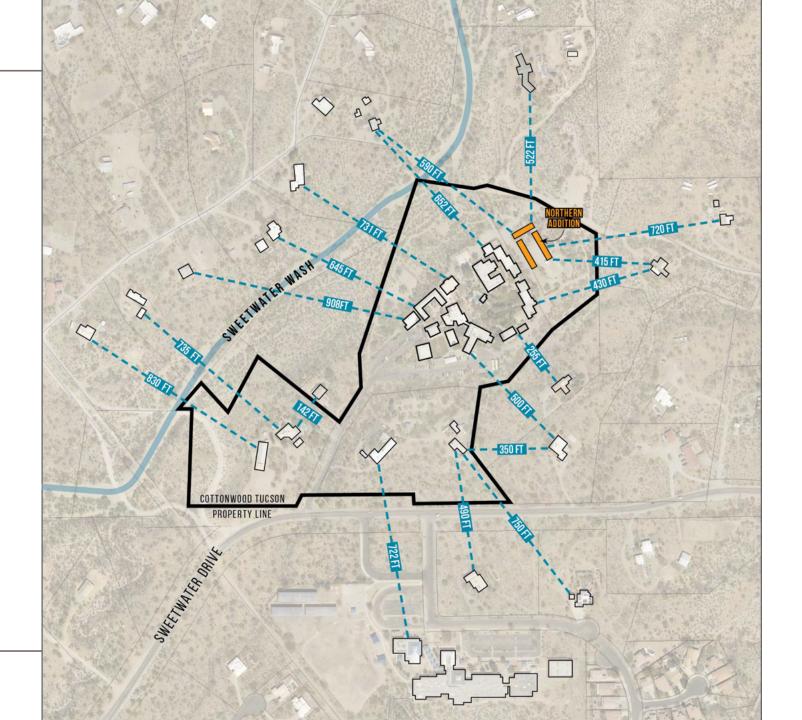
RJuneman@LSLawAZ.com | 520.207.4464

Robin Large | Lazarus & Silvyn, P.C.

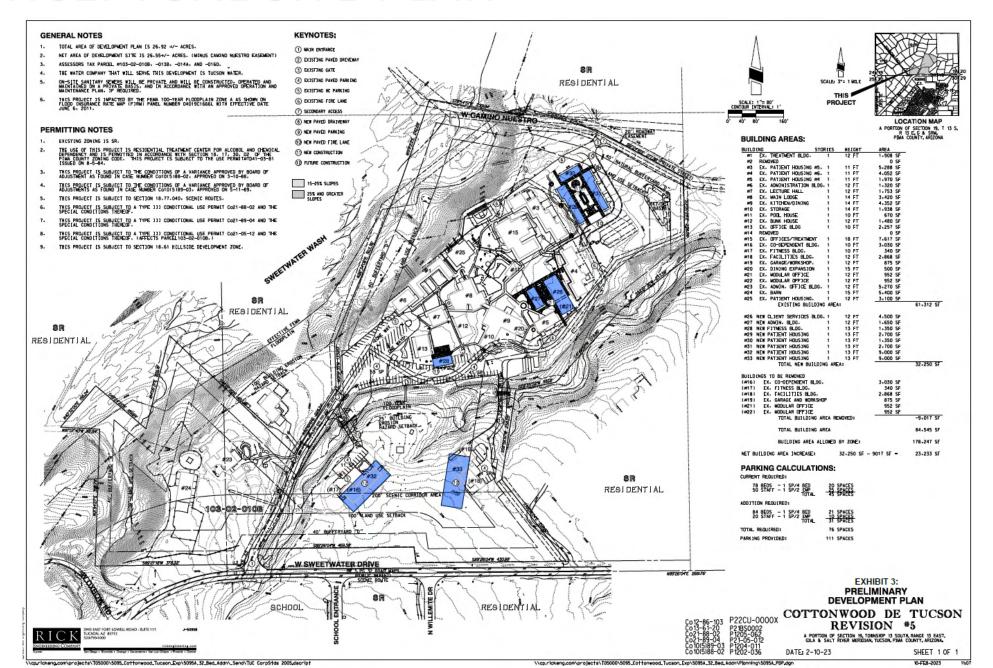
RLarge@LSLawAZ.com | 520.207.4464



PROXIMITY TO NEIGHBORS



CONCEPTUAL SITE PLAN







201 N. Stone Avenue, Tucson, AZ 85701 (520) 724-9000 www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable.
3) Save completed form to computer. 4) Submit completed form to Pima County Development
Services. If you fill out the form before you download it, the info you entered will not be saved.

<u>Project ID</u> (case no., APN no., address, or other identifying info):

103-02-010B, -013B, -014A and -0160 (4110 W. Sweetwater Drive)

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) NA

Important Riparian Area Biological Core Multi-Use Management Area

- 2. Is the project within a CLS Special Species Management Area? No
- 3. Is the project in the vicinity of any of the six Critical Landscape Linkages? SELECT
- 4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
- 5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: No
 - b. Western burrowing owl: No
 - c. Pima pineapple cactus: No
 - d. Needle-spined pineapple cactus: No

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

- Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No If yes, provide a summary of those communications:
- 2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Questions about this form?

Contact the Office of Sustainability and Conservation at (520) 724-6940.

Cottonwood Tucson

Conditional Use Permit



Prepared by: Lazarus & Silvyn, P.C. 5983 East Grant Road, Suite 290 Tucson, Arizona 85712

February 2023

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Appendix

Appendix 1: Cottonwood Tucson Traffic Memorandum

Summit BHC ("Summit") owns and operates Cottonwood Tucson ("Cottonwood"), a holistic treatment center that provides both inpatient and outpatient treatment services for mental health and substance use disorders. Cottonwood is located on approximately 27 acres at 4110 W. Sweetwater Drive and includes Assessor Parcel Numbers 103-02-010B, -013B, -014A and -0160 (the "Property"). (See Exhibit 1: Location Map.) The Property is in unincorporated Pima County ("County") and is zoned Suburban Ranch ("SR"). SR permits Cottonwood's Residential Substance Abuse Diagnostic and Treatment Facility ("Treatment Facility") use pursuant to a Type III Conditional Use Permit ("CUP"). Cottonwood has operated as a Treatment Facility since 1984, and this use has successfully integrated with the existing neighborhood. Summit acquired Cottonwood in 2017 and now desires to expand the facility (the "Project") pursuant to this CUP, which will allow Cottonwood to increase the number of patients it serves in this community.

A. Use Overview & Entitlement History

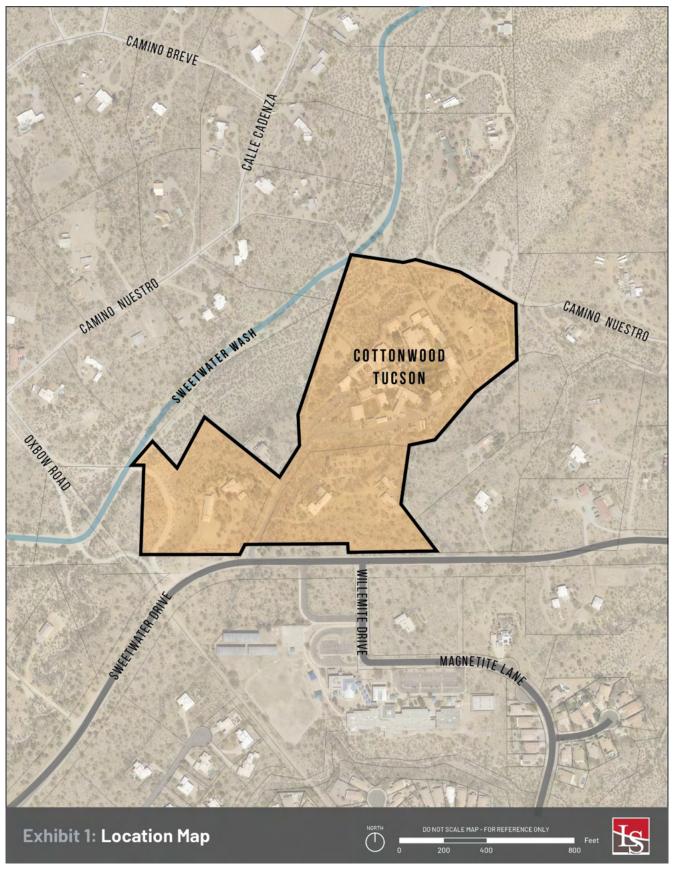
1. Cottonwood Tucson – Use Overview

Cottonwood was formerly a guest ranch in the Tucson Mountain foothills. Approximately four decades ago, Cottonwood opened as a Treatment Facility to provide high-quality substance use and mental health services. Since then, Cottonwood has operated in a way that has little to no impact on the surrounding properties. Cottonwood has been an excellent neighbor and implements policies to ensure its use fits within the surrounding residential uses.

Cottonwood offers a variety of inpatient and outpatient programs, including the following:

- Inpatient Substance Use Disorder Treatment
- Sober Living Environment
- Medical Detox
- Mental Health Residential Program
- Intensive Outpatient Program
- Mood Disorders Treatment
- Family Program

Recently, Cottonwood has partnered with the Department of Veterans Affairs ("VA") to implement a mental health and substance use disorder program for Veterans and first responders called the Tactical Recovery Program. While depression, post-traumatic stress disorder ("PTSD") and addiction rates have climbed in recent years for this population, many veterans are reluctant to seek help because they do not think treatment providers understand their experiences. Summit created the Tactical Recovery Program because few addiction and mental health centers are genuinely qualified in understanding and treating veterans. Cottonwood has achieved *Veteran-Ready* certification by PsychArmor, a non-profit that educates the civilian community on military culture. Cottonwood's staff has been trained to provide a culturally competent and trauma-informed environment in which each person can heal.



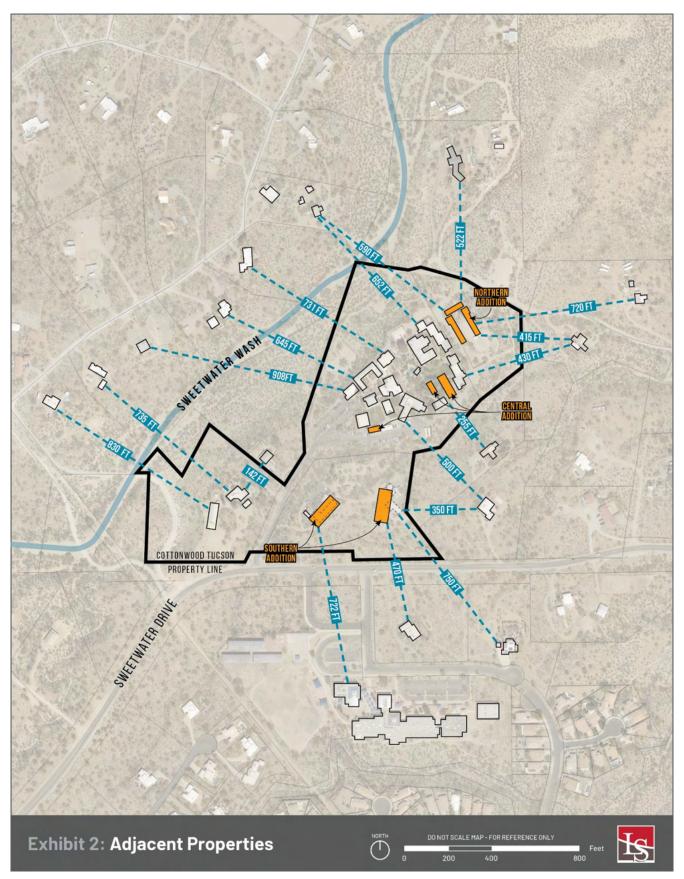
Upon completion of treatment at Cottonwood, clients are connected with resources in their hometown that will provide ongoing support, as appropriate for their needs.

Summit's request to expand Cottonwood's Treatment Facility use is in direct response to its partnership with the VA to implement the Tactical Recovery Program. The demand for this program is significant, and Summit desires to expand its Treatment Facility use to help meet at least a portion of this demand. As Cottonwood currently operates without any negative impacts on the surrounding neighbors, Summit is confident that its expansion will not be noticeable to the surrounding property owners.

2. Cottonwood Tucson – Facility Overview

Cottonwood is a world-class treatment center that attracts patients from around the country, as 60% of Cottonwood's clients are from outside Arizona. The Property provides a peaceful and beautiful setting for patients to participate in their treatment and begin or continue their journey to recovery. The Property currently has 23 buildings or associated structures, all of which are single-story and no taller than 18 feet in height. The total area of these structures is 61,312 sq. ft. Currently there are four buildings for patient housing, making up 14,410 sq. ft. Within these four buildings are 34 patient rooms with 78 beds. The remaining building area consists of treatment rooms, administrative offices, activity spaces, and services (kitchen, facilities, etc.) that support the Treatment Facility use. The Property is mostly isolated from the surrounding residences, and all but one of the immediate neighbors are hundreds of feet away from Cottonwood's buildings. (See *Exhibit 2: Adjacent Properties.*) The Property has a barn located near Sweetwater Drive, where equine therapy sessions are held. A third-party contractor runs the equine therapy, and typically no more than four horses are housed at the Property at a time.

Cottonwood generates very little traffic because almost no clients drive to the facility. A recent traffic study shows that Cottonwood only generates an average of 192 vehicle trips *per day*, with the most traffic being 18 trips per hour in the morning between 7:00 and 8:00am and in the evening between 4:00 and 5:00pm, both shift change times. (See *Traffic Memorandum*, provided as *Appendix 1*.) These peak hours are earlier than normal commute times, making Cottonwood's traffic even less impactful to the area. This low trip generation means that the Property has ample parking with its 111 parking spaces (well over the 45 spaces currently required by the Zoning Code). As a mostly in-patient facility, almost all of Cottonwood's parking is used by employees. All regular access to the Property occurs through the main entrance at Sweetwater Drive. The Property has a gated/locked emergency access that connects to W. Camino Nuestro, which is only used in emergency situations.



Most of Cottonwood's services are for inpatient clients and include treatment for substance abuse, trauma/PTSD, mood disorder and eating disorders. All patients are adults, and most are high functioning with careers and families, and they are at the facility to seek treatment for their specific disorder. Most patients are at Cottonwood for drug and/or alcohol treatment, but approximately 30% seek mental health treatment (depression, trauma, PTSD). Prior to coming to the facility, Cottonwood conducts an extensive screening process of potential clients to ensure those patients will fit into Cottonwood's treatment program. Cottonwood does not take emergency admits, nor does it take patients with violent or psychotic history, including no sex offenders. All programs at Cottonwood are voluntary, and clients are free to discontinue treatment at any time.

Cottonwood offers limited outpatient services during weekdays between 8:00am and 2:00pm. Approximately 10 to 20 outpatient visits occur per day (i.e., no more than 3 per hour), so this use creates very little traffic. Outpatient visits are focused on counselling sessions and meetings.

Cottonwood has a variety of staff professionals to serve its patients, ranging from counselors to RNs to administrative and professional staff. Many of Cottonwoods employees have been there for a decade, with several 20-plus year employees. The staff longevity is another indication of Cottonwood's excellence in serving its patient population.

3. Treatment Facility CUP History

The Property was originally approved for the Treatment Facility use in 1984 (Use Permit No. TD41-03-81), and it has several modifications to the CUP in the late 1980s (Case Nos. Co21-88-02 and Co21-89-04). Summit expanded its use in 2006 pursuant to Case No. P21-05-012 to include an adjacent property (APN 103-02-010B). This expansion was subject to the following special conditions ("2006 Conditions"):

- a. Obtaining an approved development plan.
- b. The subject parcel for this expansion shall remain under the same ownership as the remainder of the Cottonwood de Tucson complex in order for the use permit to remain valid.
- c. Use of the existing residential structure at 4210 W. Sweetwater Drive will be limited to staff offices and therapy rooms for individual and/or group sessions for patients in residence at Cottonwood de Tucson. No new patient rooms shall be allowed in the existing residential structure. The construction of any additional treatment facilities beyond the existing structure will require a new conditional use application, public notice, and public hearings.
- d. No new outdoor paging or loudspeaker system will be installed or otherwise established on the 4210 W. Sweetwater Drive property.

- e. Equestrian structures and facilities on the property are limited to those as shown on the revised Development Plan submitted in conjunction with this conditional use permit (CUP) request and are for the use of patients in residence at Cottonwood de Tucson only. Any expansion of the equestrian facilities beyond those shown on the aforementioned Development Plan will require a new CUP application, public notice, and public hearings.
- f. Total number of horses on the premises shall be limited to eight (8) at any one time.
- g. Outdoor lighting shall fully conform to the Pima County Outdoor Lighting Code and shall be located and directed to eliminate light trespass on adjacent streets and residential properties.
- h. All structures that are visible from outside the property boundaries shall be earthtone in color and shall blend in with the natural setting. Colors shall not exceed a light-reflective value of 60 percent.
- i. Landscaping shall be limited to the use of plants that are listed on the Pima County Zoning Code Buffer Overlay Zone approved plant list.

Summit will continue to adhere to all of the appliable 2006 Conditions with this Project, including 2006 Condition *c* that requires Summit to obtain a new CUP for the proposed expansion of the Treatment Facility beyond the existing structures. (The Project proposal is described in detail in Section B, below.)

Two buildings on the southern end of the Property received Board of Adjustment ("BOA") approval for variances to the 100-foot building setback requirement (see buildings on APN 103-02-013B, the "South Parcel"). Both variances were granted for existing buildings that were being incorporated into Cottonwood's Treatment Facility use. Both buildings are slated to be removed in Phase 2 of the Project, as described in Section B, below, and the new buildings will be built to meet the setback requirement.

B. Project Proposal

1. Project Overview

Summit would like to expand the Treatment Facility use on the Property to provide 40 additional patient rooms for a total of 74, which is under the maximum 75 rooms permitted. As discussed above, Summit has identified an opportunity to meet the needs of the community, particularly veterans being served at the VA, through expanded specialty treatment services. The Project responds to this increased community demand and will continue to be a good neighbor to surrounding residential uses by complying with the 2006 Conditions and additional CUP criteria described in the sections below.

As shown on *Exhibit 3: Preliminary Development Plan* ("PDP"), the Project will occur in two phases:

- Phase 1 will add 16 patient rooms (approximately 6,750 sq. ft.), as well as two staff support buildings (6,150 sq. ft.) and a fitness center (1,350 sq. ft). Two existing modular office buildings (+/- 1,904 sq. ft.) will be removed. The total additional floor area of Phase 1 will be +/- 12,346 sq. ft.
- Phase 2 will remove the four existing buildings on the South Parcel (totaling 7,113 sq. ft.), and replace them with two new buildings with patient rooms. Each of the new buildings will be 9,000 sq. ft. and have 12 patient rooms. The total additional floor area for Phase 2 will be +/- 10,887 sq. ft.

Upon completion of Phase 2, the Project will add a net floor area of 23,233 sq. ft. With an existing total floor area of 61,312 sq. ft., the Project will total 84,545 sq. ft. This is an approximately 37% increase in floor area and is well under the total permitted floor area of 178,247 sq. ft. (see CUP criteria below). The Phase 2 timing is yet to be determined and likely will be several years in the future. The actual timing will greatly depend on patient demand moving forward.

KEYNOTES: GENERAL NOTES TOTAL AREA OF DEVELOPMENT PLAN IS 26.92 +/- ACRES. (1) MAIN ENTRANCE NET AREA OF DEVELOPMENT SITE IS 26.55+/- ACRES. (MINUS CAMINO NUESTRO EASEMENT) (2) EXISTING PAVED DRIVEWAY ASSESSORS TAX PARCEL #103-02-010B, -013B, -014A, AND -0160. SR (3) EXISTING GATE THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS TUCSON WATER. (4) EXISTING PAVED PARKING RESIDENTIAL ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND SCALE: 3" = 1 MILE MAINTENANCE PLAN, IF REQUIRED. (5) EXISTING HC PARKING THIS PROJECT IS IMPACTED BY THE FEMA 100-YEAR FLOODPLAIN ZONE A AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 04019C1666L WITH EFFECTIVE DATE (6) EXISTING FIRE LANE SCALE: 1"= 80' **PROJECT** CONTOUR INTERVAL: 1 JUNE 6, 2011. W CAMINO NUESTRO (7) SECONDARY ACCESS **LOCATION MAP** (8) NEW PAVED DRAIVEWAY A PORTION OF SECTION 19, T 13 S, **PERMITTING NOTES** (9) NEW PAVED PARKING R 13 E, G & SRM, PIMA COUNTY, ARIZONA **BUILDING AREAS:** EXISTING ZONING IS SR. (10) NEW PAVED FIRE LANE THE USE OF THIS PROJECT IS RESIDENTIAL TREATMENT CENTER FOR ALCOHOL AND CHEMICAL DEPENDENCY AND IS PERMITTED IN ACCORDANCE WITH SECTION 18. 17. 30. D2 OF THE PIMA COUNTY ZONING CODE. THIS PROJECT IS SUBJECT TO THE USE PERMIT#TD41-03-81 STORIES HEIGHT AREA BUILDING (1) NEW CONSTRUCTION #1 EX. TREATMENT BLDG. 12 FT 1,908 SF #2 REMOVED 0 SF (12) FUTURE CONSTRUCTION ISSUED ON 8-5-84. #3 EX. PATIENT HOUSING #5. 1 11 FT 5,288 SF THIS PROJECT IS SUBJECT TO THE CONDITIONS OF A VARIANCE APPROVED BY BOARD OF ADJUSTMENT AS FOUND IN CASE NUMBER Co10(5)88-02, APPROVED ON 3-10-88. EX. PATIENT HOUSING #6. 11 FT 4,052 SF 1,970 SF #5 EX. PATIENT HOUSING #4 1 11 FT 15-25% SLOPES THIS PROJECT IS SUBJECT TO THE CONDITIONS OF A VARIANCE APPROVED BY BOARD OF ADJUSTMENTS AS FOUND IN CASE NUMBER Co10(5)89-03, APPROVED ON 5-11-89. 1,320 SF #6 EX. ADMINISTRATION BLDG. 1 12 FT 1,753 SF #7 EX. LECTURE HALL 12 FT 25% AND GREATER 3,420 SF 14 FT EX. MAIN LODGE THIS PROJECT IS SUBJECT TO SECTION 18.77.040, SCENIC ROUTES. SLOPES 4,352 SF #9 EX. KITCHEN/DINING 14 FT THIS PROJECT IS SUBJECT TO A TYPE III CONDITIONAL USE PERMIT Co21-88-02 AND THE #10 EX. STORAGE 14 FT 1,938 SF SPECIAL CONDITIONS THEREOF. #11 EX. POOL HOUSE 10 FT 670 SF THIS PROJECT IS SUBJECT TO A TYPE III CONDITIONAL USE PERMIT Co21-89-04 AND THE #12 EX. BUNK HOUSE 12 FT 1,480 SF SPECIAL CONDITIONS THEREOF. 2,257 SF #13 EX. OFFICE BLDG 10 FT 0 SF THIS PROJECT IS SUBJECT TO A TYPE III CONDITIONAL USE PERMIT Co21-05-12 AND THE SPECIAL CONDITIONS THEREOF. (AFFECTS PARCEL103-02-010B.) #14 REMOVED 7,617 SF 18 FT #15 EX. OFFICES/TREATMENT 3,030 SF #16 EX. CO-DEPENDENT BLDG. 10 FT THIS PROJECT IS SUBJECT TO SECTION 18.61 HILLSIDE DEVELOPMENT ZONE. 10 FT 340 SF #17 EX. FITNESS BLDG. 2,868 SF #18 EX. FACILITIES BLDG. 12 FT #19 EX. GARAGE/WORKSHOP. 12 FT 875 SF #20 EX. DINING EXPANSION 15 FT 500 SF #21 EX. MODULAR OFFICE 12 FT 952 SF 952 SF #22 EX. MODULAR OFFICE 12 FT 12 FT 5,270 SF #23 EX. ADMIN. OFFICE BLDG. 1 5,400 SF #24 EX. BARN 15 FT 12 FT 3,100 SF #25 EX. PATIENT HOUSING. 61,312 SF EXISTING BUILDING AREA: RESIDENTI. 4,500 SF #26 NEW CLIENT SERVICES BLDG. 1 12 FT #27 NEW ADMIN. BLDG. 12 FT 1,650 SF #28 NEW FITNESS BLDG. 13 FT 1,350 SF 2,700 SF 13 FT #29 NEW PATIENT HOUSING RESIDENTIAL 1,350 SF 13 FT #30 NEW PATIENT HOUSING 2,700 SF 13 FT #31 NEW PATIENT HOUSING #32 NEW PATIENT HOUSING 13 FT 9,000 SF #33 NEW PATIENT HOUSING 1 13 FT 9,000 SF 32,250 SF TOTAL NEW BUILDING AREA: BUILDINGS TO BE REMOVED (#16) EX. CO-DEPENDENT BLDG. 3,030 SF (#17) EX. FITNESS BLDG. 340 SF 2,868 SF EX. FACILITIES BLDG. (#19) EX. GARAGE AND WORKSHOP 875 SF 952 SF (#21) EX. MODULAR OFFICE (#22) EX. MODULAR OFFICE 952 SF -9,017 SF TOTAL BUILDING AREA REMOVED: ROSION AAZARD SETBACK-TOTAL BUILDING AREA 84,545 SF BUILDING AREA ALLOWED BY ZONE: 178,247 SF 32,250 SF - 9017 SF = NET BUILDING AREA INCREASE: 23,233 SF **PARKING CALCULATIONS:** CURRENT REQUIRED: 78 BEDS - 1 SP/4 BED 50 STAFF - 1 SP/2 EMP TOTAL 20 SPACES 25 SPACES 45 SPACES RESIDENTIAL OO' SCENIC CORRIDOR ARE ADDITION REQUIRED: 103-02-010B 84 BEDS - 1 SP/4 BED 20 STAFF - 1 SP/2 EMP 21 SPACES 10 SPACES 31 SPACES 100 SLAND USE SETBACK TOTAL REQUIRED: 76 SPACES <u>40' BUFFERYARD "D'</u> PARKING PROVIDED: 111 SPACES S89°26′04'W 469.38′ S89°26′.04′W 430.99′ S89°27′18'W 378.32′ .W SWEETWATER DRIVE BK 3, PG 32 ROAD MAPS (PUBLIC STREET) N89°26′04"E 2661.76′ **EXHIBIT 3:** "<u>SCENIC ROUTE</u> **PRELIMINARY DEVELOPMENT PLAN** SCHOOL RESIDENTIAL REVISION #5 945 EAST FORT LOWELL ROAD - SUITE 111 TUCSON, AZ 85712 A PORTION OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TUCSON, PIMA COUNTY, ARIZONA. SHEET 1 OF 1 DATE: 2-10-23

2. Use Standard Compliance

The Pima County Zoning Code ("PCZC") permits the Residential Substance Abuse Diagnostic and Treatment Facility use in the SR zone, subject to a Type III CUP and the additional use standards described below. See PCZC § 18.17.030.D.2. The Project complies with each of these standards, as shown below:

a. Minimum site: Ten acres

Cottonwood is located on approximately 26.92 acres, exceeding the 10-acre minimum for Treatment Facility use in SR zone.

b. Minimum setback: One hundred feet from any property line

As shown on the PDP, all new buildings proposed with this Project are set back a minimum of 100 feet from any Property line.

As noted above, existing Building 18 does not meet the minimum setback requirement. Phase 2 of the Project includes the demolition of Building 18, which will be replaced with another building that will comply with the minimum 100-foot setback requirement.

c. Height: One story or eighteen feet

As indicated on the PDP, all existing and proposed buildings on the Property are single-story and are 18 feet or less in height.

d. Maximum lot coverage by structures: Fifteen percent

As noted on the PDP, the total proposed building square footage (including all new buildings, as well as buildings to be demolished) is 84,194 sq. ft. This equates to a lot coverage of less than 7%, which is well below the maximum 15% allowed for the Treatment Facility use in SR zone.

e. Maximum number of patient rooms: Seventy-five

In addition to Cottonwood's 34 existing patient rooms, the Project proposes an expansion of 40 patient rooms, which brings the total number of rooms to 74—under the maximum permitted for the use in SR zone.

3. Construction Mitigation

Summit understands there is potential that the Project's construction may impact the surrounding properties. Therefore, Summit makes the following commitments for both phases of the Project to mitigate this potential impact:

- <u>Contractor Liaison</u>: The Project will make available to the immediate neighbors a Project Liaison that is part of the construction team, to provide a point of contact for neighbors to ask questions and raise concerns about construction activities.
- Pre-Construction Notice and Meeting: Approximately 30 days prior to the beginning of the Project's grading, the Project Liaison will notify the immediate neighbors of the start of construction activity and offer to meet with any neighbors regarding such construction activity.
- <u>Construction Traffic</u>: The Project's contractors will access the Property for most construction activity from the Property's main access to Sweetwater Drive.
- Night Concrete Pours: Depending on the Project schedule, night or early
 morning concrete pours may be necessary. Summit will try to avoid this, but
 Tucson's high temperatures in the summer make these concrete pours
 necessary for employee safety and material integrity. If these night pours
 are necessary, Summit agrees to do the following:
 - The Project Liaison will provide advanced notice of these pours to the immediate neighbors.
 - o If allowed by OSHA regulations, the contractor will disable warning devices (e.g., back-up beepers on concrete trucks) and use an alternate safety method.
- <u>Closure Notifications</u>: Summit does not anticipate the Project will create any
 interruption in utility service or access. If these do occur, the Project Liaison
 will provide advanced notification to the immediate neighbors of any
 interruptions in utility services and/or road closures. If unexpected
 interruptions in service occur, the Project Liaison will provide notices as soon
 as reasonably possible.

C. Project Compliance with CUP Requirements

As described below, the Project and the Property meet or exceed all the standards for CUP approval:

a. The use will not be in conflict with the objectives of the general land use plan or the area plan in which situated.

The Property is subject to Pima Prospers and is in the Tucson Mountain's North Special Area Policy (S-8). The Project does not conflict with any objectives from theses planning policies, as discussed below:

Pima Prospers

The Project does not conflict with any objectives or polices from Pima Prospers' land use element. More importantly, the Project is supported by several other policies from Pima Prospers:

- 5.1 Health Services Element, Goal 1, Policy 3: Increase access to resources that support behavioral health and wellness.
- 5.1 Health Services Element, Goal 3: Improve urban and rural community access to medical, behavioral, and specialty health care services in Pima County.
- 5.1 Health Services Element, Goal 5: Improve the availability and accessibility of behavioral health and crisis services.

RS Land Use Designation

The Property is also in the Pima Prospers Resource Sensitive ("RS") land use designation. The RS designation includes larger properties with environmentally sensitive characteristics in close proximity to public preserves or environmentally sensitive areas. Development in RS shall emphasize design that blends with the natural desert and provides environmentally sensitive linkages in developed areas. Here, the natural desert setting is an asset to this Project, providing Cottonwood patients with a beautiful and calming outdoor environment. Even with the additional buildings proposed by the Project, the overall lot coverage is still less than 7% of the entire Property.

S-8 Special Area Policies

The Project meets the S-8 Policies, as follows:

A. Structures. All structures west of Silverbell Road shall be limited to a maximum height of 24 feet, and shall be sited and landscaped to minimize negative visual impacts. All structures shall be of a color which is in context with the surrounding environment.

All of Cottonwood's existing structures, as well as all of the structures that will be added with the Project, are one story with a height of 18 feet or less.

B. Open Space Dedication. Natural area designations not dedicated to and accepted by Pima County for restricted use as a perpetual open space at the time of an exchange for an allowed density increase on a given portion shall, for those parcels, provide that the property owners within 660 feet and the Tucson Mountains Association are nominal beneficiaries of the natural open space created.

The Project will not dedicate open space as part of the Project, so this policy does not apply. The Project will maintain the required 100-foot setbacks from the Property's boundaries, and most of this area will be natural open space.

C. Notwithstanding the zoning districts permitted under the Comprehensive Plan Land Use Plan Legend, SH (Suburban Homestead Zone) and RH (Rural Homestead Zone) shall not be permitted.

The Property's SR zoning district will remain, so this policy is not applicable to the Project.

D. Notwithstanding the zoning districts permitted in accordance with the Major Resort Community provisions, CPI (Campus Park Industrial Zone) or TR (Transitional Zone) shall not be permitted.

This planning policy is not applicable to the Project.

The Property is also subject to the Tucson Mountain Subregional Plan, a City of Tucson plan that becomes effective upon annexation into the City limits.

b. The proposed use will provide safeguards for the protection of adjacent developed Property.

This CUP is unique because Cottonwood has operated the Treatment Facility Use at the Property for four decades, and during that time has been an excellent neighbor with no negative impacts on the adjacent properties. Cottonwood's use is quiet, has no traffic impacts, and overall is compatible with the surrounding neighbors. Cottonwood's management has proven that it can operate successfully within this residential area.

Because of this history, Cottonwood has shown that it already has the safeguards in place to protect the existing properties and that these safeguards work. Adding more patient rooms to this existing use will simply result in a use that continues to be quiet with no impacts on the existing area. In addition, there are specific standards that will ensure Cottonwood continues to successfully coexist with the area. All Project buildings will be set back from the property lines by at least 100 feet, and as shown on Exhibit 2, most of the adjacent properties are hundreds of feet away from the Property. This combination of setbacks provides the adjacent properties ample buffer from Cottonwood's use. In addition, the Project will continue to adhere to the 2006 Conditions of approval, which include safeguards against potential nuisances, such as nighttime lighting, equestrian uses, and noise.

Summit acknowledges that the Project's construction could cause noise affecting the surrounding neighbors, so this CUP proposal includes a Construction Mitigation Plan. Summit cannot guarantee the Project's construction will not have impacts, but it can commit to working with neighbors to minimize the impacts of this temporary issue.

c. The proposed use has adequate accessibility to the County road network.

The Project directly connects to Sweetwater Drive, a County arterial major road. From the Property's access to Sweetwater Drive, it is a short distance to Silverbell Road, a major arterial road in the City. From Silverbell Road, Project traffic has easy access to I-10 and numerous other major roads that connect to all areas of Pima County.

Accessibility for Cottonwood is mostly limited to employees, with some visitors and outpatients. The majority of patients are inpatient and do not drive. As demonstrated in the Project's traffic memorandum (*Appendix 1*), the resulting increase in the number of staff to support the expansion will create a modest traffic increase. Even with this increase, Cottonwood's intersection with Sweetwater Drive will operate at a Level of Service "B", well over the acceptable level. The County's existing roadway network will easily accommodate this increase.

The Property will continue to use the Property's emergency access only for emergency situations and when the main entrance is closed for repaving and restriping activity.

d. The proposed use has sufficient off-street parking and loading facilities that will be developed in accordance with County engineering standards.

The Project has ample existing off-street parking that meets County parking standards for the Treatment Facility use. At full build out, the total parking demand calculated for both patients and staff is 76 spaces. The total number of parking spaces provided is 111. All parking and loading facilities will be located onsite and directed away from adjacent residential neighbors as much as possible.

e. The proposed use will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gases, and other forms of air pollution, liquids, and solid wastes.

The Project will meet all the County standards for nuisance and environmental issues, and will continue to adhere to the 2006 Conditions that have allowed Cottonwood to successfully operate without nuisance issues. Specifically, the use will not create any of the following nuisance issues:

Noise: the 2006 Conditions prohibit the installation of any new loudspeaker systems, which will remain a condition. Overall, the Treatment Facility use is quiet, as patients come to Cottonwood for treatment that includes group sessions, classroom learning, and individual counseling. All of these are quiet, peaceful uses.

- o <u>Odors</u>: The 2006 Conditions limit the number of horses that may be kept on the Property, which in turn limits odors on the Property. Other than horses, the Property's use does not create additional odors.
- <u>Light Pollution</u>: The Project will conform with the Outdoor Lighting Code and not create light spillover to the adjacent properties.
- The Project will not create nuisances related to smoke, heat, vibrations, fly, ash, dust, fumes, vapors, gases, solids or liquids emitted from the Property.

f. The hours of operation will not be detrimental to adjoining residents.

While Cottonwood is a 24-hour inpatient facility, it is a use that creates no real noise or other nuisances to the adjacent neighbors. All activity that occurs at the Property relates to counselling and group therapy, and general healing of the mind and body. This type of use is quiet and has no impact on the surrounding areas.

Employee traffic is likely the only aspect of the use that is noticeable outside of the Property. During the week, approximately 50 employees travel to the Property during regular work hours, including shift changes in the morning and afternoon. At full build out that total number of employees may increase to 70. All traffic comes to the Property from Sweetwater Drive, a Major Street, and the attached traffic memorandum shows the amount of trips generated by Cottonwood will remain low. Cottonwood does have evening and night shifts, which have much fewer employees than during regular working hours (i.e., 8 employees typically work at night now, with that increasing to approximately 15 if the Project is fully built out).

Outpatient care is limited to the hours of 8:00am to 2:00pm during the weekdays, with no more than 20 outpatients visiting the Property per day (i.e., no more than 3 an hour). This limited outpatient traffic will have no impact on the surrounding area.

g. Landscaping will be fully in conformance with zoning code regulations.

A significant portion of the Property is open space with natural desert vegetation and enhanced landscaping that serves both as screening to adjacent properties and as an amenity to clients of Cottonwood. All landscaping will conform to PCZC § 18.73 standards.

D. Conclusion

Cottonwood desires to expand to help provide additional services to VA patients. The proposed Project meets or exceeds all requirements of the PCZC, the Comprehensive Plan and the CUP requirements. Cottonwood will continue its management practices that make it an excellent treatment facility and an excellent neighbor. This expansion of the current Treatment Facility use will continue to have no impact on the surrounding areas, as the use is quiet and creates no other nuisances. The only noticeable impact it has to the surrounding area is employee traffic, which is low and only accesses the Property via Sweetwater Drive, a Major Street on the County's MS&R. Because of its proven use, this expansion is appropriate for approval.

Appendix 1: Cottonwood Tucson Traffic Memorandum



February 8, 2022

Brandon Lasker Chief Executive Officer Cottonwood Tucson 4110 W. Sweetwater Drive Tucson, Arizona 85745

SUBJECT: COTTONWOOD TUCSON TRAFFIC MEMORANDUM

(RICK ENGINEERING COMPANY JOB NUMBER 19548-H)

Dear Mr. Lasker:

The following Traffic Memorandum has been prepared to quantify the expected traffic generation for the proposed Cottonwood Tucson expansion located at 4110 West Sweetwater Drive within Pima County. This memo also includes a traffic operational analysis of the site's access intersection via Sweetwater Road. The existing 78 bed inpatient holistic health center plans to increase its patient bed count by 36 beds for the its Phase 1 development and then another 48 beds for its Phase 2 expansion. For this traffic assessment, opening years for Phase 1 and Phase 2 expansion are 2024 and 2027, respectively. **Attachment A** shows the proposed site plan.

Within the immediate project area, Sweetwater Drive is currently constructed as an undivided east-west facility that provides one vehicular travel lane in each direction. The posted speed limit is 40 mph and on-street parking is generally restricted. Current traffic records indicate a 2023 average weekday traffic volume count of 4,200 ADT along Sweetwater Drive (See **Attachment B**).

PROJECT TRAFFIC GENERATION

Since the 11th edition of the ITE (Institute of Transportation Engineer)'s *Trip Generation* publication does not include trip generation rates specifically for an inpatient holistic health center to treat mental and substance use disorders, traffic counts were conducted at the existing Cottonwood Tucson site in order to calculate a site-specific trip generation rate. This rate would then be applied to the site's proposed 36 bed expansion (Phase 1) and 48 bed expansion (Phase 2) developments.

7-day ADT counts were collected at the existing Cottonwood Tucson's main access roadway. These traffic counts were collected by Field Data Services of Arizona from Saturday, January 7, 2023 through Friday, January 13 2023. **Attachment C** contains a copy of these traffic counts.

Mr. Brandon Lasker February 8, 2023 Page 2 of 3

Based on these above data collected, the existing Cottonwood Tucson site generated a weekday average of 192 ADT with 18 AM peak hour (7:15-8:15am) trips and 18 PM peak hour (4-5pm) trips. This equated to the following average weekday trip generation rates:

Daily: 3.34 ADT per occupied bed

AM Peak hour: 0.31 peak hour trips per occupied bed PM peak hour: 0.31 peak hour trips per occupied bed

A summary of the existing site traffic generation calculations are shown in **Attachment D.**

Based on the above trip rates, Phase 1 expansion is estimated to generate 120 ADT with 11 AM peak hour trips (8 inbound/3 outbound) and 11 PM peak hour trips (1 inbound/10 outbound). Phase 2 expansion is estimated to generate 160 ADT with 15 AM peak hour trips (11 inbound/4 outbound) and 15 PM peak hour trips (2 inbound/13 outbound) as summarized in **Table 1**.

Table 1
COTTONWOOD TUCSON BED EXPANSION TRIP GENERATION SUMMARY

		RATE			AM PEAK			PM PEAI	K
LAND USE	BEDS	(TRIP/	ADT	RATE	VOL	UME	RATE	VO	LUME
		BEDS)		(TRIP/ BED)	IN	OUT	(TRIP/ BED)	IN	OUT
Cottonwood Tucson - Phase 1 (year 2024)	36	3.34	120	0.31	8	3	0.31	1	10
Cottonwood Tucson - Phase 2 (year 2027)	48	3.34	160	0.31	11	4	0.31	2	13

Note: Trip rates calculated based on Cottonwood Tucson driveway count data collected on Saturday, January 7 through Friday, January 13, 2023

PROJECT ACCESS OPERATIONS

The proposed propjet access intersection along Sweetwater Drive was analyzed for the anticipated 2024 and 2027 opening year conditions (Phase 1 and Phase 2 expansions, respectively). The project trips were assigned to this intersection based on local traffic patterns. In general, about 95% of the project trips are going to/coming from east of the project site and the remaining 5% going to/coming from the west.

The intersection operational analysis results show that the conflicting movements at the Sweewater Drive project access intersection were calculated to operate acceptably (LOS B or better) during the AM and PM peak hours at opening year. **Attachment E** contains the HCM intersection calculation sheets.

CONCLUSIONS

Utilizing site specific generation rates as calculated above, the proposed Cottonwood Tucson Phase 1 expansion (36 beds) is estimated to generate 120 ADT with 11 AM peak hour trips (8 inbound/3 outbound) and 11 PM peak hour trips (1 inbound/10 outbound). Phase 2 expansion (48 beds) is estimated to generate 160 ADT with 15 AM peak hour trips (11 inbound/4 outbound) and 15 PM peak hour trips (2 inbound/13 outbound). Due to the relatively low trips generated during the typical commuter peak hours, it is anticipated that the existing project access along Sweetwater Drive can adequately accommodate the additional trips associated with Cottonwood Tucson's proposed development.

Should you have any questions, please contact me at (619)291-07.

Sincerely,

RICK ENGINEERING COMPANY

Mark Jugar, P.E., T.E., PTOE

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Attachments

SIGNED ST.

ATTACHMENT A

PROPOSED SITE PLAN

ATTACHMENT B

SWEETWATER DRIVE ADT COUNTS

Volumes for: Saturday, January 7, 2023City: TucsonProject#23-1021-002

Location: Sweetwater Ave east of Cottonwood Driveway

AM Period NB	SB EB		WB			PM Period	NB	SB	E	В	WB		
00:00	3		1			12:00			3	3	41		
00:15	2		2			12:15			3	1	39		
00:30	0		0			12:30			2		39		
00:45	1_	6	2	5	11	12:45			2	2 115	37	156	271
01:00	2		2			13:00			3	5	33		
01:15	1		0			13:15			3	8	34		
01:30	0		2			13:30			4		40		
01:45	0	3	0	4	7	13:45			3	3 152	30	137	289
02:00	0		1			14:00			2	1	33		
02:15	2		1			14:15			2	7	45		
02:30	0		0			14:30			3		39		
02:45	2	4	3	5	9	14:45			3	3 114	30	147	261
03:00	1		1			15:00			2	8	26		
03:15	0		2			15:15			2		28		
03:30	0		1			15:30			2		40		
03:45	1	2	0	4	6	15:45			3	5 112	36	130	242
04:00	2		0			16:00			3		49		
04:15	2		1			16:15			3		30		
04:30	7		1			16:30			3		33		
04:45	4	15	1	3	18	16:45				5 125	30	142	267
05:00	3		3			17:00			3		33		
05:15	2		2			17:15				2	31		
05:30	8		4			17:30			3		25		
05:45	7	20	1	10	30	17:45				6 115	33	122	237
06:00	5		0			18:00			3		24		
06:15	5		3			18:15			1		22		
06:30	10		2			18:30				0	24		
06:45	8	28	8	13	41	18:45				82	35	105	187
07:00	5		9			19:00			1		12		
07:15	16		9			19:15				3	17		
07:30	14		11			19:30			1		23		
07:45	21	56	14	43	99	19:45				42	10	62	104
08:00	24		8			20:00				5	15		
08:15	25		9			20:15				3	13		
08:30	30		17	40	455	20:30				1	8	5 4	7.4
08:45	27	106	15	49	155	20:45				5 23	15	51	74
09:00	33		20			21:00) -	15		
09:15	23		15			21:15			-		13		
09:30	38	100	26	07	217	21:30				2	8	47	70
09:45	26	120	36	97	217	21:45				3 26	10	46	72
10:00	31		16			22:00				9	8		
10:15	34		24			22:15				3	8		
10:30	35	101	23	04	227	22:30				5	3	21	55
10:45	31	131	33	96	227	22:45				2 24	12	31	55
11:00	34		28			23:00				-	3		
11:15	34		26 22			23:15))	6 7		
11:30 11:45	44 22	134	23 24	101	235	23:30 23:45			2	<u>2</u> I 14	<i>7</i> 3	19	33
	22		۷٦			4J.4J					J		
Total Vol.		625		430	1055					944		1148	2092
GPS Coordinates:	32.279792, -111.053881							NB	SB	Daily To EB	tals	WB	Combined
								ואט	30	1569		1578	3147
		Λ N <i>I</i> I										15/0	31 4 /
Split %		AM 59.2%		40 go/	33.5%					PM 45.1%		54.9%	66.5%
Peak Hour		10:45		11:45	11:45					13:00		12:00	13:00
Volume		143		143	258					152		156	289
P.H.F.		0.81		0.87	0.87					0.83		0.95	0.84

Volumes for: Sunday, January 8, 2023City: TucsonProject#23-1021-002

Location : Sweetwater Ave east of Cottonwood Driveway

Split % Spli	AM Period NB	SB EB		WB			PM Period	NB	SB	Е	3	WB		
	00.00	2		4			12:00			2		36		
Mathematical Mat														
Part														
100			9		14	23							122	214
1														
1														
1949				J 1										
Mathematical Math		1	7	6	10	17							13/	242
Pach		0	,		10								104	2-12
Part				'										
Post														
			O		0	10							125	2/11
1911			7		7	10							125	241
1938		'												
19345														
04:00			,		,	10							117	220
Path Hish			6		6	12								239
Pack Holes														
Pack														
			-	2	-									
Post		· · · · · · · · · · · · · · · · · · ·	9	1	3	12							109	213
1		2		3										
1		1		1										
	05:30	4		0			17:30							
06:15	05:45	1_	8	1	5	13	17:45			3-	4 119	36	130	249
1	06:00	3		0			18:00			2	5	25		
66:45 7 20 9 15 35 18:45 5 62 18 108 170 07:00 9 7 19:00 133 24 18 30 20 18 30 18 30 18 30 18 30 18 30 18 30 18 30 18 30 18 30 18 30 18 30 18 18 30 18 18 10 20:00 8 13 30 22 104 154	06:15	4		3			18:15			1-	4	32		
	06:30	6		3			18:30			1	7	33		
1971 1973 1974 1975 1974 1975	06:45	7	20	9	15	35	18:45			5	62	18	108	170
07:30	07:00	9		7			19:00			1:	3	24		
07:45 18 50 7 30 80 19:45 13 50 22 104 154 08:00 13 8 20:00 8 13 2 12	07:15	8		10			19:15			8		30		
08:00	07:30	15		6			19:30			1	5	28		
06:15	07:45	18	50	7	30	80	19:45			1:	3 50	22	104	154
06:15	08:00	13		8			20:00			8		13		
10 13 14 15 15 15 15 15 15 15	08:15											23		
08:45										1)			
09:00			73	13	38	111							62	93
1	09:00	28		16						7		13		
1														
10:00														
10:00			127		76	203							39	64
10:15					· -									
10:30														
10:45												ა 1		
11:00 34 27 23:00 2 2 2 1 11:15 24 36 23:15 5 2 1 11:30 40 22 2 2 33:30 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			110		QΩ	100						ı	12	25
11:15			117		00	177							1∠	20
11:30														
11:45 25 123 42 127 250 23:45 1 9 0 5 14 Total Vol. 560 413 973 851 1067 1918 198 <td></td> <td>2</td> <td></td> <td></td>												2		
Total Vol. 560 413 973 851 1067 1918 PROPRIES SPECIAL SECTION			122		127	250				1	0	I	Ē	1 /
Split % Spli	11.40	20	123	42	121	200	23.43			<u> </u>	7	U	<u> </u>	14
NB SB EB WB Combined	Total Vol.		560		413	973					851		1067	1918
NB SB EB WB Combined	GPS Coordinates:	32.279792, -111.053881									Daily Tot	als		
AM Split % 57.6% 42.4% 33.7% 44.4% 55.6% 66.39 Peak Hour 09:15 11:45 11:30 126 141 260 Volume 128 138 255 126 141 260		•							NB	SB	_		WB	Combined
AM Split % 57.6% 42.4% 33.7% 44.4% 55.6% 66.39 Peak Hour 09:15 11:45 11:30 126 141 260 Volume 128 138 255 126 141 260											1411		1480	2891
Split % 57.6% 42.4% 33.7% 44.4% 55.6% 66.39 Peak Hour 09:15 11:45 11:30 14:45 13:45 13:45 Volume 128 138 255 126 141 260			ΑM											
Peak Hour 09:15 11:45 11:30 14:45 13:45 13:45 Volume 128 138 255 126 141 260	Split %				42.4%	33.7%							55.6%	66.3%
Volume 128 138 255 126 141 260														
P.H.F. 0.79 0.93 0.88														260
	P.H.F.		0.86		0.82	0.95					0.79		0.93	บ.ชช

Volumes for: Monday, January 9, 2023City: TucsonProject#23-1021-002

Location : Sweetwater Ave east of Cottonwood Driveway

AM Period NB	SB EB		WB			PM Period	NB	SB	E	В	WB		
00:00	3		2			12:00			3	6	34		
00:15	2		0			12:15				9	36		
00:30	1		2			12:30			3	5	37		
00:45	0	6	2	6	12	12:45			2	6 116	36	143	259
01:00	1		1			13:00			3	1	36		
01:15	1		0			13:15			3	9	29		
01:30	0		0			13:30			4	9	30		
01:45	0	2	1	2	4	13:45			4	0 159	30	125	284
02:00	0		1			14:00			4	3	44		
02:15	2		2			14:15			4	8	34		
02:30	0		0			14:30			3	8	43		
02:45	0	2	0	3	5	14:45			5	0 179	44	165	344
03:00	2		0			15:00			3	2	45		
03:15	0		0			15:15				3	48		
03:30	1		0			15:30				4	56		
03:45	0	3	0	0	3	15:45			3	1 140	53	202	342
04:00	4		2			16:00				8	47		
04:15	5		0			16:15				5	52		
04:30	10		2			16:30				5	50		
04:45	4	23	3	7	30	16:45				9 167	59	208	375
05:00	5		2			17:00			4	.5	48		
05:15	4		2			17:15				2	46		
05:30	8		8			17:30				5	68		
05:45	8	25	6	18	43	17:45				7 129	42	204	333
06:00	7		2			18:00				4	39		
06:15	21		10			18:15				1	32		
06:30	29		13			18:30				7	23		
06:45	26	83	18	43	126	18:45				5 87	23	117	204
07:00	46		19			19:00				2	20		
07:15	69		19			19:15				3	14		
07:30	87		41			19:30				1	16		
07:45	61	263	45	124	387	19:45				39	20	70	109
				121									107
08:00	48 45		26 36			20:00				2 3	20 15		
08:15 08:30	33		35			20:15 20:30				5	7		
08:45	48	174	26	123	297	20:30			,	7 22	, 16	58	80
		174		125	271						7		
09:00	25		23			21:00				4	7		
09:15 09:30	24 49		24 28			21:15				4 7	, 5		
09:45	36	134	26 25	100	234	21:30 21:45				, 7 22	13	32	54
		134		100	204								J _T
10:00	28		25 25			22:00				5	10 4		
10:15	40		25 34			22:15				5 1	4		
10:30 10:45	33 28	129	34 32	116	245	22:30 22:45				4 2 17	3 4	21	38
				110	240								<u> </u>
11:00	32		22			23:00				3	2		
11:15	40 40		31 28			23:15				3	2 2		
11:30 11:45	36	148	28 34	115	263	23:30 23:45) 7	2	8	15
	30					20.40							
Total Vol.		992		657	1649					1084		1353	2437
GPS Coordinates:	32.279792, -111.053881							ND	65	Daily To	tals	14.5	0
							_	NB	SB	EB		WB	Combined
										2076		2010	4086
_		AM				-	_			<u>PM</u>			
Split %		60.2%		39.8%	40.4%					44.5%)	55.5%	59.6%
Peak Hour		07:15		07:30	07:15					13:30		16:45	16:15
Peak Hour Volume		07:15 265		07:30 148	07:15 396					13:30 180		16:45 221	16:15 383

Volumes for: Tuesday, January 10, 2023City: TucsonProject#23-1021-002

Location : Sweetwater Ave east of Cottonwood Driveway

AM Period NB	SB EB	}	WB			PM Period	NB	SB	E	В	WB		
00:00	1		2			12:00			3	5	30		
00:15	2		3			12:15			3	7	25		
00:30	1		0			12:30			3	3	30		
00:45	0	4	0	5	9	12:45			3	2 137	28	113	250
01:00	1		0			13:00			3	4	29		
01:15	0		0			13:15			3	8	36		
01:30	0		1			13:30			5	2	47		
01:45	0	1	2	3	4	13:45			4	3 167	35	147	314
02:00	0		0			14:00			3	2	38		
02:15	1		0			14:15			3	7	37		
02:30	0		0			14:30			3	4	31		
02:45	0	1	0	0	1	14:45			3	5 138	35	141	279
03:00	1		0			15:00			4	4	34		
03:15	0		0			15:15			3	8	47		
03:30	2		2			15:30			3	5	55		
03:45	3	6	1	3	9	15:45			5	2 169	48	184	353
04:00	2		1			16:00			5	4	61		
04:15	5		1			16:15			4		48		
04:30	6		1			16:30			2		43		
04:45	10	23	6	9	32	16:45			4		50	202	373
05:00	9		3			17:00			3	2	59		
05:15	6		2			17:15			3		55		
05:30	9		4			17:30			3		49		
05:45	7	31	3	12	43	17:45			2		47	210	326
06:00	11		4			18:00			2	4	36		
06:15	16		8			18:15			2		34		
06:30	32		14			18:30			2		29		
06:45	28		26	52	139	18:45			1		25	124	199
07:00	47		28			19:00			1	6	26		
07:15	72		26			19:15			8		20		
07:30	102		34			19:30			1		19		
07:45	65		49	137	423	19:45				9 44	18	83	127
08:00	51		32			20:00			· · · · · · · · · · · · · · · · · · ·	ó	14		
08:15	38		26			20:15			8		13		
08:30	35		33			20:30			ϵ		11		
08:45	40		28	119	283	20:45			1	l 21	19	57	78
09:00	27		37			21:00				1	9		
09:15	34		23			21:15				, ,	7		
09:30	38		26			21:30				1	8		
09:45	31		24	110	240	21:45				5 19	6	30	49
10:00	32		26			22:00				5	5	_	
10:15	36		25			22:15				<u>)</u>	3		
10:30	41		26			22:13			1		5		
10:45	38		29	106	253	22:45				· 2 10	3	16	26
11:00	29		23			23:00				5	2		<u>-</u>
11:15	28		23 49			23:15			2		3		
11:30	33		30			23:30			1	- !	2		
11:45	38		40	142	270	23:45			2	2 10	1	8	18
Total Vol.		1008		698	1706					1077		1315	2392
GPS Coordinates:	32.279792, -111.053881									Daily To	tals		
							_	NB	SB	EB		WB	Combined
										2085		2013	4098
		AM				_				PM			
Split %		59.1%		40.9%	41.6%					45.0%)	55.0%	58.4%
Split % Peak Hour				40.9% 11:15	41.6% 07:15					45.0% 15:30		55.0% 16:45	58.4% 15:30
		59.1%											

Volumes for: Wednesday, January 11, 2023City: TucsonProject#23-1021-002

Location : Sweetwater Ave east of Cottonwood Driveway

AM Period NB	SB EB		WB			PM Period	NB	SE	3	EB		WB		
00:00	2		3			12:00				28		28		
00:15	0		0			12:15				28		33		
00:30	1		0			12:30				40		26		
00:45	0	3	0	3	6	12:45				34	130	38	125	255
01:00	0		0			13:00				41		54		
01:15	1		2			13:15				39		38		
01:30	0		1			13:30				48		27		
01:45	0	1	0	3	4	13:45				28	156	33	152	308
02:00	1		1			14:00				30		41		
02:15	1		1			14:15				37		33		
02:30	1		0			14:30				35		31		
02:45	1	4	0	2	6	14:45				26	128	41	146	274
03:00	0		0			15:00				28		54		
03:15	0		0			15:15				43		45		
03:30	0		1			15:30				32		42		
03:45	1	1	2	3	4	15:45				40	143	49	190	333
04:00	3		0	_		16:00				35		46		
04:00	2		1			16:15				43		49		
04:30	10		0			16:30				31		47		
04:45	5	20	3	4	24	16:45				36	145	47	189	334
05:00	3		3			17:00				34		51		
05:15	5		3			17:00				27		54		
05:30	8		6			17:30				38		44		
05:45	6	22	6	18	40	17:45				43	142	44	193	335
	10		 1	10								53		
06:00			1 7			18:00				23 29		32		
06:15 06:30	20 28		, 13			18:15 18:30				29		33		
06:45	22		25	46	126	18:45				17	91	23	141	232
				+0	120						71		141	232
07:00	52		21			19:00				18		22		
07:15	75		22			19:15				10		24		
07:30	101		20	100	200	19:30				8	20	17 10	02	101
07:45	60		37	100	388	19:45				3	39	19	82	121
08:00	58		29			20:00				10		18		
08:15	36		24			20:15				11		17		
08:30	49		34	110	202	20:30				9	20	23	70	110
08:45	28		25	112	283	20:45				8	38	14	72	110
09:00	44		22			21:00				4		13		
09:15	37		10			21:15				1		9		
09:30	37		28			21:30				1		12		
09:45	37	155	26	86	241	21:45				2	8	6	40	48
10:00	35		25			22:00				6		9		
10:15	26		22			22:15				3		6		
10:30	27		37			22:30				1		9		
10:45	24	112	27	111	223	22:45				2	12	3	27	39
11:00	39		31			23:00				3		1		
11:15	42		29			23:15				2		1		
11:30	40		34			23:30				4		4		
11:45	34	155	35	129	284	23:45				1	10	2	8	18
Total Vol.		1012		617	1629						1042		1365	2407
GPS Coordinates:	32.279792, -111.053881							NB	SB		Daily Tota EB	als	WB	Combined
											2054		1982	4036
		AM									PM			
Split %		62.1%		37.9%	40.4%						43.3%		56.7%	59.6%
Peak Hour		07:15		11:30	07:15						12:45		16:30	15:45
				100	400						1/2		100	240
Volume P.H.F.		294		130	402						162		199	340

Volumes for: Thursday, January 12, 2023City: TucsonProject#23-1021-002

Location : Sweetwater Ave east of Cottonwood Driveway

AM Period NB	SB EB		WB			PM Period	NB	SB		EB		WB		
00:00	3		7			12:00				28		29		
00:15	0		0			12:15				28		50		
00:30	1		4			12:30				33		38		
00:45	3	7	1	12	19	12:45				35	124	24	141	265
01:00	1		3			13:00				35		52		
01:15	1		2			13:15				38		35		
01:30	0		0			13:30				59		26		
01:45	0	2	0	5	7	13:45				43	175	30	143	318
02:00	1		1			14:00				49		45		
02:15	0		2			14:15				49		30		
02:30	0		2			14:30				32		36		
02:45	1	2	0	5	7	14:45				52	182	45	156	338
03:00	1		0			15:00				47		43		
03:15	0		0			15:15				37		54		
03:30	2		0			15:30				31		44		
03:45	1	4	0	0	4	15:45				32	147	48	189	336
		· ·			•						,		107	
04:00 04:15	2		0 1			16:00 16:15				49 36		45 41		
04:15	10		1			16:15				36 28		4 i 59		
04:45	5	20	3	5	25	16:45				37	150	44	189	339
		20		<u> </u>							130		107	337
05:00	3		3			17:00				32		53		
05:15	6		10			17:15				34		48		
05:30	7	22	10	1/	20	17:30				42	104	48 51	200	224
05:45	,	23	2	16	39	17:45				26	134	51	200	334
06:00	12		3			18:00				30		52		
06:15	19		10			18:15				23		41		
06:30	37	100	22	40	454	18:30				21	00	30	454	000
06:45	34	102	14	49	151	18:45				14	88	28	151	239
07:00	59		18			19:00				24		23		
07:15	97		22			19:15				11		27		
07:30	85		34			19:30				16		20		
07:45	57	298	25	99	397	19:45				9	60	20	90	150
08:00	50		30			20:00				11		24		
08:15	42		34			20:15				5		15		
08:30	44		21			20:30				11		20		
08:45	31	167	30	115	282	20:45				2	29	20	79	108
09:00	35		29			21:00				5		12		
09:15	35		25			21:15				8		11		
09:30	39		18			21:30				6		12		
09:45	28	137	22	94	231	21:45				4	23	14	49	72
10:00	26		24			22:00				4		2		
10:15	49		25			22:15				2		3		
10:30	26		28			22:30				5		5		
10:45	32	133	38	115	248	22:45				0	11	6	16	27
11:00	35		30			23:00				2		1		
11:15	30		32			23:15				2		3		
11:30	28		34			23:30				2		8		
11:45	31	124	24	120	244	23:45				2	8	1	13	21
Total Vol.		1019		635	1654						1131		1416	2547
		1019		033	1004					_		_	1410	2547
GPS Coordinates:	32.279792, -111.053881							NB	SB		Daily Tota EB	IS	WB	Combined
							-	IND	35					
		A B =									2150		2051	4201
C-RLO4		AM			20.401		-				PM		EE (0)	10.101
Split %		61.6%		38.4%	39.4%						44.4%		55.6%	60.6%
Peak Hour		07:00		11:45	07:15						13:30		16:30	14:45
Volume		298		141	400						200		204	353
P.H.F.		0.77		0.71	0.84						0.85		0.86	0.91

Volumes for: Friday, January 13, 2023City: TucsonProject#23-1021-002

Location : Sweetwater Ave east of Cottonwood Driveway

AM Period NB	SB EB		WB			PM Period	NB	SB	E	ΪB	W	/B	
00:00	5		1			12:00			3	36	3	8	
00:15	0		2			12:15				34		0	
00:30	4		1			12:30				16		0	
00:45	1	10	1	5	15	12:45					44 3	9 157	301
01:00	0		1			13:00			4	14	4	4	
01:15	0		0			13:15				39		1	
01:30	0		1			13:30				57		9	
01:45	2	2	0	2	4	13:45					81 4	3 157	338
02:00	1		0			14:00			2	28	6	6	
02:15	1		0			14:15				10		6	
02:30	1		1			14:30				37		1	
02:45	0	3	1	2	5	14:45						1 174	327
03:00	1		1			15:00				54		3	
03:15	1		0			15:15				29		5	
03:30	0		0			15:30				14		7	
03:45	2	4	1	2	6	15:45						1 196	371
		•	0							39		3	<u> </u>
04:00 04:15	3		1			16:00 16:15				55		3 2	
04:15	5		2			16:15				53		2	
04:45	6	15	5	8	23	16:45						6 203	417
		13		U	۷.5								71/
05:00	5		2			17:00				39		1	
05:15	1		1			17:15 17:30				28		9	
05:30	7	2.4	4	10	2.4	17:30				9		8	202
05:45	11	24	3	10	34	17:45						9 177	292
06:00	6		6			18:00				88		6	
06:15	15		11			18:15				88		0	
06:30	30	47	6	40	407	18:30				20		5	04/
06:45	16	67	17	40	107	18:45						0 131	246
07:00	39		19			19:00				8		7	
07:15	67		30			19:15				3		7	
07:30	91		30			19:30				8		0	
07:45	61	258	25	104	362	19:45				4 5	53 2	3 97	150
08:00	42		20			20:00				0	1		
08:15	35		30			20:15				0		6	
08:30	46		35			20:30				3		2	
08:45	27	150	30	115	265	20:45				5 3	<u>1</u>	4 79	117
09:00	38		17			21:00				5	1	3	
09:15	29		23			21:15				4	(9	
09:30	33		28			21:30				2		9	
09:45	39	139	12	80	219	21:45				4 1	5 (5 47	62
10:00	37		46			22:00				6	1	7	
10:15	36		27			22:15				4		1	
10:30	40		31			22:30				4		1	
10:45	31	144	35	139	283	22:45				1 1	5	40	55
11:00	48		22			23:00				2	;	3	
11:15	36		25			23:15				1		I	
11:30	32		26			23:30				5		1	
11:45	42	158	35	108	266	23:45				3 1	1 :	8	19
Total Vol.		974		615	1589					1:	229	1466	2695
GPS Coordinates:	32.279792, -111.053881							ND	CD		Totals	WD	0
								<u>NB</u>	SB		EB	WB	Combined
											203	2081	4284
		AM									PM		
Split %		61.3%		38.7%	37.1%					45	.6%	54.4%	62.9%
Peak Hour		07:15		11:45	07:15					15	5:45	15:30	16:00
Volume		261		153	366						15	213	417
P.H.F.		0.72		0.96	0.76					0	.83	0.93	0.89

Saturday, January 7, 2023 -**Volumes for:**

City: Tucson

Project# 23-1021-002

Friday, January 13, 2023

Location: Sweetwater Ave east of Cottonwood Driveway

7-DAY AVERAGE

AM Period	NB		SB		EB		WB			PM Period	NB		SB		EB		WB		
00:00	0		0		3		3			12:00	0		0		32		34		
00:15	0		0		1		2			12:15	0		0		29		37		
00:30	0		0		1		1			12:30	0		0		34		33		
00:45	0	0	0	0	1	6	1	7	14	12:45	0	0	0	0	27	123	33	137	259
01:00	0		0		1		1			13:00	0		0		35		41		
01:15	0		0		1		1			13:15	0		0		37		34		
01:30	0		0		0		1			13:30	0		0		48		34		
01:45	0	0	0	0	0	3	1	4	7	13:45	0	0	0	0	37	157	33	142	299
02:00	0		0		0		1			14:00	0		0		34		44		
02:15	0		0		1		1			14:15	0		0		37		36		
02:30	0		0		1		1			14:30	0		0		34		35		
02:45	0	0	0	0	1	4	1	4	7	14:45	0	0	0	0	39	144	36	151	295
03:00	0		0		1		1			15:00	0		0		37		40		
03:15	0		0		0		0			15:15	0		0		35		40		
03:30	0		0		1		1			15:30	0		0		35		47		
03:45	0	0	0	0	1	4	1	3	6	15:45	0	0	0	0	37	144	45	173	317
04:00	0		0		2		0			16:00	0		0		39		47		
04:00	0		0		3		1			16:00	0		0		39 41		47		
04:15	0		0		3 7		1			16:15	0		0		37		43		
04:45	0	0	0	0	5	18	3	6	23	16:45	0	0	0	0	37	154	44	177	331
	0		0		<u></u>	- 10	<u> </u>				0		0		35	107	46	.,,	301
05:00 05:15	0		0		4		ა ი			17:00 17:15	0		0		30		46 44		
05:30	0		0		7		5			17:13	0		0		31		45		
05:45	0	0	0	0	7	22	3	13	35	17:30	0	0	0	0	28	124	42	177	301
								13								124		177	301
06:00	0		0		8		2			18:00	0		0		29		38		
06:15 06:30	0 0		0 0		14 25		, 10			18:15	0 0		0		23 21		33 28		
06:30	0	0	0	0	25 20	67	17	37	104	18:30 18:45	0	0	0 0	0	13	86	26 26	125	211
		0				07		31	104			0				- 60		125	211
07:00	0		0		37		17			19:00	0		0		16		22		
07:15	0		0		58		20			19:15	0		0		9		23		
07:30	0 0	0	0 0	0	71 49	214	25 29	91	205	19:30	0 0	0	0 0	0	12 9	47	20 19	0.4	131
07:45				0		214		91	305	19:45		0		0		47		84	131
08:00	0		0		41		22			20:00	0		0		7		17		
08:15	0		0		34		24			20:15	0		0		8		17 15		
08:30	0	0	0	0	37	111	26	04	220	20:30	0	0	0	0	8	20	15 14	4.5	0.4
08:45	0	0	0	0	31	144	24	96	239	20:45	0	0	0	0	5	29	16	65	94
09:00	0		0		33		23			21:00	0		0		5		12		
09:15	0		0		31		20			21:15	0		0		5		10		
09:30	0	0	0	0	38	105	24	00	227	21:30	0	0	0	0	4	20	10	40	40
09:45	0	0	0	0	33	135	24	92	226	21:45	0	0	0	0	5	20	8	40	60
10:00	0		0		31		26			22:00	0		0		6		8		
10:15	0		0		35		23			22:15	0		0		4		5		
10:30	0	^	0	^	34	404	29	400	0.40	22:30	0	^	0	^	3	4.5	5	00	20
10:45	0	0	0	0	30	131	30	109	240	22:45	0	0	0	0	1	15	5	23	38
11:00	0		0		36		26			23:00	0		0		3		2		
11:15	0		0		33		33			23:15	0		0		3		3		
11:30	0	0	0	0	37	120	28	120	250	23:30	0	0	0	0	2	10	4	10	20
11:45	0	0	0	0	33	139	33	120	259	23:45	0	0	0	0	ı	10	2	10	20
Total Vol.						884		581	1465							1051		1304	2355
GPS Coordinate	es:	3	32.279792,	-111.05	3881										D	aily Tota	als		
											-	NB		SB					Combined
																1935		1885	3820
						M				_						PM			
Split %						60.4%		39.6%	38.3%							44.6%		55.4%	61.7%
Peak Hour						07:15		11:45	07:15							13:00		15:30	15:30
						218													
Volume P.H.F.						218 0.77		138 0.93	314 0.82							157 0.82		182 0.97	335 0.98
						0.77		0.75	0.02							0.02		0.71	0.70

ATTACHMENT C

COTTONWOOD TUCSON MAIN ACCESS TRAFFIC COUNTS

Volumes for: Saturday, January 7, 2023 City: Tucson **Project#** 23-1021-001

Cottonwood Driveway at Keypad Monument Location :

DAY 1

AM Period	NB		SB	E	EB WE	В	PM Period	NB		SB		EB WB		
00:00	0		0				12:00	2		0				
00:15	0		0				12:15	0		2				
00:30	0		0				12:30	3		0				
00:45	0	0	0	0			12:45	0	5	1	3			8
01:00	0		0				13:00	0		0				
01:15	0		1				13:15	0		2				
01:30	0		0				13:30	1		1				
01:45	0	0	0	1		1	13:45	0	1	0	3			4
02:00	0		0	<u> </u>		·	14:00	1		0				<u> </u>
02:00	0		0				14:00	0		1				
02:30	0		0				14:13	2		1				
02:45	0	0	0	0			14:45	0	3	2	4			7
										0	•			,
03:00	0		0				15:00	0		1				
03:15	0		0				15:15	1 0		1				
03:30	0	1	0	1		2	15:30 15:45	1	2	4	6			8
03:45		ı		'		Z					0			
04:00	0		0				16:00	2		2				
04:15	0		0				16:15	0		0				
04:30	0	0	0	0			16:30	0	2	0	_			0
04:45	0	0	0	0			16:45	1	3	3	5			8
05:00	0		0				17:00	0		0				
05:15	0		0				17:15	1		1				
05:30	0		0				17:30	0		0				
05:45	0	0	0	0			17:45	0	1	0	1			2
06:00	0		0				18:00	1		2				
06:15	0		2				18:15	0		1				
06:30	0		0				18:30	0		3				
06:45	0	0	1	3		3	18:45	1	2	0	6			8
07:00	1		0				19:00	1		1				
07:15	0		1				19:15	0		1				
07:30	0		0				19:30	0		1				
07:45	0	1	0	1		2	19:45	0	1	0	3			4
08:00	0		1				20:00	0		0				
08:15	0		0				20:15	0		0				
08:30	0		0				20:30	0		1				
08:45	0	0	0	1		1	20:45	1	1	0	1			2
09:00	1		1				21:00	0		0				
09:15	1		0				21:15	0		0				
09:30	0		3				21:30	0		0				
09:45	2	4	0	4		8	21:45	0	0	0	0			
10:00	0		0				22:00	0		0				
10:15	0		1				22:15	0		0				
10:30	0		0				22:30	0		1				
10:45	0	0	0	1		1	22:45	2	2	_1	2			4
11:00	1		1				23:00	0		1				
11:15	1		1				23:15	0		1				
11:30	0		0				23:30	0		0				
11:45	2	4	1	3		7	23:45	0	0	0	2			2
Total Vol.		10		15		25			21		36			57
						23			21		30	Dalla Takala		37
GPS Coordinates	s.	32	281047, ·	-111.053640					NB		SB	Daily Totals EB	WB	Combined
													V V D	-
					A R #				31		51	DN#		82
Split %		40.0%		60.0%	AM	30.5%			36.8%	f	53.2%	PM		69.5%
Peak Hour		11:45		08:45		11:45			12:00		15:15			15:15
Volume P.H.F.		7 0.58		4 0.33		10 0.83			5 0.42		8 0.50			12 0.60
г.п.г.		0.38		0.33		0.83			0.42		0.50			0.60

Volumes for: Sunday, January 8, 2023City: TucsonProject#23-1021-001

Location: Cottonwood Driveway at Keypad Monument

AM Period	NB		SB	E	EB W	/B	PM Period	NB		SB		EB WB		
00:00	0		0				12:00	3		3				
00:15	0		0				12:15	2		2				
00:30	0		0				12:30	0		0				
00:45	0	0	0	0			12:45	2	7	1	6			13
01:00	0		0				13:00	1		1				
01:15	0		0				13:15	0		6				
01:30	0		0				13:30	0		1				
01:45	0	0	0	0			13:45	0	1	0	8			9
02:00	0		0				14:00	2		1				
02:15	0		0				14:15	2		0				
02:30	0		1				14:30	0		1				
02:45	0	0	0	1		1	14:45	0	4	0	2			6
03:00	0		0				15:00	1		0				
03:15	0		0				15:15	0		1				
03:30	1		2				15:30	1		4				
03:45	0	1	0	2		3	15:45	1	3	0	5			8
04:00	0		0				16:00	1		1				
04:15	0		0				16:15	0		3				
04:30	0		0				16:30	0		1				
04:45	1	1	0	0		1	16:45	0	1	1	6			7
05:00	0		n				17:00	1		2				
05:00	0		0				17:15	3		0				
05:30	0		0				17:30	0		1				
05:45	0	0	0	0			17:45	1	5	2	5			10
	0		0					0		0				
06:00 06:15	0		1				18:00 18:15	0		3				
06:30	0		0				18:30	0		ა ი				
06:45	0	0	0	1		1	18:45	1	1	1	4			5
				ı		'		1	<u>'</u>					<u> </u>
07:00	0		2				19:00	1		0				
07:15	0		1				19:15	0		2				
07:30	0 0	1	0	3		4	19:30 19:45	1	3	2 1	4			7
07:45		<u> </u>		<u> </u>		4		<u> </u>	<u> </u>		4			/
08:00	0		0				20:00	0		0				
08:15	0		0				20:15	0		0				
08:30	1	1	1	1		2	20:30	0	0	1	1			1
08:45	0	1	0	l		2	20:45	0	0	0	<u> </u>			I
09:00	1		1				21:00	0		0				
09:15	1		0				21:15	0		0				
09:30	0		0			_	21:30	1		1				
09:45	2	4	0	1		5	21:45	0	1	0	1			2
10:00	0		1				22:00	0		0				
10:15	0		1				22:15	0		0				
10:30	1		2				22:30	0		1				
10:45	11	2	0	4		6	22:45	2	2	0	1			3
11:00	1		2				23:00	0		1				
11:15	0		4				23:15	0		2				
11:30	1		8				23:30	0		0				
11:45	3	5	11	15		20	23:45	0	0	0	3			3
Total Vol.		15		28		43			28		46			74
GPS Coordinates	s:	32	281047,	-111.053640								Daily Totals		
									NB		SB	EB	WB	Combined
									43		74			117
Split %		2/ 00/		6E 10/	AM	36.8%			37.8%		62.2%	PM		63.2%
-		34.9%		65.1%										
Peak Hour		11:30		11:15		11:15			12:00		12:45			12:00
Volume P.H.F.		9 0.75		16 0.50		23 0.64			7 0.58		9 0.38			13 0.54
г.п.г.		0.75		0.50		0.64			0.58		0.38			U.54

Volumes for: Monday, January 9, 2023 City: Tucson Project# 23-1021-001

Location : Cottonwood Driveway at Keypad Monument

No. 10	AM Period	NB		SB	E	B WB	(PM Period	NB		SB		EB WB		
	00:00	0		2				12:00	0		0				
Mathematical Property															
									1		1				
100			0		2		2		1	3	2	3			6
Part									2	-	1				
1											, 5				
Part											0				
Pack			0		0					8	-	7			15
1400 1400											-	<u>. </u>			
1											ა 1				
Pack											0				
			0		0					7	2	6			13
1515 15 15 15 15 15 15			0							,		0			13
1				1					-						
Display											,				
04:00			0		1		1			0		17			25
			U		l		I			ŏ		1 /			25
04:45				0							6				
04.45				1					0		4				
		'		1					1		4				
1715 1	04:45	0	1	0	2		3	16:45	1	2	3 1	17			19
17.00	05:00	1		0				17:00	1		5				
19645	05:15	1		0				17:15	1		3				
06.00	05:30	0		0				17:30	0		1				
06:15	05:45	0	2	0	0		2	17:45	2	4	2 1	1			15
06:30	06:00	0		0				18:00	0		1				
06:45	06:15	0		0				18:15	0		0				
07:00	06:30	1		2				18:30	1		3				
1915 0	06:45	2	3	0	2		5	18:45	1	2	3	7			9
1915 0	07:00	1		0				19:00	0		2				
1930 2 2 2 3 1930 0 4 6 6 6		0									0				
15				2							4				
08:00			12	1	3		15		0	0	0	6			6
08:15		4		1					0		1				
08:30		1		0							1				
08:45		0		0							0				
O9:00			6	1	2		8		1	1	1	3			4
09:15		1								<u>.</u>					·
09:30		•									0				
09:45				· ·							0				
10:00			2		2		5		'	1	1	1			2
10:15			<u> </u>		۷		<u>ິ</u>			ı		1			۷
10:30		1		1					•		U				
10:45 2 5 1 6 11 22:45 1 2 1 3 5		1		3							2				
11:00		1	-	1	,		4.4		0	•		2			-
11:15			5	1	6		11		1	2	ı	ა			5
11:30				1							1				
11:45				0							1				
Total Vol. 33 23 56 38 83 Daily Totals GPS Coordinates: 32.281047, -111.053640 NB SB EB WB Combined		0	_	1	•					_					_
GPS Coordinates: 32.281047, -111.053640 NB SB EB WB Combined Combin	11:45	1	1	1	3		4	23:45	0	0	0	2			2
GPS Coordinates: 32.281047, -111.053640 NB SB EB WB Combined Combin	Total Vol.		33		23		56			38		83			121
NB SB EB WB Combined 177 106 177 177 106 177 107	GPS Coordinate	es:	32	281047	-111.053640								Daily Totals		
The color of the			02							NB_		SB		WB	Combined
AM Split % 58.9% 41.1% 31.6% 31.4% 68.6% 68.4% Peak Hour 07:30 09:30 07:30 14:45 15:30 15:15 Volume 16 6 20 10 20 26										•	1	06			
Split % 58.9% 41.1% 31.6% 31.4% 68.6% 68.4% Peak Hour 07:30 09:30 07:30 14:45 15:30 15:15 Volume 16 6 20 10 20 26						ΔM				-	·		РM		· -
Peak Hour 07:30 09:30 07:30 14:45 15:30 15:15 Volume 16 6 20 10 20 26	Split %		58.9%		41.1%	, VIA1	31.6%	,		31.4%	68	.6%	1 171		68.4%
Volume 16 6 20 10 20 26															
г.п.г. 0.44 0.50 0.50 0.63 0.83 0.72															
	P.H.F.		0.44		0.50		0.50			0.63	0	.ช3			0.72

Volumes for: Tuesday, January 10, 2023City: TucsonProject#23-1021-001

Location : Cottonwood Driveway at Keypad Monument

AM Period	NB		SB	Ε	B WB		PM Period	NB		SB		EB WB		
00:00	0		0				12:00	0		3				
00:15	0		0				12:15	0		3				
00:30	0		0				12:30	1		0				
00:45	0	0	0	0			12:45	2	3	1	7			10
01:00	0		0				13:00	3		5				
01:15	0		0				13:15	1		5				
01:30	1		0				13:30	0		5				
01:45	0	1	0	0		1	13:45	2	6	2	17			23
02:00	0		0				14:00	0		1				
02:15	0		0				14:15	1		3				
02:30	0		0				14:30	3		2				
02:45	0	0	0	0			14:45	2	6	1	7			13
03:00	0		1				15:00	0		4				
03:15	0		0				15:15	2		3				
03:30	0		0				15:30	0		3				
03:45	0	0	0	1		1	15:45	1	3	0	10			13
04:00	0		0				16:00	2		12				
04:00	0		0				16:15	0		2				
04:30	0		0				16:30	0		0				
04:45	3	3	1	1		4	16:45	0	2	6	20			22
05:00	 1		0	•		·	17:00	 1		3				
05:15	0		1				17:00	0		ა ე				
05:30	0		0				17:13	4		2				
05:45	0	1	0	1		2	17:45	0	5	4	11			16
06:00	1	· ·	0	•			18:00	0		1				
06:15	0		0				18:15	0		0				
06:30	2		1				18:30	3		1				
06:45	6	9	0	1		10	18:45	0	3	2	4			7
07:00	3		0	•			19:00	 1		4	· ·			<u> </u>
07:15	3 1		2				19:00	0		0				
07:30	3		3				19:30	0		3				
07:45	5	12	1	6		18	19:45	0	1	0	7			8
08:00	5		1				20:00	0		0				
08:15	1		0				20:15	1		1				
08:30	2		0				20:30	1		1				
08:45	2	10	0	1		11	20:45	2	4	0	2			6
09:00	0		0				21:00	0		1				
09:15	0		0				21:15	0		2				
09:30	0		1				21:30	0		1				
09:45	2	2	1	2		4	21:45	0	0	0	4			4
10:00	3	_	2	_			22:00	1	_	1	_			
10:15	1		0				22:15	0		0				
10:30	3		1				22:30	1		0				
10:45	1	8	3	6		14	22:45	1	3	0	1			4
11:00	0		2				23:00	0		4				
11:15	1		0				23:15	0		0				
11:30	1		0				23:30	1		1				
11:45	3	5	6	8		13	23:45	0	1	1	6			7
Total Vol.		51		27		78			37		96			133
GPS Coordinates	s:	32	2.281047, -	111.053640					A 15		05	Daily Totals		0 - 11
									NB		SB	EB	WB	Combined
					Λ R <i>A</i>				88		123	D. A.		211
Split %		65.4%		34.6%	AM	37.0%	5		27.8%		72.2%	PM		63.0%
Peak Hour		07:15		11:30		07:15			12:30		16:00			13:00
Volume P.H.F.		14 0.70		12 0.50		21 0.88			7 0.58		20 0.42			23 0.72
1 .11.1 .		0.70		0.00		0.00			0.00		J.72			0.12

Volumes for: Wednesday, January 11, 2023 City: Tucson Project# 23-1021-001

Location: Cottonwood Driveway at Keypad Monument

AM Period	NB		SB	E	B W	В	PM Period	NB		SB		EB WE	3	
00:00	0		0				12:00	2		2				
00:15	0		0				12:15	0		1				
00:30	0		0				12:30	2		0				
00:45	0	0	0	0			12:45	1	5	1	4			9
01:00	0		0				13:00	3		3				
01:15	0		0				13:15	0		3				
01:30	0		0				13:30	1		2				
01:45	0	0	0	0			13:45	2	6	2	10			16
02:00	0		0				14:00	1		2				
02:15	0		0				14:15	0		1				
02:30	0		0				14:30	4		3				
02:45	0	0	1	1		1	14:45	1	6	0	6			12
03:00	0		0				15:00	2		1				
03:15	0		0				15:15	0		4				
03:30	0		0				15:30	1		5				
03:45	1	1	1	1		2	15:45	1	4	4	14			18
04:00	0		0				16:00	0		4				
04:15	0		0				16:15	0		6				
04:30	0		0				16:30	0		3				
04:45	0	0	0	0			16:45	1	1	7	20			21
05:00	2		0				17:00	0		2			-	
05:00	0		0				17:00	1		2				
05:30	0		0				17:30	1		3				
05:45	1	3	0	0		3	17:45	1	3	3	10			13
	0		1				18:00	0		2				
06:00 06:15	0		1				18:15	0		2				
06:15	1		0				18:30	3		2				
06:45	6	7	0	2		9	18:45	1	4	1	7			11
						,								- 11
07:00	3		0				19:00	0		3				
07:15	6		0				19:15	0		1				
07:30	2 6	17	1	3		20	19:30 19:45	0 0	0	0	4			4
07:45		17	<u>'</u>	<u> </u>					<u> </u>		4			4
08:00	1		0				20:00	0		1				
08:15	3		0				20:15	0		1				
08:30	1	0	0	2		11	20:30	1	1	1	2			4
08:45	4	9	2	2		11	20:45	0	<u> </u>	0	3			4
09:00	0		2				21:00	0		0				
09:15	1		0				21:15	0		1				
09:30	2	,	0			•	21:30	0		0				
09:45	3	6	0	2		8	21:45	1	1	1	2			3
10:00	0		1				22:00	0		0				
10:15	0		0				22:15	0		0				
10:30	2		0	_			22:30	1		0				
10:45	3	5	4	5		10	22:45	1	2	1	1			3
11:00	0		4				23:00	0		3				
11:15	0		1				23:15	0		0				
11:30	3		3				23:30	0		0				
11:45	2	5	4	12		17	23:45	1	11	0	3			4
Total Vol.		53		28		81			34		84			118
GPS Coordinate	s:		281047 .	-111.053640								Daily Totals		
		32	I O T/, '						NB		SB	EB	WB	Combined
									87		112			199
					AM							PM		
Split %		65.4%		34.6%		40.7%			28.8%		71.2%			59.3%
Peak Hour		06:45		10:45		07:00			13:45		16:00			15:30
Volume P.H.F.		17 0.71		12 0.75		20 0.71			7 0.44		20 0.71			21 0.88
1 .11.1 .		0.71		0.70		0.71			0.44		0.71			0.00

Volumes for: Thursday, January 12, 2023City: TucsonProject#23-1021-001

Location: Cottonwood Driveway at Keypad Monument

	AM Period	NB		SB	E	B WB		PM Period	NB		SB		EB W	3	
Mathematical Math	00:00	0		0				12:00	2		3				
Mathematical Control															
		0		0					1		0				
Part	00:45	0	0	0	0			12:45	0	4	2	8			12
1	01:00	0		0				13:00	2		1				
		0		0				13:15			1				
	01:30	0		0				13:30	2		4				
	01:45	0	0	0	0			13:45	1	5	0	6			11
	02:00	0		0				14:00	1		2				
	02:15	0		0				14:15	2		4				
1500	02:30	0		0				14:30	0		1				
1515	02:45	0	0	0	0			14:45	1	4	2	9			13
1938	03:00	0		0				15:00	3		7				
1948	03:15	0		0				15:15	0		5				
04:00	03:30	0		0				15:30	1		2				
Mail	03:45	0	0	0	0			15:45	0	4	5	19			23
Mail	04:00	0		0				16:00	0		4				
Path											0				
1				0							4				
1		0	0	11	1		1			0	3	11			11
1		2		0					0		5				
17:30											6				
18:00				0					0		4				
10-15	05:45	1	3	0	0		3	17:45	3	4	1	16			20
10-15	06:00	0		0				18:00	2		5				
106.30											4				
1				0					1		1				
1915 0		3	7	1	1		8		2	6	1	11			17
1915 0	07:00	1		0				19:00	0		2				
1		3		0							2				
1				3							2				
08:15 3		3	9	2	5		14		1	2	1	7			9
08:15 3	08:00	1		0				20:00	1		1				
1		3		1							0				
1				1							0				
09:15			10	0	2		12			2	0	1			3
09:15	09:00	2		1				21:00	1		3				
09:30				0							1				
10:00				1							0				
10:15 3		2	4	0	2		6			1	3	7			8
10:15 3	10:00	0		0				22:00	0		0				
10:30				1											
10:45 3 7 1 3 10 22:45 1 1 0 0 1 1 1 1 1				1											
11:00			7	1	3		10			1		0			11
11:15 3		0		1					0		0				
11:30 3				2											
11:45 2 8 3 10 18 23:45 0 0 0 0 0 128 Total Vol. 48 24 72 33 95 Daily Totals NB SB EB WB Combined 81 119 PM Split % 66.7% 33.3% 36.0% 25.8% 74.2% 64.0% Peak Hour 06:30 11:30 11:15 17:45 15:00 15:00 Volume 11 13 22 7 19 23				4											
Total Vol. 48 24 72 33 95 128 GPS Coordinates: 32.281047, -111.053640 NB SB EB WB Combined 81 119 200 PM Split % 66.7% 33.3% 36.0% 25.8% 74.2% 64.0% Peak Hour 06:30 11:30 11:15 17:45 15:00 15:00 Volume 11 13 22 7 19 23			8	3	10		18			0	0	0			
NB SB EB WB Combined Split % Split % 32.281047, -111.053640 NB SB EB WB Combined Split % Split % 33.3% 36.0% 25.8% 74.2% 54.0% 15:00 15:00 Volume 11 13 22 7 19 23	Total Vol.		48		24		72			33		95			128
Red 119 200 110		es:		.281047,											
AM Split % 66.7% 33.3% 36.0% 25.8% 74.2% 64.0% Peak Hour 06:30 11:30 11:15 17:45 15:00 15:00 Volume 11 13 22 7 19 23										-			EB	WB	
Split % 66.7% 33.3% 36.0% 25.8% 74.2% 64.0% Peak Hour 06:30 11:30 11:15 17:45 15:00 15:00 Volume 11 13 22 7 19 23						ΔΝΛ				8.1		119	DΝΛ		200
Peak Hour 06:30 11:30 11:15 17:45 15:00 15:00 Volume 11 13 22 7 19 23	Split %		66.7%		33.3%	ΛΙVΙ	36.0%			25.8%		74.2%	FIVI		64.0%
Volume 11 13 22 7 19 23	-														

Volumes for: Friday, January 13, 2023City: TucsonProject#23-1021-001

Location : Cottonwood Driveway at Keypad Monument

AM Period	NB		SB	Е	ïB W	/B	PM Period	NB		SB		EB WB	}	
00:00	0		0				12:00	2		1				
00:15	0		0				12:15	1		2				
00:30	0		1				12:30	1		0				
00:45	0	0	0	1		1	12:45	1	5	1	4			9
01:00	0		0				13:00	1		4				
01:15	0		0				13:15	1		2				
01:30	0		0				13:30	0		2				
01:45	0	0	1	1		1	13:45	1	3	3	11			14
02:00	0		0				14:00	2		0				
02:15	0		0				14:15	0		2				
02:30	0		0				14:30	0		3				
02:45	0	0	0	0			14:45	1	3	0	5			8
03:00	0		0				15:00	1		3				
03:15	0		0				15:15	2		3				
03:30	0		0				15:30	0		4				
03:45	0	0	0	0			15:45	1	4	3	13			17
04:00	0		0				16:00	2		6				
04:15	0		0				16:15	1		3				
04:30	0		0				16:30	0		3				
04:45	1	1	0	0		1	16:45	1	4	1	13			17
05:00	1		0				17:00	0		1				
05:15	0		0				17:15	2		2				
05:30	0		0				17:30	1		3				
05:45	1	2	0	0		2	17:45	1	4	4	10			14
06:00	1		0				18:00	0		1				
06:15	0		1				18:15	0		7				
06:30	0		1				18:30	2		0				
06:45	0	1	0	2		3	18:45	2	4	0	8			12
07:00	2		1				19:00	1		4				
07:15	1		2				19:15	0		1				
07:30	2		2				19:30	0		1				
07:45	6	11	0	5		16	19:45	1	2	1	7			9
08:00	4		0				20:00	0		0				
08:15	4		0				20:15	0		0				
08:30	1		0				20:30	1		0				
08:45	3	12	0	0		12	20:45	0	1	0	0			1
09:00	3		2				21:00	0		0				
09:15	1		1				21:15	0		0				
09:30	1		1				21:30	0		0				
09:45	2	7	0	4		11	21:45	0	0	0	0			
10:00	1		1				22:00	0		0				
10:15	1		2				22:15	0		0				
10:30	3		1				22:30	2		2				
10:45	1	6	3	7		13	22:45	0	2	0	2			4
11:00	0		2				23:00	0		0				
11:15	0		1				23:15	0		0				
11:30	2		0				23:30	0		2				
11:45	1	3	2	5		8	23:45	0	0	0	2			2
Total Vol.		43		25		68			32		75			107
GPS Coordinate	es:		2.281047, -	-111.053640								Daily Totals		
									NB		SB	EB	WB	Combined
									75		100			175
Chlit O/		42.204		2/ 00/	AM	20.004			20.004		70 10/	PM		41 10 /
Split %		63.2%		36.8%		38.9%			29.9%		0.1%			61.1%
Peak Hour		07:30		10:15		07:30			12:00		15:15			15:15
Volume		16		8		18			5		16			21
P.H.F.		0.67		0.67		0.75			0.63		0.67			0.66

Volumes for: Saturday, January 7, 2023 -

City: Tucson

Project# 23-1021-001

Friday, January 13, 2023

Location: Cottonwood Driveway at Keypad Monument

8

0.82

10

0.58

Volume

P.H.F.

7-DAY AVERAGE

AM Period	NB		SB		EB		WB			PM Period	NB		SB		EB		WB		
00:00	0		0		0		0			12:00	2		2		0		0		
00:15	0		0		0		0			12:15	1		2		0		0		
00:30	0		0		0		0			12:30	1		0		0		0		
00:45	0	0	0	0	0	0	0	0	0	12:45	1	5	1	5	0	0	0	0	10
01:00	0		0		0		0			13:00	2		2		0		0		
01:15	0		0		0		0			13:15	1		3		0		0		
01:30	0		0		0		0			13:30	1		2		0		0		
01:45	0	0	0	0	0	0	0	0	0	13:45	1	4	1	9	0	0	0	0	13
02:00	0		0		0		0			14:00	1	•	1		0		0		
02:00	0		0		0		0			14:15	1		2		0		0		
02:13	0		0		0		0			14:13	2		2		0		0		
02:30	0	0	0	0	0	0	0	0	0	14:45	1	5	1	6	0	0	0	0	10
		0		0		0			0		1			0		0		0	10
03:00	0		0		0		0			15:00	1		3		0		0		
03:15	0		0		0		0			15:15	1		3		0		0		
03:30	0	0	0	4	0	0	0	0	4	15:30	1	4	4	10	0	0	0	0	1/
03:45	0	0	0	I	0	0	0	0	1	15:45	I	4	3	12	0	0	0	0	16
04:00	0		0		0		0			16:00	1		5		0		0		
04:15	0		0		0		0			16:15	0		3		0		0		
04:30	0		0		0	_	0	_		16:30	0	_	2		0	_	0	_	
04:45	1	1	0	1	0	0	0	0	1	16:45	1	2	3	13	0	0	0	0	15
05:00	1		0		0		0			17:00	0		3		0		0		
05:15	0		0		0		0			17:15	1		2		0		0		
05:30	0		0		0		0			17:30	1		2		0		0		
05:45	0	2	0	0	0	0	0	0	2	17:45	1	4	2	9	0	0	0	0	13
06:00	0		0		0		0			18:00	0		2		0		0		
06:15	0		1		0		0			18:15	0		2		0		0		
06:30	1		1		0		0			18:30	1		1		0		0		
06:45	2	4	0	2	0	0	0	0	6	18:45	1	3	1	7	0	0	0	0	10
07:00	2		0		0		0			19:00	1		2		0		0		
07:15	2		1		0		0			19:15	0		1		0		0		
07:30	2		2		0		0			19:30	0		2		0		0		
07:45	4	9	1	4	0	0	0	0	13	19:45	0	1	0	5	0	0	0	0	7
08:00	2		0		0		0			20:00	0		0		0		0		
08:15	2		0		0		0			20:15	0		0		0		0		
08:30	1		0		0		0			20:30	0		1		0		0		
08:45	2	7	0	1	0	0	0	0	8	20:45	1	1	0	2	0	0	0	0	3
09:00	1		1		0		n			21:00	0		1		0		0		
09:15	1		0		0		0			21:15	0		1		0		0		
09:30	0		1		0		0			21:30	0		0		0		0		
09:45	2	4	0	2	0	0	0	0	7	21:45	0	1	1	2	0	0	0	0	3
10:00	1	<u> </u>	1		0		0			22:00	0	<u> </u>	0		0		0	-	
10:00	1		1		0		0			22:00	0		0		0		0		
10:15	2		1		0		0			22:15	1		1		n		0		
10:30	2	5	2	5	0	0	0	0	9	22:30 22:45	1	2	0	1	0	0	0	0	3
		J		<u> </u>		U		U	7		- 1		1	ı		U		U	
11:00	0		2		0		0			23:00	0		1		0		0		
11:15	1		1		0		0			23:15	0		1		0		0		
11:30 11:45	1	Л	2	O	0	0	0	0	10	23:30	0	0	0	2	0	0	0	0	າ
11:45	2	4	3	8	0	0	0	0	12	23:45	0	0	0	3	0	0	0	0	3
Total Vol.		36		24					60			32		74					105
GPS Coordinate	es:	3	32.281047	', -111.053	640							NB		SB	Da	aily To	tals		Combined
					^	. Γ. Λ						68		98					166
Split %		59.8%		40.204		M			36.4%			30.2%		69.8%		PM			63.6%
-				40.2%						,									
Peak Hour		07:15		11:30					11:30			14:30		15:15					15:15

14

0.77

5

0.80

14

0.71

18

0.76

Intersection Turning Movement Prepared by:





N-S STREET: Cottonwood Driveway DATE: 01/12/23 LOCATION: Tucson

E-W STREET: Sweetwater Dr DAY: THURSDAY PROJECT# 23-1021-003

	NC	ORTHBO	UND	SC	UTHBO	UND	E.	ASTBOL	JND	W	ESTBOU	JND	
LANES:	NL O	NT 0	NR 0	SL 0	ST 1	SR 0	EL 0	ET 1	ER 0	WL 0	WT 1	WR 0	TOTAL
6:00 AM 6:15 AM 6:30 AM 6:45 AM													
7:00 AM 7:15 AM 7:30 AM	0 0 0	0 0 0	0 0 0	0 3 2	0 0 0	0 0 0	0 0 0	59 94 83	0 0 0	0 0 0	13 17 26	5 5 8	77 119 119
7:45 AM 8:00 AM	0	0	0 0	0 1	0 0	0 0	0 1	57 49	0	0	20 25	5 5	82 81
8:15 AM 8:30 AM 8:45 AM	0 0 0	0 0 0	0 0 0	0 1 0	0 0 0	0 0 1	1 0 0	42 43 31	0 0 0	0 0 0	27 19 26	7 2 4	77 65 62
9:00 AM 9:15 AM			Ü	ŭ	Ü	•	Ü	01			20	·	<i>52</i>
9:30 AM 9:45 AM 10:00 AM													
10:15 AM 10:30 AM													
10:45 AM 11:00 AM 11:15 AM													
11:30 AM 11:45 AM													

TOTAL	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
Volumes	0	0	0	7	0	1	2	458	0	0	173	41	682
Approach %	####	####	####	87.50	0.00	12.50	0.43	99.57	0.00	0.00	80.84	19.16	
App/Depart	0	/	43	8	/	0	460	/	465	214	/	174	

AM Peak Hr Begins at: 715 AM

Volumes 283 #### #### ### 100.00 0.00 0.35 99.65 0.00 0.00 79.28 20.72 Approach %

PEAK HR.

0.000 0.500 0.755 0.816 0.842 FACTOR:

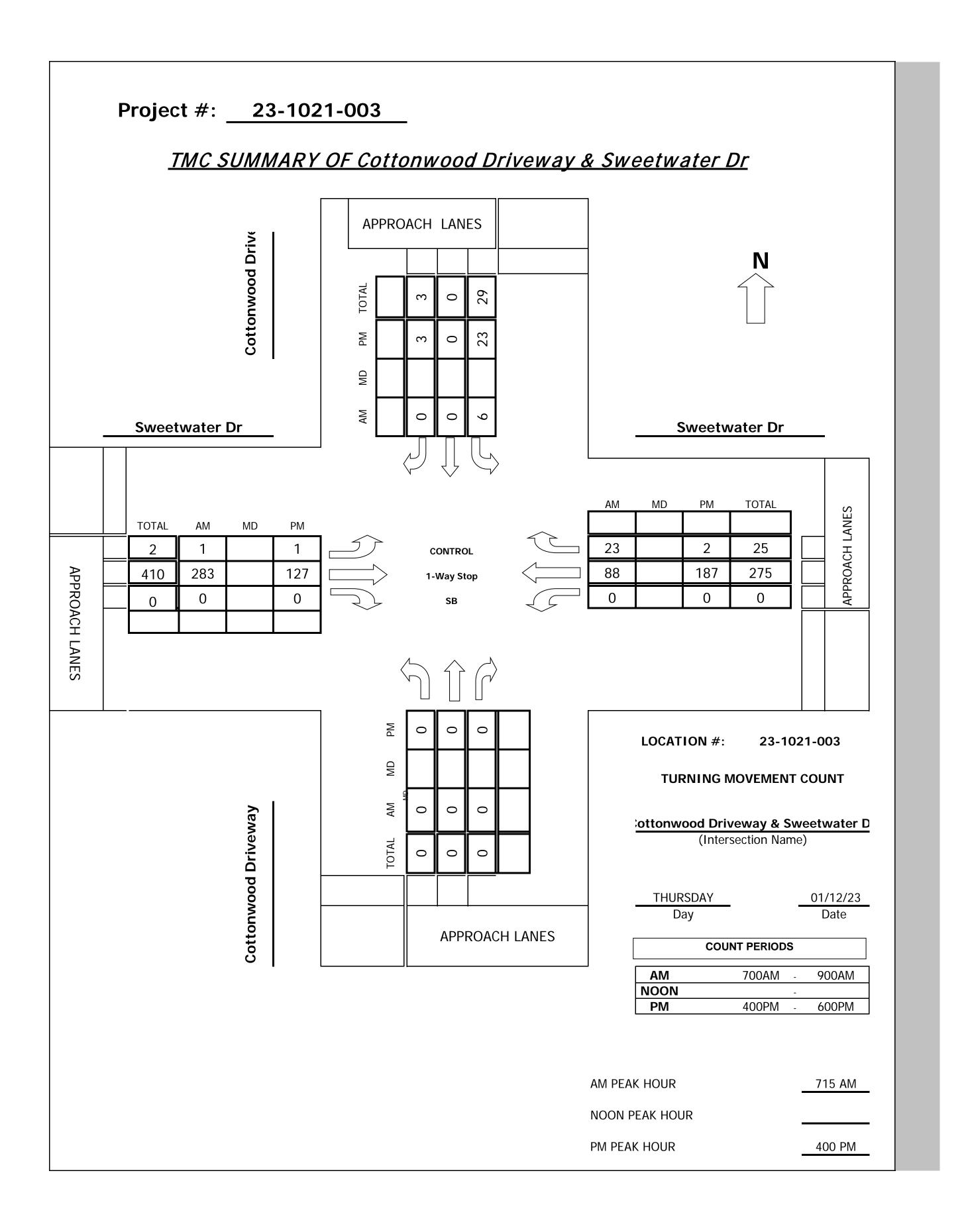
CONTROL: 1-Way Stop (SB)

COMMENT 1:

32.279791, -111.054320 GPS:

Intersection Turning Movement Prepared by:





Intersection Turning Movement



N-S STREET: Cottonwood Driveway

DATE: 01/12/23

LOCATION: Tucson

E-W STREET: Sweetwater Dr

DAY: THURSDAY

PROJECT# 23-1021-003

	NC	NORTHBOUND			JTHBOL	JND	E <i>F</i>	ASTBOU	ND	W	ESTBOU	ND	
LANES:	NL 0	NT 0	NR 0	SL 0	ST 1	SR 0	EL 0	ET 1	ER 0	WL 0	WT 1	WR 0	TOTAL
1:00 PM													
1:15 PM													
1:30 PM													
1:45 PM													
2:00 PM													
2:15 PM													
2:30 PM													
2:45 PM													
3:00 PM													
3:15 PM													
3:30 PM													
3:45 PM													
4:00 PM	0	0	0	8	0	0	0	41	0	0	45	0	94
4:15 PM	0	0	0	7	0	0	1	29	0	0	40	1	78
4:30 PM	0	0	0	2	0	1	0	26	0	0	59	0	88
4:45 PM	0	0	0	6	0	2	0	31	0	0	43	1	83
5:00 PM	0	0	0	2	0	0	0	30	0	0	52	1	85
5:15 PM	0	0	0	6	0	0	0	28	0	0	48	0	82
5:30 PM	0	0	0	3	0	1	0	39	0	0	46	2	91
5:45 PM	0	0	0	4	0	0	0	22	0	0	51	0	77
6:00 PM													
6:15 PM													
6:30 PM													
6:45 PM													
TOTAL	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
Volumes	0	0	0	38	0	4	1	246	0	0	384	5	678
Approach %	####	####	####	90.48	0.00	9.52	0.40	99.60	0.00	0.00	98.71	1.29	
App/Depart	0	/	6	42	/	0	247	/	284	389	/	388	

PM Peak Hr Begins at: 400 PM

PEAK

127 Approach % #### #### ### 88.46 0.00 11.54 0.78 99.22 0.00 0.00 98.94

PEAK HR.

0.912 0.000 0.813 0.780 0.801 FACTOR:

1-Way Stop (SB) CONTROL:

COMMENT 1: 0

GPS: 32.279791, -111.054320



Pedestrian & Bicycle Study

N-S STREET: Cottonwood Driveway
E-W STREET: Sweetwater Dr

Date: 01/12/23
Date: 01/12/23
Date: 01/12/23
Date: 01/12/23
Project #: 23-1021-003

		PEDES	TRIANS	
	N-LEG	S-LEG	E-LEG	W-LEG
7:00 AM	0	0	0	0
7:15 AM	0	0	0	0
7:30 AM	0	0	0	0
7:45 AM	0	0	0	0
8:00 AM	0	0	0	0
8:15 AM	0	0	0	0
8:30 AM	0	0	0	0
8:45 AM	0	0	0	0
TOTAL	0	0	0	0

		BICY	CLES	
	N-LEG	S-LEG	E-LEG	W-LEG
7:00 AM	0	0	0	0
7:15 AM	0	0	0	0
7:30 AM	0	0	0	0
7:45 AM	0	0	0	0
8:00 AM	0	0	0	0
8:15 AM	0	0	0	0
8:30 AM	0	0	0	0
8:45 AM	0	0	0	0
TOTAL	0	0	0	0

		PEDES	TRIANS	
	N-LEG	S-LEG	E-LEG	W-LEG
4:00 PM	0	0	0	0
4:15 PM	0	0	0	0
4:30 PM	0	0	0	0
4:45 PM	0	0	0	0
5:00 PM	0	0	0	0
5:15 PM	0	0	0	0
5:30 PM	0	0	0	0
5:45 PM	0	0	0	0
TOTAL	0	0	0	0

		BICY	CLES	
	N-LEG	S-LEG	E-LEG	W-LEG
4:00 PM	0	0	0	0
4:15 PM	0	0	0	0
4:30 PM	0	0	0	0
4:45 PM	0	0	0	0
5:00 PM	0	0	0	0
5:15 PM	0	0	0	0
5:30 PM	0	0	0	0
5:45 PM	0	0	0	0
TOTAL	0	0	0	0

	North Leg	
West Leg		East Leg
	South Leg	

JOB# <u>23-1021-003</u> DATE: 01/12/23 VALIDATED: DAY: THURSDAY A Ψ ₽ Σ 43 ∞ 9 **Cottonwood** D 388 PM 389 PM MID MID 174 AM **214** AM **Sweetwater Dr 460** AM 465 AM MID MID **247** PM 284 PM Σ Ā Σ 0 0 0 0

ATTACHMENT D

COTTONWOOD TUCSON EXISTING TRAFFIC GENERATION

TABLE A COTTONWOOD TUCSON TRIP GENERATION SUMMARY JANUARY 25, 2023

DATE	DEDS OCCUDIED		AM I	PEAK (7:15	-8:15)	PM PEAK (4:00-5:00)		-5:00)
DATE	BEDS OCCUPIED	DAILY TOTALS	IN	OUT	TOTAL	IN	OUT	TOTAL
MONDAY (1/9/23)	54	177	15	4	19	2	17	19
TUESDAY (1/10/23)	55	211	14	7	21	2	20	22
WEDNESDAY (1/11/23)	57	199	15	3	18	1	20	21
THURSDAY (1/12/23)	61	200	9	5	14	0	11	11
FRIDAY (1/13/23)	61	175	13	4	17	4	13	17
5-DAY AVERAGE	58	192	13	5	18	2	16	18

RATE = ADT/# BEDS OCUPPIED

Al	DT	RATE/BEDS OCCUPIED
TOTAL ADT	192	3.34
AM PEAK	18	0.31
PM PEAK	18	0.31

ATTACHMENT E

COTTONWOOD TUCSON ACCESS/SWEETWATER DRIVE INTERSECTION ANALYSIS

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	LUL	4	7	TIDIC	₩	UDIN
Traffic Vol, veh/h	2	292	91	35	11	0
Future Vol, veh/h	2	292	91	35	11	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-		-		-	None
Storage Length	_	-	_	-	0	-
Veh in Median Storage	. # -	0	0	_	0	_
Grade, %		0	0	_	0	_
Peak Hour Factor	76	76	82	82	84	84
	2	2	2	2	2	2
Heavy Vehicles, %						
Mvmt Flow	3	384	111	43	13	0
Major/Minor I	Major1	N	Major2	ľ	Minor2	
Conflicting Flow All	154	0	-	0	523	133
Stage 1	_	_	_	_	133	_
Stage 2	_	_	_	_	390	_
Critical Hdwy	4.12	_	_	_	6.42	6.22
Critical Hdwy Stg 1	- 1.12	_	_	_	5.42	-
Critical Hdwy Stg 2	_	_	_	_	5.42	_
Follow-up Hdwy	2.218	<u>-</u>	_		3.518	
Pot Cap-1 Maneuver	1426		_	_	514	916
Stage 1	1420	_		_	893	310
		-	-		684	_
Stage 2	-	-	-	-	004	-
Platoon blocked, %	4.400	-	-	-	E40	040
Mov Cap-1 Maneuver	1426	-	-	-	512	916
Mov Cap-2 Maneuver	-	-	-	-	512	-
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	684	-
Approach	EB		WB		SB	
HCM Control Delay, s	0.1		0		12.2	
HCM LOS	0.1		U		12.2 B	
TICIVI LOS					Ь	
Minor Lane/Major Mvm	nt	EBL	EBT	WBT	WBR :	SBLn1
Capacity (veh/h)		1426	-	-	-	512
HCM Lane V/C Ratio		0.002	-	-	-	0.026
HCM Control Delay (s)		7.5	0	-	-	12.2
HCM Lane LOS		Α	Α	-	-	В
HCM 95th %tile Q(veh))	0	-	-	-	0.1

Intersection						
Int Delay, s/veh	1.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		सी	ĵ.		- W	
Traffic Vol, veh/h	1	131	193	4	38	4
Future Vol, veh/h	1	131	193	4	38	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	_	-	_	-	0	-
Veh in Median Storage	e.# -	0	0	_	0	_
Grade, %	-	0	0	_	0	_
Peak Hour Factor	78	78	80	80	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mymt Flow	1	168	241	5	47	5
IVIVIIIL FIOW		100	241	5	41	5
Major/Minor	Major1	N	Major2	1	Minor2	
Conflicting Flow All	246	0		0	414	244
Stage 1		_	_	_	244	
Stage 2	_	_	_	_	170	_
Critical Hdwy	4.12	_	_	_	6.42	6.22
Critical Hdwy Stg 1	7.12	_	_	_	5.42	0.22
Critical Hdwy Stg 1	_	-	-	_	5.42	-
	2.218	-	-		3.518	
Follow-up Hdwy		-	-			
Pot Cap-1 Maneuver	1320	-	-	-	595	795
Stage 1	-	-	-	-	797	-
Stage 2	-	-	-	-	860	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1320	-	-	-	594	795
Mov Cap-2 Maneuver	-	-	-	-	594	-
Stage 1	-	-	-	-	796	-
Stage 2	-	-	-	-	860	-
A mara a ab	ED		WD		CD	
Approach	EB		WB		SB	
HCM Control Delay, s	0.1		0		11.5	
HCM LOS					В	
Minor Lane/Major Mvm	nt	EBL	EBT	WBT	WBR :	SRI n1
	IL .	1320	LUI	VVDI	VVDIX	609
Capacity (veh/h)			-	-	-	0.085
HCM Central Delay (a)		0.001	-	-		
HCM Control Delay (s)		7.7	0	-	-	11.5
HCM Lane LOS	,	A	Α	-	-	В
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Intersection						
Int Delay, s/veh	0.4					
•			MPT	MDD	ODI	ODB
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	•	4	^}	40	**	_
Traffic Vol, veh/h	2	317	99	49	16	0
Future Vol, veh/h	2	317	99	49	16	0
Conflicting Peds, #/hr	_ 0	_ 0	_ 0	_ 0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage	e,# -	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	76	76	82	82	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	417	121	60	19	0
N 4 = i = = /N 4 i = .	NA-! A		4-1- 0		\d: C	
	Major1		//ajor2		Minor2	
Conflicting Flow All	181	0	-	0	574	151
Stage 1	-	-	-	-	151	-
Stage 2	-	-	-	-	423	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1394	_	-	-	480	895
Stage 1	-	-	-	-	877	-
Stage 2	_	_	_	_	661	_
Platoon blocked, %		_	_	_	001	
Mov Cap-1 Maneuver	1394	_	_	_	479	895
Mov Cap-1 Maneuver	1334	_	_	_	479	095
		<u>-</u>	-		874	
Stage 1	-	-	-	-		-
Stage 2	-	-	-	-	661	-
Approach	EB		WB		SB	
HCM Control Delay, s	0		0		12.8	
HCM LOS					12.0 B	
Minor Lane/Major Mvn	nt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)		1394	-	-	-	479
HCM Lane V/C Ratio		0.002	-	-	-	0.04
HCM Control Delay (s)		7.6	0	-	-	12.8
HCM Lane LOS		A	A	-	-	В
HCM 95th %tile Q(veh)	0	_	_	-	0.1
	,	•				J. 1

Intersection						
Int Delay, s/veh	1.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		4	f)		, A	
Traffic Vol, veh/h	1	143	210	7	54	5
Future Vol, veh/h	1	143	210	7	54	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage	e,# -	0	0	-	0	-
Grade, %	_	0	0	-	0	-
Peak Hour Factor	78	78	80	80	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mymt Flow	1	183	263	9	67	6
		100	200		- 01	
Major/Minor	Major1	N	Major2	N	Minor2	
Conflicting Flow All	272	0	-	0	453	268
Stage 1	-	-	-	-	268	-
Stage 2	-	-	-	-	185	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	_	_	_	5.42	_
Follow-up Hdwy	2.218	_	_	_	3.518	3.318
Pot Cap-1 Maneuver	1291	_	_	_	565	771
Stage 1	-	_	_	_	777	
Stage 2	_	_	_	_	847	_
Platoon blocked, %	-			_	041	
Mov Cap-1 Maneuver	1291	_	_		564	771
		•	-	-	564	
Mov Cap-2 Maneuver	-	-	-	-		-
Stage 1	-	-	-	-	776	-
Stage 2	-	-	-	-	847	-
Approach	EB		WB		SB	
HCM Control Delay, s	0.1		0		12.1	
HCM LOS	0.1		U		12.1 B	
I IOWI LOG					D	
Minor Lane/Major Mvn	nt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)		1291	_	_	-	577
HCM Lane V/C Ratio		0.001	-	-	_	0.126
HCM Control Delay (s)		7.8	0	_	-	
HCM Lane LOS		Α	A	-	-	В
HCM 95th %tile Q(veh)	0	-	_	_	0.4
TOW JOHN JOHNE W(VEI)	1	U				0.7



LETTER OF AUTHORIZATION

As required by Arizona Revised Statues I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

4021, 4110, 4210 W. Sweetwater Drive, Tucson, AZ 85745

Property Address

CUP - Residential Substance Abuse Diagnostic and Treatment Facility

Type of Permit Applied for: (SFR/MH/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Adult Care/Secondary Dwelling/Assisted Living/Group Home)

Summit BHC Tucson LC

2/10/23

Signature of Applicant

Date

AUTHORIZED BY:

Summit BHC Tucson LC

2/10/23

Date

SUMMIT BHC TUCSON, LLC

OFFICERS

Brent Turner, CEO 3120 Carl Road Franklin, TN 37064 615-721-5222

Greg Stevens, AGC 812 Crestwood Drive Nashville, TN 37204 615-716-4924

Todd Wyatt, CFO 4309 American Pharoah Way Celina, TX 75009 210-347-3540

Dwight Lacy, COO 1903 Townsend Boulevard Franklin, TN 37064 251-422-4493

Tucson Mountains Association Since 1934

April 3, 2023

Rory Juneman Lazarus & Silvyn, P.C. 5983 E. Grant Rd., #290 Tucson, AZ 85712

Email: RJuneman@Islawaz.com

Re: Cottonwood de Tucson

P22CU-0000X CUP, Phase I and II

Dear Rory:

Tucson Mountains Association (TMA), est. in 1934, is the oldest neighborhood association in Arizona. We represent the interests of thousands of families who live within a 192 mile² range within the Tucson Mountains. We serve to protect and preserve the open space of the Tucson Mountains for healthy ecosystems today, and for future generations.

TMA looks forward to working together with Cottonwood Tucson on these projects towards amicable solutions.

The TMA Board attended the community meeting held by Cottonwood Tucson regarding their request to be approved for new construction and upgrading facilities at their Tucson treatment center.

TMA approves of the project with the following concerns and recommendations:

- 1) TMA is very concerned with the size of the new buildings to be constructed in Phase II of the project. Two 9,000 sq. ft. buildings built so close to Sweetwater would possibly create a "warehouse" look and be too visible from the road...attracting unwanted attention in addition to being unsightly. TMA hopes Cottonwood considers downsizing these two buildings.
- 2) Cottonwood Tucson should commit to mitigating the noise coming from the basketball court into the neighborhood North of the facility. Neighbors expressed concern that the vegetation which previously lined the North side of the basketball court has disappeared and there is nothing to mitigate the sound coming from the court.

Tucson Mountains Association Letter to Rory Juneman April 3, 2023 Page 2

- 3) Water demands by increased use and density could be offset by guttering and rainwater harvesting. Cottonwood Tucson should seriously consider installing guttering and water harvesting units on all new and old buildings to mitigate the increased use and ongoing water crisis. Cottonwood could be a leader in the community by volunteering to save and reuse rainwater by installing capture tanks in addition to other required and innovative methodology.
- 4) Cottonwood Tucson agrees to revegetate all areas which become damaged during construction.

TMA will continue to work with Cottonwood Tucson and Pima County throughout the proposed project(s). We appreciate being a partner in decision making as we advocate for the issues that impact our community.

Sincerely,

Denise Baldwin, MBA

President, Tucson Mountains Association denise@TucsonMountainsAssoc.org

cc: Tom Drzazgowski

Pima County, Chief Zoning Inspector

 From:
 DSD Planning

 To:
 Anita McNamara

 Subject:
 FW: P23CU0003

Date: Wednesday, April 26, 2023 9:37:27 AM

From: John F. O'Hanlon <vacuumsensei37@gmail.com>

Sent: Wednesday, April 26, 2023 8:58 AM **To:** DSD Planning < DSDPlanning@pima.gov>

Subject: P23CU0003

CAUTION: 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.

April 26,2023

DSDPlanning@pima.gov

To: Pima County Planning and Zoning Commission

We, residents of Camino Nuestro request that **ALL** construction traffic related to Conditional Use Permit P23CU00003 be routed through the main entrance of the facility at 4110 W. Sweetwater Drive.

There is no reason to use this private road, the only access we have to our property, for the major construction traffic that this project will entail. This is not a main entrance for that facility, it is a required fire exit.

During the past two construction projects, the road was severely degraded by the traffic, and only at the end was any repair attempted, and then incorrectly. We requested that we be contacted to explain what kind of media would be needed (similar to that in a wash), but instead areas were filled with large loose stone that made driving slippery difficult until it was either removed with a blade or worn away.

It is impossible for some elderly drivers to deal with meeting a long tractor and trailer on this one lane road. Neither vehicle can back up.

The construction worker traffic on previous projects was heavy with much speeding. We had to call PCSD to issue citations to workers.

Camino Nuestro is our <u>only</u> access; it is a <u>fire access</u> for the facility. We have no concern about the expansion of the facility, as long as the construction traffic is <u>totally routed through their main entrance</u> on W. Sweetwater Drive.

facility entrance, but that is done at the price of major inconvenience to its neighbors.	
John F. O'Hanlon, 4060 W. Camino Nuestro Joseph L. James, 4050 W. Camino Nuestro	
Virus-free. <u>www.avast.com</u>	

The purpose of routing construction traffic on Camino Nuestro, is merely to maintain an attractive



February 14, 2023

Dear Neighboring Property Owner:

We represent Summit BHC ("Summit"), which owns and operates Cottonwood Tucson ("Cottonwood"), a holistic treatment center for both inpatient and outpatient mental health and substance use treatment services located in unincorporated Pima County (the "County"). (See campus location on map below.) Cottonwood has operated as a Treatment Facility since 1984, and Summit acquired it in 2017. Summit recently partnered with the Department of Veterans Affairs ("VA") to establish a new specialty program to support military veterans and first responders. Due to the success of this program, Summit desires to expand Cottonwood to increase the number of VA patients it serves on its campus (the "Project"). The Project proposal includes the addition of several buildings and the demolition of others, and will require Summit to update its Conditional Use Permit ("CUP"). Summit will also continue to honor the commitments made to neighbors with the approval of the last CUP in 2006, including no new loudspeakers, a limitation on the number of horses on the property and adherence to the County's Outdoor Lighting Code.

We invite you to join us for a meeting to learn more about the Project. At the meeting, we will describe the Project proposal, review the County's CUP process and answer your questions. The meeting information is as follows:

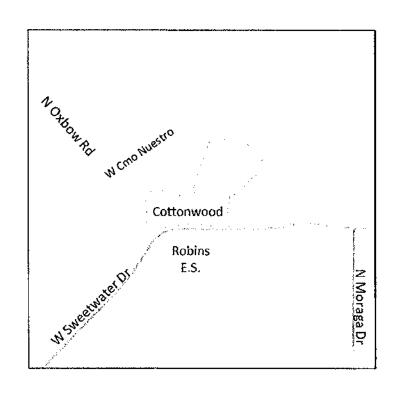
Tuesday, February 28, 2023 6:00pm

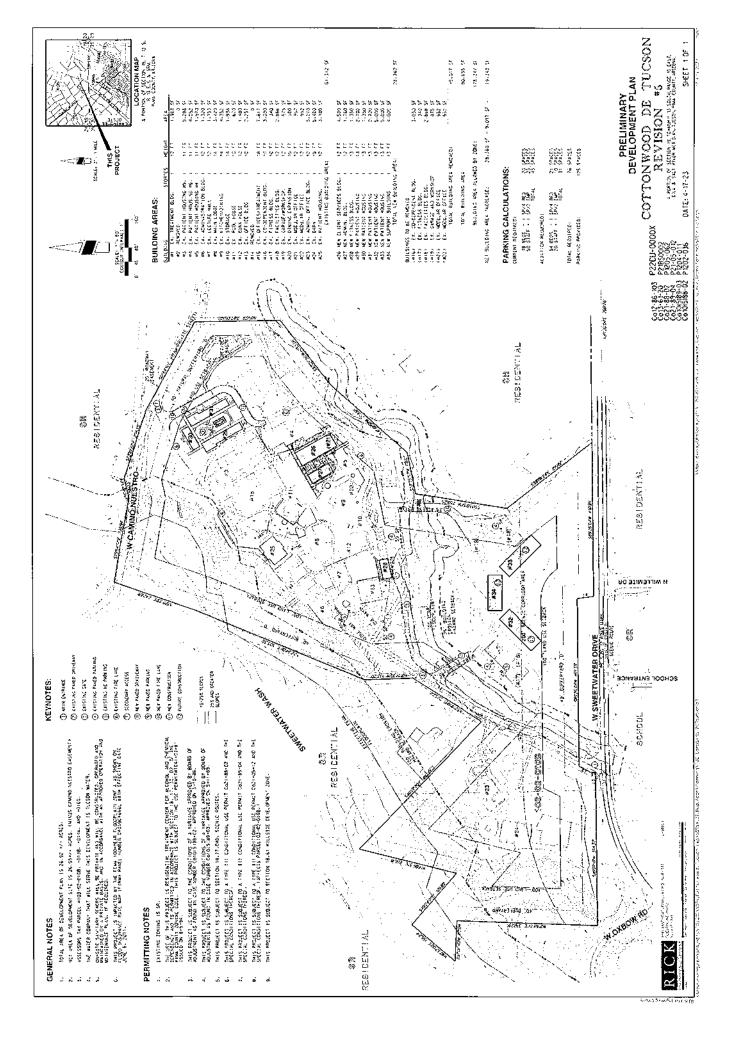
Cottonwood Tucson 4110 W. Sweetwater Drive

Upon reaching the gate, press the call button to be admitted and park in the front parking lot. From there, signs will direct you to the meeting room.

If you cannot attend the meeting, please reach out to Rory Juneman or Robin Large at (520) 207-4464, or via email at RJuneman@LSLawAZ.com or RŁarge@LSLawAZ.com. We would be happy to answer your questions and/or set up a separate time to discuss the Project.

Sincerely, Rory Juneman & Robin Large Lazarus & Silvyn, P.C.







April 24, 2023

Planning & Zoning Commission c/o Anita McNamara Pima County 201 N. Stone Ave. Tueson, AZ 85701

Re: Cottonwood Tucson Conditional Use Permit (P23CU00003)

Dear Chairman Hook and Commissioners:

During the leadup to the Planning and Zoning Commission hearing for our Conditional Use Permit ("CUP") request for Cottonwood Tucson ("Cottonwood"), we met with several neighbors and the Tucson Mountain Association ("TMA"). These discussions resulted in several suggestions agreeable to TMA that we would like to incorporate into our CUP request as additional conditions. Below is background to these items along with our proposed language for these conditions:

1. <u>Building Size</u>: In TMA's April 3, 2023 letter, they raised concerns about the floor area of our proposed Phase 2 buildings, specifically that the size may appear out of place along Sweetwater Dr. Our client has agreed to modify the CUP's Preliminary Development Plan ("PDP", see enclosed) to modify the Phase 2 buildings as follows:

Proposed Condition – Incorporate the updated PDP showing these Phase 2 changes:

- a. Reduce the Phase 2 floor area from 18,000 sq. ft. to 14,000 sq. ft.;
- b. Break the Phase 2 structures into three buildings; and
- c. Property owner shall construct new buildings to mimic the architectural style of the more recent buildings constructed on the property.

Please note the initial location of the buildings on the PDP is preliminary and likely to change based on further site survey and engineering.

2. <u>Basketball Court Noise Mitigation</u>: The immediate neighbors have noted that the west basketball court generates noise during well-attended games.

Proposed Condition – Property owner shall mitigate the intermittent noise on the west-facing basketball court, with the primary method of screening being natural vegetation. Property owner shall also explore other methods of non-vegetative screening to help mitigate the noise while the vegetation becomes mature.

3. <u>Water Harvesting</u>: To improve on the water efficiency of the new residential buildings, our client is agreeable to the following:

Proposed Condition – Property owner shall include the following water conservation items for Phase 1 and Phase 2:

- a. Passive water harvesting in the landscaping areas to maximize water retention for onsite landscaping;
- b. Install greywater systems in new residential buildings, with greywater being directed to onsite landscaping areas; and
- c. Install EPA Water Sense fixtures in new residential buildings.
- 4. <u>Revegetation</u>: To ensure revegetation of disturbed areas outside of the new buildings, our client is agreeable to the following:

Proposed Condition – Property owner shall revegetate the vacant areas that are damaged during construction.

Thank you for allowing us to provide these additional conditions for the CUP request.

Sincerely,

Rory Juneman, Esq.

Enclosure - Updated PDP