ENDEAVOUR Spirited Living
SPECIFIC PLAN

July 2022

ENDEAVOUR Spirited Living Specific Plan

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I. INTRODUCTION & POLICY

A. Introduction

Envisage Living Communities ("Envisage") and Mr. Patricio Lopez (collectively, the "Owners") are proposing to develop approximately 34 acres west of Craycroft Road and south of River Road (the "Property") within unincorporated Pima County ("County") and adjacent and complementary to the Chuck Huckelberry Loop trail system and amenities ("The Loop"). The mixed-use development will primarily feature residential uses at varying densities with supporting uses and amenities (the "Project"). The Property includes all of Pima County Assessor Parcel Numbers 109-26-003H, -005H, and -005R and portions of Parcel Numbers -003D and -004D. (See *Exhibit I.A: Location Map*.)

On the eastern 21 acres of the Property ("Parcel A"), Envisage proposes to develop Endeavour Spirited Living ("Endeavour"), a unique independent living environment for healthy active adults that emphasizes successful, healthy aging and longevity in a small neighborhood setting. Endeavour will be age-restricted to adults 55 and older within the parameters of the Fair Housing Act, with a target market of 70- to 79-year-oldadults desiring a luxury loft-style apartment/neighborhood setting with supportive services and programming for active, independent adults. Endeavour will be a highly-amenitized active adult community with approximately 177 loft-style homes with a central country club-style gathering space featuring dining, bar & grill, coffee bar, and lecture hall among many other outdoor and indoor life-enrichment amenities. The buildings and residential units will integrate the Center for Universal Design[1] best-practices for optimizing aging in-place, and all buildings will be designed to meet or exceed WELL® building standards[2]. Indoor and outdoor recreation features are a key element to Endeavour to support the wellbeing and fitness goals of the residents. Additional programming will be incorporated into the community based on the residents' interests and demand. The Loop, with both soft- and hard-surface trails, is located within the Rillito River Park adjacent to the Property along the south. There are multiple trailheads located along the Rillito River Park, including Craycroft Trailhead, which is adjacent to the Property on the east. Endeavour will also be adding public parking and amenity space at The Loop/Craycroft Trailhead in partnership with the County.

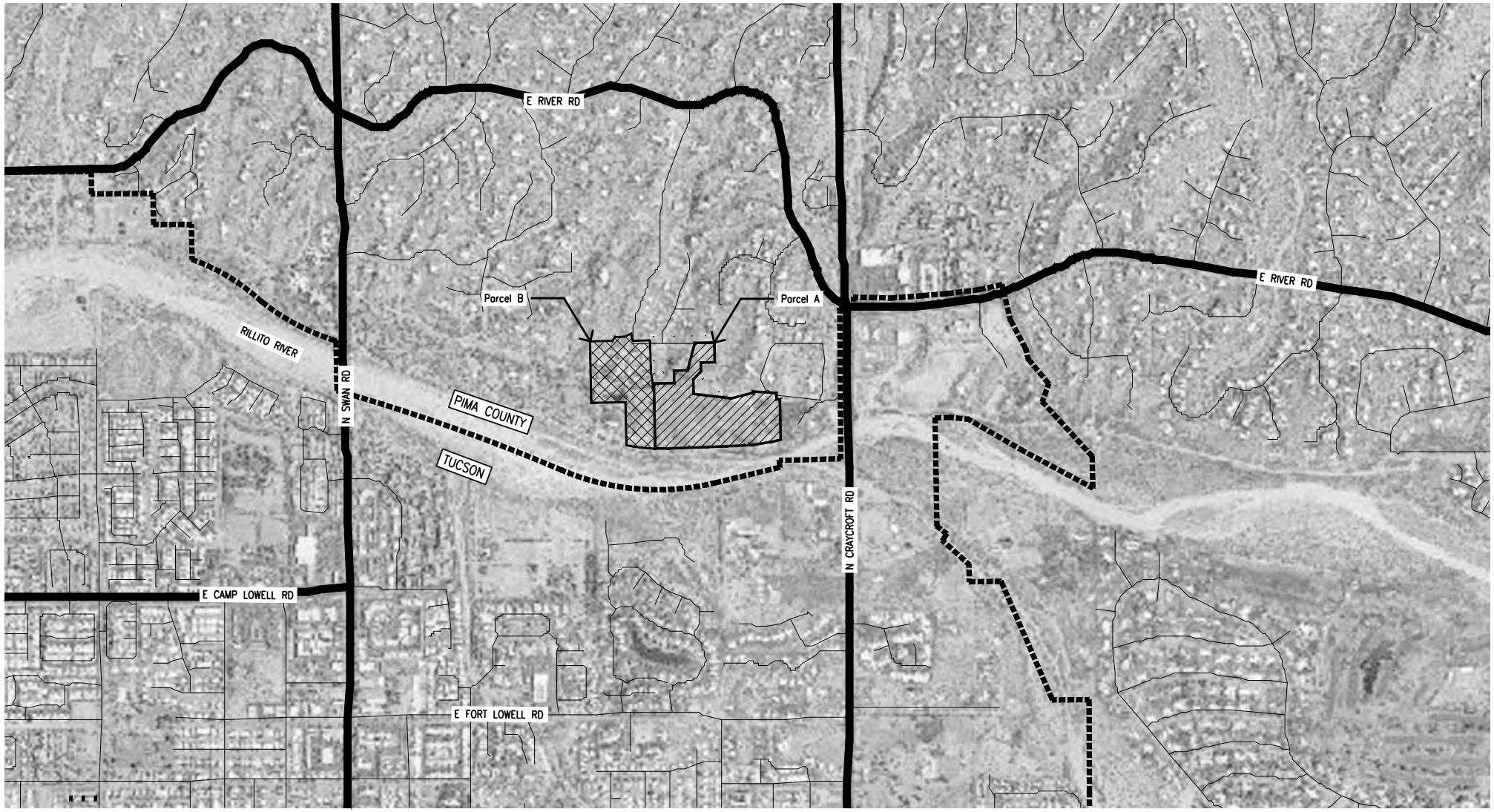
The western third of the Project ("Parcel B") will include a more traditional residential development, featuring single-family homes that may be rented or sold. Parcel B will retain

[1] The Center for Universal Design (CUD) is a national information, technical assistance, and research center housed at North Carolina State University that evaluates, develops, and promotes accessible and universal design in housing, commercial and public facilities, outdoor environments, and products.

[2] The WELL Building Standard is the premier standard for buildings, interior spaces and communities seeking to implement, validate and measure features that support and advance human health and wellness. It was developed by integrating scientific and medical research and literature on environmental health, behavioral factors, health outcomes and demographic risk factors that affect health with leading practices in building design, construction and management.

the 12 existing residences, and the parcel layout will be reconfigured to result in a total of 9 new lots and 7 new homes. Vehicular access to Parcel B will be separate from Endeavour.

This document, the Endeavour Spirited Living Specific Plan ("Specific Plan") serves as both the land use proposal for the Project, as well as an amendment to the County's Comprehensive Plan, *Pima Prospers*. Section I.B below is the request and rationale to amend Pima Prospers to permit the Project. Section II, Land Use Proposal, describes this unique use, including the permitted uses and development standards. Section III of the Specific Plan describes the Project's implementation plan and County review process for development of the Project. Section IV, Site Analysis, includes an analysis of the Property's existing conditions. The final section of the document will include the Specific Plan's conditions of approval, pursuant to the ordinance adopted by the Board of Supervisors.



LEGEND

--- CITY LIMIT LINE

1000 500 0 1000 2000

SCALE: 1" = 1000'

EXHIBIT I.A
LOCATION MAP

ENDEAVOUR

B. Pima Prospers Amendment

The Property, located near the intersection of River and Craycroft and directly adjacent to The Loop access at Craycroft Road is currently identified as Low Intensity Urban – 1.2 ("LIU-1.2") within the Catalina Foothills Planning Area of *Pima Prospers*. Concurrent with this Specific Plan proposal is a request to amend the Property's *Pima Prospers* land use designation to Planned Development Community ("PDC"). The PDC designation is meant for properties planned as a single community with unique features and designed within the context of its environment. This Specific Plan is consistent with the intent of the PDC designation, as well as the goals and policies of *Pima Prospers*. The following policies from *Pima Prospers* are relevant and support this Specific Plan:

1. Use of Land

a. Land Use Element

- Policy 3.1.1.1: Promote land use patterns that support healthy people, a healthy environment and a healthy economy.

- Policy 3.1.1.2: Provide an appropriate mix of land uses that:
  - Supports a balance of housing, employment, shopping, recreation and civic uses;
  - Furthers expansion of economic development goals;
  - Recognizes in the unincorporated County the dominant suburban growth pattern within the metropolitan area and the dominant rural growth pattern outside of the metropolitan area.
  - Promotes the integrated and efficient use of infrastructure and services.

- Policy 3.1.1.4: Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County.

- Policy 3.1.1.6: Promote a compact form of development in urban and suburban areas where infrastructure is planned or in place and the market is receptive.

- Policy 3.1.1.7: Support and incentivize horizontal and vertical mixed-use development and redevelopment in character and scale with existing development.

- Policy 3.1.1.8: Require all mixed-use developments to incorporate design elements for walkability, bikeability and access to work, school, services, infrastructure, and healthy foods.

- Policy 3.1.1.9: Consider in all land use decisions access to work, school, services, infrastructure, and healthy foods to create healthy communities, including pedestrian and bicycle infrastructure and amenities.

The intersection and surroundings near River and Craycroft have developed over the years to include commercial, higher density residential and single-family residential uses going north, east and west from the intersection. This area has become a walkable, mixed-use area to include educational opportunities (Basis, Gregory School and Castle Hill) as well. The Loop access directly south of this Project provides bike/pedestrian connectivity throughout the region.

Endeavour is excited to be a healthy addition to this area as an age-restricted community that targets healthy and active seniors primarily in their 70s. The community features a variety of amenities that promote healthy lifestyles, including an enhanced mixed-use public amenity along The Loop. The residential Project is a fitting transition between lower-density uses to the northwest to the more urban forms at the intersection of River and Craycroft to the north and east, and a great addition as part of the more urban densities promoted along The Loop.

b. Focused Development Investment Areas Element—The Loop Recreational Trail

- Policy 3.2.1.1: Promote efficient growth in urban, suburban and rural areas compatible with each area's specific scale, character and identity in areas where infrastructure is planned or in place.

- Policy 3.2.1.3: Recognize the link between urban form, infrastructure availability, resource efficiency and economic development to create a healthy and climate resilient region.

- Policy 3.2.2.1: Utilize infill development to strengthen existing neighborhoods, create the higher density necessary to support desirable services, increase the tax base, and make our communities more efficient without being disruptive to existing neighborhoods.

- Policy 3.2.2.6: Integrate parks, plazas, and other gathering places with shade-providing trees and comprehensive landscaping into neighborhood centers to provide places for community activity and interaction and to reduce urban heat island effect.

The Loop is a significant amenity to the Endeavour community, and Envisage is working with the County to enhance The Loop and Craycroft Trailhead adjacent to the Property. Envisage has proposed incorporating a unique mixed-use area on the Property that would include a breakfast/lunch diner, tables, seating, shade and bike repair amenities that are open to the public.

c. Environmental Element

- Policy 3.4.1.3: The following Conservation Guidelines apply to Important Riparian Areas (IRA):
  - Areas within an IRA that have been previously degraded or otherwise compromised may be restored and/or enhanced.

- Such restored and/or enhanced areas may contribute to achieving the 95 percent conservation guideline for IRA.

Much of the Property has been graded and previously included agricultural uses. This Property occurs partially within Important Riparian Area ("IRA") and Biological Core Management Area ("BCMA"). The area mapped BCMA was heavily disturbed prior to the adoption of the CLS in 2001. Areas mapped IRA contain some vegetative resources but also had significant disturbance prior to 2001.

Exhibits IV.D.1.a & b (CLS & Regulated Riparian Habitat) show the mapped location of the IRA included in the CLS. The Exhibits also show an area mapped as Hydro/Meso Riparian along the shared boundary between Parcel A and Parcel B. This area was never included in the CLS, and while mapped Hydro/Meso Riparian, it does not contain any vegetative resources, nor does it convey any significant drainage.

As part of the Project, the Owners have worked with the County to identify opportunities for significant natural vegetative enhancements that could be appropriate for both onsite and offsite mitigation. The result will be more riparian habitat incorporated into the Project than is currently mapped as IRA by the County. Included as *Appendix A* is supplemental information related to the CLS designations and mapping relative to the actual vegetation onsite.

d. Housing and Community Development

- Policy 3.5.1.2: Support and ensure multi-generational housing that is accessible to jobs, multimodal transportation, education, recreation, commerce, healthy foods, and health-related services.

- Policy 3.5.8.1: Incorporate through good design housing types within mixed use developments at scales generally compatible, but more dense than adjacent established neighborhoods.

- Policy 3.5.8.2: Continue to use appropriate transitions for dissimilar types of development and provide connectivity to trails, pedestrian walkways, and bicycle routes.

- Policy 3.5.8.4: Include trees and other landscape elements as design mechanisms in creating scale appropriate developments.

- Policy 3.5.9.1: Support urban development patterns that exhibit the physical design characteristics of pedestrian-oriented, store front-style retail and encourage physical activity, alternative transportation, social interaction and activation of the public realm where appropriate.

The Project is located within an area of the County that includes opportunities for multi-generational living including single-family residential, apartments, commercial endeavors, schools and now will include an age-restricted community that targets active adults in their 70s. The residential uses on Parcel B will serve as an appropriate transition

between the different types of existing and proposed residential development in this area.

Endeavour has been designed into quads for living, which is meant to foster healthy relationships between residents and create an appropriate density of living for this area and demographic. In addition, on-site amenities include an assortment of indoor and outdoor recreation amenities and site/architectural design that respect the desert environment. Endeavour's commitment to enhancing The Loop and Craycroft Trailhead are key to continuing to support the healthy activities in this area.

Endeavour buildings will be designed to meet or exceed WELL® certification standards. WELL® is the premier standard for buildings, interior spaces and communities seeking to implement, validate and measure features that support and advance human health and wellness. It was developed by integrating scientific and medical research and literature on environmental health, behavioral factors, health outcomes and demographic risk factors that affect health with leading practices in building design, construction and management.

2. Physical Infrastructure

a. Energy Element

- Policy 4.3.1.1: Encourage overall reduction in energy consumption through application of technology, installation of low energy fixtures, public education, and consumer awareness.

- Policy 4.3.1.7: Mitigate urban heat island effect by reducing paved areas, increasing shade and applying other methods, where practical.

Parcels A and B will both be designed and built using current best practices for energy-efficiency. Specifically on Parcel A, energy performance is a targeted goal. Code requirements in the IBC and ASHRAE will be the baseline achievement levels. Through selective measures and employing premium building enclosure materials, Envisage intends to exceed the minimum code requirements. Although this Project may or may not seek certification, the guidelines established by USGBC rating systems LEED® and WELL® will be a basis of the design work to achieve higher levels of performance. High performance windows that are thermally broken and contain Low E glazing will be implemented for the building openings. The structures will have overhangs and recesses for an assortment of the windows that help shield from the sun in summer months. Creative solutions including ballasted roofs, evaluating Solar Reflectivity Index (SRI), and Insulative values for the envelope are being considered to ensure comfort and energy performance as a standard. Acoustical levels between units are also being considered as part of the best practice for design, and air sealing measures that improve acoustics can also help reduce air infiltration at the envelope. Additional sustainable design measures include appropriate water fixtures to reduce the gpm delivered. The EIFS/stucco system may have recycled content, and finish materials are being evaluated for their durability, low maintenance, and life-cycle impacts to the environment.

Envisage will also be programming an electric car share service with the intent of allowing shared vehicles, further reducing resident vehicles, and improving the environment.

b. Trails Element

- Policy 4.8.1.2: Support and promote our natural resource-based trail system as a regional attraction promoting healthy lifestyles, economic development, and connectivity to a variety of destinations.

- Policy 4.8.1.10.d: Encourage residential multi-modal opportunities, public safety and appropriate connectivity among parks, neighborhoods and commercial areas.

- Policy 4.8.2.1: Support and promote The Loop as a regional attraction promoting healthy lifestyles, economic development and connectivity to a variety of destinations.

- Policy 4.8.2.3: Encourage the utilization of the urban trail system as an alternate transportation mode to decrease reliance on automobiles, reduce air pollution, increase overall health and serve economic development functions.

The Loop is a significant amenity to the region. Encouraging a mix of land uses and increased densities adjacent to The Loop promotes the healthy living goals of both Pima County and the Endeavour project. In addition to simply being adjacent to The Loop, Envisage is working with the County to enhance The Loop along the edge of the Project and enhance the Craycroft Trailhead adjacent to the Property. Parcel B residents will also be able to access The Loop via a private access easement along the property line between Parcel A and Parcel B.

c. Flood Control & Drainage Element

- Policy 4.9.1.3: Preserve washes with a base flood peak discharge equal to or greater than 100 cfs as well as existing riparian habitat including Pima County Regulated Riparian Habitat in their natural condition.

- Policy 4.9.1.5: Require that drainage improvements are consistent with the overall character of the area and do not create nor worsen existing drainage problems.

- Policy 4.9.2.1: Continue to require new development to comply with all applicable requirements of the Floodplain Management Ordinance addressing the impact of development on flooding, erosion and riparian habitat.

- Policy 4.9.3.2: Continue to require development to conform to adopted Pima County code provisions that integrate watercourse, riparian and upland habitat, land use, recreation and drainage.

- Policy 4.9.3.3: Encourage the incorporation of green streets standards that integrate watercourse, riparian and upland habitat, recreation, alternate modes

of transportation, shade and landscape amenities, drought tolerant plants and drainage as a form of water harvesting in new development and allow for the natural filtration of flood and rainwater, where applicable.

As a mixed-use project featuring multi-family (age-restricted) and single-family residential uses, the Property will be designed to the 100-year floodplain requirements that do not create or worsen existing drainage issues. The site planning for the Property emphasizes the importance of the drainage and natural resource preservation and mitigation. Mitigation will focus on natural desert vegetation, and thoughtful placement of water harvesting is also incorporated. Although some of the mapped Resource Areas (CLS and hydro/mesoriparian) do not reflect on-the-ground conditions since this Property was denuded with agricultural uses prior to the riparian mapping, the Project's design acknowledges the natural drainage patterns on the Property and identifies these areas as locations for onsite mitigation. The result will be an increase in riparian habitat incorporated into the Project over existing conditions. Natural drainage areas on the Property will be enhanced and serve as recreation amenities within the community.

3. Human Infrastructure

a. Health Services Element

- Policy 5.1.1.1: Integrate healthy community concepts and principles into land use, social services, and infrastructure planning processes.

- Policy 5.1.1.2: Increase access to resources and healthy options that support physical health and wellness.

- Policy 5.1.1.5: Support a healthier environment and healthier lifestyles by providing green infrastructure and encouraging its use.

- Policy 5.1.7.1: Promote overall wellness by providing access to:
  - Alternative modes of transportation (walkways, trails and bike paths) that encourage exercise
  - Healthy foods

The foundation of the Endeavour community is the health and wellness of its residents. Endeavour is an independent living community for active adults, and among its many amenities are fitness and recreation areas, culinary services to promote healthy eating and unique, demographic-specific programming for social and educational events. Endeavour will well exceed the amount of recreational/walking path amenities on its campus as compared to more traditional senior living communities. In addition, increasing densities for single-family residential directly adjacent and with access to The Loop supports this wellness goal. This vision fits perfectly at this intersection with the walkable/bikeable access to The Loop and the commercial area, healthy grocery options, and the overall commitment to healthy living embodied by the County and this Project.

b. Parks and Recreation Element

- Policy 5.3.1.1: Promote the establishment of a comprehensive and integrated system of parks, plazas, and playgrounds, and a trails system that provides connectivity to residential areas, employment, services, schools, libraries, activity centers and other community amenities.

- Policy 5.3.1.2: Promote joint-use facilities that permit access to non-jurisdictionally operated parks and recreational facilities.

- Policy 5.3.1.3: Continue to provide a diverse range of park types, functions and recreational opportunities to meet the physical and social needs of county residents.

- Policy 5.3.1.4: Provide a range of quality recreation facilities that are well maintained, have adequate lighting, signage, hours of operation and represent the multi-ethnic and multicultural needs of the region.

- Policy 5.3.1.5: Promote park and facility design that discourages vandalism, deters crime, provides natural surveillance and creates a safe and comfortable environment.

- Policy 5.3.1.7: Increase opportunities to incorporate green space as a part of the urban environment and to decrease heat islands effect, improve biological diversity, and enhance property values and quality of life.

The Project promotes active, healthy living for its residents based on location and Project design, and central to that vision are Endeavour's many outdoor recreation amenities and access to The Loop. Envisage is working with the County to enhance the Craycroft Trailhead and provide a unique amenity along The Loop.

4. Cost of Development

- Policy 7.2.1.1: Encourage the development of retail, commerce, employment and mixed-use residential projects in Focused Development Investment Areas and in other planning areas where infrastructure is in place or planned.

The Property is located in an area already served by existing infrastructure and mixed-use amenities. Per Pima Prospers, properties along The Loop recreational trail system are targeted for development investment. The Loop borders the Property on the south, and it will be a significant amenity feature of the Endeavour community and the proposed residential on Parcel B. Not only will Endeavour be designed to support easy access for its residents to The Loop, Envisage is partnering with the County to provide a unique, mixed-use community amenity adjacent to The Loop and Craycroft Trailhead. (See Subsection II.C, Recreation Concept, for details.)

5. Special Area Policy
    - The Property is subject to **Special Area Policy S-2, Catalina Foothills**, which specifies *"no construction of building exceeding 24 feet in height shall be permitted without specific authorization from the Board of Supervisors. The Board of Supervisors reserves the right to limit construction to one story."*

The Project is located near the southern edge of this Special Area Policy and is located lower in elevation than most of the remainder of this area to the north. In addition, to the south is the Rillito Creek, which creates a significant buffer (over 1,000 feet) for the existing residential uses farther south. As proposed, Endeavour will have some buildings at 32 feet and some at 45 feet to accommodate the density needed for this use. The higher buildings are concentrated in the southeast corner of Endeavour to mitigate the visual impacts. Approval of this Specific Plan would be the authorization by the Board of Supervisors to approve the additional height. Parcel B will maintain the 24-foot height limitation.

II. LAND USE PROPOSAL

A. Project Overview

1. Endeavour

Endeavour Spirited Living is a community for active adults that provides an independent living environment and emphasizes successful, healthy aging and longevity in a small neighborhood setting. Endeavour will be age-restricted to adults 55 and older within the parameters of the Fair Housing Act, with a target market of 70- to 79-year-old adults desiring a luxury apartment neighborhood setting with supportive services (e.g., housekeeping and culinary services) and programming for active, independent adults.

Endeavour will be a highly-amenitized, mixed-use, active adult community with up to 177 loft-style homes and a central country club-style gathering space (the "Quad") featuring dining, bar & grill, coffee bar and lecture hall among many other outdoor and indoor life-enrichment amenities. (See *Exhibit II.A.1: Endeavour Concept Plan*.) The buildings and residential units will integrate the Center for Universal Design[3] best-practices for optimizing aging in-place.

Endeavour is not a licensed continuing care or assisted living community. Endeavour emphasizes the proactive health and wellness of its active adult residents. More than a luxury apartment complex, this Project focuses on supporting an independent living lifestyle for a certain demographic of active adult seniors. Specifically, this Project targets Baby Boomers, the oldest of whom are approaching age 75 beginning in 2021.

Endeavour will provide housing and hospitality services directly to its resident members and their guests, who will also be active patrons supporting retail shopping, dining, recreating, etc. within this greater regional market. It is estimated Endeavour will employ at least 50 people.

Outdoor recreation features, as well as access from the Property to The Loop will be provided to support the wellbeing and fitness goals of the residents. Additional programming will be incorporated into the community based on the residents' interests and demand.

Unlike typical multi-family projects that average 28% double occupancy, 12% 3-person occupancy, and 11% 4-person occupancy with multiple drivers and vehicles[4], Envisage residents average 40% double occupancy, maintain one vehicle, and are not frequent drivers. When they do drive, it is typically not at the peak traffic hours. Envisage will

[3] The Center for Universal Design (CUD) is a national information, technical assistance and research center housed at North Carolina State University that evaluates, develops, and promotes accessible and universal design in housing, commercial and public facilities, outdoor environments and products.

[4] https://www.nmhc.org/research-insight/quick-facts-figures/quick-facts-resident-demographics/household-characteristics/

also be programming an electric car share service with the intent of allowing shared vehicles, further reducing resident vehicles, and improving the environment. All campus amenities are intended for private use by the active/independent living community's residents and visitors.

Endeavour is a mixed-use project that focuses on a segment of the population that is demanding a unique and independent lifestyle. A broad range of support services, recreation, education and social activities will be provided onsite to support the active lifestyle and longevity of this demographic.

2. Parcel B

The 12 existing residences on Parcel B will be retained. After reconfiguration of the parcels, Parcel B will include 9 lots with 7 new homes at a density of less than 1.2 residences per acre for the new lots/homes. Parcel B will feature a centralized passive recreation area for its residents, and access to The Loop will be provided.

Block 1 consists of approximately 3.6 acres and includes 10 of the 12 existing single-family detached homes within Parcel B. The homes on Block 1 are intended to continue as rental units. As shown on *Exhibit II.A.2: Parcel B Concept Plan*, the remaining lots (2-9) all measure between approximately 14,400 square feet and 2.34 acres in size. These lots will feature homes that may be individually rented or sold in the future. The existing homes on Lots 1 and 2 may also be individually rented or sold.

B. Specific Plan Definitions

Building Height: measured from the average finished grade to the top of the parapet of a flat roof, and the mean average point between the eaves and ridge of the highest gable, hip, gambrel or other such roof element, provided that the ridge line of the roof shall not exceed four feet above the maximum permitted building height. Exceptions to this are:

- Architectural elements and functional elements (e.g., chimneys and architectural features), which may not account for more than 2 percent of the roof area or exceed the parapet height by more than 5 feet.
- Roof screening devices for mechanical equipment and elevator or stair overruns, which may not account for more than 20 percent of the roof area or exceed the parapet height by more than 3 feet.

Finished floor elevations may not exceed 3 feet above the average existing grade, with the exception of the northeast corner of the property where a maximum grade differential of 5

feet will not be exceeded, based on site topography at the time of Specific Plan adoption.[5]

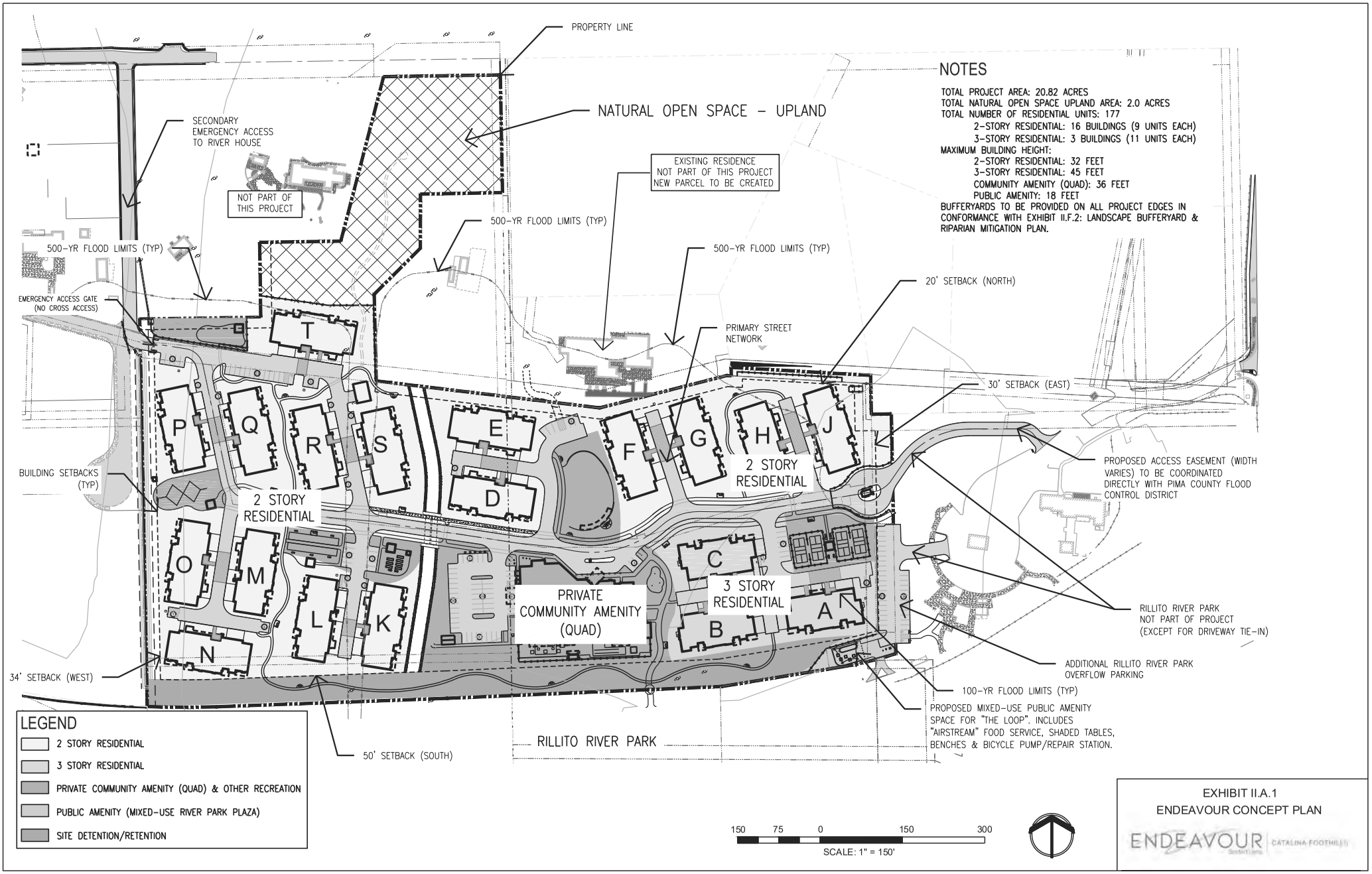
Concealed Signs: designed and located within the interior of the Project and are not meant to be legible from the public right-of-way. A permanent or temporary on-site sign that is within the boundaries of a Property, obscured from and not legible from adjacent public right-of-way. Examples include onsite wayfinding/directional signage, indoor signs, signs located within an outdoor courtyard.

Natural Open Space: Areas designated as Natural Open Space ("NOS") will remain natural and undisturbed to conserve biological resources and allow for unimpeded wildlife movement through the project. All uses that are incompatible with this purpose are expressly prohibited in these areas, with the exception of unlighted walking trails (4-foot width maximum) that avoid disturbance by weaving around mature vegetation and other sensitive areas, remain at-grade and remain natural soil. Native vegetation restoration/enhancement is an allowable activity within NOS for CLS mitigation.

Wellness Center: located within the Quad and provided as an amenity for Endeavour residents only (i.e., not open to the public), the Wellness Center focuses on alternative or integrative medicine that is intended to heal the mind and body. Residents will be able to receive different treatments, such as standard medical treatment or psychotherapy, as well as alternative practices like acupuncture, for example.

Wildlife Fencing: Fencing appropriate for wildlife view/movement constructed out of tube steel, wrought-iron or other comparable material with no sharp edges or corners, a minimum of 5-inch spacing between the vertical bars of wrought-iron and a minimum 5-inch spacing between ground and the bottom horizontal bar.

[5] Because of the nature of the Project, the buildings within Endeavour are considered "critical structures", which must be elevated 1 foot above the 500-year floodplain depth of 1 foot. Additionally, there is a 100-year Zone AE section present onsite that requires fill to ensure compliance with FEMA and Pima County Regional Flood Control District. Thus, all buildings will be required to be constructed at least 2 feet above the existing grade. Furthermore, the relocation of the existing berm to the western property boundary will require adjustments to the drainage concentration points, which will require additional fill in the specified areas mentioned above.



NOTES

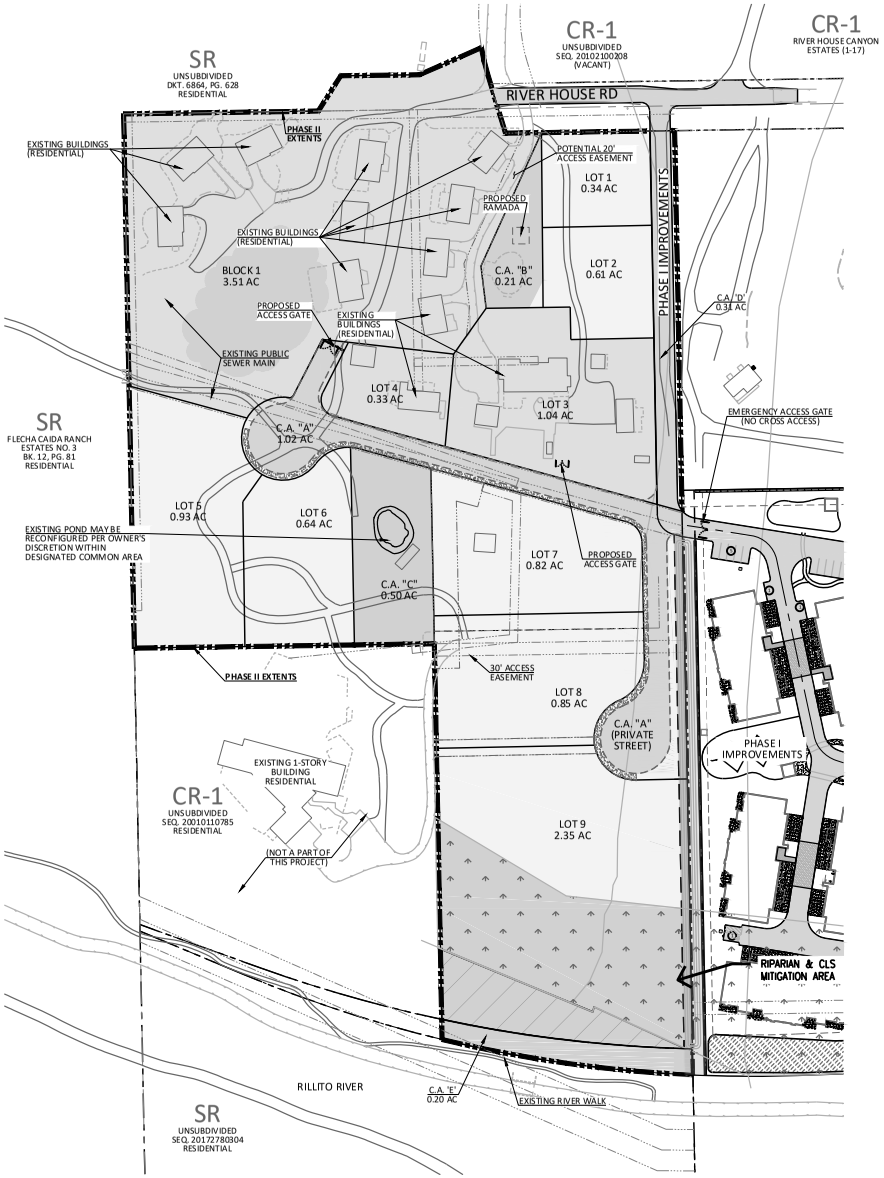
TOTAL PROJECT AREA: 20.82 ACRES
TOTAL NATURAL OPEN SPACE UPLAND AREA: 2.0 ACRES
TOTAL NUMBER OF RESIDENTIAL UNITS: 177
- 2-STORY RESIDENTIAL: 16 BUILDINGS (9 UNITS EACH)
- 3-STORY RESIDENTIAL: 3 BUILDINGS (11 UNITS EACH)

MAXIMUM BUILDING HEIGHT:
- 2-STORY RESIDENTIAL: 32 FEET
- 3-STORY RESIDENTIAL: 45 FEET
- COMMUNITY AMENITY (QUAD): 36 FEET
- PUBLIC AMENITY: 18 FEET

BUFFERYARDS TO BE PROVIDED ON ALL PROJECT EDGES IN CONFORMANCE WITH EXHIBIT II.F.2: LANDSCAPE BUFFERYARD & RIPARIAN MITIGATION PLAN.

EXHIBIT II.A.1
ENDEAVOUR CONCEPT PLAN

ENDEAVOUR CATALINA FOOTHILLS



*Common Area E may be added to Lot 9 at owner's discretion.

150 75 0 150 300

SCALE: 1" = 150'

LEGEND

- NEW SINGLE FAMILY LOTS
- EXISTING RESIDENTIAL
- OPEN SPACE (RIPARIAN AREAS AND COMMON AREAS)

EXHIBIT II.A.2
PARCEL B CONCEPT PLAN

ENDEAVOUR CATALINA FOOTHILLS

C. Open Space & Recreation Concept

1. Endeavour

Endeavour will be a highly amenitized active adult community with an assortment of indoor and outdoor recreation opportunities to support the health and fitness goals of the residents. Endeavour's Open Space & Recreation Concept is illustrated in *Exhibit II.C.1.*

a. Recreational Amenities

At the southeast corner of the Project is the Craycroft Trailhead–a very busy entry to The Loop, which includes parking, restrooms and a small sitting area. Envisage is working with the County to create additional public parking in an extension area to the west of The Loop's existing parking. As part of the Project, Envisage will create a public amenity to include a diner—possibly out of an iconic Airstream—that serves coffee, smoothies and prepared breakfast and lunch items. Programming in this area would also include shaded areas, benches, tables/seating, bike pump stations and bike repair stations. Understanding these types of amenities could not be independently supported by The Loop traffic due to its somewhat remote location, this will be an extension of the Project, and Endeavour residents and guests would have separate access from the Project to this area and could help support the customer volume. The synergy between Loop patrons and Envisage residents supports an intergenerational culture and diminishes ageism.

Endeavour's outdoor recreation amenities—or functional open space amenities—are expected to include, but may not be limited to, the following:

- Public Amenity Space 0.09 acres
- Dog Park 0.18 acres
- Bocce Courts 0.14 acres
- Croquet 0.20 acres
- Pickle Ball Courts 0.21 acres
- Putting Green 0.06 acres
- Swimming Pool 0.11 acres
- Outdoor Exercise Areas 0.02 acres
- Campus Green 0.53 acres
- Community Garden 0.08 acres
- Walking Paths (3700 linear feet) 0.42 acres

TOTAL RECREATION AREA (APPROX.) 2.0 ACRES

In addition to Endeavour's extensive list of outdoor recreational amenities, the Quad is the central feature of the community and its hub of activity. Modeled after a small liberal arts college setting, the Quad will feature a number of indoor recreation amenities and gathering spaces, including a fitness center, activity

rooms and enrichment/lecture halls.

Endeavour's recreation amenities and its proximity to The Loop, as well as enhanced landscaping and extensive outdoor programming, are key features of Endeavour that will support the residents' quality of life. Additional programming will be incorporated into the community based on the residents' interests and demand.

Endeavour will comply with the County's Recreation Area Plan ordinance by demonstrating the value of all the recreational amenities, both indoor and outdoor, and will meet or exceed the value of the in-lieu fee based on the number of dwelling units provided.

b. *Natural Open Space/Wildlife Corridor*

A significant portion of Parcel A and an area between Parcels A and B are being set-aside as NOS/wildlife corridor. The largest of the three NOS areas encompasses approximately 2.0 acres at the north end of Endeavour (identified on *Exhibit II.C.1*) and is located on a hillside featuring native vegetation, including saguaro cacti. This area will remain natural and will serve as a natural buffer between Endeavour and existing residential development to the north. In addition, an internal north/south drainageway measuring approximately 0.8 acres will be created on Parcel A to link this NOS area with the Rillito Creek. This drainageway will be enhanced with riparian vegetation and will provide a wildlife linkage through the Project to ensure safe wildlife movement through the Property. A north/south buffer area measuring approximately 1 acre between Parcels A and B will be created including a minimum 34-foot width with Wildlife Fencing on one side of the linkage. The final area of NOS measuring approximately 1.43 acres is located along the southern boundary of Parcel A. This area is between sixty-five and one hundred feet wide and includes riparian habitat mitigation and detention/retention.

The following summarizes Endeavour's NOS areas:

• Site Detention/Retention/Riparian Mitigation	1.43 acres
• Drainageway/Riparian Mitigation	0.8 acres
• Parcel A/Parcel B buffer	1 acre[6]
• NOS – Upland Area	2.0 acres
TOTAL NOS	5.23 ACRES

[6] This includes a portion of the buffer located on Parcel B, but calculated within the Parcel A Natural Open Space.

PASSIVE / NATURAL OPEN SPACE

SITE DET/RET/ON-SITE RIPARIAN HABITAT MITIGATION	1.43
DRAINAGEWAY - ON-SITE RIPARIAN HABITAT MITIGATION	0.8 AC
PARCEL A/PARCEL B BUFFER	1.0 AC
NATURAL OPEN SPACE - UPLAND AREA	2.0 AC
TOTAL	5.23 AC

150 75 0 150 300

SCALE: 1" = 150'

EXHIBIT II.C.1
ENDEAVOUR OPEN SPACE
& RECREATION CONCEPT

ENDEAVOUR COMMUNITIES CATALINA FOOTHILLS

2. Parcel B

Parcel B will feature a recreation area for its residents, exceeding the County's minimum ratio of 871 square feet per each new home, as indicated on *Exhibit II.C.2: Parcel B Open Space & Recreation Concept*. The recreation area will be in Common Area B. In addition, there are areas within Parcel B that will remain NOS and may be used as passive NOS areas. NOS aeras are not recreation areas for purposes of complying with the Recreation Area Plan ordinance.

One area of NOS is the existing pond identified within Common Area "C", which will remain and may be reconfigured at the Owner's discretion. Common Area "C", which measures ½ acre in size, features vegetation that (although unmapped) could be classified as Hydro/Meso Riparian area, per County classification standards. This vegetation, along with the existing pond, create a passive NOS feature for the enjoyment of residents within Parcel B. The pond currently serves as a retention pond, and it will be improved to also serve as a detention basin ensuring post-development stormwater discharges are comparable with pre-development conditions.

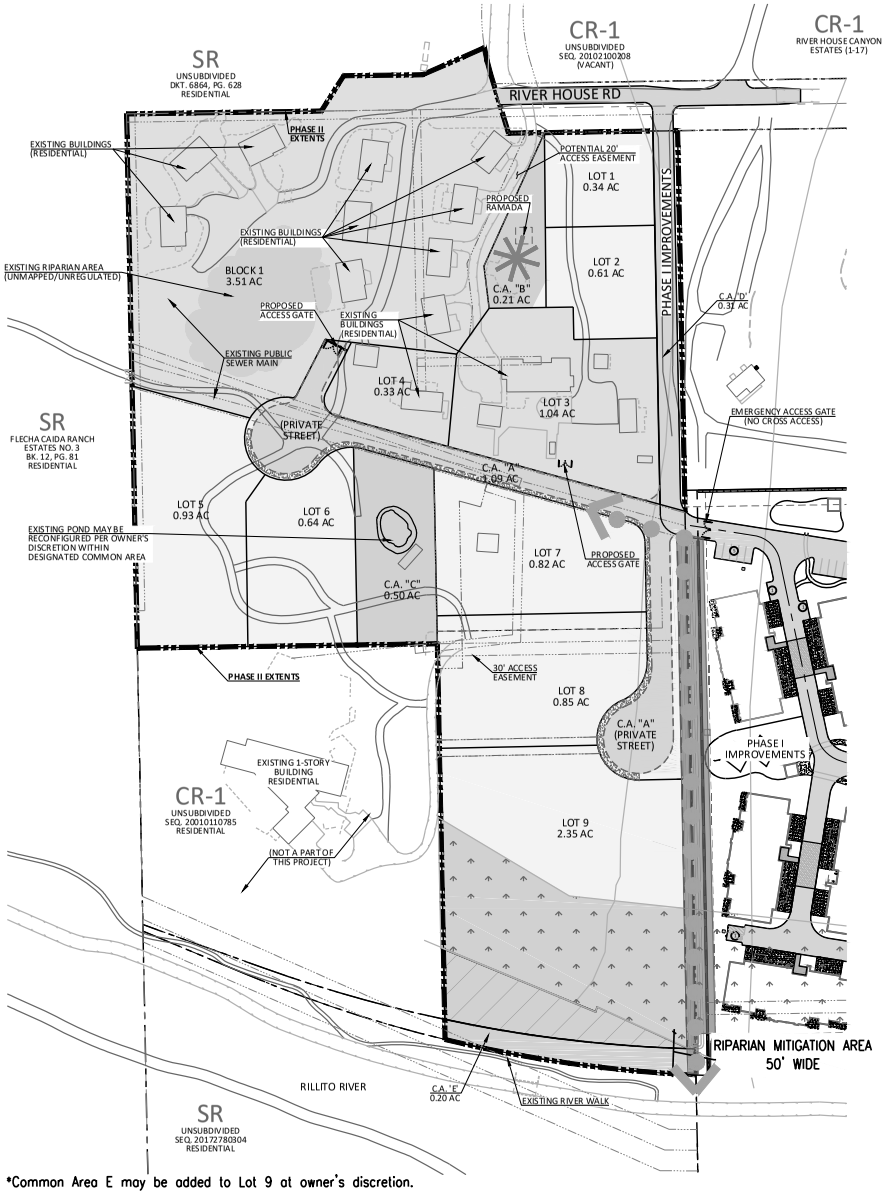
Additional Hydro/Meso Riparian vegetation within Block 1, which is also approximately ½ acre in size, will serve as a passive open space amenity for residents in that portion of Parcel B.

Parcel B residents will be able to access The Loop via a private access easement along the property line between Parcel A and Parcel B.

The following summarizes Parcel B's NOS areas:

Existing Riparian Area (Unmapped/Unregulated)	0.5 acres
Common Area C (Riparian Area)	0.5 acres
Common Area E[7] Existing IRA (Riparian Area)	0.2 acres
Southern natural area (CLS BioCore and IRA on Lot 9)	1.32 acres
TOTAL NOS	2.52 ACRES

[7] Common Area E may be deleted and incorporated into Lot 9 as natural area at owner's discretion.



*Common Area E may be added to Lot 9 at owner's discretion.

RECREATION AREA CALCULATIONS

7 NEW UNITS @ 871 SF/UNIT =	6,097 SF	0.14 AC
RECREATION AREA PROVIDED COMMON AREA "B" = (EXCEEDS MINIMUM REQUIRED)		0.21 AC
RECREATION AREA =		0.21 AC

LEGEND

- MAJOR RECREATIONAL FEATURE
- 5' PRIVATE RIVERPARK ACCESS

OPEN SPACE AREAS

EXISTING RIPARIAN AREA (UNMAPPED/UNREGULATED)	0.5 AC
COMMON AREA C (UNMAPPED/UNREGULATED RIPARIAN AREA)	0.5 AC
COMMON AREA E (EXISTING IRA)	0.20 AC
SOUTHERN NATURAL AREA (CLS BIOCORE & IRA ON LOT 9)	1.32 AC
TOTAL	2.52 AC

EXHIBIT II.C.2
PARCEL B OPEN SPACE
& RECREATION CONCEPT

ENDEAVOUR CATALINA FOOTHILLS

D. Permitted Uses

The uses listed below shall be permitted within the Specific Plan. Additional uses not specifically listed may be permitted by the Pima County Planning Official if determined to be similar in nature to other permitted uses and supportive of the vision for this Specific Plan, as described in Subsection II.A: Project Overview.

a. Endeavour

Permitted uses within Endeavour include:

- Age-restricted multiple dwelling development (rental and/or ownership)
- Restaurant (use restricted to Endeavour residents and their guests within the Quad; use open to public in Public Amenity area of Specific Plan)
- Beverage service (use restricted to Endeavour residents and their guests within the Quad; use open to public in Public Amenity area of Specific Plan)
- Recreation facilities and amenities (as depicted on Exhibits II.C.1 & 2)
- Private club/lodge (Quad)
- Clubhouse/community center/Wellness Center (Quad)
- Commercial & retail services (limited to Public Amenity area of Specific Plan)
- Personal services (for residents only)

b. Parcel B

Permitted uses within Parcel B include:

- Single-family residential (attached or detached)
- Multiple dwelling development (rental and/or ownership)

E. Prohibited Uses

This Specific Plan has been uniquely designed as a mixed-use neighborhood with an independent living community geared toward healthy, active seniors and a more traditional residential layout on Parcel B. Apartments without age restriction and assisted living/long-term care medical uses are expressly prohibited within this Specific Plan.

F. Development Standards

1. Site Development

a. *Endeavour*

The following development standards shall govern Endeavour's site development.

- Minimum Site Area: none
- Maximum Site Coverage: none
- Maximum Residential Density: 9 residences per acre (177 units)
- Maximum Building Height (also refer to *Exhibit II.A.1: Endeavour Concept Plan*):
  - 2-Story Residential Buildings: 32 feet
  - 3-Story Residential Buildings: 45 feet
  - Community Amenity Building (Quad): 36 feet
  - Public Amenity Building: 18 feet
- Minimum Building Separation: per building code
- Minimum Perimeter Setbacks[8] (also refer to *Exhibit II.A.1: Endeavour Concept Plan*):
  - North: 20 feet
  - South: 50 feet
  - East: 30 feet (Amenities, including buildings, shade structures, tables and seating, may be located within the perimeter setback area of the Public Amenity area at the southeast corner of the Project.)
  - West: 25 feet
  - Accessory structures may be located within the perimeter setback areas. Accessory structures may include, but are not limited to, the following:
    - Guard house at Endeavour's entry gate
    - Utility and storage structures
    - Structure at dog park to facilitate pet care

b. *Parcel B*

The following development standards shall govern site development on Parcel B.

- Minimum Lot Area: 14,000 square feet for new SFR lot
- Maximum Lot/Site Coverage: none

[8] NOTE: Perimeter setbacks shall be measured from the Property lines existing prior to any dedication to the County and as shown in *Exhibit II.A.1: Endeavour Concept Plan*.

- Maximum Residential Density: 1.2 residences per acre for new homes (up to a total of 19 units)
- Maximum Building Height: 24 feet/2 stories
- Minimum Building Separation: per building code
- Minimum Lot Setbacks:
  - Front: 20 feet
  - Side & Rear: 10 feet

2. Landscape Bufferyard Standards

Landscape bufferyards within this Specific Plan shall be developed as illustrated in *Exhibits II.F.2-1 and II.F.2-2, Landscape Bufferyard & Riparian Mitigation Plans* and as described in Subsections II.F.2.a & b, below. Vegetation densities within the Specific Plan Bufferyards will be provided in accordance with the County's Landscape Design Manual Bufferyard "C" requirements. Bufferyard structural elements, which may include (but are not limited to) Wildlife Fencing, earth berms and masonry walls, will vary across the Project. The exact location, type and height of the structural elements will be determined at time of development plan submittal based on site conditions. In some cases, bufferyard structural elements may be located on the Property line.

a. Endeavour

(1) North

The north bufferyard will vary between 0 feet and 20 feet in width. Mesquite bosques consisting of densely planted Velvet Mesquites shall be established along Endeavour's northern boundary, as shown in *Exhibit II.F.2-1*, to assist in screening Endeavour buildings from view. Fifty (50) percent of the trees to be planted in this area shall be 36-inch box size.

(2) South

The south bufferyard will range between 50 and 100 feet in width and will also provide riparian (IRA and CLS) mitigation and an unpaved internal pedestrian circulation path. Wildlife Fencing will be placed along Endeavour's southern boundary. Public amenities, including a diner (e.g., Airstream), shade structures, tables and seating areas may be located within the south bufferyard area on the eastern end of the project near the existing River Park staging area. See Appendices A and B for a more detailed analysis of the CLS mitigation in this area.

See *Exhibit II.F.2.b: South Bufferyard Cross-Section*.

(3) East

The east bufferyard will vary between 0 feet and 10 feet in width.

Exhibit II.F.2.c(1): East Bufferyard Cross-Section depicts the interface between Parcel A and the County's property through the parking area.

Exhibit II.F.2.c(2): Northeast Bufferyard Cross-Section shows the proposed bufferyard cross-section along Parcel A's eastern boundary, north of the parking area.

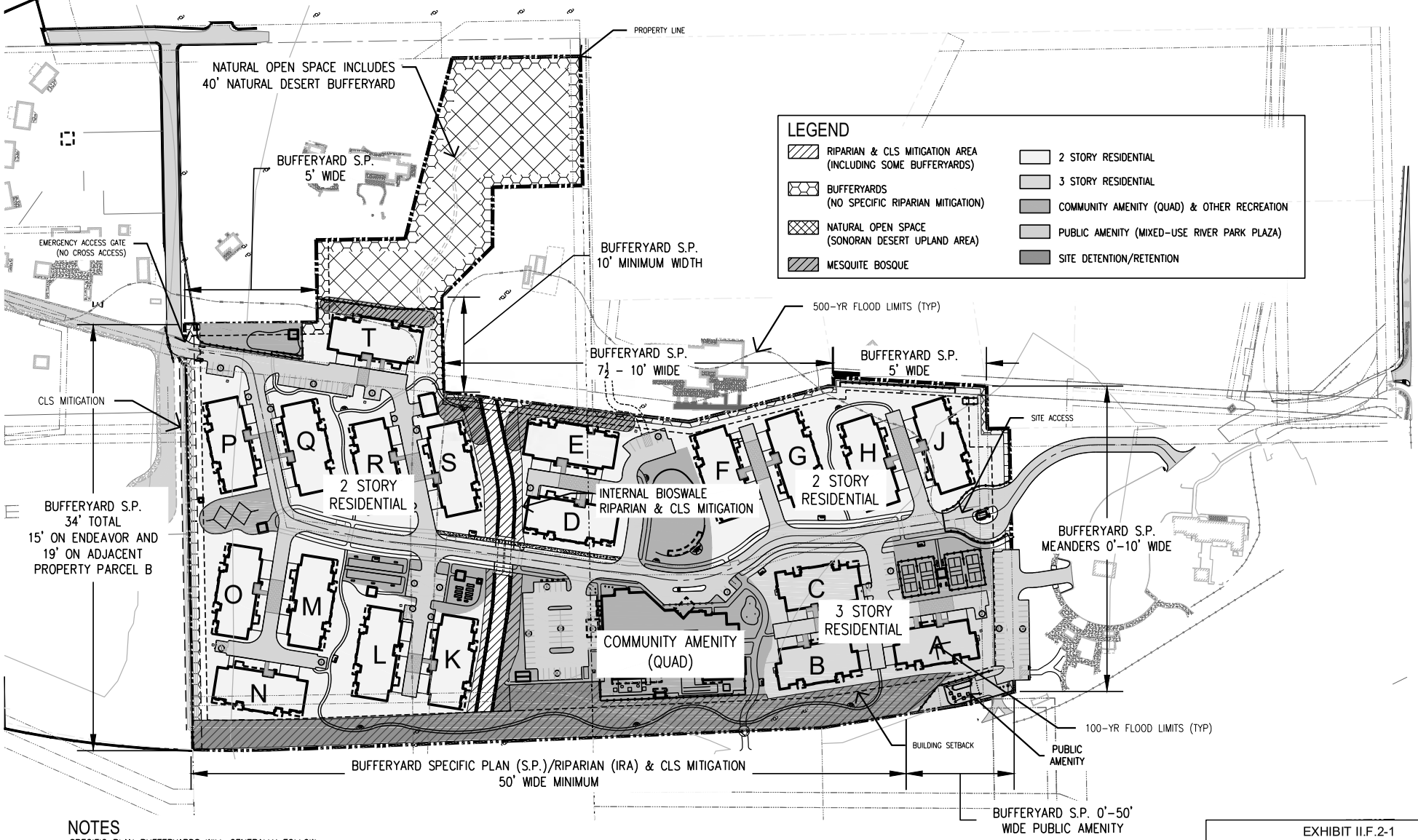
(4) West

The west bufferyard between Parcels A and B will be a minimum of 34 feet in width, 15 feet of which will be on Parcel A and shall include Wildlife Fencing The remaining 19 feet will be accommodated on Parcel B. A berm of approximately three feet tall will provide additional buffering between Parcel A and Parcel B to the west.

See *Exhibit II.F.2.d: West Bufferyard Cross-Section*.

b. Parcel B

Because Parcel B is surrounded by similar low-density residential development on all sides (except where adjacent to Endeavour), no landscape bufferyards are required. (See Subsection II.F.2.a(4), above, and *Exhibit II.F.2.d: West Bufferyard Cross-Section* regarding bufferyard and berm treatment along Parcel B's shared boundary with Endeavour.) Note that Common Area E on the southern edge of Parcel B may be deleted and instead incorporated into Lot 9 as NOS at the owner's discretion.

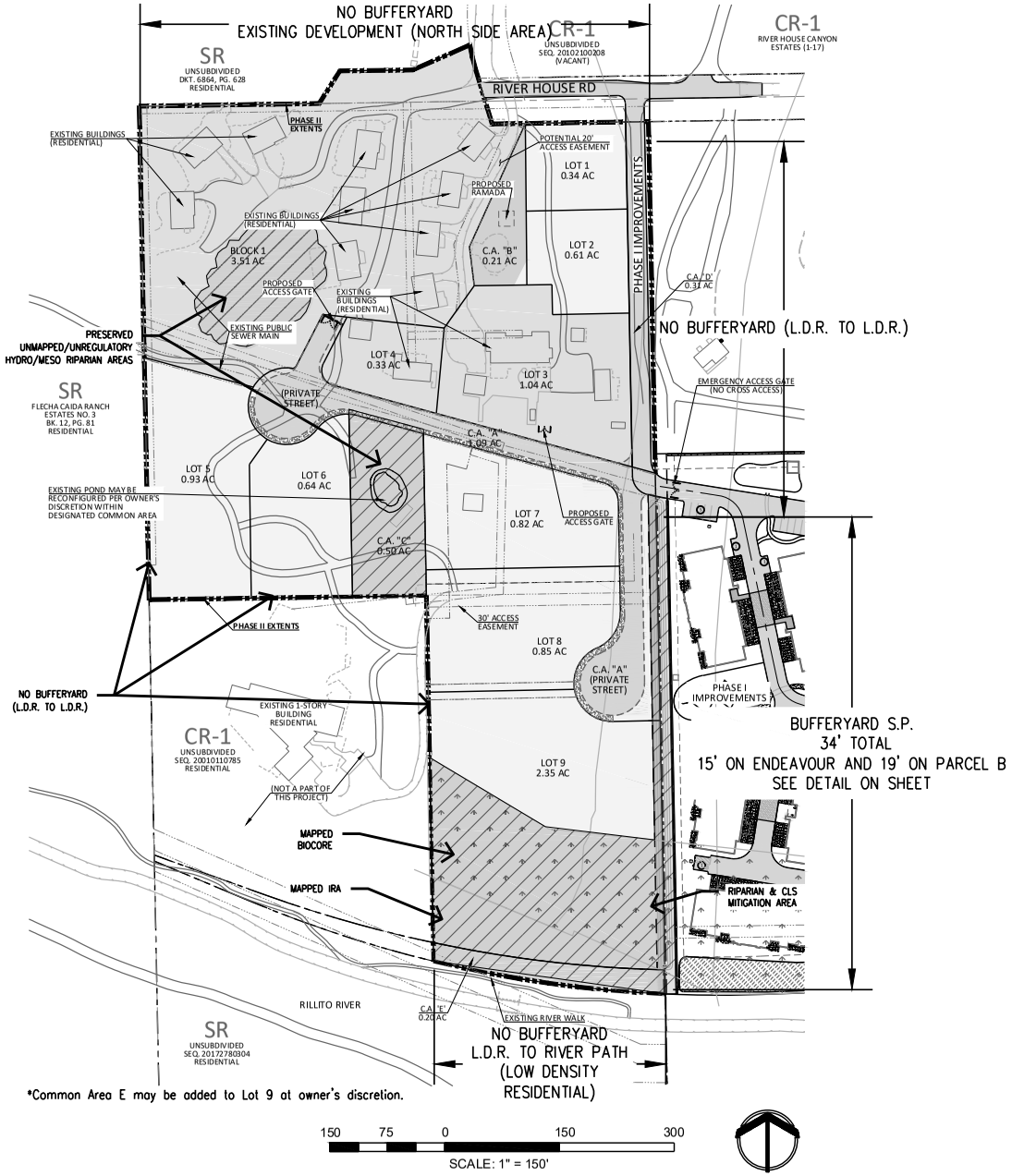


NOTES

SPECIFIC PLAN BUFFERYARDS WILL GENERALLY FOLLOW THE PLANT DENSITIES AND STRUCTURE FOUND IN BUFFERYARD "C".

EXHIBIT II.F.2-1
ENDEAVOUR LANDSCAPE BUFFERYARD
& RIPARIAN MITIGATION PLAN

ENDEAVOUR CATALINA FOOTHILLS



LEGEND

- PRESERVED UNMAPPED/UNREGULATORY HYDRO/MESO RIPARIAN AREAS
- RIPARIAN & CLS MITIGATION AREA
- BUFFERYARD

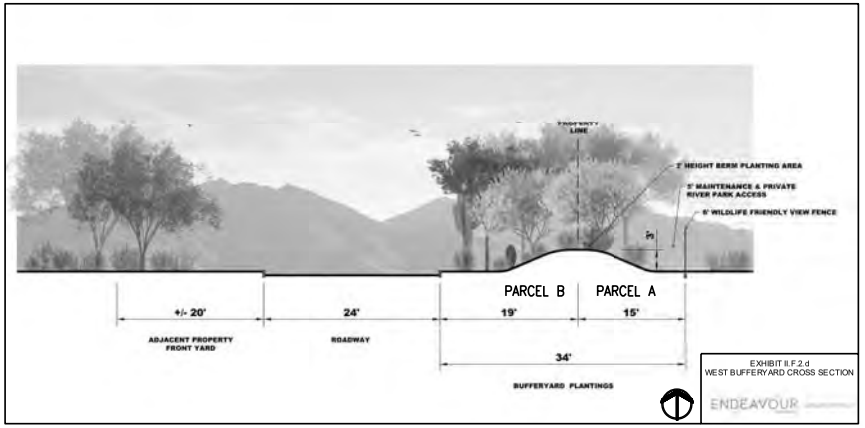
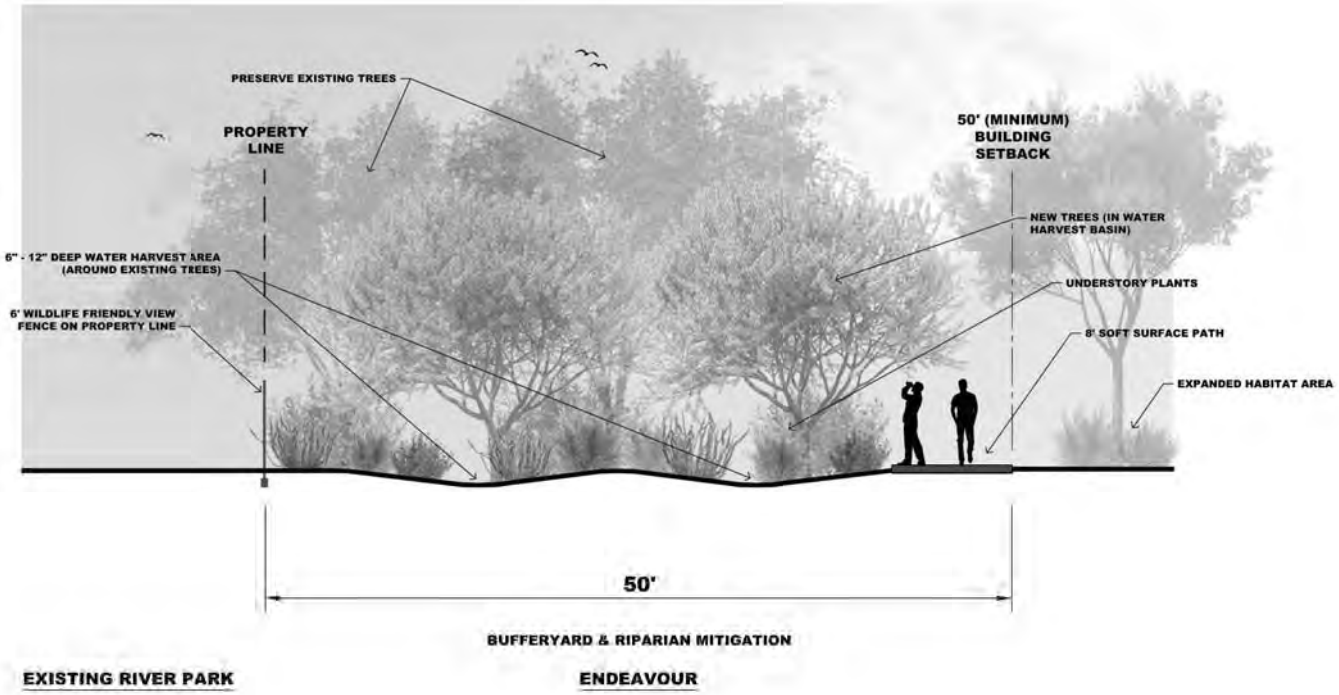


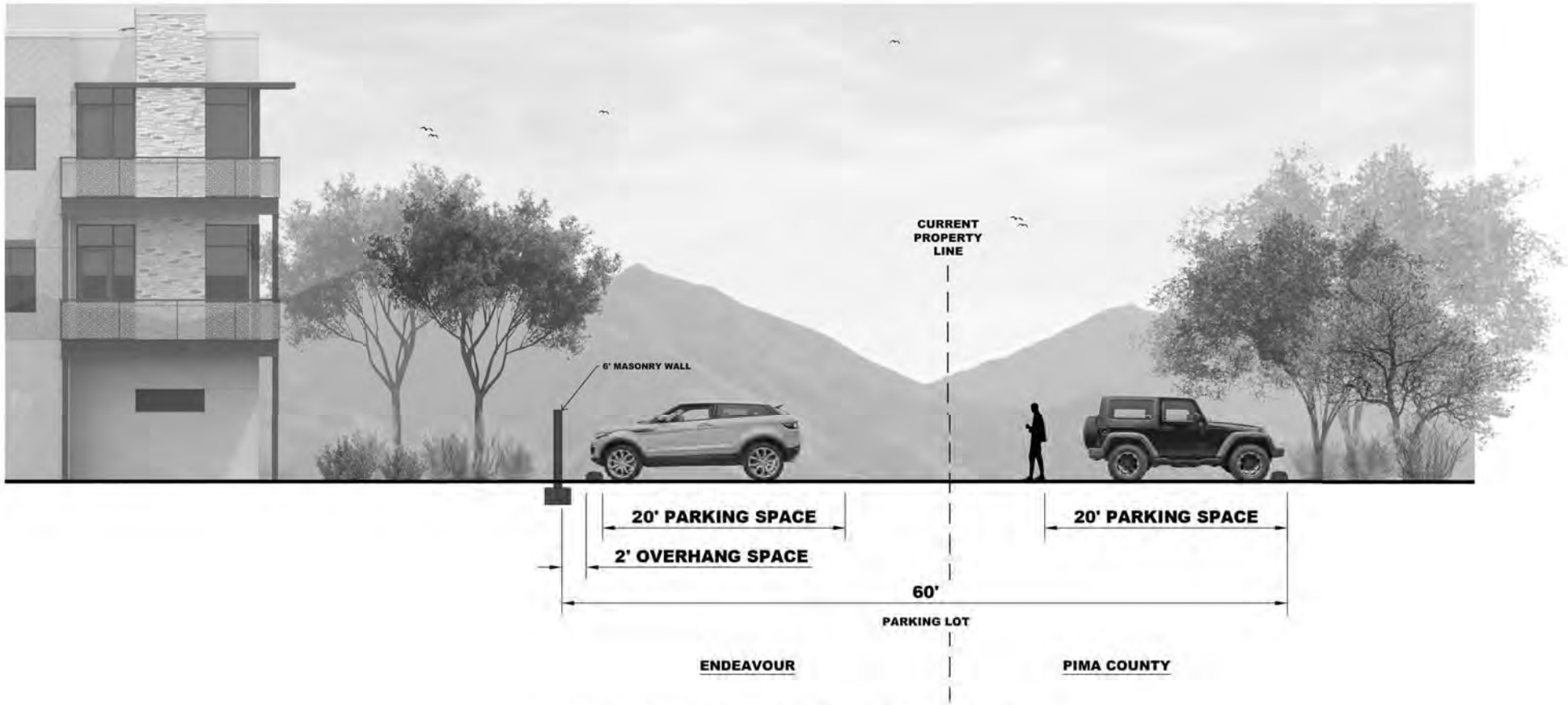
EXHIBIT II.F.2-2
PARCEL B LANDSCAPE BUFFERYARD
& RIPARIAN MITIGATION PLAN

ENDEAVOUR COLLECTIVE | CATALINA FOOTHILLS



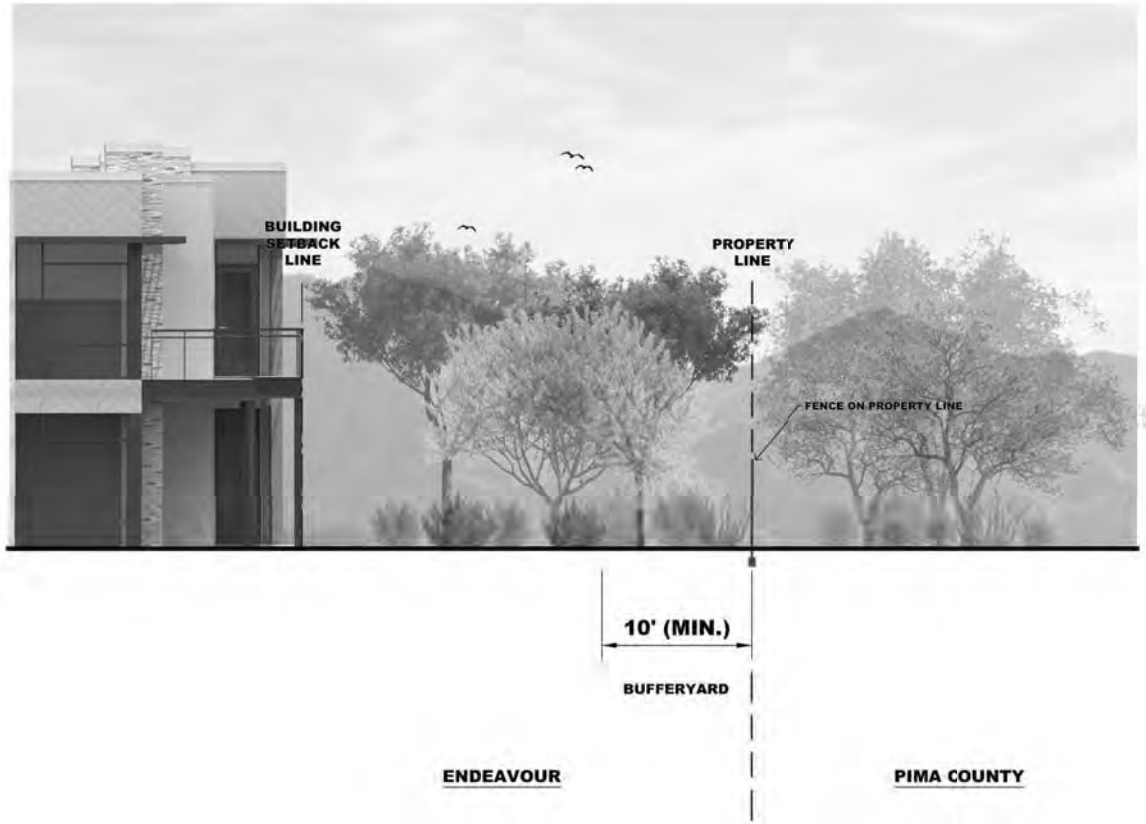
SOUTH BUFFERYARD CROSS-SECTION

NOT TO SCALE



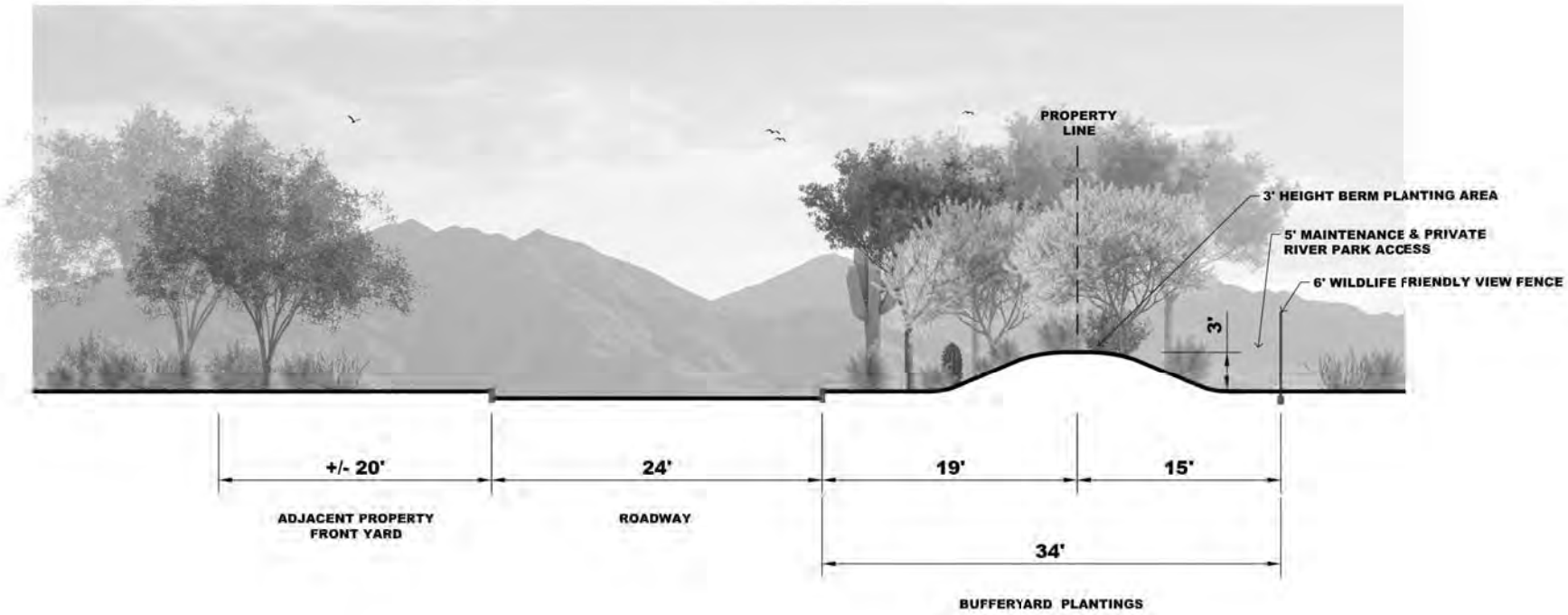
EAST BUFFERYARD CROSS-SECTION

NOT TO SCALE



NORTHEAST BUFFERYARD CROSS-SECTION

NOT TO SCALE



WEST BUFFERYARD CROSS-SECTION

NOT TO SCALE

3. Parking

a. Endeavour

Parking within Endeavour shall be provided as follows:

(1) Resident

Each residential unit within the 2- and 3-story residential buildings will have a one-car garage.

Envisage also offers a car share program. Through this program, Endeavour residents may reserve and utilize Endeavour's fleet of electric vehicles.

(2) Staff

Envisage anticipates having a total of 50 staff members at Endeavour. The peak number of employees on the Property at one time is projected at 32. A minimum of 32 staff parking spaces will be provided within Endeavour, and these spaces will be concentrated near the Quad.

Envisage also offers its employees incentives to ride-share and utilize public transportation.

(3) Visitor

Envisage projects a typical visitor rate of 10-15% at any given time. A minimum of 30 visitor parking spaces will be provided within Endeavour, and although these spaces may be concentrated near the Quad, several of them will be distributed throughout the community.

(4) Rillito River Park

Envisage is working with the County to create additional public parking in an extension area to the west of The Loop's existing parking. (The parking reconfiguration is illustrated on *Exhibit II.C.1: Endeavour Recreation Concept*.)

(5) Bicycle Parking

Long-term bicycle storage will be incorporated into the individual residential units.

Short-term bicycle parking will be provided near the Quad (space for a minimum of 10 bicycles) and in the Public Amenity area near The Loop (space for a minimum of 15 bicycles).

b. Parcel B

Parking within Parcel B shall be provided as follows:

(1) Resident

- Two spaces shall be provided for each new residential unit. Spaces may be provided within the driveway or an enclosed garage.
- One space has been provided and shall remain for each existing residence.

(2) Visitor

- For new residential units, one space per every four residential units shall be provided for visitors. Spaces may be provided within a designated/clustered visitor parking area, within individual driveways, as tandem parking behind existing carports or on-street.

4. Trash/Recyclables Collection & Commercial Pick-Up Plan

Each Endeavour residence will include an elongated single-car garage with an indented storage area to accommodate trash and recyclable bins. Residents will be responsible for putting their trash and recyclables into the prescribed bins. Endeavour's housekeeping and maintenance departments will have a daily schedule for assigned pick-ups at each residential building. Both departments will have access to utility vehicles for pick-up service.

A centralized campus trash and loading area will be located at the Quad and will contain a commercial trash compactor, as well as containers to-be-sized by the local trash company with the support of the Envisage architecture team. The intent is to right-size the waste receptacles, reduce the commercial trash vehicle size and establish a pickup schedule that services the campus during Craycroft's off-peak traffic hours.

Solid waste and recycling for Parcel B will be via individual contracts with private service providers.

5. Buffelgrass Elimination

While no buffelgrass was observed on the Property, the Owner shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the Property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of the Property within the Specific Plan area.

6. Wildlife Habitat and Conservation Land System ("CLS")

The following elements will be incorporated into the Endeavor project to support the creation of wildlife habitat in conformance with the CLS objectives.

a. *Wildlife Habitat*

Wildlife habitat areas will be created and/or enhanced and include the following design features:

(1) Parcel A southern boundary:

- 1.43 acres
- Preserve existing old growth mesquites
- Incorporate water harvesting
- Vegetate with native species to create understory, midstory and overstory (tree canopy)
- Wildlife Fencing at Property line per Section II.F.2.a(2).

(2) Parcel A internal drainage channel:

- 0.8 acres
- Natural surface at invert of the drainageway
- Minimum 22 feet wide bottom width
- Approximately 70-90 feet total width of area including adjacent landscape
- Vegetated with native species to create understory, midstory and overstory (tree canopy)
- No pedestrian paths along edges of drainageway
- Limited lighting along edges of drainageway
- 4-foot minimum clearance under roadway crossing
- Sides of channel stabilized with “self-healing” gabions or other materials friendly to wildlife

(3) Buffer between Parcels A and B:

- 1 acre
- Approximately 34 feet wide vegetated area
- Approximately 3-foot-high berm centered on the property line between Parcels A and B
- Vegetated with native species to create understory, midstory and overstory (tree canopy)
- Wildlife Fencing between properties (set ten feet inside Parcel A property)
- Front yards of houses on Parcel B facing Wildlife Corridor provide additional open space and low intensity use for a lower impact on wildlife movement.

(4) Additional Landscape Provisions:

- Project to be vegetated with predominantly native plants supporting birds and pollinators.
- Opportunities for education on native plants, pollinators, and wildlife such as plant walks for residents and guests with plants identified with

name plaques

- The following plants will be included in landscape plans. These plants will be located primarily in the revegetated wildlife corridors but may also be located throughout the project. Other plants that support the objective of providing enhanced wildlife habitat may also be included. Areas not specifically identified as wildlife habitat may contain other plants:
    - Velvet Mesquite (*Prosopis veluntina*)
    - Netleaf Hackberry (*Celtis reticulata*)
    - Desert Hackberry (*Celtis palida*)
    - Arizona Sycamore (*Platanus wrightii*)
    - Desert Willow (*Chilopsis linearis*)
    - Catclaw Acacia (*Senegalia greggii*)
    - Fairy Duster (*Calliandra eriophylla*)
    - Autumn Sage *(Salvia greggii*)
    - Desert Milkweed (*Asclepias subulata*)

(5) Additional features to support wildlife

- Lucy's Warblers nest boxes or other features installed at the appropriate time.
- Consultation with local wildlife experts is encouraged to develop additional wildlife features that are appropriate for the project and will not only provide additional habitat, but opportunities for residents to observe and learn about wildlife.

b. Natural Open Space/Habitat

Existing NOS/habitat areas within the Property contain native vegetation and will remain undisturbed, providing additional wildlife habitat areas. These areas are as follows:

(1) Upland Sonoran Desert on Parcel A:

- 2 acres of native Upland Sonoran Desert Vegetation to be preserved. This area is the only area on site with native Upland Sonoran Desert Vegetation.
- The area contains Saguaro/Palo Verde plant community and specifically has 19 saguaros of varying sizes, indicating there is recruitment of saguaros.
- The saguaro population includes (9) between 1 foot and 4 feet, (6) between 5 feet and 10 feet, (4) between 15 feet – 30 feet.
- This area, while not mapped under the CLS, provides some of the highest quality native Upland Sonoran Desert habitat on site and provides habitat that is better than the existing mapped Biological Core Management Areas.

(2) Parcel B:

- 1 acre on Parcel B that contains existing riparian habitat that meets the criteria for "Hydro/Meso Riparian Areas will be preserved as part of the Specific Plan. These areas contain a mesquite bosque and large "hydroriparian" vegetation, specifically a large Cottonwood tree along with other riparian species.
- Areas mapped under the Conservation Land System (CLS) on Parcel B as Biological Core Management Area and Important Riparian Area (IRA) will remain undeveloped. These areas are sparsely vegetated and may be enhanced and revegetated with native vegetation at the discretion of the property owner.

See Appendices A and B for more detailed analysis of the CLS mitigation.

G. Architectural Design Concept

1. Endeavour

Endeavour is intended to follow concepts seen in Desert Modern architecture. With this approach, both the site design and architecture will reflect the use of natural and native materials and finishes, sometimes subtle and sometimes in striking gestures. A balance of open air and large areas of glass will be balanced by quieter walls, and statements made in design are simple but bold. Interior and exterior spaces will be blurred in the sense that there is an emphasis on providing both physical and visual access to the outside spaces.

All colors used on the buildings shall be muted, natural/earth-tone colors. Materials used are intended to be stone, stucco or EIFS walls, accented wood in both plank and pole, accent metal in railings and canopy covering structures, all in a very natural and soft palette. Long unbroken expanses of building walls that run the extent of the building side without windows openings or ornamentation will not be permitted. Longer building walls will be broken up with projections or recessions as an architectural feature.

Roofs of all buildings will be treated with a non-reflecting coating and a color that blends into the natural/muted color palette. All mechanical equipment will be screened and painted with the goal of the screen blending into the roof. No solar panels and/or wind mechanical may be placed on the roofs.

Buildings will use overhangs and shaded areas to provide respite from the hot sun and to protect the residents. Canopies and trellises will also be used for more independent shading, such as adjacent to dining and exercise venues and pool areas. At both pickle ball and bocce courts, a shaded area will be provided for the users.

The Quad building is both the physical and emotional focal point of the community. Located in a central location on the Property, it serves as the hub of activity, whether for

dining, education, exercise or relaxation. Many group activities are scheduled here, and residents will be encouraged to gather.

The character of the community is resort-like, and the residential buildings will feel more like large homes instead of 9- and 11-unit groupings. Large terraces and ground floor patios are designed to feel more like an outdoor room where residents can entertain or relax in an extension of their living and dining spaces.

2. Parcel B

The architecture within Parcel B will be designed to reflect and blend in with the residential character of the existing and surrounding uses.

H. Hydrology

1. Parcel A Hydrology

Endeavour consists of multiple buildings, the associated paved access and parking, and a large, landscaped area along the southern boundary that will provide retention/detention and stormwater harvesting. Stormwater runoff from the building and parking areas will be conveyed throughout the parking areas and access lanes toward the landscaped areas. Endeavour will increase the total Property impervious cover to 71% with stormwater runoff for this Property increasing by 93cfs for the 100-year event. The proposed improvements will incorporate depressed water harvesting areas throughout to provide some detention of stormwater and will reduce post-developed discharges to acceptable levels comparable with pre-developed discharges. The proposed drainage patterns will continue to be directed in a manner consistent with existing drainage patterns so as not to create any adverse impacts to the parcels and developments located adjacent to the subject development. (See *Exhibit II.H.1: Parcel A Drainage Concept*.)

A drainage channel will be constructed within the Property to collect offsite runoff from OFF1 through OFF6 (refer to *Drainage Concept*) and convey it safely through the Property southward to a proposed detention basin. The preliminary channel size is estimated to be 24 feet wide, 2 feet in depth with 3:1 side-slopes. The channel will be earthen bottom with the sides of the channel stabilized with “self-healing” gabions or other materials friendly to wildlife. With the flat topography of the Property, the channel is not expected to have erosive velocities. A 10-foot x 2-foot reinforced concrete box culvert (or equivalent) will be installed where the main driveway crosses the channel. There shall be a minimum 4-foot clearance under the roadway crossing to facilitate wildlife movement.

In an effort to slow the offsite water through the Property prior to flowing into the Rillito Creek, all channel runoff will flow into the proposed detention basin. As the basin fills to capacity, outflow will be through a 35-foot spillway at the south bank in front of the Loop scupper, denoted as LS1. A second spillway will be along the west bank that will release a portion of the flow westward where it will migrate to the second Loop scupper (LS2) and flow into the Rillito Creek. Both scuppers have the capacity to convey just over the 10-year storm event. Breaking up the stormwater into two directions allows more stormwater under the Loop path than existing conditions. Outflow from the Property will weir over the Loop path into the Rillito Creek for storm events that exceed the 10-year as it currently does.

Limiting the detention/retention depth and avoiding disturbance of the existing soil-cement bank protection along the Rillito Creek will help to preserve the existing vegetation within the 50-foot buffer along the Loop. There are numerous areas within the Property that have the potential for water harvesting. This will further reduce the

amount of stormwater arriving at the detention basins but have not been factored in at this juncture.

There will be multiple water harvesting areas and detention ponds. Many water harvesting areas will also function as detention. The main detention basins will be located within the 50-foot bufferyard at the south end of the Property. These main basins will be divided into two separate basins denoted as the West and East basins on *Exhibit II.H.1: Parcel A Drainage Concept*.

The West Basin has a retention volume of 17,800cf. This basin will be 3.25 feet in depth with a water surface elevation ("WSEL") of 2.25 feet in depth, an inflow of 100cfs and an outflow of 56cfs during the 100-year event. Outflow will be through a 15-foot weir at an elevation of 1-foot above the basin floor. This weir will be multi-level with an additional20-foot weir at 2.25 feet to allow offsite flow to be released toward loop scupper LS2 and a 35-foot weir along the south bank directed to LS1 should rise time and peak be concurrent. Overall, this basin will have two separate weirs above the WSEL.

The East Basin has 7,340cf of storage with an inflow of 34.6cfs from watershed D3 and an outflow of 19.4cfs during a 100-year event. This basin is 2 feet in depth and will have outflow through nine 1-foot spillways to meter the release to mimic the dispersed flow of existing conditions. Total site runoff after detention is 75.6cfs during a 100-year event that will sheet flow toward the scuppers and/or sheet flow over the Loop path as it does in existing conditions.

These basins are strategically placed adjacent to the existing, established riparian area to benefit the mature mesquite trees and the proposed vegetation to mimic the historical dense mesquite bosque. Outflow will be metered through the weir(s) that will discharge stormwater at its historical outlet into the Rillito Creek. (See *Exhibit II.H.1: Parcel A Drainage Concept*.)

The Project will also be subject to first-flush requirements. There are 12.9 acres of impervious cover proposed which results in 18,576 cubic-feet of volume required for first-flush, 4.2 acres of disturbed area resulting in 588 cubic-feet required, and 1.05 acres of existing riparian area resulting in 1,906 cubic-feet required. Therefore, total first-flush volume required is 21,070 cubic-feet in order to provide permeable area for infiltration and reuse of stormwater for vegetation. In addition to first-flush, the landscape plan will add a generous amount of vegetation to restore a good portion of the riparian area that has been void for many years.

The Project will produce a total runoff of approximately 161cfs in the 100-year flood condition. As such, post-development discharge will be required to be detained to reduce runoff from the Property to less-than or equal to existing conditions for the 100, 10 and 2-year storm events.

Parcel A is located in a shaded Zone X, which is an area determined to be inside the 500-year floodplain. There is a special flood hazard area ("SFHA") at the southeast corner of the Property that is an AE Zone with established water-surface elevations ("WSEL") from the Rillito Creek. Any structures within this zone shall have the finished floor elevation ("FFE") 1.5 feet above the published WSEL.

2. Parcel B Hydrology

Parcel B features a 9-lot residential development with parcels ranging from 0.22 to 2.38 acres in size, along with associated paved access roads. The proposed development will increase the site impervious cover that ranges from 7% to 12%. Stormwater runoff for this site increases by 8.1cfs for the 100-year event. The proposed improvements will incorporate a detention pond located in the vicinity where a pond currently resides to provide retention of stormwater and will reduce post-developed discharges to acceptable levels comparable with pre-developed discharges. As shown in *Exhibit II.H.2*, the proposed drainage patterns will continue to be directed in a manner consistent with existing drainage patterns so as not to create any adverse impacts to the parcels and developments located downstream from the subject development.

A roadside channel or swale will be constructed adjacent to the east-west street to collect offsite runoff from E5.7 and onsite flow from D5.1 and D5.1 arriving from the north and flow collected from lots 1 through 4 and lot 7to direct flow west. Preliminary channel size is estimated to be up to 10 feet wide, 1.5 feet in depth with depending upon final design configuration. With the flat topography of the site, the channel is not expected to have erosive velocities, however, the sideslopes of any bank steeper than 2:1 will be armored with rock for added stability.

The development will be subject to first-flush requirements. All pavement runoff will be directed to the proposed detention pond. This pond is required to provide permeable area for infiltration, reuse of stormwater for vegetation to meet the water quality protection goals of reducing downstream adverse impacts. This pond will be for detention and first flush, and therefore, not sustainable for aquatic life.

The detention basin will have a detention volume of 10,800. This basin will be 1-2 feet in depth and will reduce the runoff by 8.1cfs during the 100-year event. (See *Exhibit II.H.2: Parcel B Drainage Concept*.)

The proposed development will produce a total runoff of approximately 100.3cfs in the 100-year flood condition. As such, post-development discharge will be required to be detained to reduce runoff from the site for the 100, 10 and 2-year storm events.

Summary of Detention Basins					
Detention Basin ID	Qin (cfs)	Qout (cfs)	Depth (ft)	Volume Retained (ft^3)	Volume Detained (ft^3)
West Basin	100.2	56.2	3.25	17,804	50,715
East Basin	41.7	19.4	2.0	7,340	16,080
			Total	25,100	66,790

Q100 Prior to Detention		
Watershed	Area (acres)	Q_{100} (cfs)
D1	8.0	54
D2	5.7	46.2
D3	4.3	34.6
Total 134.8		

150 75 0 150 300

SCALE 1"=150'
C.I. = 1 ft

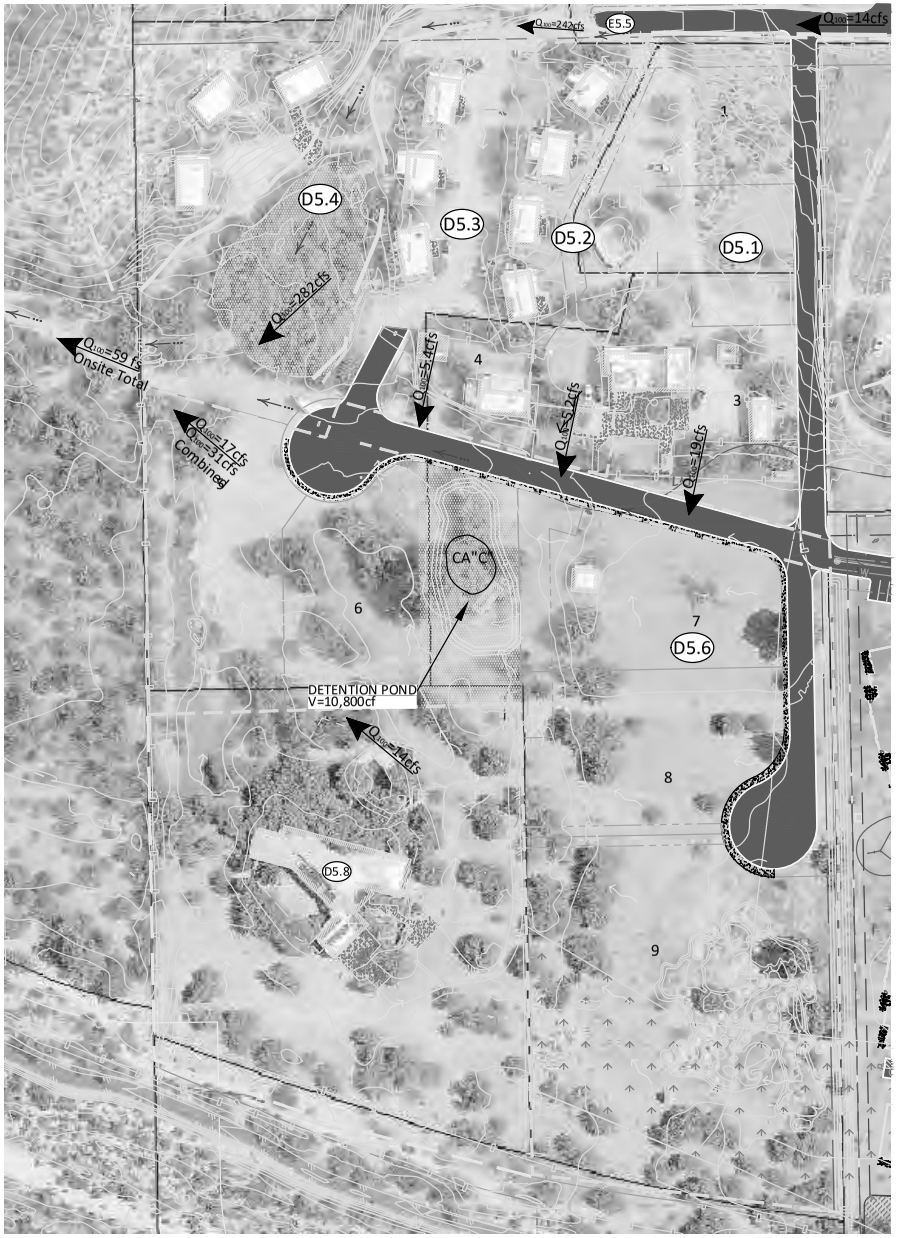
LEGEND

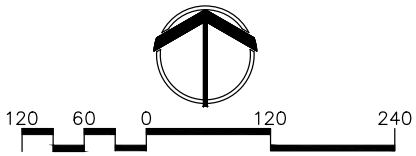
- Q_{100}=10cfs, D.A.=1.0ac — CONCENTRATION POINT
- OFFSITE WATERSHED BOUNDARY
- WATERSHED BOUNDARY
- SFHA
- EHS
- SHEET FLOW DIRECTION
- CONCENTRATED FLOW DIRECTION
- D1.1 — WATERSHED DESIGNATOR
- POTENTIAL WATER-HARVEST
- PROJECT BOUNDARY

EXHIBIT II.H.1

PARCEL A DRAINAGE CONCEPT
for ENDEAVOUR SPIRITED LIVING

CYPRESS CIVIL





SCALE 1"=240'
C.I. = 1 ft

LEGEND

Q_{100}=1cfs D.A.=1.0ac	CONCENTRATION POINT
	WATERSHED BOUNDARY
	OFFSITE WATERSHED BOUNDARY
	FLOW DIRECTION
	ROOF/CONCENTRATED FLOW DIRECTION
D1.1	WATERSHED DESIGNATOR
	FLOW-LINE

Area	Q_{100} Existing (cfs)	Q_{100} Developed (cfs)
5.1	16.3	19.1
5.2	4.8	5.2
5.3	6.0	6.0
5.4	39.6	39.6
5.6	11.7	16.6
Total	32.8	40.9
	Increase:	8.1

EXHIBIT II.H.2
PARCEL B DRAINAGE CONCEPT
for
ENDEAVOUR SPIRITED LIVING

CYPRESS CIVIL

I. Hillside Development

There are steep slopes located within the 2.1-acre NOS area at the north end of Parcel A. This area is subject to the County's Hillside Development Zone ("HDZ") requirements, although it will be avoided and will remain as NOS. (See Subsection IV.B, Topography & Grading.)

J. Transportation and Circulation

The Endeavour Spirited Living Traffic Impact Study ("TIS") analyzes the anticipated impacts from this Project on surrounding roadways and intersections. It also provides a set of recommendations for both onsite and offsite improvements, which are detailed in the sections below. The TIS (dated June 6, 2022) is included as Appendix C of this Specific Plan. Other than emergency-only cross access (and only if access for Parcel A to Craycroft is not available), Parcels A and B shall not have any other vehicular cross or shared access.

1. Proposed Ingress and Egress

Parcel A features one access location proposed onto Craycroft Road via an existing access (the "Main Access Road"). The Main Access Road currently exists at Craycroft Road and serves both The Loop/Craycroft Trailhead and the current residences to the east and north. The existing Main Access Road is stop-sign controlled at its intersection with Craycroft Road with one entering lane and one exiting lane. It is just north of a bridge over the Rillito River.

The proposed entrance to Parcel A will be through a new easement from the Main Access Road as shown on the attached plan. (See *Exhibit II.A.1: Endeavour Concept Plan*.) The existing access easements for the residential lots on the Main Access Road will remain, as will access to The Loop/Craycroft Trailhead parking area and extended parking/amenity area.

The design of the Project has been deliberately planned to positively impact surrounding properties by improving the Main Access Road. The Project will include signage that will direct traffic to Endeavour as well as to the Craycroft Trailhead. Other signs will indicate that the residential lots are private property to minimize the potential for errant drivers entering the private lots. The construction of the new Endeavour entrance road will minimize disturbance of trees, and every tree that is removed will be mitigated within the Project.

The safe design of egress onto Craycroft Road will involve collaboration with the County and City of Tucson. A preference is to require a right-turn exit-only for motor vehicles with a downstream U-turn opportunity to be constructed on the north leg of the Craycroft/Gregory School intersection for any traffic with destinations north on Craycroft.

The development of Parcel B includes a 9-lot residential neighborhood with 7 new single-family residences. Access will be via River House Road to Camino Blanco and

ultimately to River Road. Endeavour will have secondary emergency-only access along this route, which will be part of Parcel A construction. There will be a gate for emergency first-responder use only, and will only be used if access from Craycroft to Parcel A is not available.

The internal circulation of each parcel, as well as the access from the Main Access Road (Parcel A) and Camino Blanco (Parcel B) is shown in *Exhibits II.A.1* (Endeavour) and *II.A.2* (Parcel B).

The access points for Parcels A and B meet the Pima County Subdivision and Development Street Standards ("Standards"), which includes requirements for the number of access locations dependent on number of units.

2. Average Daily Traffic

The future traffic from Parcel A is estimated using the trip rates contained in the Institute of Traffic Engineers' ("ITE") Trip Generation, 11th Edition for Land Use Category 253– Congregate Care Facility and is based on the planned number of residential units (177) in Endeavour. The Project team reviewed the descriptions of residential land use types in the ITE Trip Generation Manual to determine the closest land use to this Project. The description of the land use "Congregate Care Facility" was determined to be the best representation of Endeavour's facility. The average trip generation rates for the daily, AM commuter peak hour and PM commuter peak hour time frames were applied to estimate the Project trips. The Project is estimated to generate 14 AM commuter peak hour trips, 32 PM commuter peak hour trips and 391 total daily trips. During the times when Parcel A will generate the highest morning and afternoon/evening hourly trips (the AM and PM peak hour generator times), the project will generate about 34 AM trips and 41 PM trips, as shown in *Table II.J.2.a(1): Parcel A Trip Generation.*

Endeavour will operate per industry standards for active senior living communities, whereby staff shifts are scheduled and vendor deliveries are arranged to be offset from peak traffic hours in both morning and afternoon periods.

Table II.J.2.a(1): Parcel A Trip Generation

				Trip Generation Rates					
		No.	ITE	Weekday AM		Weekday PM		Avg Weekday	
Land Use	Unit	Units	Categ.	In	Out	In	Out	In	Out
Congregate Care Facility	Units	177	253	0.08		0.18		2.21	
				58%	42%	49%	51%	50%	50%

				Trip Generation					
		No.	ITE	Weekday AM		Weekday PM		Avg Weekday	
Land Use	Unit	Units	Categ.	In	Out	In	Out	In	Out
Congregate Care Facility	1000 SF	177	253	14		32		391	
				8	6	16	16	196	196

Note: AM, PM Rates based on Peak Hour of Adjacent Street Traffic (7-9 AM; 4-6 PM)

				Trip Generation Rates					
		No.	ITE	Weekday AM		Weekday PM		Avg Weekday	
Land Use	Unit	Units	Categ.	In	Out	In	Out	In	Out
Congregate Care Facility	Units	177	253	0.19		0.23		2.21	
				56%	44%	54%	46%	50%	50%

				Trip Generation					
		No.	ITE	Weekday AM		Weekday PM		Avg Weekday	
Land Use	Unit	Units	Categ.	In	Out	In	Out	In	Out
Congregate Care Facility	1000 SF	177	253	34		41		391	
				19	15	22	19	196	196

Note: AM, PM Rates based on Peak Hour of Generator

Table II.J.2.a(1): Parcel A Project Trip Generation

The future traffic from Parcel B is estimated using the trip rates contained in the Institute of Traffic Engineers' Trip Generation,11th Edition for Land Use Category 210– Single Family Detached Housing and is based on the number of planned new dwelling units (7) in Parcel B. This phase is estimated to generate 5 AM peak hour trips, 7 PM peak hour trips and 66 total daily trips, as shown in *Table II.J.2.a(2): Parcel B Trip Generation*.

Table II.J.2.a(2): Parcel B Trip Generation

				Trip Generation Rates					
		No.	ITE	Weekday AM		Weekday PM		Avg Weekday	
Land Use	Unit	Units	Categ.	In	Out	In	Out	In	Out
Single Family Detached Unit	Units	7	210	0.7		0.94		9.43	
				26%	74%	63%	37%	50%	50%

				Trip Generation					
		No.	ITE	Weekday AM		Weekday PM		Avg Weekday	
Land Use	Unit	Units	Categ.	In	Out	In	Out	In	Out
Single Family Detached Unit	1000 SF	7	210	5		7		66	
				1	4	4	2	33	33

Note: AM, PM Rates based on Peak Hour of Adjacent Street Traffic (7-9 AM; 4-6 PM)

Distributing these trips to the study area roadways based on existing traffic patterns and adding them to the future background volume for the year 2023 results in the total daily volumes shown in *Table II.J.2.b: Average Daily Traffic & Level of Service*.