

ENDEAVOUR SPIRITED LIVING SPECIFIC PLAN

Board of Supervisors Hearing
August 2, 2022

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Law Offices of
Lazarus & Silvyn, P.C.

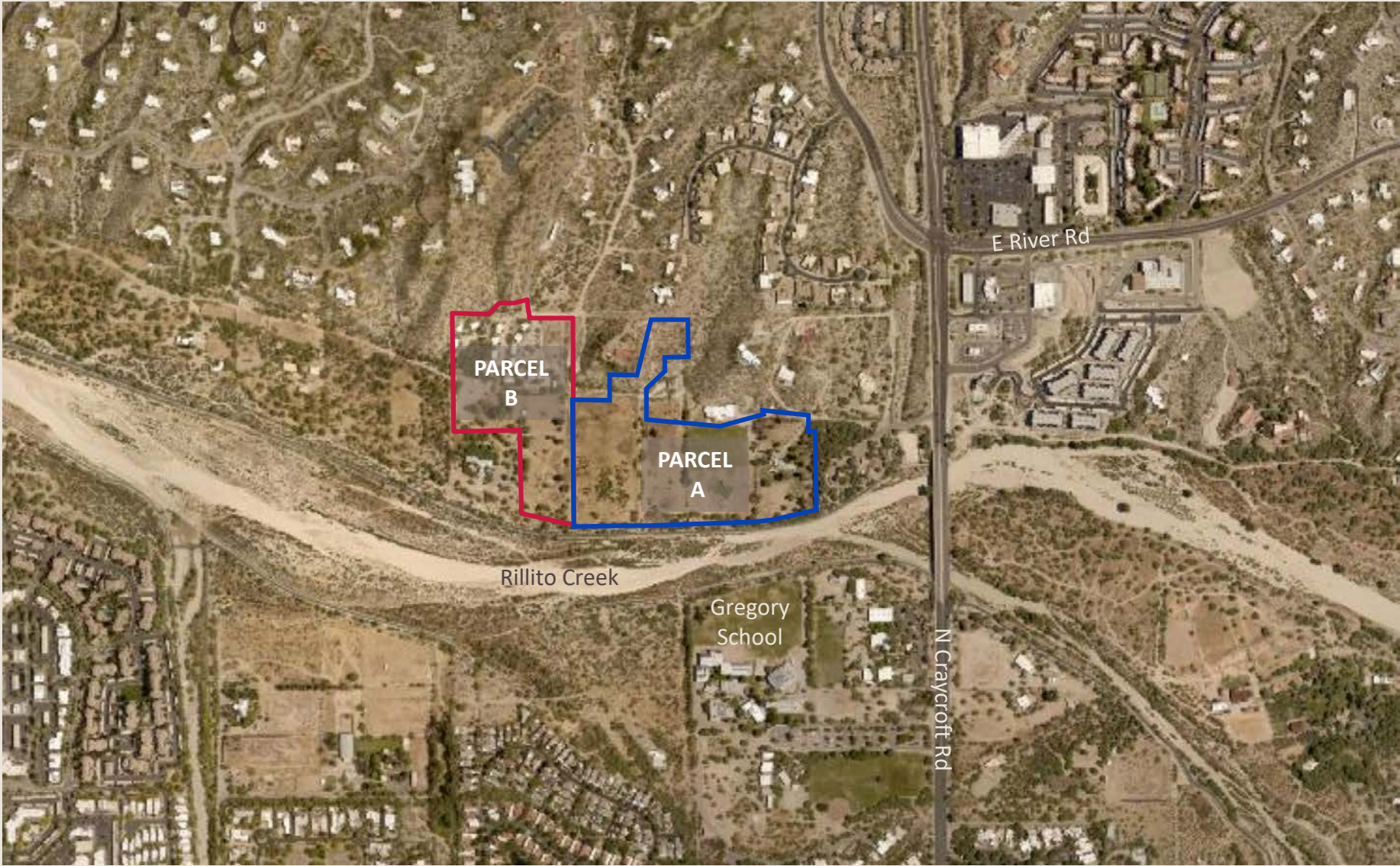
CONTEXT & PROPOSED USES

PARCEL A

- Active Adult Community
- Public Amenity Space (The Loop)

PARCEL B

- Single-Family Residential



SURROUNDING CONTEXT

- Existing homes to remain as buffers
- Significantly lower in elevation (50 -70 feet) than surrounding homes to north
- Significant distance from homes (over 1800 feet) to south with intervening vegetation



ZONING

- Existing: Single Residence Zone (CR-1) & Suburban Ranch (SR)
- Proposed: Specific Plan (SP)

PIMA PROSPERS

- Existing: Low-Intensity Urban 1.2 (LIU-1.2)
- Proposed: Planned Development Community (PDC)

ENDEAVOUR SPIRITED LIVING

- Co-Founders Phil Shapiro & Patrick Beach—successful track records in active, senior & multi-family living
- Next generation of active adult/independent living communities
- Future residents are members of the Baby Boom Generation who are now turning 75



ENDEAVOUR SPIRITED LIVING – Baby Boomers

MASSIVE GROWTH

We're at an inflection point with a New Generation

10,000

Americans turn 75 every day

2030

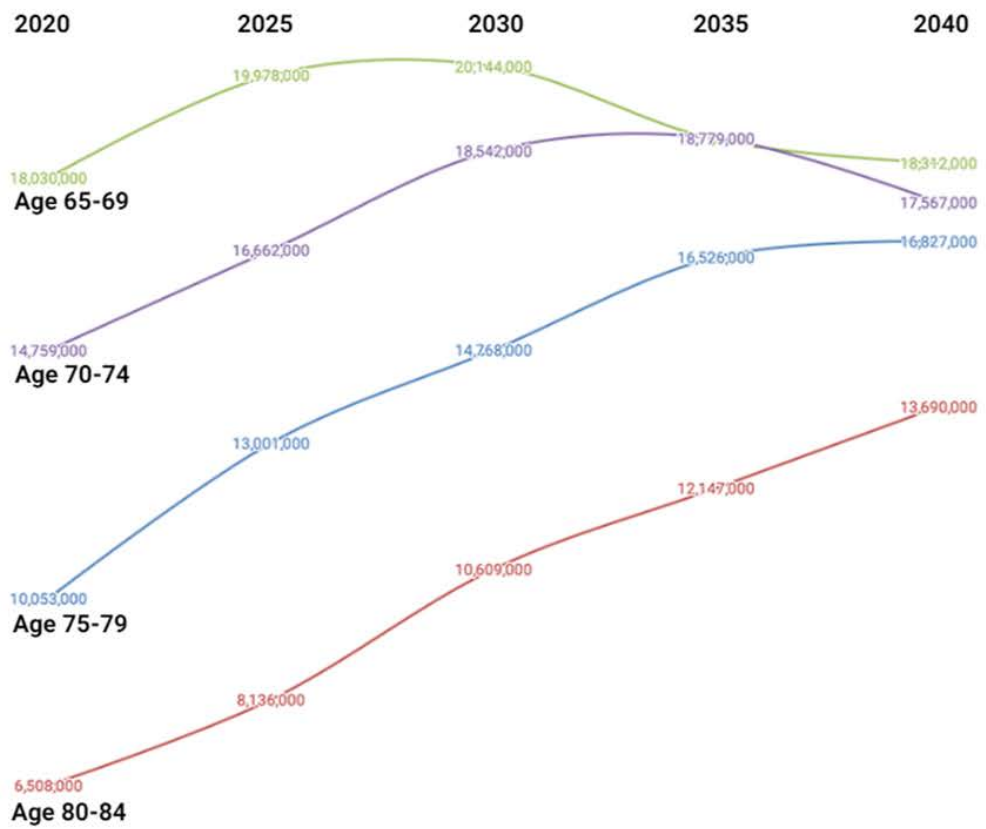
All Boomers will be 65+
Multi-decades runway for Target Market

The Next Generation of Active Adults

They've reshaped society, culture, and business at every life stage.

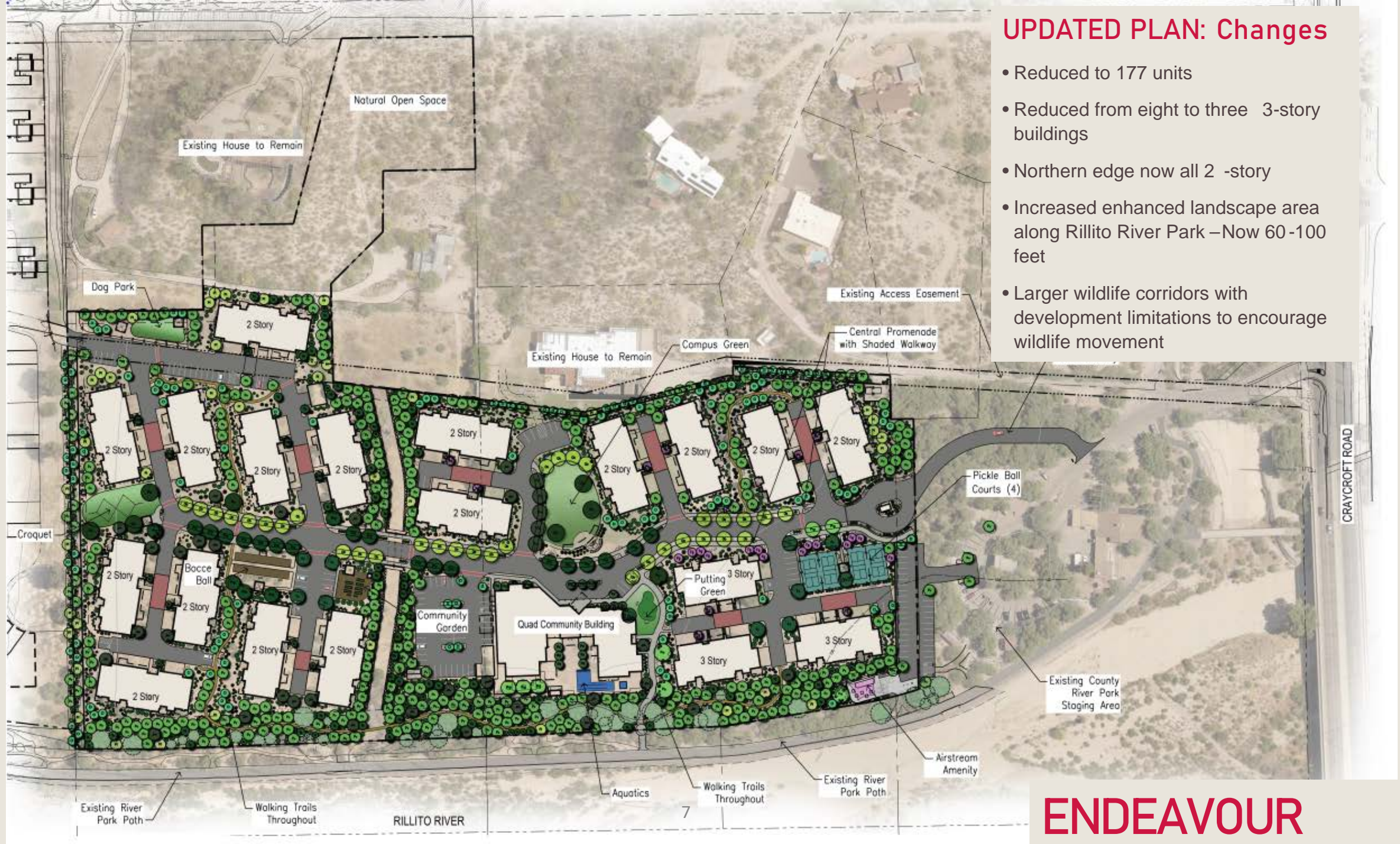
They're More Fit, More Active, and Living Longer

Projected Population By Age 2020-2040
US Census Data



UPDATED PLAN: Changes

- Reduced to 177 units
- Reduced from eight to three 3-story buildings
- Northern edge now all 2 -story
- Increased enhanced landscape area along Rillito River Park – Now 60-100 feet
- Larger wildlife corridors with development limitations to encourage wildlife movement

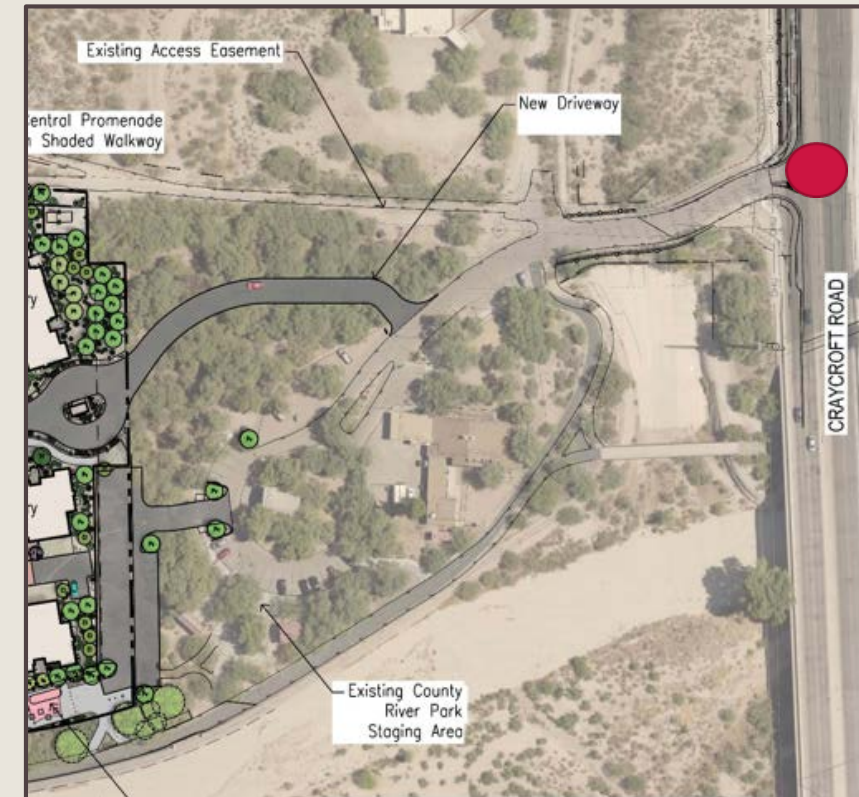
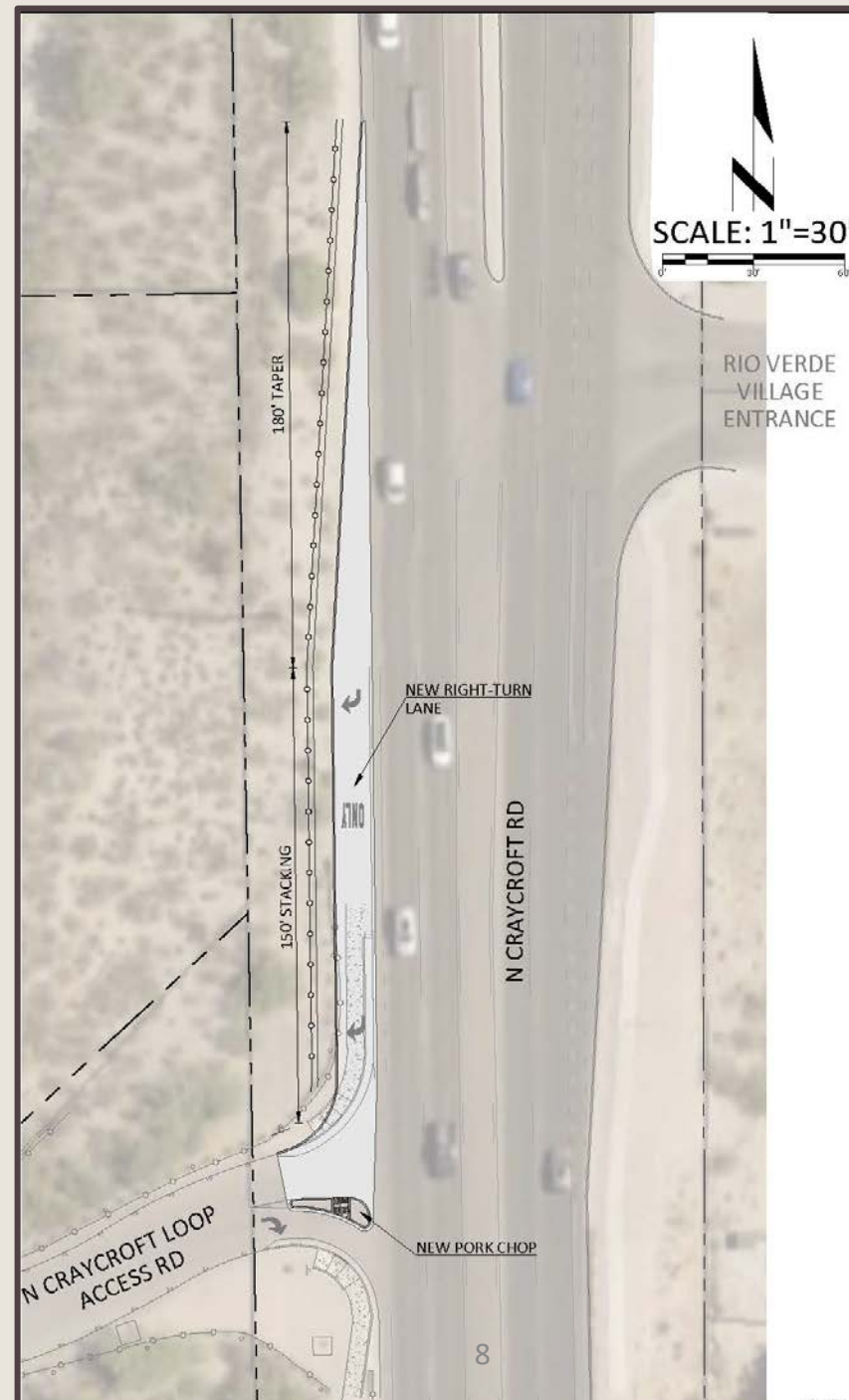


ENDEAVOUR

OFFSITE TRAFFIC IMPROVEMENTS

CRAYCROFT ACCESS

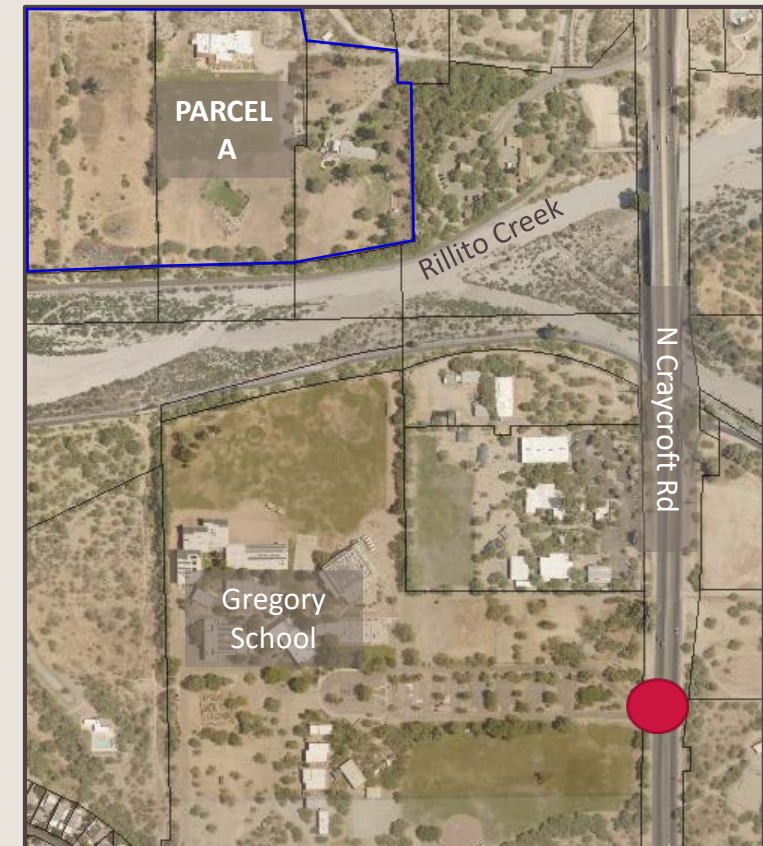
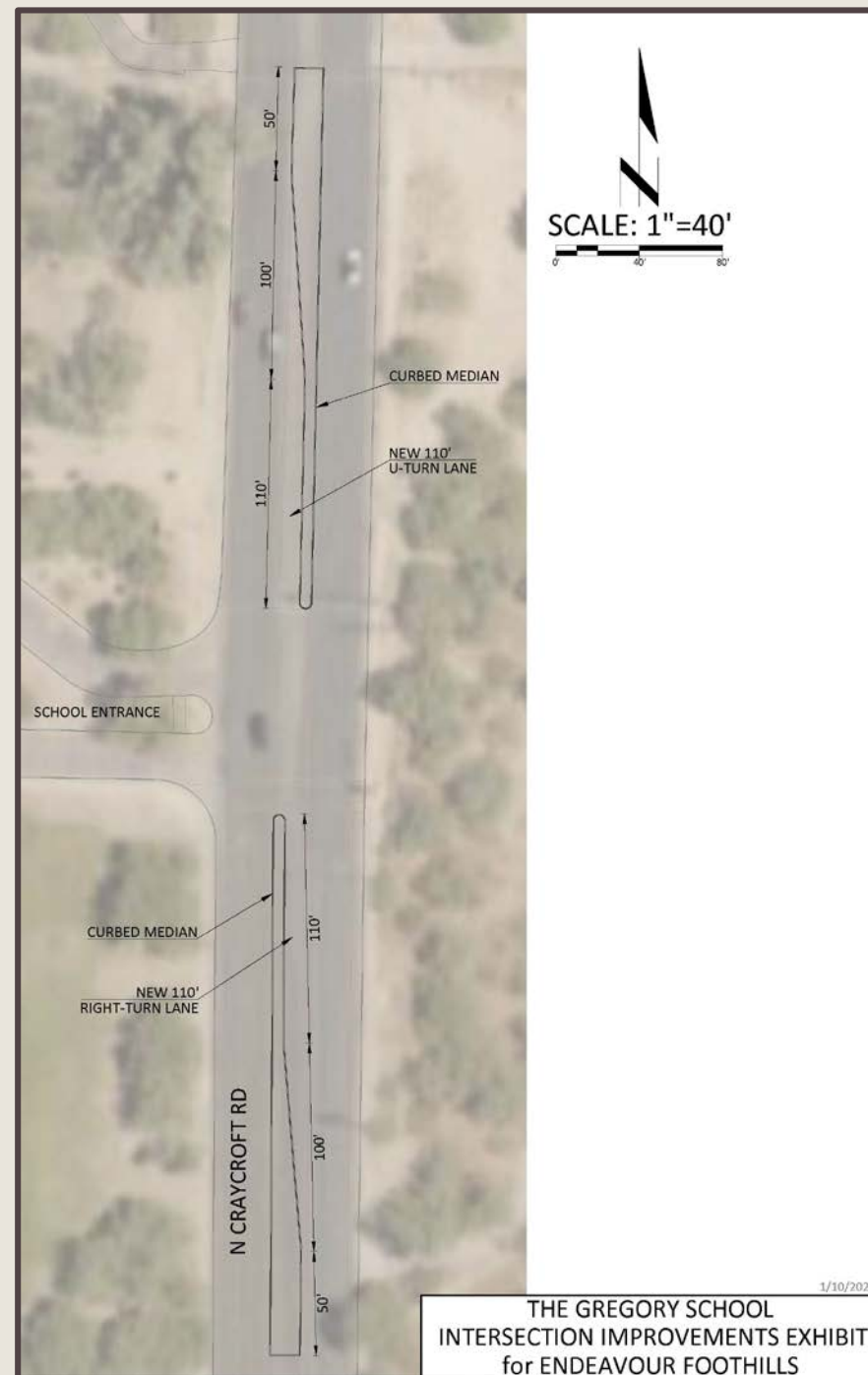
- New Right-Turn Lane
- Left in
- Right-Out Only
- Physical barrier to left turn out
- Separate vehicles & pedestrians/bicyclists
- Only Parcel A traffic



OFFSITE TRAFFIC IMPROVEMENTS

GREGORY SCHOOL

- U-Turn at Gregory School
- New Right-Turn Lane
- Curbed Medians





PUBLIC AMENITY

Airstream adjacent to River Park

PUBLIC AMENITY

The Loop

- Airstream Coffee Bar/Café
- Bike Pump/Repair
- Seating
- Shade
- Interpretive Signage



PUBLIC AMENITY

The Loop



DESIGN OF 2-STORY ACTIVE ADULT

- Fenestrations
- High quality materials
- Ramadas (Judith Chaffee)
- 2-story (32 feet)



DESIGN OF 3-STORY ACTIVE ADULT

- Same architectural commitment as 2-story
- 3-story – 45 feet
- Rooftop Screening has architectural features consistent with facade



The QUAD

- Restaurant
- Fitness room(s)
- Lecture halls
- Event space
- Cooking classes
- Pool
- Outside amenity space

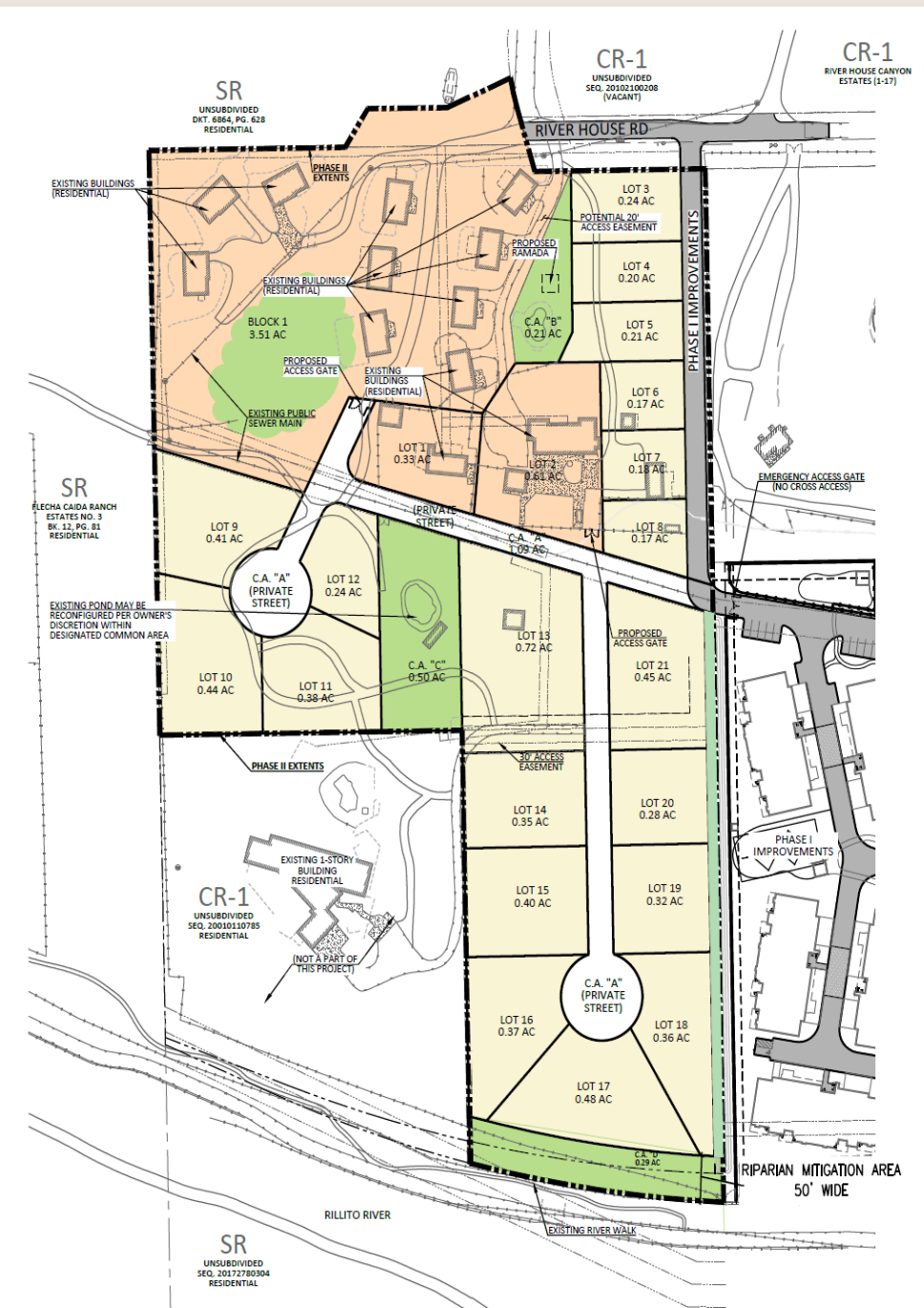
*This space is available only to residents/their guests.
This is not open to the public*



A NEW VISION

PARCEL B





- Reduced to only 7 new lots
- Preservation of mapped riparian areas on south
- Additional wildlife corridor width and treatment on edge between Parcels A and B
- Have added further language to PAD about emergency cross access only if Craycroft access to Parcel A is blocked

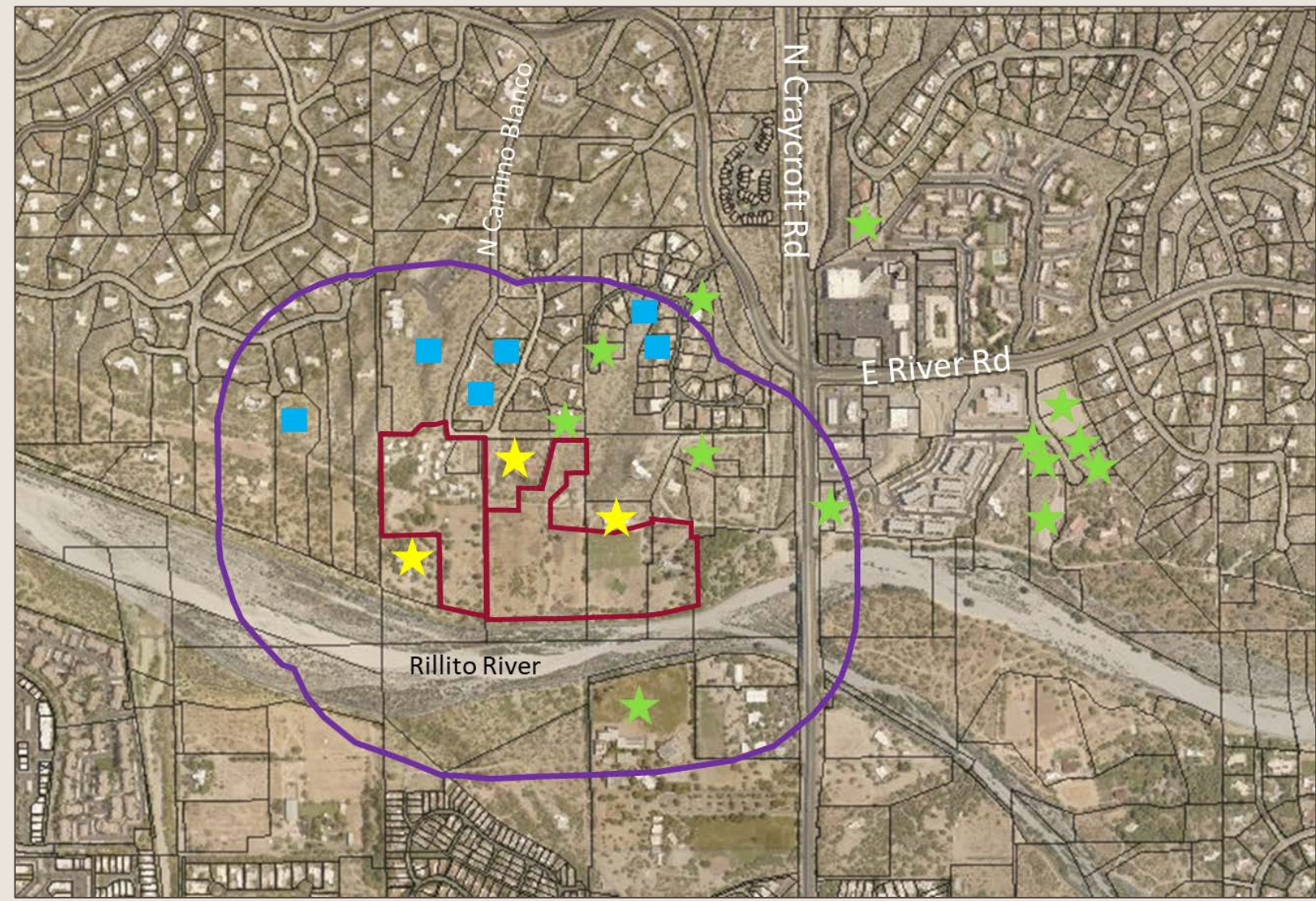


WILDLIFE CORRIDORS – MAY 2022 REVISED PLAN



PUBLIC OUTREACH

-  1000-foot notification area
-  Viewshed Photo Locations
-  Supports Project
-  Applicant Property Owners/Supporters



STAKEHOLDER CONCERNS/RESPONSES

- **Lower density of Parcels A and B (See slide 17)**
 - Parcel A: Max 200 to Max 177 (Removal of one 3-story bldg.)
 - Parcel B: 19 new homes to 7 new homes
- **Heights lower on northern side of Parcel A (See slide 17)**
 - Northern 4 buildings are now 2 -story (were 3-story)
 - Also note Parcel B new SFR will be maximum 24 feet
- **Cross-access only used if Craycroft entrance is blocked/closed**
 - Stronger language added to Specific Plan
- **Views** – See slides toward end
- **Ensure Outdoor Lighting Code compliance** – Language in Specific Plan

STAKEHOLDER CONCERNS/RESPONSES

Stronger Wildlife Corridors –especially North/South

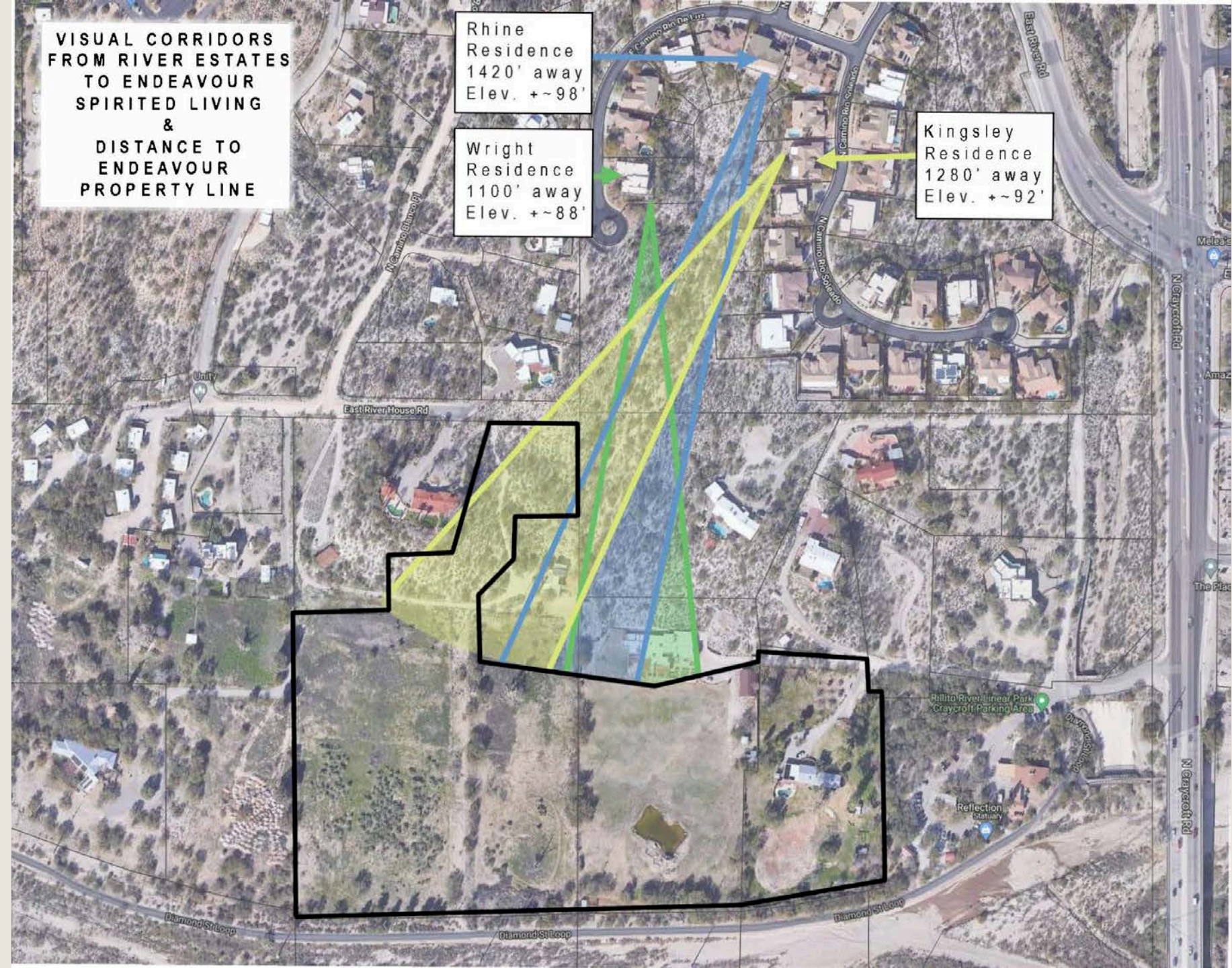
- Adjacent to Rillito –East/West corridor
 - Increase buffer from 50 feet to 60 -100 feet
 - Wildlife fencing on southern edge
- Middle wildlife corridor
 - Move activity away (pickle ball moved)
 - 70-90 foot including sandy bottom drainage
 - No adjacent walking paths and low lighting/activity
- Corridor between Parcels A and B
 - Increase 25 to 34 feet
 - Barrier only on east edge and wildlife fencing (not wall)

STAKEHOLDER CONCERNS/RESPONSES

Traffic

- Traffic Impact Analysis was submitted with Specific Plan and has been updated based on reduced densities.
- Parcel A traffic will use Craycroft/Parcel B only using Camino Blanco
- Parcel A-Reduced trips by over 40 with reduction in density
 - Morning Peak traffic: 14 trips (8 in and 6 out)
 - Afternoon Peak traffic: 32 trips (16 in and 16 out)
- Parcel B—Reduced daily trips by over 100 with 7 new home instead of 19
 - Morning Peak traffic: 5 trips (1 in and 4 out)
 - Afternoon Peak traffic: 7 trips (4 in and 3 out)

Location Map – Fairfield



VIEWSHED PHOTOS

Kingsley Residence
(Before)



VIEWSHED PHOTOS

Kingsley Residence
(After – 3-Story)



VIEWSHED PHOTOS

Kingsley Residence
(After – 2-story)



VIEWSHED PHOTOS

Rhine Residence (Before)



VIEWSHED PHOTOS

Rhine Residence
(After 3-story)



VIEWSHED PHOTOS

Rhine Residence
(After 2-story)



VIEWSHED PHOTOS

Wright Residence
(Before)



VIEWSHED PHOTOS

Wright Residence
(After – 3-story)



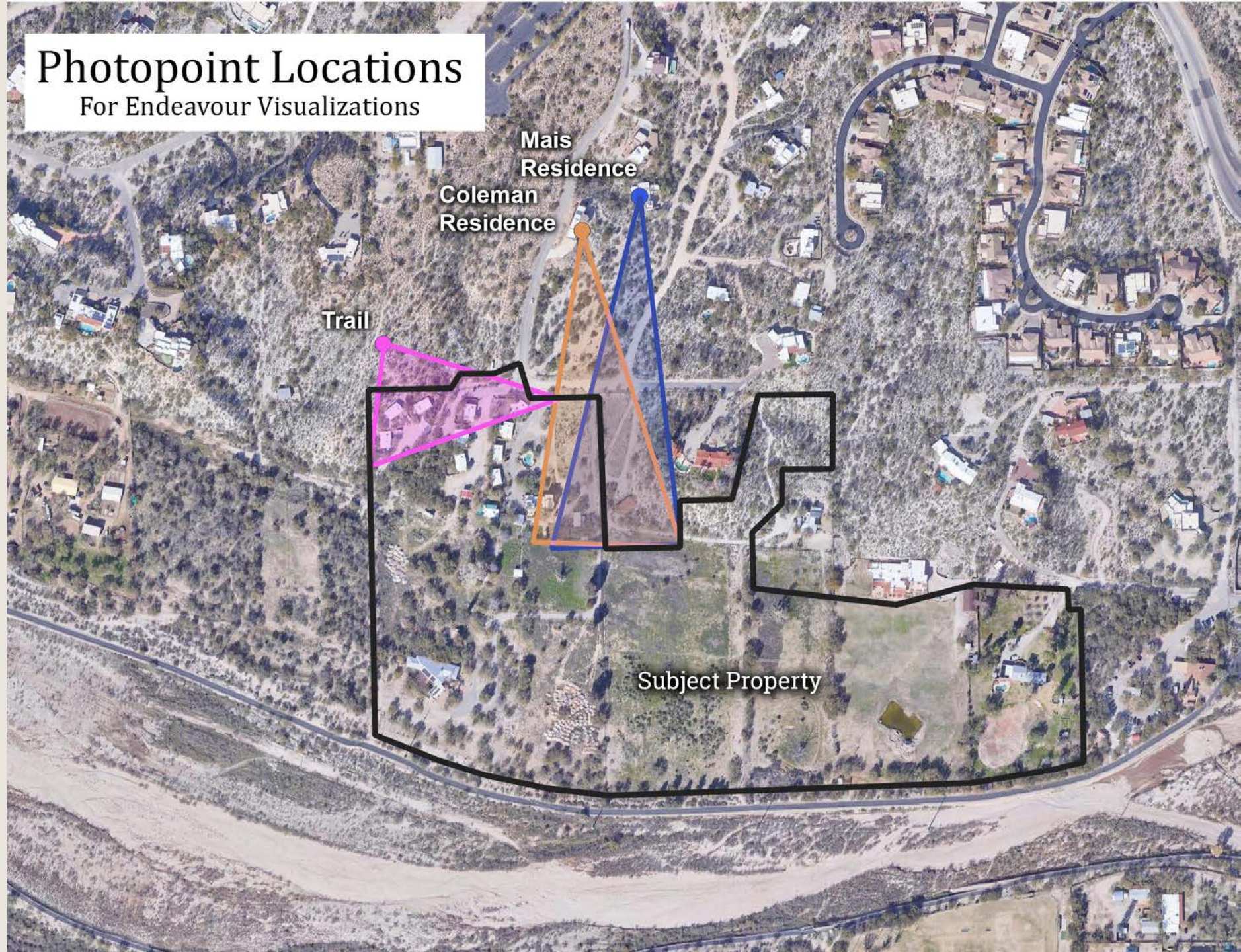
VIEWSHED PHOTOS

Wright Residence
(After – 2-story)



VIEWSHED PHOTOS

Location Map –
North of Parcel B



VIEWSHED PHOTOS

Coleman Residence
(Before)



VIEWSHED PHOTOS

Coleman Residence
(Before)



VIEWSHED PHOTOS
Coleman Residence
(After)



VIEWSHED PHOTOS
Coleman Residence
(After)



VIEWSHED PHOTOS

Mais Residence
(Before)



VIEWSHED PHOTOS

**Mais Residence
(After)**



VIEWSHED PHOTOS

Private Trail View - Church to west (Before)



VIEWSHED PHOTOS

Private Trail View - Church to west (After)



VIEWSHED PHOTOS

Gregory School
(Before)



VIEWSHED PHOTOS

Gregory School (After)

Nearest homes are
further to south with
heavy vegetation
blocking views.



Conclusion and Question

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