

# Foothills Mall Specific Plan

## II. Land Use Proposal

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### b. Project Identification Signs

Project Identification Signs display the Project name(s). They are located at prominent locations throughout the interior of the Specific Plan area and are designed to be viewed from the Property lines. Possible locations may include, but are not limited to, courtyard spaces, rooftops, along pedestrian walkways and adjacent to or attached to buildings. Project Identification Signs are subject to the following standards:

- Maximum height of 60 feet measured from adjacent grade.
- Maximum area of 120 square feet for Project identification per sign per sign elevation.
- Maximum of four (4) Project Identification Signs permitted in entire Specific Plan area.
- Must be located at least 100 feet from any Specific Plan boundary OR adjacent to the interior side of a building if within 100 feet of a Specific Plan boundary.
- Area limitations for Building Signs do not apply to Project Identification Signs.

### c. Roof Signs

Any sign erected, constructed or maintained wholly or partially upon or over the roof line of any building with the principal support on the roof or building structure.

- Roof Signs are permitted to identify either the Project or tenants, subject only to the size and number regulations, below.
- Roof Signs are permitted to break above the plane of the roof line as long as any portion above the roof line consists of free-standing letters or characters, which are not applied or attached to any background structure, building or material, except those necessary for support.
- Roof Signs are limited to a maximum area of 400 square feet per sign.
- Maximum six (6) Roof Signs permitted in entire Specific Plan area.

### d. Freestanding Arterial Signs

Project and Tenant Freestanding Arterial Signs are freestanding monument signs displaying the Project and/or tenant name(s). They are located along Ina Road and La Cholla Boulevard. Area limitations for Building Signs do not apply to Freestanding Arterial Signs. These signs are subject to the following standards:

- Project Freestanding Arterial Signs:

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- Maximum height of 15 feet measured from street grade.
  - Maximum area of 80 square feet for Project identification per sign per sign elevation.
- Tenant Freestanding Arterial Signs
  - Maximum height of 20 feet measured from street grade.
  - Maximum area of 100 square feet: 80 square feet for tenants plus 20 square feet for Project identification per sign per sign elevation.
- Maximum combined total of ten (10) Project and/or Tenant Freestanding Arterial Signs permitted in entire Specific Plan area.

### 3. General Signage Standards

- a. Sign types permitted onsite include, but are not limited to:
  - Awning Signs
  - Blade Signs
  - Directional Signs
  - Fascia-Mounted Signs
  - Full-Color Printed Media
  - Kinetic Signs
  - Kiosk Signs
  - Marquee Signs
  - Painted Wall Signs
  - Projected Light
  - Roof Signs
  - Sculptural Signs
  - Signs with 3D Extensions
  - Street Banner Signs
  - Translucent/Mesh Material Signs
  - Window Graphics
- b. All tenants are permitted signage on the exterior of the building in which they occupy, subject to the area limitations. At the Owner's discretion, a tenant of the Project may be permitted to place a sign on a different building from the one in which they occupy.
- c. All signs may contain changeable message displays, including computer-generated messages or other electric means of changing text or images. Changeable message displays/signs may use incandescent lamps, light emitting diode ("LEDs",

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including LED reader boards), liquid crystal displays ("LCDs"), flat-panel displays, fiber optics and other technologies.

- d. Illuminated signs may be lit by either internal or external means and shall be designed, located or screened to limit direct light sources onto residential units.
- e. Notwithstanding any provision in this Specific Plan, all signage must comply with the OLC.

### 4. Temporary Signs

- Temporary Signs are not permanently mounted and are intended to be displayed at the Property for a limited period of time, up to a maximum of 30 days with one 30-day extension.
- Examples of temporary signs include, but are not limited to, construction signs, grand opening banners, future facility signs and inflatable signs.

### 5. Prohibited Signs

The following shall be prohibited within the FHM Specific Plan:

- Billboards
- Odor-producing signs
- Projecting signs lower than 8 feet above grade

### 6. Exceptions

The following signs shall be exempt from all provisions of this section, including, but not limited to:

- Interior Sign;
- Barber pole, provided it is attached to a wall and is not more than 3 feet in length nor more than 8 feet in height;
- Six or fewer flags with poles no greater than 20 feet in height;
- Governmental sign;
- Professional nameplate and home occupation sign (maximum area of 2 square feet);
- Apartment numbers and addresses with numbers or letters no more than 6 inches high;
- Memorial sign, tablet or cornerstone, not exceeding 8 square feet in area; and
- Sign attached to a service station pump.

Note: Pima County may require an electrical permit for certain sign types listed above.

# Foothills Mall Specific Plan

## III. Implementation and Administration

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### Implementation and Administration

#### A. Administration and Interpretation

The Specific Plan shall be administered by the Pima County Planning Official, and all implementation decisions shall be based on the purpose of the Specific Plan. If a conflict arises between the Specific Plan and the PCZC, the Specific Plan shall control. If the Specific Plan is silent on any issue, and the PCZC is consulted, the purpose and intent of the Specific Plan shall control the Planning Official's decision whether and how to apply the PCZC. Appeals of any Planning Official interpretation of this Specific Plan may be made to the Board of Supervisors within 30 days of the date of the interpretation. A fee in accordance with adopted Pima County Development Services Department Fee schedule for an "Appeal of an Interpretation" and an "Advertised Public Hearing" must accompany any such appeal. The Specific Plan will not result in the modification or change of any existing County-adopted building codes.

#### B. Phasing and Procedures for Development Review

Redevelopment of FHM will likely begin immediately and occur in phases over a 15 to 20-year period as the market dictates. This Specific Plan provides the regulatory framework for the redevelopment, and the following procedures shall apply to administer and approve the individual phases of redevelopment:

- Within 60 days of the effective date of this Specific Plan, the Owner will work with the County's Development Services Department to submit a baseline site plan for the Property with baseline parking calculations. Each subsequent development package will update the baseline plan and parking calculations in conformance with this Specific Plan.
- As the Project develops, individual development packages will be submitted that define the relevant Development Area. Each development package and defined Development Area shall be reviewed for conformance to this Specific Plan.
  - At that time, traffic and hydrology reports, if required, will be submitted for only that Development Area.
  - Each development plan/development package will show the entire Specific Plan area in a context map (e.g. on a cover page). Improvements are required only for the defined Development Area with the following exceptions:

# Foothills Mall Specific Plan

## III. Implementation and Administration

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- Vehicular parking must be adequate to serve the entire Specific Plan area, based on the provisions contained within the Specific Plan; and
  - Infrastructure improvements, such as those required for utility capacity, drainage or traffic improvements, will be installed when warranted by engineering analyses.
- The Owner serves as the Master Association and Property Manager for the Specific Plan. Through a self-certification process, the Owner shall review and approve all development packages/Project design features, signage applications, and architectural/building plans proposed for the Property prior to County submittal. As part of any required County submittal for redevelopment, the Owner shall provide a statement indicating approval of the application.

### C. Amendments

#### 1. Minor

The County Planning Official may administratively approve minor (or insubstantial) changes, as defined below, to the Specific Plan, provided such changes are in conformance with the overall intent, goals and objectives of the Specific Plan as presented herein.

The following shall be considered minor changes that fall within the administrative purview of the Planning Official:

- Addition of new information to the Specific Plan, maps or text otherwise in compliance with the below standards.
- Changes to the public or private infrastructure as presented herein as necessary to properly serve the Specific Plan.
- Addition of permitted uses that may not be specifically listed in Section II.B of this Specific Plan, but which are determined to be sufficiently similar in type and nature to those listed as permitted.
- Adjustments to the Development Standards in Section II.C of this document that are not harmful to the interests of the larger community or adjacent neighborhoods, or which are not explicitly stated in the Specific Plan, but which are consistent with the guiding goals and objectives of the project and do not create any public health or safety issues.
- Adjustments to any aspect of Section II of this Specific Plan that is required to comply with changes in local, state or federal safety and/or health codes.

# Foothills Mall Specific Plan

## III. Implementation and Administration

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### 2. Major

Major (or substantial) amendments to the Specific Plan shall be those changes or modifications that materially alter the guiding goals and objectives as presented in the Specific Plan. Major amendments to the Specific Plan shall be processed in accordance with Section 18.90.080 of the PCZC.

### D. Development Impact Fees

In accordance with Pima County Ordinance No. 2009-95, Pima County Development Services Department ("PCDSD") shall assess and collect the Pima County Roadway Development Impact Fee ("Impact Fee"), which will be paid at the time building permits are issued. Fees are assessed based on cumulative additions to building square footage for FHM to be administered and calculated within each Development Area development package. The existing FHM building area under roof is 619,519 square feet.

### E. Specific Plan Definitions

**Artisan Residence:** a structure or portion of a structure used as both a residential dwelling for an artist and any artistic nonresidential use permitted in this Specific Plan. The residential use and the artistic nonresidential use must be conducted by the same artist. The dwelling unit may not be separately leased.

**Brewery:** operation that involves the brewing, sale, and distribution of beer, ale and other malt beverages. Includes:

- brewpubs (primarily an eating and drinking establishment/restaurant with a small brewery on the premises),
- craft production (a commercial use that involves onsite production and assembly of goods primarily involving the use of hand tools and/or small-scale equipment) and
- microbrewery (an establishment primarily engaged in the production and distribution of beer, ale, or other malt beverages, and which may include accessory uses such as tours of the microbrewery, retail sales, and/or onsite consumption).

**Commercial Recreation:** the provision of facilities, equipment, and/or programs designed for the enjoyment of leisure activities. Examples include rock climbing gyms, indoor skydiving simulation, video arcades, bowling alleys and entertainment complexes.

# Foothills Mall Specific Plan

## III. Implementation and Administration

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**Craftwork:** any business establishment that produces on the premises articles for sale of artistic quality or effect or handmade workmanship. Examples include candle making, glass blowing, weaving, pottery making, woodworking, sculpting, painting and other associated activities.

**Development Area:** the area included in each individual, phased development package submitted to the County. The Development Area only includes that portion of the Property subject to improvements and/or modifications at that point in time and does not encompass the entire Specific Plan area. Developer has complete discretion to define the Development Area for each development package during redevelopment of the Project.

**Distribution Center/Delivery Services:** a facility where goods or products are stored temporarily for the purpose of distribution to a retailer or final destination

**Entertainment Venue:** venue whose primary use is live entertainment, event, film, or other large audience programming, such as bands, cooking, craft demonstrations, and comedy or live performances by individuals or groups.

**Farmer's Market:** a public or privately operated open-air establishment that allows the selling of products such as fruits, vegetables, mushrooms, herbs, nuts, flowers, nursery stock, animal food products such as eggs, honey, meat, milk, cheese, other dairy products and fish, as well as handcrafted items.

**Instructional School:** provides domestic, recreational, and other types of instruction for all age groups. Typical uses include dance, cooking, music, martial arts and handicraft instruction.

**Light Manufacturing/Research and Product Development:** activities include administrative, research and specialized manufacturing at a low intensity and conducted within an entirely enclosed building, including the storage of all materials. Examples include a mix of light manufacturing (fabrication or assemblage of materials into finished or partially finished products) with professional office, office/showroom, office/warehouse and ancillary retail services.

**Site:** land consisting of the 51 acres subject to this Specific Plan, regardless of actual lot configuration.

# Foothills Mall Specific Plan

## IV. Site Inventory

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### Site Inventory

#### A. Land Use

##### 1. Location/Regional Context

The Specific Plan is located in the northwest portion of the Tucson Metro area in unincorporated Pima County. The 51-acre Property is situated at the northwest corner of a major intersection: Ina Road and La Cholla Boulevard. (See *Exhibit I.A: Regional Location Map* in the Implementation and Administration section of this Specific Plan.) The Property is surrounded by existing infrastructure and encompasses the majority of the property that is collectively known as the Foothills Mall ("FHM").

##### 2. Existing Land Uses

The Property is developed with the FHM, which includes approximately 620,000 square feet under roof in its primary structure and is surrounded by multiple separate buildings around the Property's periphery. FHM features a combination of retail, personal service, entertainment, office and restaurant uses.

A variety of higher-density residential and commercial uses surround the Property. (See *Table IV.A: Surrounding Land Uses*.)

Table IV.A: Surrounding Land Uses

North	Retail, including Walmart Superstore; restaurants; bank; personal services
South	W. Ina Rd; restaurant; pharmacy; medical offices; bank
East	N. La Cholla Blvd; shopping center with grocery anchor, retail, personal services, bank, veterinary hospital; office complex
West	Multi-family residential



Foothills Mall Specific Plan

IV. Site Inventory

Exhibit IV.A.2: Existing Land Uses





# Foothills Mall Specific Plan

## IV. Site Inventory

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### 3. Existing Easements

Multiple easements exist throughout the Property, most of which are associated with existing utilities. The existing utility easements include those associated with:

- All public water infrastructure throughout the Property;
- Electric facilities located on the Property;
- Public sewer main located along the west side of the Property; and
- Communications facilities along the west boundary of the Property.

The existing easements unrelated to utilities include:

- A “no-build zone” easement and parking easement at the northeast area of the Property, between the mall building and the stand-alone retail building to the northeast;
- A “no-build zone” easement in the southwest portion of the Property;
- A parking easement along the south boundary of the Property;
- A 1-foot no-access easement along the Property’s east boundary (except where the access driveway occurs);
- An access easement in the southeast portion of the Property providing access from the main driveway to the adjacent parcel to the south; and
- A “platted 100-year flood prone area” at the southwest portion of the Property, although most of this area is located on the parcel to the southwest containing a stand-alone retail building.

Existing easements are shown in *Exhibit IV.A.3*. These easements could be affected by redevelopment of the Property, depending on where and what is proposed. Impacts to easements will be assessed with each development package submittal.

### 4. Comprehensive Plan

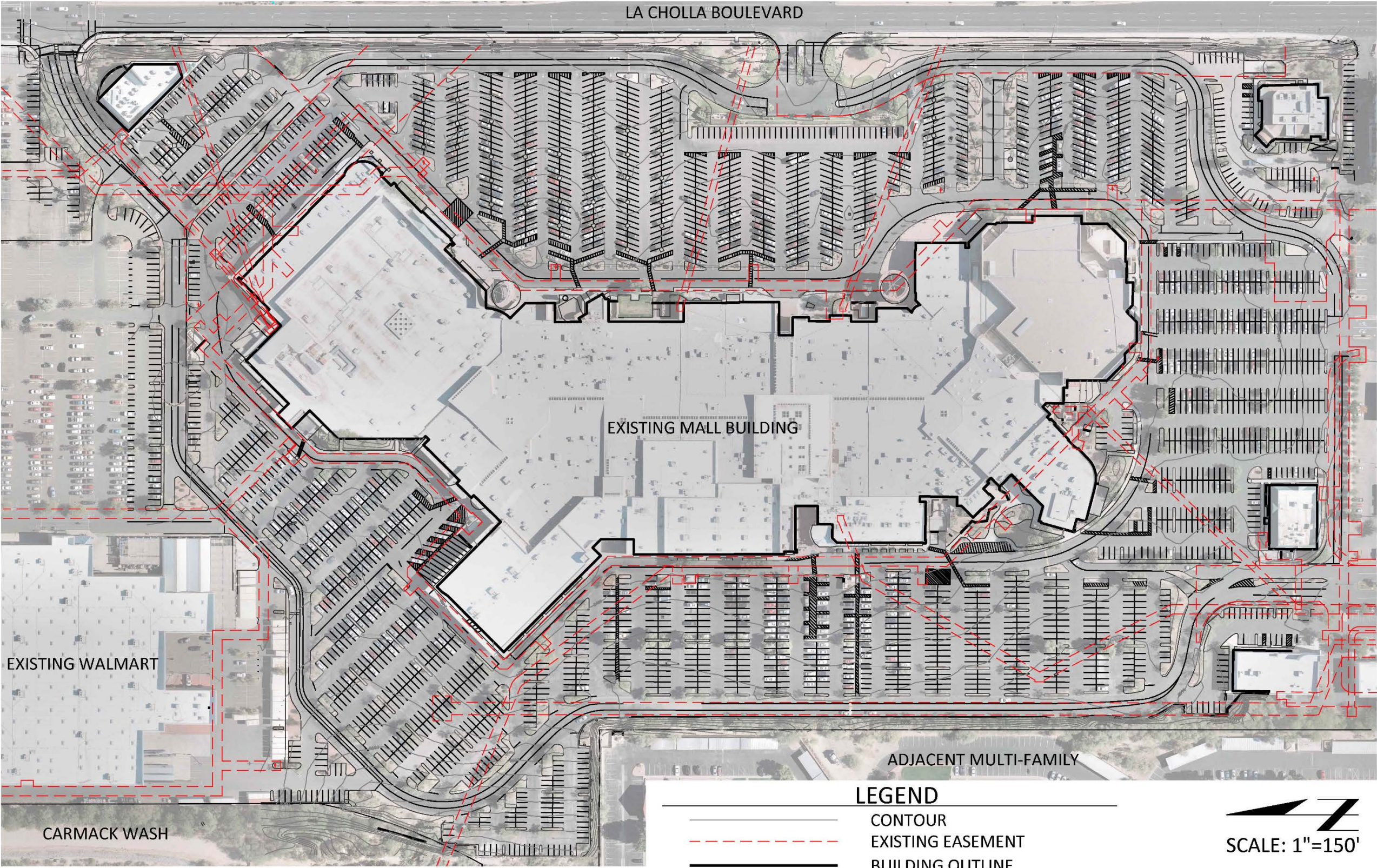
The Property is identified as a Community Activity Center (“CAC”) within the Tortolita Planning Area of *Pima Prospers*. There are no Rezoning or Special Area Policies that pertain to the Property.



Foothills Mall Specific Plan

IV. Site Inventory

Exhibit IV.A.3: Existing Easements





# Foothills Mall Specific Plan

## IV. Site Inventory

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### B. Topography and Grading

#### 1. Topographic Characteristics

The Property slopes from east to west with an elevation differential of approximately 10 feet from La Cholla Boulevard to the primary building and an elevation differential of approximately 6 feet from the primary building to most of the western pavement edge. There is an additional elevation drop of approximately 8 feet to the western pavement edge at the northwest corner of the Property where the Property boundary jogs further west. The topography allows surface flow to the west around the north and south portions of the existing building. There are several low spots associated with catch basins for drainage capture at the east parking field. Because the Property has been fully developed, there are no natural slopes. In general, the slopes range from approximately 1.5 percent up to approximately 4.0 percent, with the steeper slopes only existing in several isolated areas. At the east and west boundaries, there are slopes in the 30-35 percent range that provide tie-ins to the adjacent offsite topography. These slopes were necessary at the time of original development to level the Property for the large building and parking areas.

#### 2. Average Cross Slope

$$\text{ACS} = \frac{I \times L \times 0.0023}{\text{Acres}}$$

Interval (I) = 1 feet

Total length of contours (L) = 32,344

Area (A) = 45.3 acres (1,973,566 sf)

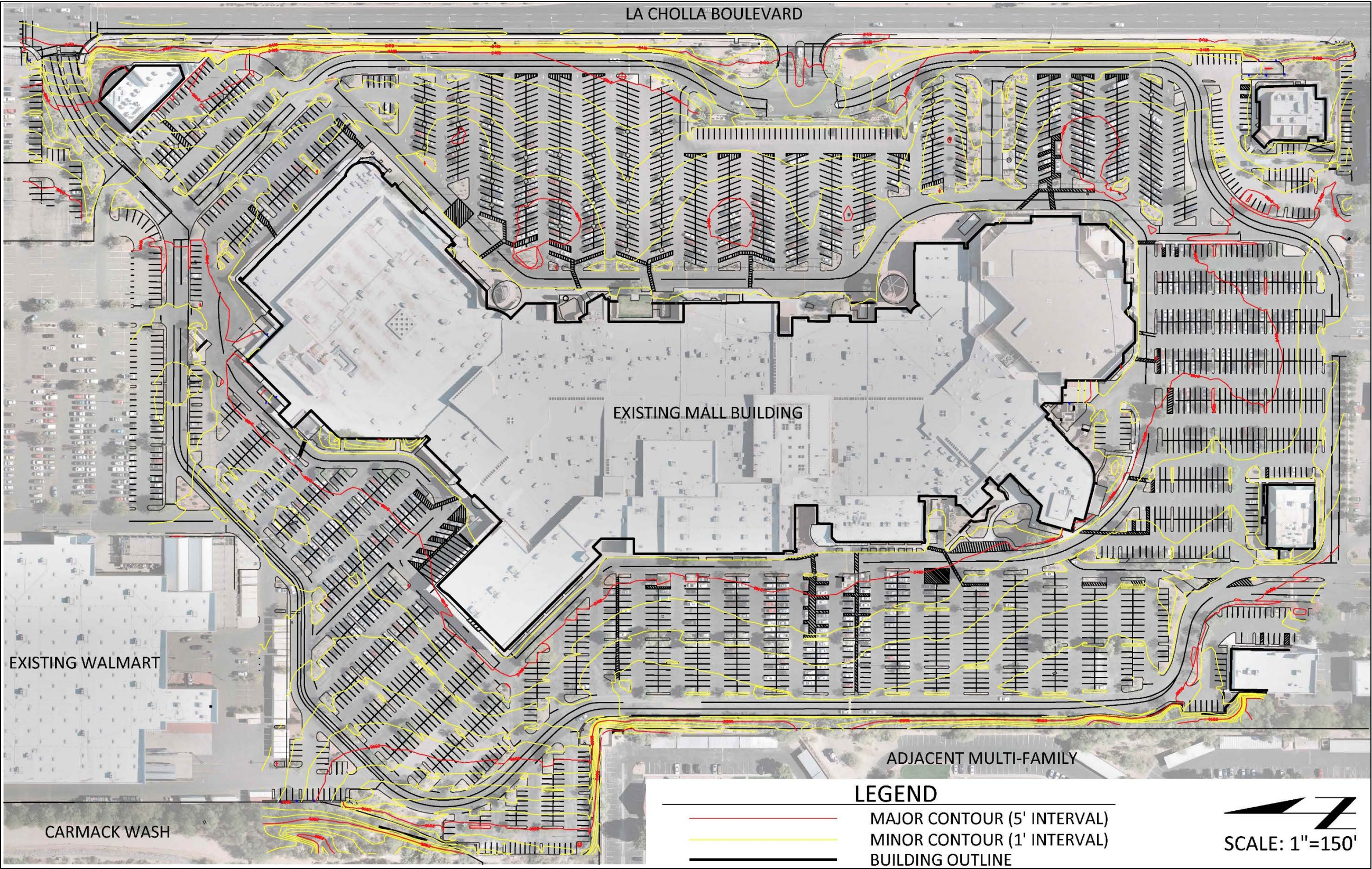
$$\text{ACS} = \frac{1 \times 32,344 \times 0.0023}{45.3 \text{ acres}} = 1.64\%$$



Foothills Mall Specific Plan

IV. Site Inventory

Exhibit IV.B: Topography





# Foothills Mall Specific Plan

## IV. Site Inventory

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### C. Hydrology

#### 1. Offsite Watersheds

The Property slopes gradually from east to west with the east side being bordered by the La Cholla Boulevard roadway. Due to the physical characteristics of the roadway (i.e. curbed edges and storm drain catch basins), and only two driveways accessing the Property from La Cholla Boulevard, there are no offsite watersheds affecting the Property from the east. To the north and south, the developed grade generally slopes westerly, so no stormwater enters the Property at these boundaries either.

The La Cholla Boulevard roadway is a 6-lane, divided, curbed major arterial. Along the western edge of the roadway adjacent to the Property, there are two stormwater catch basins that drain stormwater from the roadway and into an existing underground storm drain conveyance system. This underground system conveys stormwater collected in the public roadway westerly through the Property and ultimately deposits it off the Property. Therefore, site hydrology is unaffected.

#### 2. Onsite Hydrology

The Property is an existing, completely developed retail mall with a single large building in the center and surrounded by parking. There is a single small retail building to the northeast of the Property and eight smaller buildings to the south housing retail, restaurant and office users. The Property is over 90 percent impervious.

The Property slopes gradually from east to west with the highest elevations located along the eastern boundary. Along this east boundary, the Property abuts La Cholla Boulevard, which is currently between five and seven feet higher than the east edge of the Property's east parking areas. This elevation differential is managed by a graded slope protected with rock rip rap.

Along the western edge of the roadway, adjacent to the Property, there are two stormwater catch basins that drain stormwater from the roadway and into an existing underground storm drain conveyance system. This underground storm drainage system enters the Property and conveys the stormwater collected in the public road underneath the Property in the existing pipes. The underground storm drains that accept runoff from La Cholla Boulevard are two separate trunk-line systems: one routing stormwater around the south side of the Property and one routing flows

# Foothills Mall Specific Plan

## IV. Site Inventory

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around the north side of the Property, consisting of pipes ranging from 42-inch diameter up to 66-inch diameter.

The eastern portion of the Property drains to the east parking area where several low spots in elevation occur with associated catch basins at the low spots to catch stormwater and convey it in pipes to the two previously described trunk-lines. The north, south and west sides of the Property primarily drain as sheet-flow to the west. However, there are several small watershed areas that drain to catch basins and smaller diameter storm drains. Ultimately all stormwater flows are conveyed west and either deposited in the adjacent Carmack Wash, a wash identified to convey between 2,000 and 5,000 cfs, or to an existing underground storm drain system that further conveys runoff to the west. There are currently no designated detention/retention basins located within the Property.

### 3. Existing Drainage Conditions & Infrastructure

The existing drainage at the Property is managed by both sheetflow and an underground storm drain system, as described above. The underground storm drain system includes two main large diameter trunk lines conveying flows from east to west through the Property: one through the southern portion of the Property and one through the northern part of the Property. These trunk lines also accept flows from the La Cholla Boulevard roadway as previously explained. Multiple smaller diameter storm drain lines feed into the trunk lines, primarily on the east side of the Property. These smaller diameter lines collect stormwater at catch basins located throughout the Property. The building's roof drainage is directed to the adjacent paved areas via downspouts located along the building exterior on all sides. The existing storm drainage system appears to be in good condition and adequately sized for the Property's storm water flows. There are no signs of reoccurring ponding of stormwater at any of the catch basin locations and physical observation during rain events has confirmed that the Property is draining as originally designed and intended.

### 4. Floodplain

According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 04019C1660L dated June 16, 2011, the Property is in unshaded Zone X, which is an area determined to be outside the 500-year floodplain. In addition, there are no identified local flood hazard areas affecting the Property. The Carmack Wash, which conveys between 2,000 and 5,000 cfs, is located approximately 200 feet west of the Property but is not within a designated FEMA flood zone. This wash does not convey

# Foothills Mall Specific Plan

## IV. Site Inventory

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runoff through the Property, nor does it have any impact on the Property's hydrology, but it does accept runoff from the Property.

### 5. Pima County Regulated Riparian Habitat

The Property has been completely developed, and buildings, pavement or landscaping cover the entire Specific Plan area. There is no identified riparian habitat within the Property.

### D. Biological Impacts

The Property has been completely developed, and buildings, pavement or landscaping cover the entire Specific Plan area.

The Property is not located within the Conservation Lands System ("CLS"). It is not a Priority Conservation Area for Pima pineapple cactus, Needle-spined cactus, Cactus ferruginous pygmy owl or burrowing owl. There are no threatened or endangered species located on the Property.

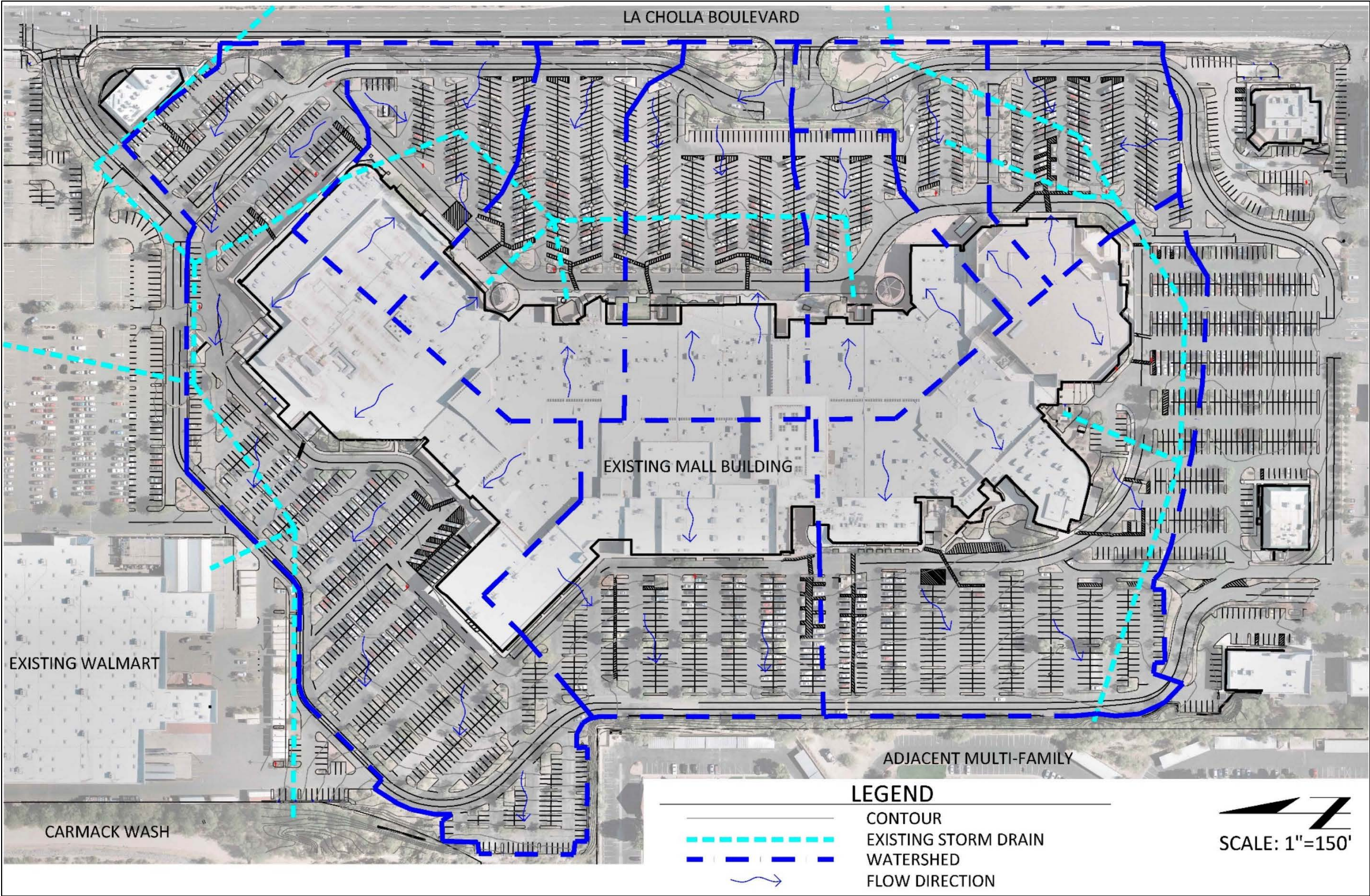
All existing vegetation, including any saguaros or ironwood trees, is incorporated into the FHM development as amenity landscaping or bufferyards.



Foothills Mall Specific Plan

IV. Site Inventory

Exhibit IV.C.2: Existing Drainage





# Foothills Mall Specific Plan

## IV. Site Inventory

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### E. Transportation

#### 1. Roadway Inventory

The existing rights-of-way for the segments of La Cholla Boulevard and Ina Road that front the Property generally vary from 140 to 150 feet in width.

*Table IV.E: Roadway Inventory* shows the County's Major Streets Plan right-of-way widths, number of lanes, capacity, posted speed limits, the present average daily volumes (ADTs), as well as bus routes, bike lanes and pedestrian ways for roadways within two miles of the Property.

**Mona Lisa Road** is designated a two-lane collector in the Pima County Major Streets Plan. It provides access to residential uses along both sides of the street. The County recently restricted northbound access from Mona Lisa to Magee Road to right turns only. The intersection of Ina Road/Mona Lisa Road is signalized.

**La Cholla Boulevard** is a four-lane north/south Medium Volume Arterial north of Magee Road and a six-lane High Volume Arterial south of Magee Road according to Pima County Major Streets Plan. It is an important route providing commuter access from the Town of Oro Valley to its terminus at Gardner Lane in the City of Tucson. La Cholla Boulevard will be improved from a two-lane roadway to a four-lane urban arterial from Overton Road to Tangerine Road as part of a Regional Transportation Authority project with construction beginning in 2018. There is a striped bike lane and sidewalk along the frontage of the Property. A Sun Tran bus stop is located near the Foothills Mall Drive, and there are bus stops at the intersection of Ina Road/La Cholla Boulevard.

**Old Magee Trail** is a two-lane east-west local roadway connecting La Cholla Boulevard and Magee Road. It was the former Magee Road (north) prior to the realignment of Magee Road. It has striped bike lanes on each side.

**La Cholla Loop Road** is a one-lane loop ramp providing access from northbound La Cholla Boulevard to westbound Magee Road. The ramp begins north of the La Cholla/Magee intersection.

**Magee Road** is a four-lane east/west Medium Volume Arterial east and west of La Cholla Boulevard according to Pima County's Major Streets Plan and is designated as a Major Scenic Route in Pima County's Scenic Routes Plan. There are sidewalks on both sides west of La Cholla Boulevard and on the south side east of La Cholla Boulevard.

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There are striped bike lanes near the Property. There is a Sun Tran bus stop on the northeast corner of Magee/Mona Lisa.

**Ina Road** is a four-lane east/west High Volume Arterial east and west of La Cholla Boulevard according to Pima County's Major Streets Plan and is designated a Major Scenic Route in Pima County's Scenic Routes Plan. There are sidewalks on the south side west of La Cholla Boulevard. There are striped bike lanes near the Property. There is a Sun Tran bus stop on the south side of Ina Road along the Property frontage, opposite the main FHM access road.

# Foothills Mall Specific Plan

## IV. Site Inventory

Table IV.E: Roadway Inventory

Roadway Segment	Lanes	Year of Recorded ADT*	ADT (vpd)	Source	2018 ADT (vpd)**	Daily Capacity (vpd)***	Speed Limit	PC Major Streets Plan R/W (feet)	Bike Route	Bus Route	Sidewalks
Mona Lisa Road, North of Ina Road	2	2017	5,056	Pima County	5,157	15930	40	80	Residential Street	No	Yes, near Ina
Mona Lisa Road, South of Ina Road	2	2017	2,808		2,864	15930	40	80	Residential Street	No	No
La Cholla, Old Magee Trail to Magee Road	6	2013	22,857	PAG	25,236	53910	45	150	BRSS	None	Yes (West Side)
La Cholla, Magee Road to Foothills Mall Signal	6	2016	25,142	PAG	26,158	53910	45	150	BRSS	Sun Tran 61	Yes
La Cholla, Foothills Mall Road to Ina Road	6	2018	27,000	PAG	27,000	53910	45	150	BRSS	Sun Tran 61	Yes
La Cholla, Ina Road to Orange Grove Road	6	2016	22,916	PAG	23,842	53910	45	150	BRSS	Sun Tran 61	Yes
Old Magee Trail, East of La Cholla Boulevard	2	2016	1,700	Pima County	1,769	15930	45	N/A	No	No	No
La Cholla to Magee Loop Road	1	2015	1,673	Pima County	1,775	N/A	30 (Advisory)	N/A	No	No	No
Magee Road, West of La Cholla Boulevard	4	2016	16,723	PAG	17,399	35820	45	150	BRSS	Sun Tran 61	Yes
Magee Road, East of La Cholla Boulevard	4	2016	17,526	PAG	18,234	35820	45	150	BRSS	No	Yes
Ina Road, Shannon Road to Mona Lisa Road	4	2016	29,842	PAG	31,048	35820	45	150	BRSS	Sun Tran 16, 61, 102X, 103X, 203X	Partial
Ina Road, Mona Lisa Road to La Cholla Boulevard	4	2018	28,000	PAG	28,000	35820	45	150	BRSS	Sun Tran 16, 61, 102X, 103X, 203X	
Ina Road, La Cholla Boulevard to La Canada Drive	4	2015	26,660	PAG	28,292	35820	45	150	BRSS	Sun Tran 16, 102X, 103X, 203X	

\*Daily Volumes for Old Magee Trail, Loop Road, Mona Lisa Road and Ina, west of La Cholla and La Cholla, north of Ina estimated by extrapolating peak hour volume counts to daily counts.

\*\*Assumed 2%/year growth

\*\*\*FDOT Generalized Annual Average Daily Volumes Table, 2012.

Note: Bike Route designations from Pima County Regional Bike Map. BRSS = Bike Route with Striped Shoulders