

# Foothills Mall Specific Plan

## IV. Site Inventory

### 2. Distances to Existing Drives/Intersections

Driveways are planned to remain at the same general locations as the current access points. Driveway spacing and distances to existing offsite intersections are shown in *Exhibit IV.E.2: Driveway Spacing*.

### 3. Public Transit

There are five existing Sun Tran bus routes that provide transit service near the Property. These include Sun Tran routes 16, 61, 102, 103X and 203X. (See *Table IV.E.3*.) There are bus stops located at the intersection of Ina Road and La Cholla Boulevard and on La Cholla Boulevard at Foothills Mall Drive.

**Table IV.E.3: Sun Tran Bus Routes**

Route #	Route Name	End Points	Headways	Hours of Operation
16	Oracle/Ina	Thornydale/Ina Area to Ronstadt Transit Center	10 min (weekdays) 15 min (Saturdays) 20 min (Sundays)	5:04 am to 11:55 pm
61	La Cholla	Shannon/Magee to Tohono Tadaí Transit Center	30 min (weekdays) 60 min (weekends)	5:45 am to 7:45 pm
102X	Northwest/UA Express	La Canada/Lambert to Ronstadt Transit Center with stop at UA Mall	30 min (weekday service only)	5:53 am to 7:57 am and 4:35 pm to 6:36 pm
103X	Northwest/Downtown Express	Thornydale/Ina area to Ronstadt Transit Center	60 min (weekday service only)	6:05 am to 8:01 am and 4:15 pm to 6:15 pm
203X	Oro Valley/Aero Park Express	Oracle/Rancho Vistoso Area to Raytheon	60 min (weekday service only)	4:52 am to 7:45 and 3:40 pm to 7:00 pm



## Exhibit IV.E.2: Driveway Spacing





# Foothills Mall Specific Plan

## IV. Site Inventory

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### F. Utilities

#### 1. Sewer

PCRWRD provides sanitary sewer service to the Property via an existing 12-inch public sewer main located along the western edge of the Property. (See *Exhibit IV.F.1.a: Utilities*.) This sewer main was constructed in 1981 and conveys waste flows to the south and ultimately to the west within existing public sewer infrastructure in the Ina Road right-of-way. A private sewer main conveys flows from the existing primary building to the public main that extends along the east and south sides of the Property. There are at least two other direct private sewer lateral connections along the west side of the building. The public sewer terminates on the Property with the only upstream connection being the adjacent Walmart store to the north. The existing public sewer has adequate capacity for the existing development, and there have been no known issues with the sewer service at the Property. (See *Exhibit IV.F.1.b: PCRWRD Capacity Response*.)

#### 2. Water

Metro Water provides potable, fire protection and irrigation water to the Property. The existing water system consists of a 12-inch water main accessing the Property from the east and south and carrying water along the east side of the existing building. An 8-inch main that carries water along the south, west and north sides of the building branches off this 12-inch main and connects to offsite water mains to the north. (See *Exhibit IV.F.1.a: Utilities*.)

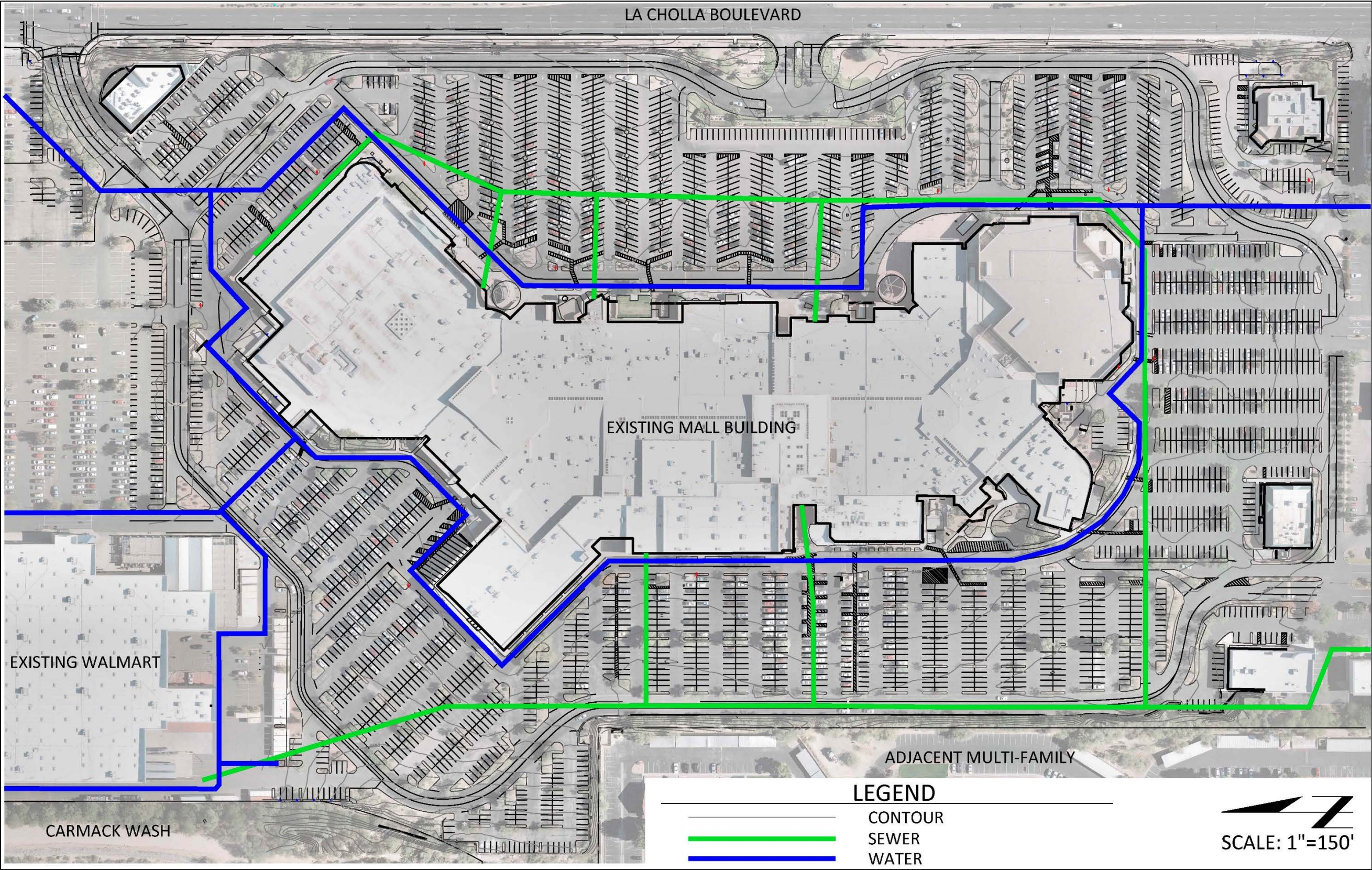
Per Metro Water, the existing system on the Property is operating at pressures in the range of 90 psi from the adjacent higher water zone. The system immediately south of the Property is on the lower zone with pressures in the 60 psi range. The existing system was constructed in 1981 when the Property was originally developed and has been augmented over the years as the Property and surrounding area have developed. As such, there is a “mixed bag” of water line sizes and materials throughout the Property. The older lines are mostly asbestos-cement (“AC”) and the newer lines are PVC. According to Metro Water, there are no known issues with the current water system at the Property, and because of the existing pressures in the system, further development of the Property is not expected to tax or jeopardize the system. Metro Water has indicated they are unsure of the location and sizing of all fire service lines at the existing building, as there have been numerous changes over years, and there are no comprehensive records.



Foothills Mall Specific Plan

IV. Site Inventory

Exhibit IV.F.1.a: Utilities





# Foothills Mall Specific Plan

## IV. Site Inventory

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### Exhibit IV.F.1.b: PCRWRD Capacity Response.

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January 26, 2018

Theresa Hadley  
Cypress Civil Development LLC  
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Tucson AZ 85719

#### **Sewerage Capacity Investigation No. 2018-15 Type I**

RE: **Foothills Mall, Parcel 22544317c**  
**Estimated Flow 17,000 gpd (ADWF).**  
**P18WC00015**

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Cañada Del Oro Interceptor.

Capacity is currently available for a project this size in the public sewer G-81-017, downstream from manhole 2459-03.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6369.

Reviewed by: Denice Elie, CEA

# Foothills Mall Specific Plan

## IV. Site Inventory

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### G. Recreation

There are no recreation facilities located on the Property.

Recreation facilities located within one (1) mile of the Property include:

- Northwest Community Park (approximately 1/2 mile northwest of the Property)
- Northwest YMCA Pima County Community Center (approximately 2/3 mile northwest of the Property)

Canada del Oro River Park with The Loop hard- and soft-surface trails are located approximately  $\frac{3}{4}$  mile northwest of the Property. Trailheads providing access to The Loop located within one (1) mile of the Property are listed in *Table IV.G*, below.

**Table IV.G: Trailheads**

Trailhead Name	Approximate Distance from Property (feet)
Shannon Road Access Point	4000
Magee Road Southeast Access Point	3500
Christina Taylor-Green Trailhead	3500
La Cholla Boulevard	2600



Foothills Mall Specific Plan

IV. Site Inventory

Exhibit IV.G: Recreation and Trails





# Foothills Mall Specific Plan

## IV. Site Inventory

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### H. Cultural Resources

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

The Arizona State Museum will be consulted should any cultural resources become exposed during the course of completing this Project. Pursuant to Arizona Revised Statutes §41-865, if any human remains or funerary objects are discovered during site work, all construction activity will stop, and the Arizona State Museum will be contacted immediately.

### I. Composite

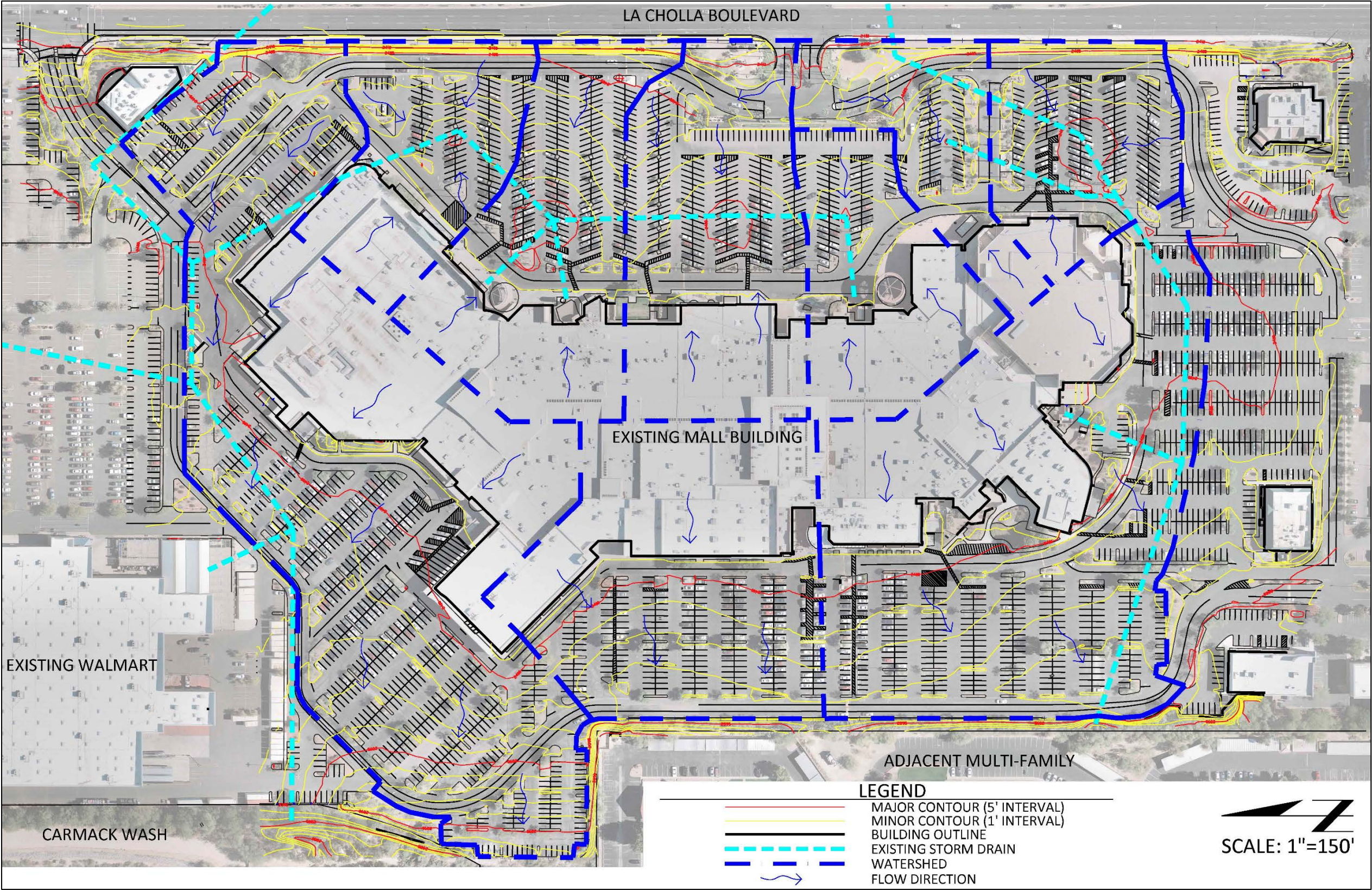
The Property is completely developed, and buildings, pavement or landscaping cover the entire Specific Plan area. All utility and drainage infrastructure is in place. The Property is not located within the CLS, nor does it contain significant biological resources. There are no physical constraints that would impede the redevelopment of this Property. The Property's topography and hydrologic features are mapped in *Exhibit IV.I: Composite Map*.



Foothills Mall Specific Plan

IV. Site Inventory

Exhibit IV.I: Composite Map





# Foothills Mall Specific Plan

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## References

- Danziger, Pamela N. "Why Malls Should Add Residential to Their Repurposing Plans." *Forbes*, Forbes Magazine, December 4, 2017, [www.forbes.com/sites/pamdanziger/2017/12/04/why-malls-should-add-residential-to-their-repurposing-plans/](http://www.forbes.com/sites/pamdanziger/2017/12/04/why-malls-should-add-residential-to-their-repurposing-plans/).
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- O'Connell, Johnathan. "The fall—and overhaul—of the American mall." *The Washington Post*, January 30, 2015, [https://www.washingtonpost.com/business/capitalbusiness/the-fall--and-overhaul--of-the-american-mall/2015/01/30/cf9f05f4-a650-11e4-a7c2-03d37af98440\\_story.html?utm\\_term=.9395093dc121](https://www.washingtonpost.com/business/capitalbusiness/the-fall--and-overhaul--of-the-american-mall/2015/01/30/cf9f05f4-a650-11e4-a7c2-03d37af98440_story.html?utm_term=.9395093dc121).
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- Pima County. "*Title 18 – Zoning*." Pima County, Arizona, Municipal Code, [https://library.municode.com/az/pima\\_county/codes/code\\_of\\_ordinances?nodeId=TIT18ZO](https://library.municode.com/az/pima_county/codes/code_of_ordinances?nodeId=TIT18ZO).
- Rosen, Kenneth A. and Chafetz, Eric S. "Diversification key for mall developers as retail landscape evolves." *Retail Dive*, February 7, 2017, [www.retaildive.com/news/diversification-key-for-mall-developers-as-retail-landscape-evolves/435267/](http://www.retaildive.com/news/diversification-key-for-mall-developers-as-retail-landscape-evolves/435267/).
- Smith, Mary S. *Shared Parking*. Urban Land Institute, 2005.