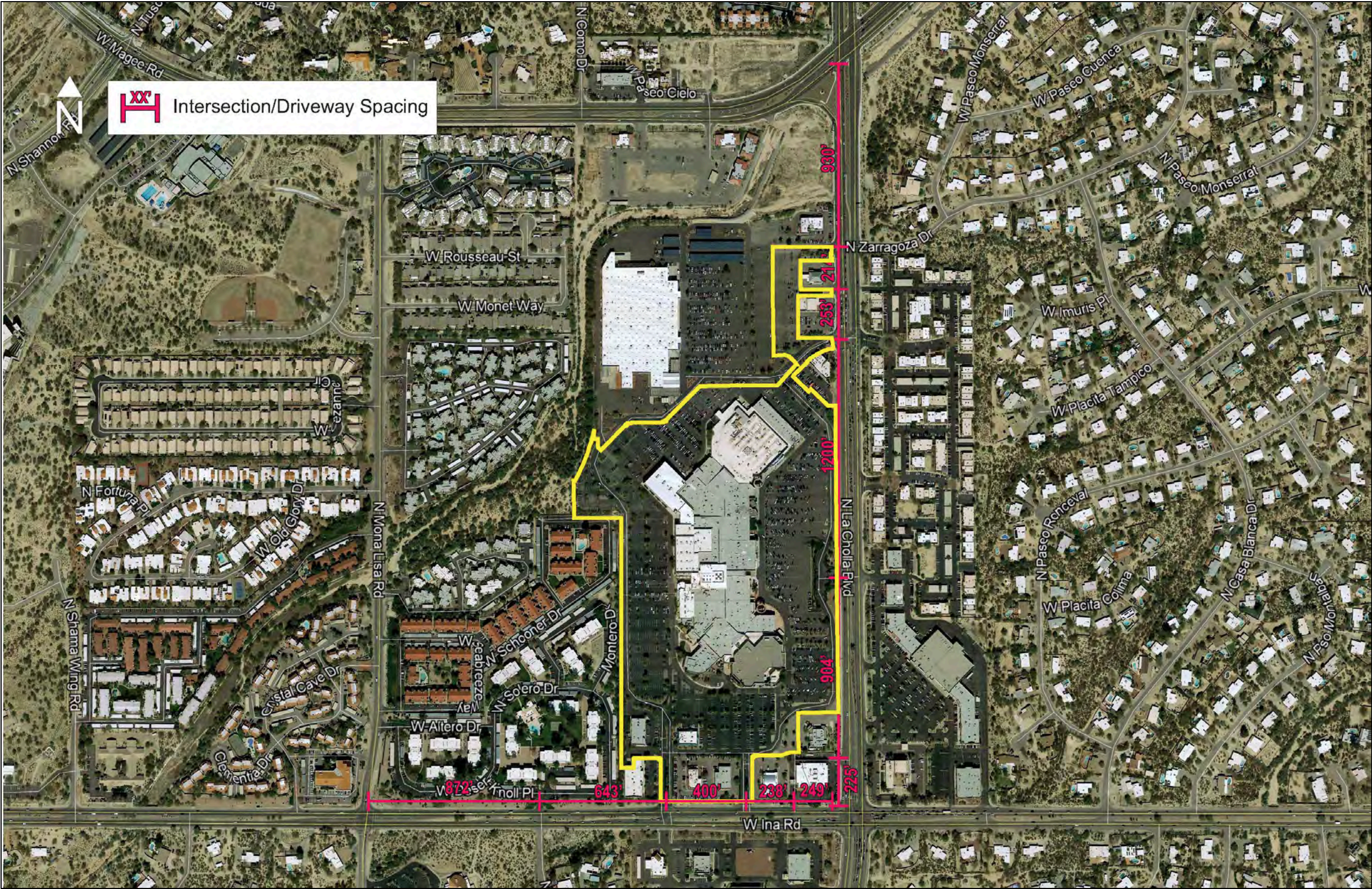


Foothills Mall Specific Plan

IV. Site Inventory

Exhibit IV.E.2: Driveway Spacing



Foothills Mall Specific Plan

IV. Site Inventory

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

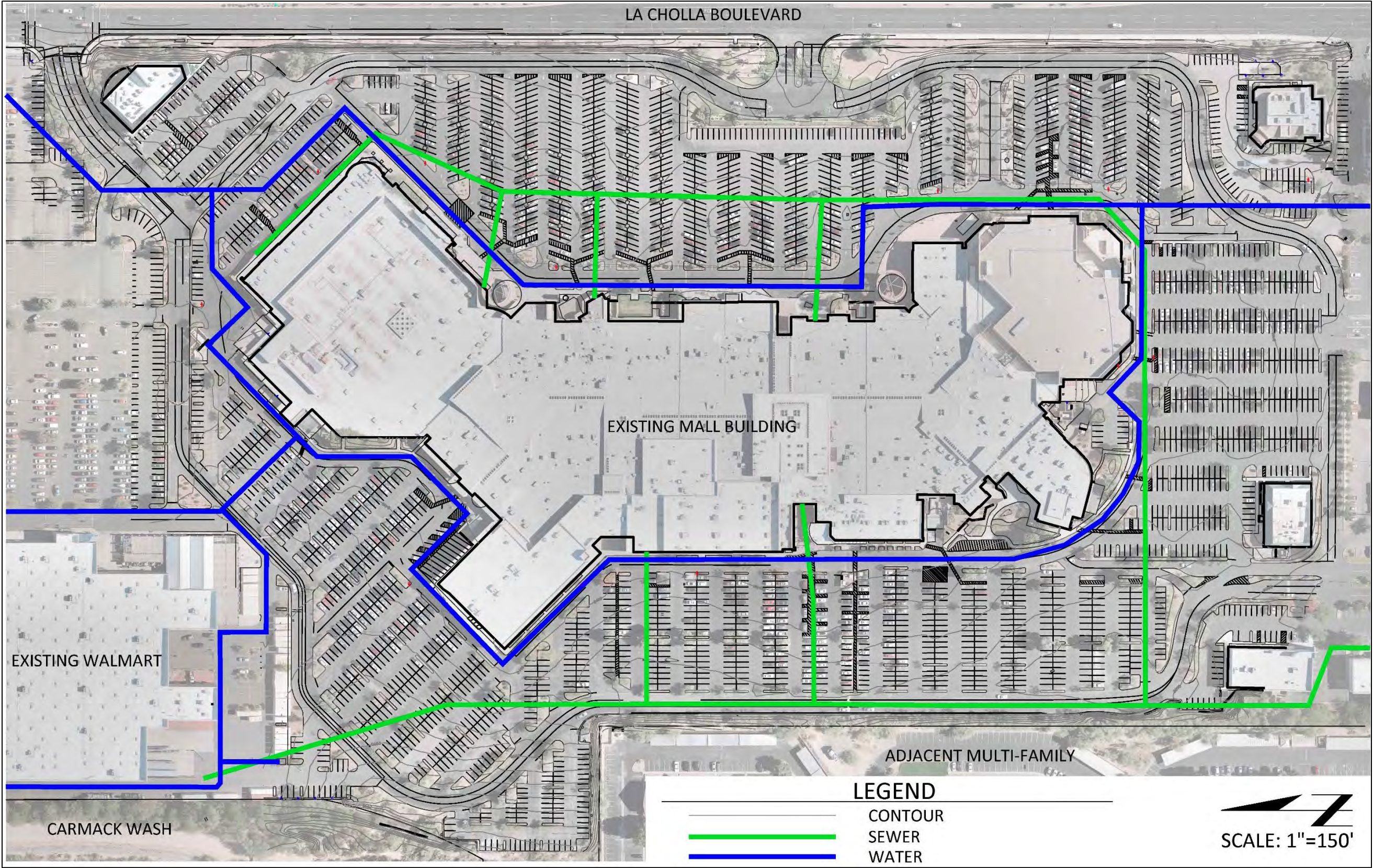
Metro Water provides potable, fire protection and irrigation water to the Property. The existing water system consists of a 12-inch water main accessing the Property from the east and south and carrying water along the east side of the existing building. An 8-inch main that carries water along the south, 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

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



WASTEWATER RECLAMATION
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

January 26, 2018

Theresa Hadley
Cypress Civil Development LLC
2030 E Speedway Blvd #110
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

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

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.

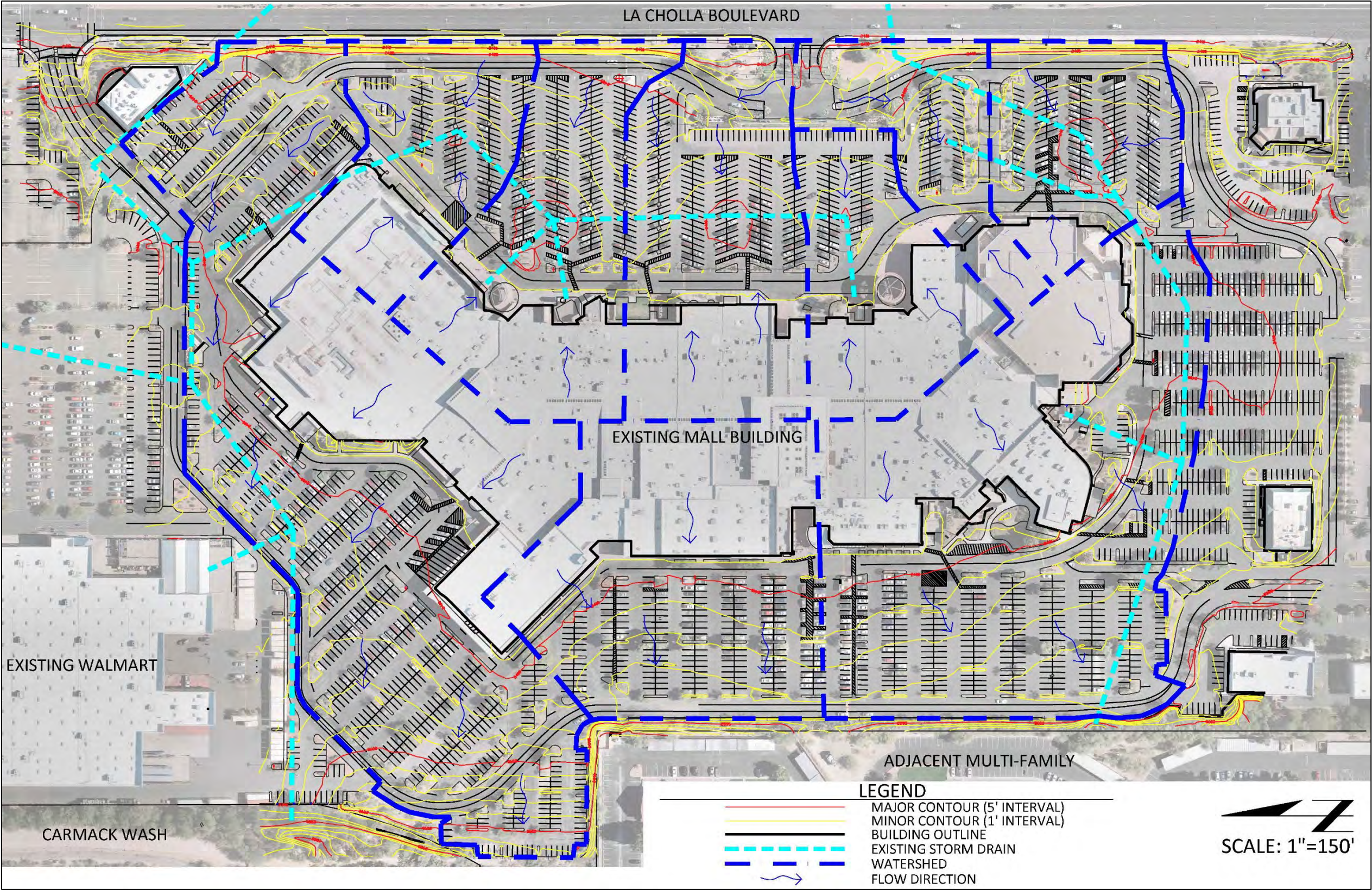
I. Composite

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

V. Conditions of Approval

Conditions of Approval

A. Purpose

On September 18, 2018, the Pima County Board of Supervisors approved the Foothills Mall Specific Plan. The approval was subject to several conditions that have been incorporated into this final Specific Plan document and are provided in Section V.B, below. If the Specific Plan is amended in the future, this section, "*Conditions of Approval*", will be updated to document all changes and any additional conditions of approval that may be associated with each amendment. This will provide an ongoing record of the overall Specific Plan, including all associated amendments and revisions, throughout the life of the project in a single location.

B. September 18, 2018 Board of Supervisors Conditions of Approval

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.

Reference: (no other reference within this Specific Plan)

2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.

Reference: Section III.A, Administration and Interpretation.

3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.

Reference: Section III.A, Administration and Interpretation.

4. Transportation conditions:
 - a. The traffic study shall be updated with the submittal of each phase of this development within the Specific Plan.

Foothills Mall Specific Plan

V. Conditions of Approval

- b. The subsequent traffic study updates may identify that improvements may be warranted, such as the installation of a turn lane, signalization or restricted movements to the access points. These improvements may require the dedication of right-of-way.

Reference: Section II.G.4, Concurrency.

5. Regional Wastewater Reclamation conditions:

- a. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
- b. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
- c. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
- d. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
- e. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.

Foothills Mall Specific Plan

V. Conditions of Approval

- f. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

Reference: Section II.H.1, Sewer.

6. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) 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 property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.

Reference: Section II.E.6, Buffelgrass Elimination.

7. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

Reference: Section IV.H, Cultural Resources.

8. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing.

Reference: (no other reference within this Specific Plan)

9. Any residential component shall meet the minimum 6 residences per acre (RAC) as applied to the specific area required to support the use, implemented within the appropriate phasing of the specific plan.

Foothills Mall Specific Plan

V. Conditions of Approval

Reference: Section II.D.1, Site Development, Table II.D. Development Standards.

10. Flexible combinations of the specific plan conceptual preliminary development plans are encouraged so long as adequate infrastructure to support the phased uses exists for each phase.

Reference: Section II.G, Transportation and Circulation, and Section II.H, Utility Infrastructure.

11. The maximum height of 120 feet or 10 stories for hospitality, office and/or residential buildings is allowed, except for a parking structure. The first two floors may include any specific plan permitted use. Parking structures may be contained in multi-use buildings with a maximum height of 120 feet. All other buildings are limited to 80 feet in height.

Reference: Section II.D.1, Site Development, Table II.D. Development Standards.

12. Prior to the issuance of any development concept permit, site and/or construction permit, or sign permit, the property owner shall review and provide written approval of the application to Development Services.

Reference: Section III.B, Phasing and Procedures for Development Review.

13. In the event the subject property is annexed, the property owner shall adhere to all applicable conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

Reference: (no other reference within this Specific Plan)

14. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

Reference: (no other reference within this Specific Plan)

Foothills Mall Specific Plan

V. Conditions of Approval

ADDITIONAL DEVELOPMENT LIMITATION

AS APPROVED BY THE BOARD OF SUPERVISORS SEPTEMBER 18, 2018

"Owner shall enter into a Development Agreement with Pima County within 6 months of the Board of Supervisors approval of the Specific Plan that will establish the Owner and County working collaboratively to construct a connection between the Loop and the Property (the "Loop Connection"). The Development Agreement shall establish the location of the Loop Connection, which is currently contemplated along the Carmack Wash west of the Property, southwest to Mona Lisa, then north to the Northwest Community Park entrance and via a new pathway to the corner of Magee and Shannon. Owners shall work with the County to coordinate the plan, design and construction of the Loop Connection to establish a Loop Connection in the most cost-efficient manner. Owner shall contribute a proportional fair share to construct the Loop Connection, which fair share shall be contributed at the time that 100 residential or hospitality units, or a minimum of 125,000 square feet of office space are developed."

Reference: Section II.G.5, Bicycle and/or Pedestrian.

Foothills Mall Specific Plan

References

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- Smith, Mary S. *Shared Parking*. Urban Land Institute, 2005.

Foothills Mall Specific Plan

Appendix A: Foothills Mall Specific Plan Traffic Impact Study (submitted as separate document)

Appendix B: Parking Plan Example

Appendix B: Parking Plan Example

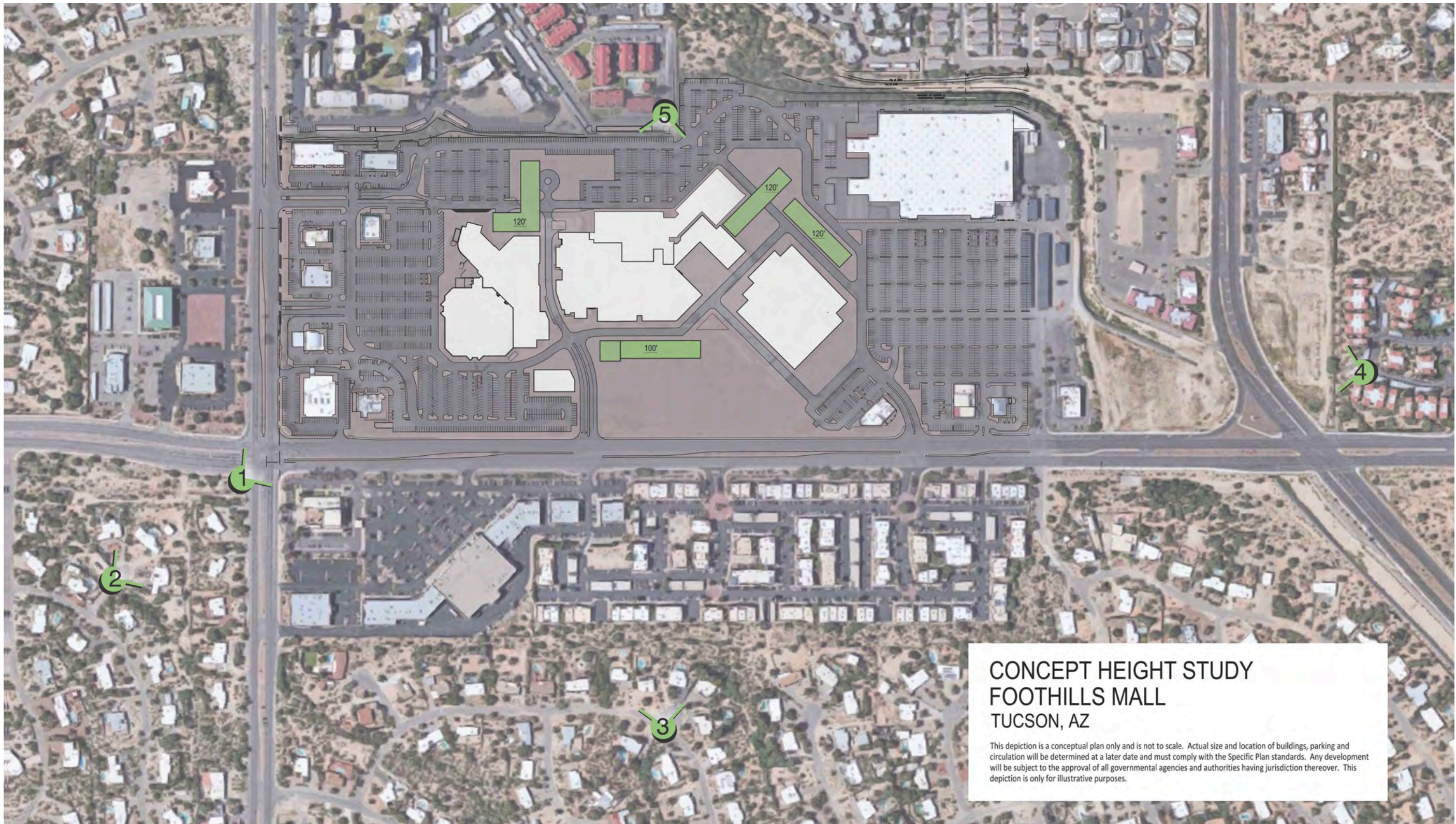
September 2018

Appendix C: Viewshed Simulations

Foothills Mall Specific Plan

Appendix C: Viewshed Simulations

Exhibit C: Viewshed Key Map



CONCEPT HEIGHT STUDY
FOOTHILLS MALL
TUCSON, AZ

This depiction is a conceptual plan only and is not to scale. Actual size and location of buildings, parking and circulation will be determined at a later date and must comply with the Specific Plan standards. Any development will be subject to the approval of all governmental agencies and authorities having jurisdiction thereover. This depiction is only for illustrative purposes.