



August 30, 2019

PLANNED COMMUNITY DEVELOPMENT

# Atterbury Trails

Tucson, Arizona

**Narrative for the Houghton  
Road Corridor Planned  
Community Development**



4550 N 12th Street  
Phoenix, AZ 85014

Received by PDSD  
9/05/19 C9-19-12

# Atterbury Trails Planned Community Development

---

## Table of Contents

- I. Introduction.....1
  - A. Background..... 1
  - B. Rationale for the PCD.....2
  - C. Goals/Objectives.....3
  - D. Compliance with Plan Tucson and HAMP..... 4
    - 1. Plan Tucson .....4
    - 2. HAMP ..... 8
  - E. Definitions.....11
- II. Development Inventory Report ..... 13
  - A. Location.....13
  - B. Existing Land Use.....13
  - C. Existing Zoning.....17
    - 1. Suburban Ranch Zone ( "SR" ).....17
    - 2. Heavy Industrial Zone ( "I-2" ).....17
    - 3. Residence Zone ( "RX-1" ).....17
    - 4. Mobile Home Zone ( "MH-1" ).....17
  - D. Existing Circulation .....19
    - 1. Major Streets and Routes.....19
    - 2. Bike Routes .....21
    - 3. Bus Routes .....21
  - E. Trails and Parks.....22
    - 1. The Loop Regional Trail System.....22
    - 2. Houghton Road Greenway.....22
    - 3. Parks .....23
  - F. Utilities .....25
    - 1. Existing Utility Easements .....25
    - 2. Water.....26

# Atterbury Trails Planned Community Development

---

3.	Sewer.....	26
4.	Solid Waste Disposal.....	26
5.	Electricity.....	29
6.	Natural Gas.....	29
7.	Telecom.....	29
G.	Public Facilities.....	31
1.	Schools.....	31
2.	Libraries.....	31
3.	Health Care.....	31
4.	Fire.....	31
5.	Police.....	33
H.	Major Environmental Features.....	33
1.	Habitat Conservation.....	33
2.	100-Year Floodplain/Riparian Habitat.....	33
3.	Cultural Resources.....	33
I.	Drainage Conditions.....	35
1.	Flood Zone.....	35
2.	Floodplain Analysis.....	35
3.	Watershed Description.....	37
J.	Topography.....	37
III.	Land Use Proposal.....	39
A.	Zoning Bank/Land Use Budget.....	39
B.	Land Use Plan.....	42
1.	Town Center.....	44
2.	Village Center.....	45
3.	Village Center Periphery.....	47
4.	Neighborhood.....	47
5.	Open Space.....	48
C.	Land Use Map.....	49

# Atterbury Trails Planned Community Development

---

- 1. Development Area 1.....49
- 2. Development Areas 2-3 ..... 51
- 3. Development Areas 4-7 ..... 51
- 4. Development Areas 8-11 .....53
- 5. Development Areas 12-15.....53
- D. Land Use Regulations ..... 54
  - 1. Zoning & Development Standards.....54
  - 2. Drainage Elements.....54
  - 3. Trails & Bikeways .....56
  - 4. Utilities.....57
- E. Design Guidelines ..... 60
  - 1. Urban Design .....60
  - 2. Transitions .....60
  - 3. Mobility ..... 61
  - 4. Housing..... 61
  - 5. Water Resources.....62
  - 6. Federal Aviation Authority Notice.....62
- IV. Implementation .....63
  - A. Administration ..... 63
  - B. Phasing..... 63
  - C. Implementation Plans..... 64
    - 1. Implementation Plan Elements .....64
    - 2. Review Process.....68
  - D. PCD Amendments..... 70
    - 1. Administrative Amendment.....70
    - 2. Minor Amendment .....73
    - 3. Major Amendment .....74
  - E. Disposition Plan & Annual Report..... 75

# Atterbury Trails Planned Community Development

---

## Exhibits

Exhibit I.D.2	HAMP: Components of a Planned Community Development .....	10
Exhibit II.A	Vicinity Map .....	14
Exhibit II.B	Existing Land Uses and HAMP .....	16
Exhibit II.C	Zoning .....	18
Exhibit II.D.	Major Streets and Routes Plan .....	20
Exhibit II.E	Trails .....	24
Exhibit II.F.2	Water Lines .....	27
Exhibit II.F.3	Sewer Lines .....	28
Exhibit II.F.5	Dry Utilities .....	30
Exhibit II.G	HAMP Public Facilities Plan .....	32
Exhibit II.H.	Major Environmental Features .....	34
Exhibit II.I	100-year Floodways and Mapped Drainage Conditions .....	36
Exhibit II.J	Topography .....	38
Exhibit III.A	Land Use Budget and Permitted Zoning Matrix .....	41
Exhibit III.B	Land Use Plan .....	43
Exhibit III.C.1	Fantasy Island Preserved Trails Plan .....	50
Exhibit III.C.2	Trails Plan .....	52
Exhibit III.D	Natural Resource Plan .....	55

## Tables

<b>Table 1:</b> Existing Land Uses .....	13
<b>Table 2:</b> Surrounding Zoning .....	17
<b>Table 3:</b> Utility Service Providers .....	25

## Appendices

**Appendix A:** Valencia & Houghton Environmental Resource Report (“ERR”)

# Atterbury Trails Planned Community Development

---

## I. Introduction

### A. Background

The Arizona State Land Department (“ASLD”) manages approximately 9.2 million acres of State Trust lands within Arizona. These lands were granted to the State under the provisions of the federal Enabling Act that provided for Arizona’s statehood in 1912. These lands are held in trust and managed for the sole purpose of generating revenues for the 13 State Trust land beneficiaries, the largest of which is Arizona’s K-12 education. ASLD’s mission is to “manage State Trust lands and resources to enhance value and optimize economic return for the Trust beneficiaries, consistent with sound business management principles, prudent stewardship, and conservation needs supporting socioeconomic goals for citizens here today and future generations...” Acting in the best interest of its beneficiaries, ASLD has established the following goals:

- To implement a progressive asset management process, to improve the quality and efficiency of the Department’s decision making, and to meet the requirements of the Growing Smarter and Growing Smarter Plus Acts.
- To enhance revenue production.
- To improve efficiency in processing revenue production activities.
- To incorporate environmental protection into the Department’s management actions to enhance the future productivity of the Trust’s land and assets.
- To continue an effective land conservation of appropriate State lands while ensuring continued economic benefits to the Trust.

ASLD owns approximately 7,800 acres within the Houghton Area Master Plan (“HAMP”), which is bounded by Rocket Road to the south, Irvington Road to the north, Pantano Wash to the east, and Harrison Road to the west. A Planned Community Development (“PCD”) application is requested for approximately 2,590 acres of land (the “Property”) located on either side of Houghton Road at its intersection with Valencia Road in the City of Tucson (City). The ultimate design and land use patterns within the Property will be coordinated so as to provide an appropriate level of compatibility to existing and future adjacent uses and development within the Houghton Corridor Area and along its boundaries.

The HAMP, prepared by the City in 2005, establishes comprehensive goals, objectives, and policies that provide the framework for decisions related to growth and development for the Property and surrounding Houghton Corridor Area. The HAMP is the basis for the land use and zoning designations used in the creation of this PCD to ensure that new

# Atterbury Trails Planned Community Development

---

development within the Property integrates well with the City, adjacent land uses, and surrounding neighborhoods.

## B. Rationale for the PCD

The HAMP encompasses approximately 10,800 acres, 76% of which are State Trust lands, managed by ASLD. The HAMP strongly encourages ASLD to pursue large dispositions of State Trust land of at least five hundred contiguous acres and provide guidance to the purchasers to engage in comprehensive master planning prior to the sales of smaller parcels for development. The establishment of this PCD provides the regulatory framework to accomplish this goal as set forth in the HAMP.

The PCD approach allows for the comprehensive planning of critical community elements, including circulation, drainage, and open space and recreation amenities. This context allows for a more thoughtful integration of residential areas and business districts. It will also ensure that property values are maximized and balanced with the costs of development. Planned communities have long build-out periods (10 or more years) and are an evolving type of land development. As a result, they require flexible planning approaches. Planned communities typically feature the following characteristics:

- Large land holdings, usually under a single ownership, with a master Developer establishing and controlling the master plan, which guides the integrated development of specific parcels by other Developers and builders.
- Location on the urban fringe where there is little existing development or infrastructure.
- Wide range of activities, mix of land uses, housing types, and price ranges.
- Community open space and preservation areas.
- Consistent urban design and landscape standards.
- Integrated circulation network which promotes mobility and transit use.
- The systematic and financially responsible provision of services and facilities through phased, integrated, and timely construction of infrastructure.

This Property meets all the criteria for a planned community and is in substantial conformance with the City's Plan Tucson and HAMP as discussed in Section I.D, below. This PCD also provides the framework to promote sustainable land use patterns and mobility options while being responsive and sensitive to the natural features and topography of the desert environment.

## C. Goals/Objectives

ASLD will be able to best serve its customers by ensuring its assets are market-ready. To do this, ASLD is partnering with municipalities throughout the state to coordinate infrastructure and zoning efforts through a flexible land planning process, called a Zoning Bank. A Zoning Bank establishes a limited category of zones and uses that are available within the PCD to be allocated based on market demand and in conformance with the regulations within this PCD. This PCD establishes the parameters for infrastructure master-planning within the Property, with more detailed planning taking place between ASLD, the City and a Developer when a Developer is selected to develop a Development Area or portion of a Development Area. This Zoning Bank concept fits perfectly within the HAMP guidelines and the contemplated PCD planning, and is best suited for long-term, large-scale projects that will:

- Allow ASLD, Developers and the City the flexibility to respond to current market demands.
- Provide both certainty and flexibility that allows ASLD to protect land values for the Trust while leaving site-specific planning to Developers and end users who are better situated to perform such functions at a later stage.
- Defer detailed planning for infrastructure to a time closer to development. Master planning of Development Areas leads to right-sized infrastructure based on current and accurate demand calculations for infrastructure.
- Set realistic expectations of the development potential of an area for future residents, the development community and decision-makers.
- Minimize buyer's entitlement risk.

# Atterbury Trails Planned Community Development

---

## D. Compliance with Plan Tucson and HAMP

### 1. Plan Tucson

The Houghton Corridor Area, which includes the Property, is identified on Plan Tucson's Future Growth Scenario Map. The Future Growth Scenario map should be used *"as a general guide for determining the general location of development opportunities, development patterns, and land use and transportation concepts, while also considering area- and site-specific issues"* (Policy LT7). Completely undeveloped, the Property is a clean slate ripe for comprehensive planning according to best practices and solid planning principles. A phased approach to development will provide for increased efficiency of infrastructure and services for residents.

Plan Tucson indicates development within the Houghton Corridor Area should feature a cohesive system of mixed-use centers and neighborhoods and provide a variety of housing types and densities, a compact development pattern, a transportation and circulation system that offers alternatives for mobility, and a regional open space system.

This PCD supports the following policies from Plan Tucson are relevant and support this PCD, as described in Section III, Land Use Proposal.

#### a. The Social Environment

- Housing (H11): Encourage residential development including both market rate and affordable housing projects in Tucson.
- Parks & Recreation (PR4): Ensure a range of recreational opportunities from passive to active.
- Public Health (PH1): Pursue land use patterns; alternate mode transportation systems, including multipurpose paths; and public open space development and programming that encourage physical activity, promote healthy living and reduce chronic illness.
- Public Health (PH8): Support streetscape and roadway design that incorporates features that provide healthy, attractive environments to encourage more physical activity.
- Education (E6): Work collaboratively with schools regarding planning and community development in the built environment to address community needs.

# Atterbury Trails Planned Community Development

---

## b. The Economic Environment

- Business Climate (BC6): Enhance the community attributes that are mutually beneficial to the business climate and quality of life for residents, including a safe environment, recreational opportunities, multi-modal transportation, a vibrant downtown, distinctive neighborhoods, excellent education, primary and secondary employment opportunities, and arts and entertainment venues.
- Business Climate (BC8): Support a safe, distinctive, well-maintained, and attractive community with neighborhoods made up of residences and businesses that contribute to Tucson's quality of life and economic success.
- Tourism & Quality of Life (TQ2): Preserve and celebrate the beauty of Tucson's natural landscape and the wonder of the Sonoran Desert.

## c. The Natural Environment

- Energy & Climate Readiness (EC3): Reduce the urban heat island effect by minimizing heat generation and retention from the built environment using a range of strategies.
- Water Resources (WR6): Integrate land use and water resources planning.
- Green Infrastructure (GI5): Create, preserve, and manage biologically rich, connected open space; wildlife and plant habitat; and wildlife corridors, including natural washes and pockets of native vegetation, which working to eradicate invasive species.

## d. The Built Environment

- Historic Preservation (HP7): Evaluate the benefits of new development relative to historic preservation in land use decisions.
- Public Infrastructure, Facilities, and Cost of Development (PI6): Pursue all feasible and allowable funding mechanisms to ensure new development pays its fair share in the cost of growth, and that this funding results in a beneficial use to the development.
- Public Infrastructure, Facilities, and Cost of Development (PI7): Coordinate with utility companies and other public service providers for the planning of infrastructure, facilities and services, making sure

# Atterbury Trails Planned Community Development

---

infrastructure and facility construction is sensitive in design and location to environmental and historic resources.

- Land Use, Transportation & Urban Design (LT1): Integrate land use, transportation, and urban design to achieve an urban form that supports more effective use of resources, mobility options, more aesthetically pleasing and active public spaces, and sensitivity to historic and natural resources and neighborhood character.
- Land Use, Transportation & Urban Design (LT3): Support development opportunities where:
  - residential, commercial, employment and recreation uses are located or could be located and integrated.
  - multi-modal transportation choices exist or can be accommodated.
  - there is potential to develop moderate to higher density development.
- Land Use, Transportation & Urban Design (LT4): Ensure urban design that:
  - is sensitive to the surrounding scale and intensities of existing development.
  - integrates alternative transportation choices, creates safe gathering places, and fosters social interaction.
  - provides multi-modal connections between and within building blocks.
  - Includes ample, usable public space and green infrastructure.
  - takes into account prominent viewsheds.
- Land Use, Transportation & Urban Design (LT8): Undertake more detailed planning and related community participation for the Future Growth Scenario Map building blocks, including boundaries for specific development areas, types and mixes of uses, needed public infrastructure and facilities, and design features.
- Land Use, Transportation & Urban Design (LT9): Locate housing, employment, retail and services in proximity to each other to allow easy access between uses and reduce dependence on the car.

# Atterbury Trails Planned Community Development

---

- Land Use, Transportation & Urban Design (LT14): Create pedestrian and bicycle networks that are contiguous and provide safe and convenient alternatives within neighborhoods and for getting to school, work, parks, shopping, services, and other destinations on a regular basis.
- Land Use, Transportation & Urban Design (LT18): Consider new development or the extension of major infrastructure in the Houghton Area only after additional, more refined planning efforts are completed.

## Guidelines for Development Review: Houghton Corridor Area Building Block

- LT28.8.2: In areas that are not currently developed, support master planned areas that reflect sensitivity to environmental resources and existing residential uses and that are phased or financed to meet infrastructure requirements.
  - Have a minimum overall residential density that can sustain regular transit usage;
  - Consist of a series of neighborhoods focused on a neighborhood center, integrated through open space and recreation areas and pedestrian, bike, transit, and the roadway system;
  - Maximize connectivity of all transportation modes to enhance internal movement within and between individual neighborhoods within the master planning area, including appropriate connections to the regional circulation system;
  - Provide neighborhoods with clearly defined edges and a center that provides a social focus for the residents, giving them an identity and a sense of place;
  - Optimize the size of a neighborhood at a quarter mile from the center to the edge;
  - Provide neighborhood entry roads that are designed and landscaped as entry statements, terminating at the neighborhood center or taking advantage of existing vistas;
  - Base the neighborhood circulation system on a hierarchical network of streets, such as a spine road that provides primary

# Atterbury Trails Planned Community Development

---

access through the neighborhood, and secondary roads, decreasing in size/capacity, which provide multiple routes to diffuse traffic congestion and encourage pedestrian circulation; and

- Provide neighborhoods with a variety of housing types; and include in neighborhoods, a public space, such as a square or plaza/park area, and incorporate a transit stop as part of its design.
- LT28.8.4: Protect historic and archaeological resources.
- LT28.8.5: Support methods to conserve and enhance habitat when development occurs.
- LT28.8.6: Support the development and management of healthy and attractive urban vegetation.
- LT28.8.8: Support an accessible open space system that connects open space in the urbanized area to the surrounding public natural areas.
- LT28.8.9: Support an interconnected open space system.
- LT28.8.10: Support an interconnected urban trail system throughout the City to meet the recreational needs of pedestrians, bicyclists, and equestrians.

## 2. HAMP

The City's HAMP, adopted June 7, 2005, establishes comprehensive goals, objectives, and policies that provide the framework for decisions related to growth and development for the Property and surrounding Houghton Corridor Area. This PCD retains the principles of the HAMP, including the Desert Village development model, diversity of land uses and housing types, a circulation system emphasizing efficiency and mobility options, active and passive open space amenities and recreational opportunities, and preservation of existing environmentally sensitive areas.

The HAMP encompasses approximately 10,800 acres of land along Houghton Road and establishes policies for growth and development within the area. The Desert Village model promotes land use patterns that include Town Centers, Villages, Village Centers, Neighborhoods and Neighborhood Centers within the 10,800 acres. The Desert Village concept is based on the Town Center as a central organizing

# Atterbury Trails Planned Community Development

---

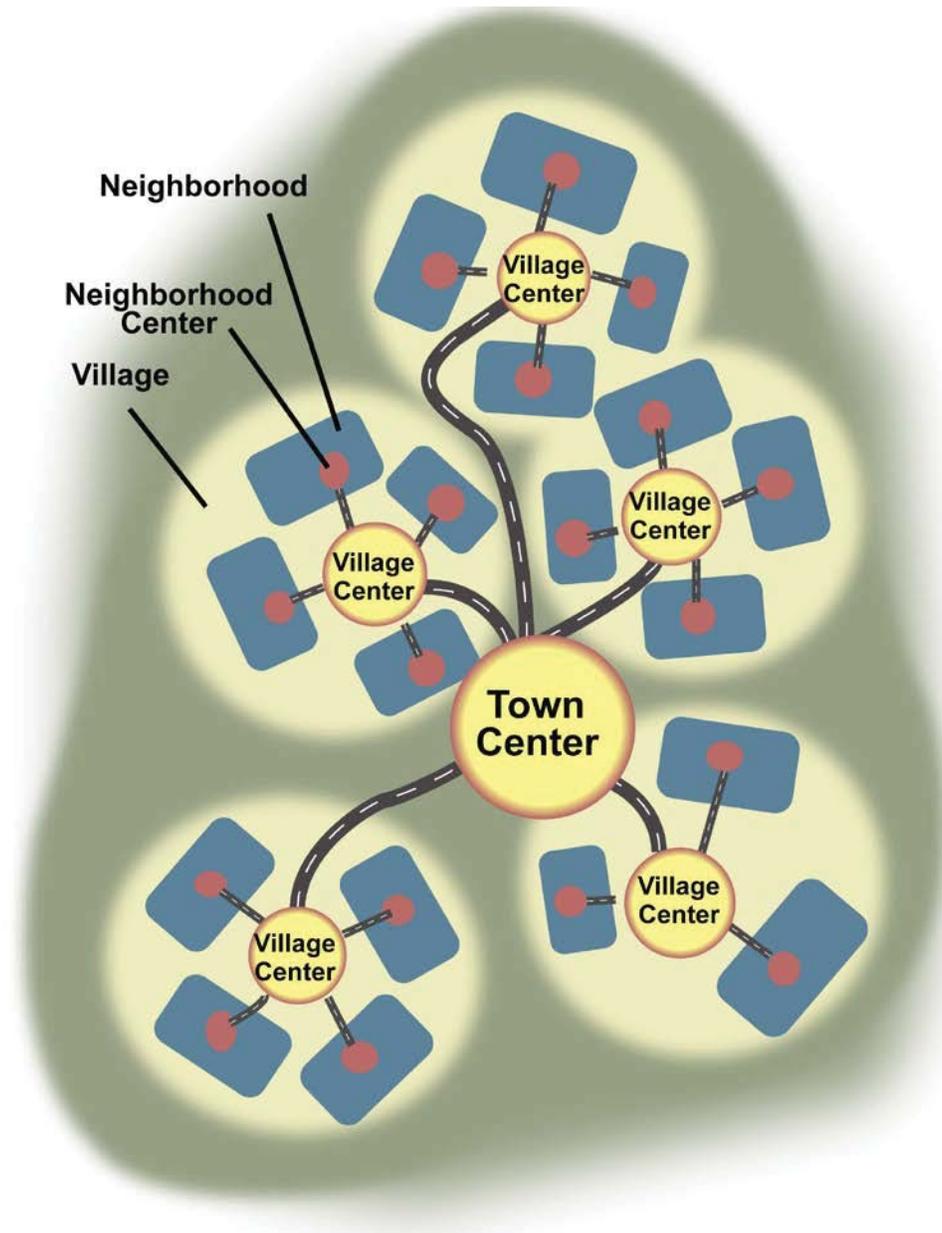
feature for a number of Villages. Village Centers support the Town Center and include clusters of many Neighborhoods and each residential Neighborhood should include a centralized open space that serves residents in their immediate areas. (See **Exhibit I.D.2.**)

Section III.B & E: Land Use Plan and Design Guidelines, respectively, identify specific HAMP policies and demonstrate how this PCD complies with those policies.

# Atterbury Trails

## HAMP: Components of a Planned Community

Exhibit I.D.2



# Atterbury Trails Planned Community Development

---

## E. Definitions

Arizona State Trust Land: Lands granted to the State under the provisions of the federal Enabling Act that provided for Arizona's statehood in 1912. These lands are held in trust and managed for the sole purpose of generating revenues for the 13 State Trust land beneficiaries, the largest of which is Arizona's K-12 education. The Arizona State Land Department manages approximately 9.2 million acres of State Trust Lands within Arizona.

Developer: The successful bidder of a Development Area sold at public auction by the ASLD. The Developer is responsible for preparing an Implementation Plan specific to the Development Area, in accordance with the guidelines set forth in Section IV of this PCD.

Development Area: One of 15 distinct planning areas within this PCD identified on the Land Use Map. Each Development Area shall be master planned by the Developer through the preparation of an Implementation Plan.

Development Package ("DP"): A set of construction documents, which may include a site plan/tentative plat, landscape, native plant preservation, water harvesting, grading, private road paving, storm water pollution preservation plans, floodplain use permit, environmental resource report and flexible lot development plans, used to demonstrate how a project site will be developed to comply with this PCD, the applicable portions of the City's Unified Development Code ("UDC"), any other applicable local and state regulations.

Fantasy Island Trails Park ("FITP"): An extensive system of mountain-bike trails that have been created over the last 20 years without securing the land use approvals for a permanent cycling venue on Arizona State Trust Land property. The trails weave throughout a significant portion of the desert open space on Arizona State Trust Land and some City-owned property in the area. FITP contains multiple looped trails with a variety of trail experiences and amenities. The FITP trail system was formalized on the City-owned property by City of Tucson Mayor & Council with its adoption of the Master Plan for Fantasy Island Trails Park in 2006 and then the Saguaro Trails PAD in 2016.

Greenway: A multi-use corridor that features a path and trail, preserved native vegetation and/or landscape plantings, and pedestrian amenities. Greenways typically follow washes or drainageways but can also be adjacent to roads. Depending on the greenway alignment, the path and trail can be together on one side or one on each side of the wash.

Gross Acres: Includes lots, local roads, Functional Open Space and Natural Open Space.

# Atterbury Trails Planned Community Development

---

Implementation Plan: Plan prepared by the Developer of a specific Development Area. Plan will include final zoning designations and boundaries, locations of parks and other public facilities, detailed analyses of drainage, circulation, and utility plans, and design guidelines specific to that Development Area.

Net Developable Acres: Includes lots, private accessways and/or alleys, and Functional Open Space. Net Acres excludes greenways along Houghton and Harrison Roads, local roads, dedicated easements, and Natural Open Space.

## Open Space

Functional Open Space: Any public area on private or common landscape tract that is open for public use for recreation, pedestrian circulation, gathering or retention/detention areas including, but not limited to, parks, trails, rights-of-way and easements with trails and walkways, drainageways with trails, plazas and courtyards. Uses may include active recreational activities, developed parks, walking paths, group gathering spaces. Fantasy Island (Development Area 1) is not Functional Open Space.

Natural Open Space: Any public or private area that contains primarily undisturbed natural vegetation and managed as a natural appearing landscape. Uses are passive and may include trails, walkways and interpretive functions. Fantasy Island (Development Area 1) is considered Natural Open Space for this PCD.

Zoning Bank: A flexible land use entitlement tool used by ASLD that establishes a bank of uses to be used in various configurations within the PCD, with master planning occurring at a later point in time when the Developer makes decisions on placement of specific uses.

# Atterbury Trails Planned Community Development

## II. Development Inventory Report

### A. Location

The Property is comprised of ±2,590 acres located near the intersection of Houghton Road and Valencia Road in the City. The Property is bounded on the north by Irvington Road, on the east by Houghton Road and the proposed Poorman Road alignment, on the west by the Davis Monthan Air Force Base, and on the south by the proposed Rita Road alignment. The area of land is located in portions of Sections 13, 14, and 24, Township 15 South, Range 15 East, of the Gila and Salt River Meridian, Pima County, Arizona. A Vicinity Map is provided as **Exhibit II.A**.

### B. Existing Land Use

As indicated in **Table 1: Existing Land Uses**, the land uses surrounding the Property are a combination of vacant property and established residential and non-residential development.

Table 1: Existing Land Uses	
North	E. Irvington Road (150-foot right-of-way), former City of Tucson Irvington Road landfill, single family residential subdivisions (Mesquite Ranch & Civano), Saguaro Trails PAD (block plat), and City-owned portion of Fantasy Island.
South	E. Valencia Road (150-foot right-of-way), E. Rita Road (150-foot right-of-way), Esmond Station Elementary School, Empire High School, restaurants, retail/commercial, healthcare center and automotive center.
East	S. Houghton Road (150-foot right-of-way), Pantano Wash, TEP substation and 100-foot power line right-of-way, Senita Valley Elementary School, Civano Community School, Saguaro Trails PAD (block plat), and City-owned portion of Fantasy Island.
West	Harrison Road Greenway, Single family residential subdivisions Sunrise Meadows at Rita Ranch and Civano II, Davis-Monthan Air Force Base, Mesquite Elementary School, Desert Sky Middle School.

# Atterbury Trails

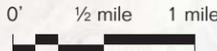
## Vicinity Map

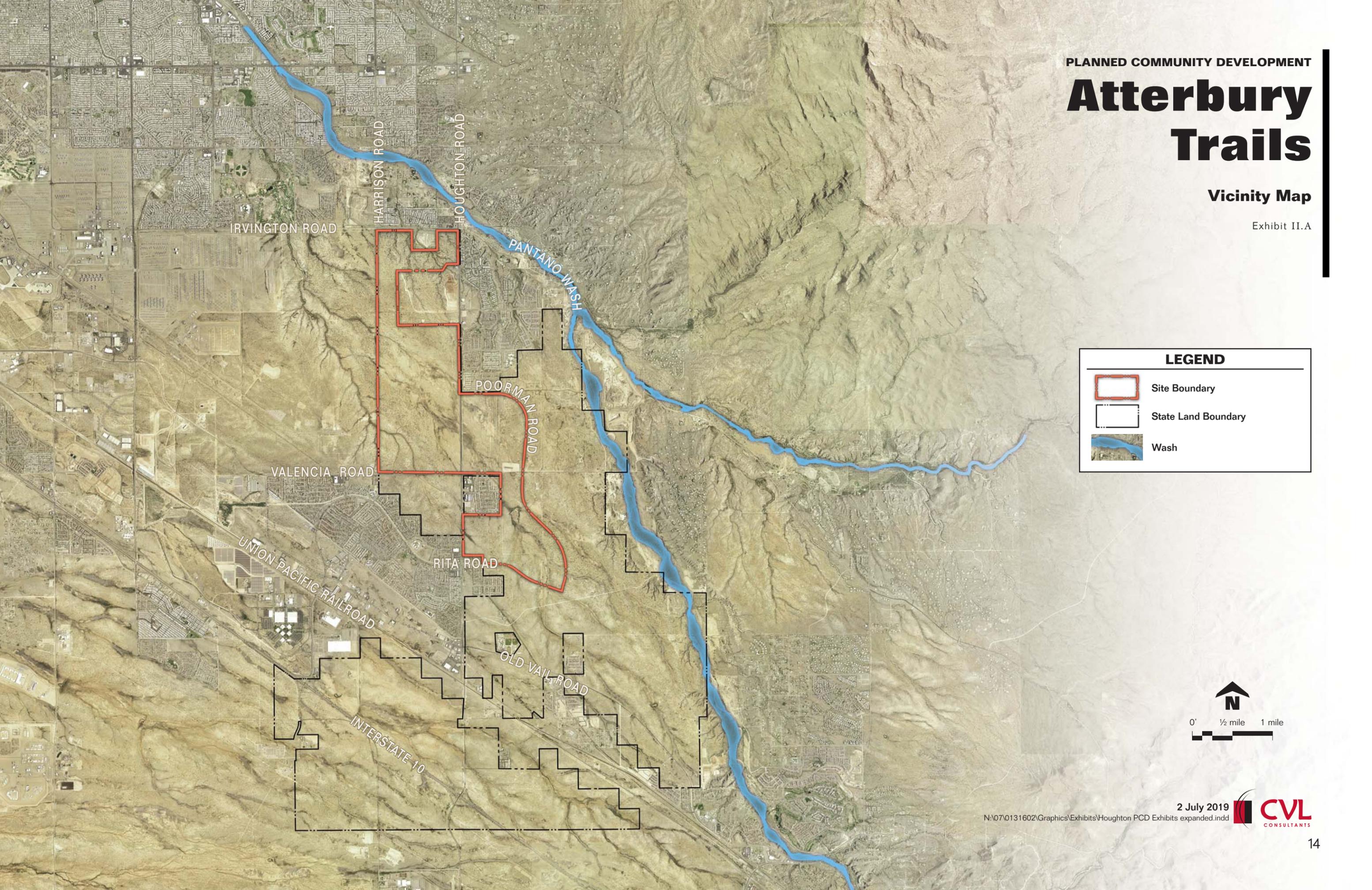
Exhibit II.A

**LEGEND**

-  Site Boundary
-  State Land Boundary
-  Wash

  
N

  
0' 1/2 mile 1 mile



## Atterbury Trails Planned Community Development

---

Within the boundaries of the HAMP, only a small percentage of land is currently developed. Most of this land is dominated by single-family residential subdivisions that are either built, or in the process of being built. There are four significant residential developments along Houghton Road: the Civano Planned Area Development; the Mesquite Ranch subdivision; the Desert Willows subdivision; and a portion of Rita Ranch which is east of Houghton Road. A fifth subdivision, Saguaro Trails, is located along Houghton Road south of Irvington Road and near Drexel just north of the Property. Together, these subdivisions amount to approximately 530 acres. Additionally, there are roughly 120 acres of other residential parcels, both single family residential and mobile home uses in the HAMP area. Some of these parcels are located east of Civano, along the Pantano Wash, and some are to the south, near Old Vail Road. Combined, existing residential uses consume about six (6) percent of the land within the HAMP area.

A limited number of parcels contain non-residential uses. The Civano Nursery, Global Solar Energy, and the Civano community center are all associated with the Civano Planned Area Development. There is a credit union and a group home near the intersection of Rita Road and Houghton Road. Just south of Valencia Road on Houghton Road there are two storage facilities, which are identified as industrial uses, and a veterinary clinic. Two sand and gravel quarries have been identified on the Pantano Wash: one is at the Valencia Road and the other is at Bilby Road. Combined, these non-residential uses consume less than two (2) percent of the land within the HAMP area.

The Davis–Monthan Air Force Base (“DMAFB”) is located north of Valencia Road and along the western boundary of the Property. DMAFB is administered by the United States Air Force. The base has an active military function and runs ongoing training activities.

There is an existing Tucson Electric Power (“TEP”) 138 KV Electric Power Substation located south of Valencia Road, east of the Property. Existing powerlines run north-south just outside the eastern boundary of Development Area 2 and intersect the southeast portion of Development Area 3.

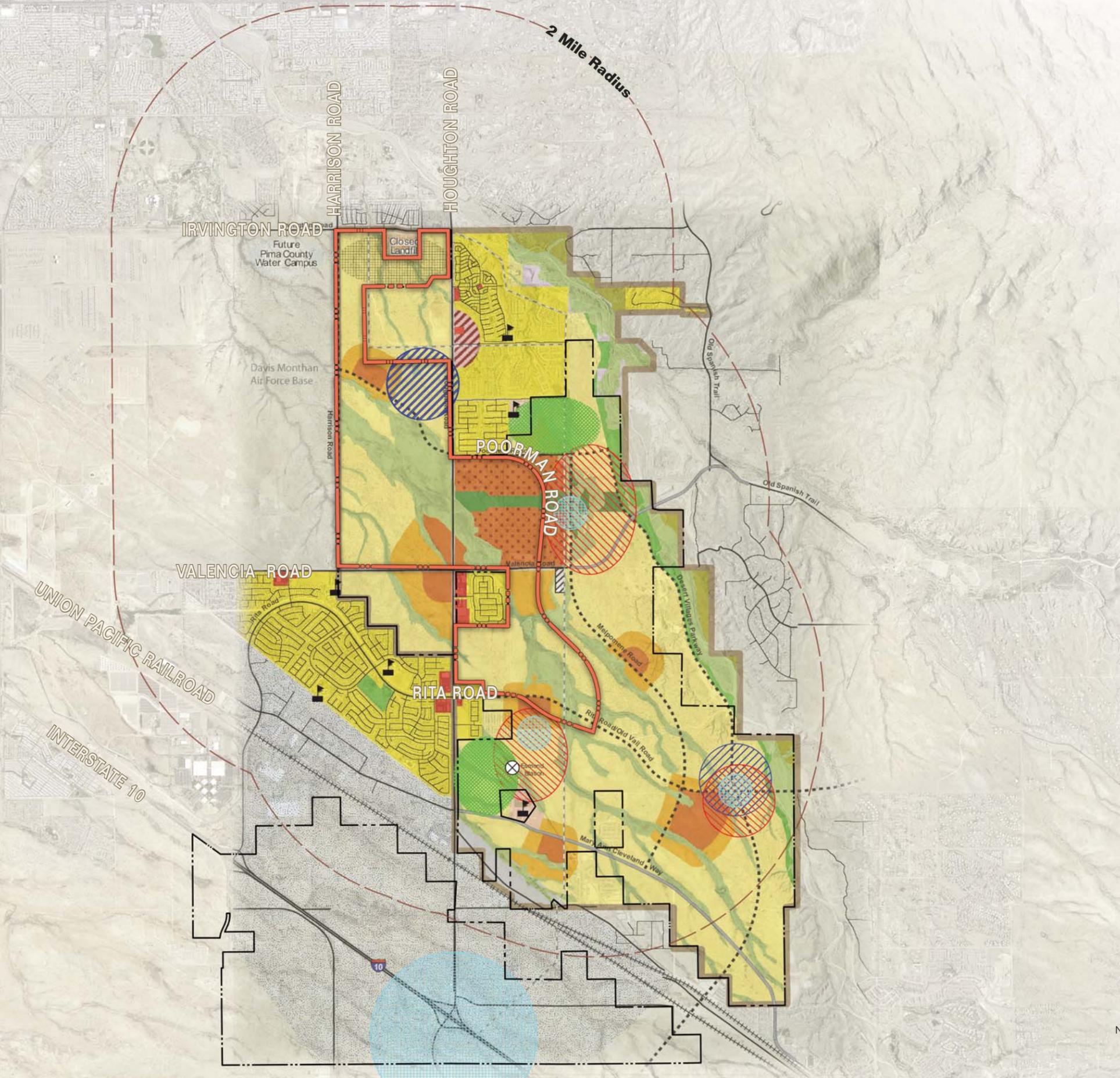
The Property surrounds the Saguaro Trails PAD, which includes the portion of Fantasy Island Trails Park (“FITP”) owned by the City and managed in cooperation with the mountain biking community as a City park.

Please refer to **Exhibit II.B** for an illustrated map of the existing land uses and the conceptual land uses designated by the HAMP.

# Atterbury Trails

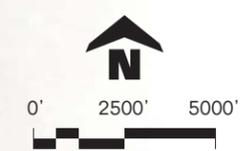
## Existing Land Use (HAMP)

Exhibit II.B



**Legend**

<b>Existing/Under Development</b>	<b>Conceptual Land Use</b>
Conceptual Commercial Office Node	Town Center
Commercial	Village Center
Residential	Village Center Periphery/Medium to High Density Residential
Vail School District Sites	Neighborhood/Low Density Residential
Pima County Flood Control Property	Very Low Density Residential
Park	Open Space
<b>Roadway Alignments</b>	Recreation Area
Engineered Arterial	River Park
Existing Arterial	Non-residential DM Corridor
Proposed Arterial	Proposed Metro Park Locations
Existing Streets	Schools
Railroad	100yr Floodplain & Riparian Habitat
HAMP Boundary	Davis-Monthan AFB Approach/Departure Corridor
138kV Powerline	
TEP Electric Substation	
<b>Proposed Public Facilities</b>	
Possible Police Facilities	Possible General Service Facilities
Possible Fire Facilities	Proposed Metro Park Locations



# Atterbury Trails Planned Community Development

---

## C. Existing Zoning

The Property includes four zoning designations, as depicted in **Exhibit II.C**. The City's Unified Development Code ("UDC") is the regulatory document for zoning and designates each of the zoning districts on the Property as described below. (See **Table 2** for a list of the zoning designations of the properties within 1/2 mile of the Property boundary.)

### 1. Suburban Ranch Zone ("SR")

SR provides for very low density, large lot, single-family, residential development and suburban ranch uses. Uses that would adversely affect the open space, agricultural, or natural characteristics of this zone shall not be permitted.

### 2. Heavy Industrial Zone ("I-2")

I-2 provides for industrial uses that are generally nuisances, making them incompatible with most other land use. These nuisances may be in the form of air pollutants; excessive noise, traffic, glare, or vibration; noxious odors; the use of hazardous materials; or unsightly appearance. Select other agriculture, civic, commercial, industrial, retail, storage, utility, and wholesaling uses may also be permitted.

### 3. Residence Zone ("RX-1")

RX-1 provides for suburban, low density, single-family, residential development, agriculture and other compatible neighborhood uses.

### 4. Mobile Home Zone ("MH-1")

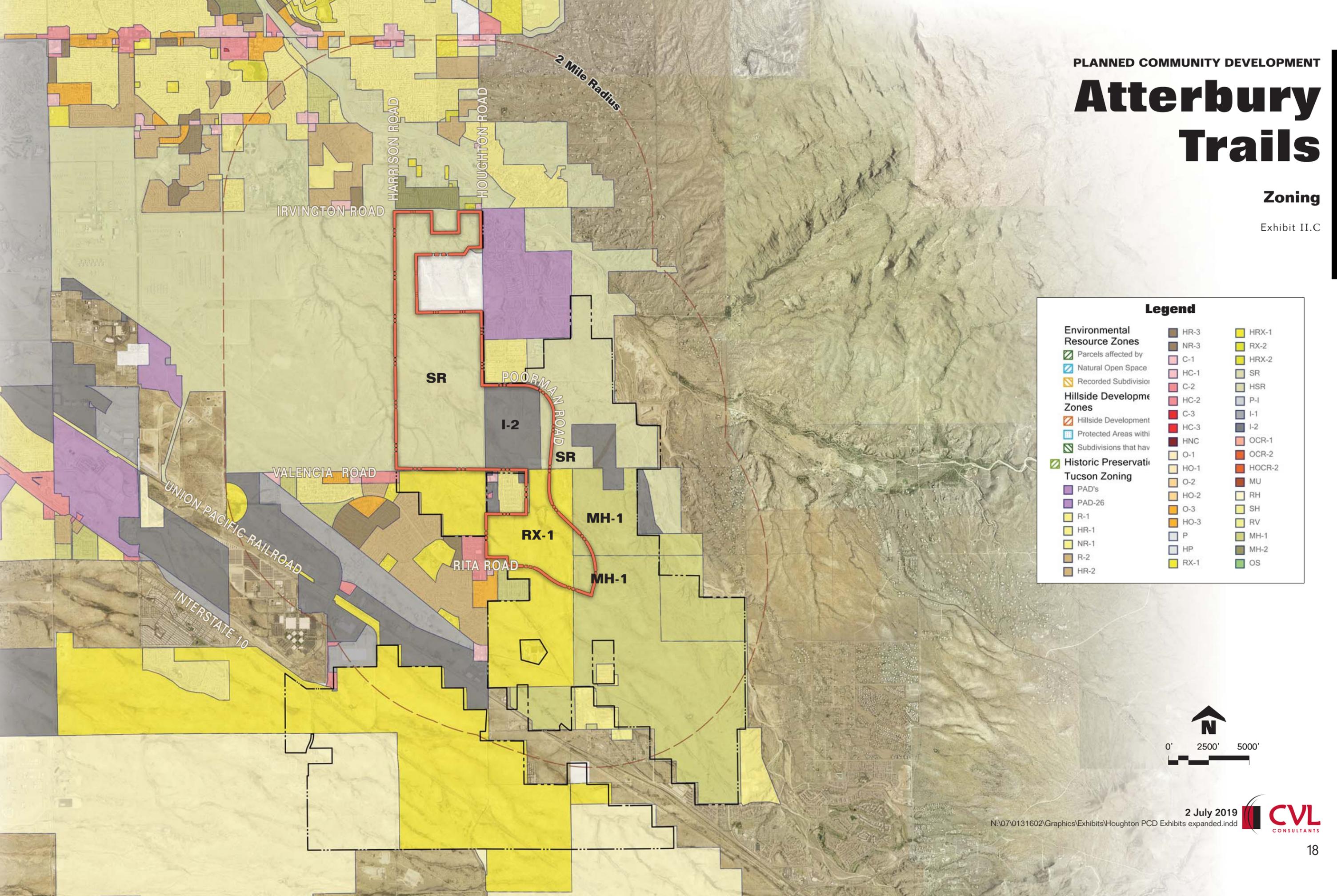
MH-1 provides for low to medium density, residential development primarily in mobile home buildings on individual lots and within mobile home parks. Civic, educational, recreational, religious uses, and select other uses, such as day care and urban agriculture, are also permitted that provide reasonable compatibility with adjoining residential uses.

Table 2: Surrounding Zoning	
North	PAD-12 (Civano), PAD-30 (Saguaro Trails), MH-1, MH-2, R-1 and SR
South	C-1, C-2, I-2, O-3, R-2, and RX-1
East	PAD-12 (Civano), PAD-30 (Saguaro Trails), C-2, I-2, MH-1 and SR
West	C-2, R-2, R-3, RX-1, and SR

# Atterbury Trails

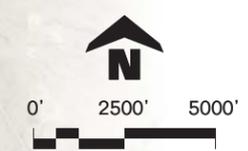
## Zoning

Exhibit II.C



**Legend**

<b>Environmental Resource Zones</b>	HR-3	HRX-1
Parcels affected by	NR-3	RX-2
Natural Open Space	C-1	HRX-2
Recorded Subdivision	HC-1	SR
	C-2	HSR
<b>Hillside Development Zones</b>	HC-2	P-1
Hillside Development	C-3	I-1
Protected Areas with	HC-3	I-2
Subdivisions that have	HNC	OCR-1
<b>Historic Preservation</b>	O-1	OCR-2
<b>Tucson Zoning</b>	HO-1	HOCR-2
PAD's	O-2	MU
PAD-26	HO-2	RH
R-1	O-3	SH
HR-1	HO-3	RV
NR-1	P	MH-1
R-2	HP	MH-2
HR-2	RX-1	OS



# Atterbury Trails Planned Community Development

---

## D. Existing Circulation

### 1. Major Streets and Routes

The Major Streets and Routes Plan (“MSRP”) identifies street classifications and widths of public rights-of-way for major arterial and collector roadways. A 1999 amendment to the MSRP adopted a street network for much of the undeveloped ASLD Trust Land in anticipation of future development in the region and to coordinate future roadway alignments with a major street system (refer to **Exhibit II.D**).

#### a. Valencia Road

Valencia Road is an east/west arterial roadway with an MSRP Scenic Route designation and a future right-of-way of 150 feet. Valencia Road is an undivided, two-lane roadway located in the center of this PCD. Valencia Road west of Houghton Road is designated a Gateway Corridor. Its paving terminates approximately 2,000 feet east of the Houghton Road intersection.

#### b. Poorman Road

Poorman Road, a Scenic Route on the City’s MSRP with a future right-of-way of 150 feet, currently only exists east of Houghton Road. It has two travel lanes in each direction with a two-way/continuous center left turn lane. A concrete sidewalk along with curb and gutter are provided along the north side of this segment of the street for approximately 2,000 feet east of the Houghton Road intersection.

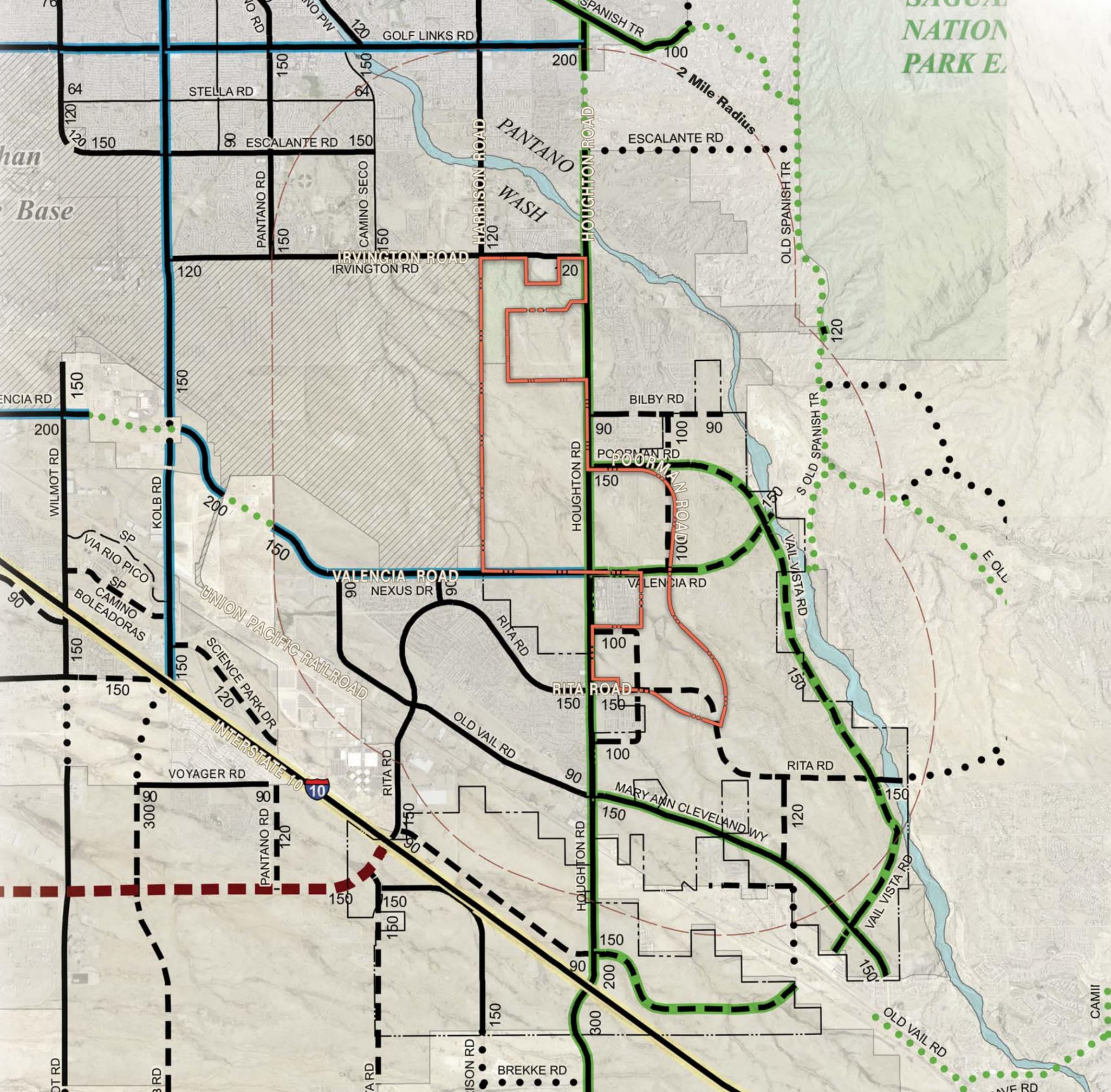
#### c. Rita Road

Rita Road is an east/west arterial roadway that runs along the southern boundary of the PCD. It is a four-lane roadway west of Houghton Road with a future right-of-way of 150 feet. East of Houghton Road, Rita Road is a two-lane street and its paving terminates approximately 1,000 feet east of the Houghton Road intersection. Curb, gutter and sidewalk facilities are provided along the west side of this segment of the street, with only a dirt shoulder on the east side.

# Atterbury Trails

## Major Streets and Routes Plan

Exhibit II.D



**Legend**

Sonoran Corridor & Aviation Parkway	Parks and National Forests
County Sonoran Corridor	Other Incorporated Areas
Arterial Street	Native American Jurisdictions
Scenic Arterial Street	Unincorporated Pima County
Gateway Arterial	Tucson City Limits
Collector Street	Future Arterial Street
Gateway Collector	Future Collector Street
100 Planned Width	SP Specific Engineering Plan - See Page 24 of MS&R Plan
County Scenic Route	County Scenic, Not Major Route
County Major Route	STATE & INTERSTATE ROUTE



# Atterbury Trails Planned Community Development

---

## d. Houghton Road

Houghton Road, with a future right-of-way of 200-300 feet, is the primary transportation artery for the entire eastside region and bisects the Property. It provides three travel lanes in each direction, has existing curb and gutter on both sides, and a raised median. A sidewalk is in place along the west side of the street, while a two-way, paved multi-use path parallels the east side. Striped bike lanes are in place within the roadway in both the northbound and southbound directions. Houghton Road provides direct access to Interstate 10 as well as to all points north within the eastern metropolitan area. It is designated as a Scenic Route on the City's MSRP.

## e. Irvington Road

Irvington Road is a 120-foot east/west arterial roadway forming the Property's northern boundary. It includes two travel lanes and a single two-way continuous center left-turn lane. There are concrete sidewalks on the north side of the roadway and a dirt shoulder along the south adjacent to the Property.

## 2. Bike Routes

Houghton Road is one of the primary vehicular corridors within the overall metropolitan transportation system. Roadway improvements have also introduced significant bike route segments into the area. A multi-use trail system exists on both sides of Houghton Road and adjoins the Property along its east boundary. This trail system is comprised of a twelve (12) foot wide, paved meandering path on the east side of Houghton Road, together with a six (6) foot sidewalk on the west side of the road. Continuous striped bike lanes also exist, in both directions, within the roadway. These multi-use trail improvements currently exist from Irvington Road south to Valencia Road. The ultimate Houghton Road improvements include the same trail elements and bike paths being constructed in conjunction with future roadway widenings from Interstate 10 northward to Tanque Verde Road. This ultimate condition will be achieved in several planned phases coordinated by the Tucson Department of Transportation and the Regional Transportation Authority.

## 3. Bus Routes

The Property is served by Sun Shuttle Route No. 450, which runs within the Houghton Road corridor and provides transit service to Rita Ranch, the Civano

# Atterbury Trails Planned Community Development

---

community, and runs further to the north and west to serve the Pima Community College East Campus.

## E. Trails and Parks

There are significant open spaces and recreational and trail facilities that exist both on the Property and in the immediate vicinity of the Property. See **Exhibit II.E** for an illustrated map of the amenities discussed below.

### 1. The Loop Regional Trail System

The Pima County Department of Natural Resources, Parks and Recreation has been actively implementing a regional trail system, formally named Pima County Chuck Huckleberry “The Loop” to provide comprehensive trail connectivity throughout the entire Tucson metropolitan area. Nearly one hundred (100) miles of shared-use paths have already been completed with segments in place within Marana, Oro Valley, the City of South Tucson, and the City of Tucson proper. When fully complete, The Loop will comprise approximately 130 miles of trails and provide comprehensive regional connectivity with the Pima County Riverpark trail network, including the Rillito Riverpark, Santa Cruz Riverpark, Pantano Riverpark and the Julian Wash. These trails are integral components of a larger trail network throughout the City and Pima County.

The portion of The Loop known as the Harrison Greenway is located at the western edge of the Property, running in a north/south alignment south of Irvington Road and adjacent to Fantasy Island. It is a paved trail for cyclists, pedestrians, and equestrians as part of The Loop. The Harrison Greenway serves as a north-south connection between the Pantano River Park Trail and Julian Wash Greenway.

### 2. Houghton Road Greenway

The Houghton Road Greenway exists on both sides of the roadway and adjoins the PAD along its entire east boundary. This trail system is comprised of a twelve (12) foot wide, paved meandering path on the east side of Houghton Road, together with a six (6) foot sidewalk on the west side of the road. Continuous striped bike lanes also exist, in both directions, within the actual roadway prism. These multi-use trail improvements currently exist from Irvington Road southward to Valencia Road. The ultimate Houghton Road improvements include the same trail elements and pavement cross-section being constructed from Interstate 10 northward to Tanque Verde Road; this ultimate condition will be achieved in several planned phases

# Atterbury Trails Planned Community Development

---

coordinated by the Tucson Department of Transportation (TDOT) and the Regional Transportation Authority (RTA).

## 3. Parks

The Fantasy Island Trails Park (“FITP”) is located south of Irvington Road on the west side of the Houghton Road Corridor. FITP is comprised of more than 12 miles of mountain bike trails on over 340 acres, 208 of which are on ASLD Trust lands at the northern end of the PCD. The remaining 130+ acres are located on City property, where there is also an existing paved parking lot and public park entrance on Irvington Road.

Lincoln Regional Park is a 191-acre regional park located approximately 5 miles northwest of the Property at 8280 East Escalante Road. The park contains the Clements Regional Recreation Center. Developed recreational amenities include a four-field softball complex with concession stands, a swimming pool, multiple soccer fields, and a paved walking path (approximately ½-mile in length). The park also includes ramadas, a children’s playground, and four sand volleyball courts.

Purple Heart Community Park is located approximately 2 miles south of the Property within the Rita Ranch development at 9800 East Rita Road. This is a smaller, neighborhood-level park and includes a children’s playground, restroom facilities, ballfields, a dog park, and community pool.

The East District of Saguaro National Park lies approximately 2.5 miles east of the Property. The Park is comprised of two separate districts, each with its own visitor’s center and, in total, encompassing more than 90,000 acres of saguaro forest and providing over 165 miles of hiking trails.



# Atterbury Trails Planned Community Development

---

## F. Utilities

### 1. Existing Utility Easements

Existing major utility easements are within the vicinity of the Property. There is a 100-foot right of way corridor for a 138 kV above-ground powerline that runs north from the TEP substation located along Valencia Road directly east of the Property. Wet utility, electric, and telecommunications easements are located along Houghton Road and Valencia Road. Water and sewer line sizes and capacities will be more specifically identified by additional detailed engineering studies when specific development plans are submitted to the City for review and approval.

Table 3: Utility Service Providers	
Water	Tucson Water
Sewer	Pima County Regional Wastewater Reclamation Department
Electric	Tucson Electrical Power
Natural Gas	Southwest Gas
Telecom	Cox Communications
Solid Waste	City of Tucson

# Atterbury Trails Planned Community Development

---

## 2. Water

Water infrastructure within and adjacent to the Property serves predominantly residential developments including Rita Ranch and Civano. Reclaimed water infrastructure is located southwest of the intersection of Irvington Road and Houghton Road and serves the Civano residential development. Existing potable water infrastructure within the Property is illustrated on **Exhibit II.F.2** and described below:

- 24-inch water line along Houghton Road
- Booster pump along Houghton Road north of Poorman Road
- 12-inch water line along Poorman Road
- 12-inch stubbed water line to the west of Poorman Road along the 24-inch water line in Houghton Road
- 16-inch water line along Valencia Road east of Houghton Road
- 16-inch water line along Valencia Road west of Houghton Road
- 12-inch water line along East Rita Road

## 3. Sewer

Pima County Regional Wastewater Department owns and operates all public sewerage facilities/systems within Pima County. Existing sewer infrastructure within the Property is illustrated on **Exhibit II.F.3** and described below:

- 10-inch stubbed sewer lines on Poorman Road
- 18-inch sewer along Valencia Road extending a small portion east of Houghton Road
- 12-inch sewer along Rita Road at the west of Houghton Road.
- 10-inch along Rita Road east of Houghton Road.

## 4. Solid Waste Disposal

The City's Department of Environmental Services is responsible for all solid waste collection. The closest public landfill to the Property is the Los Reales landfill located at 7161 South Craycroft Road.

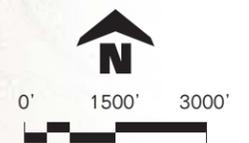
# Atterbury Trails

## Water Lines

Exhibit II.F.2

### LEGEND

- 8" Water Mainline
- 12" Water Mainline
- 16" Water Mainline
- 24" Water Mainline



2 July 2019

N:\07\0131602\Graphics\Exhibits\Houghton PCD Exhibits expanded.indd

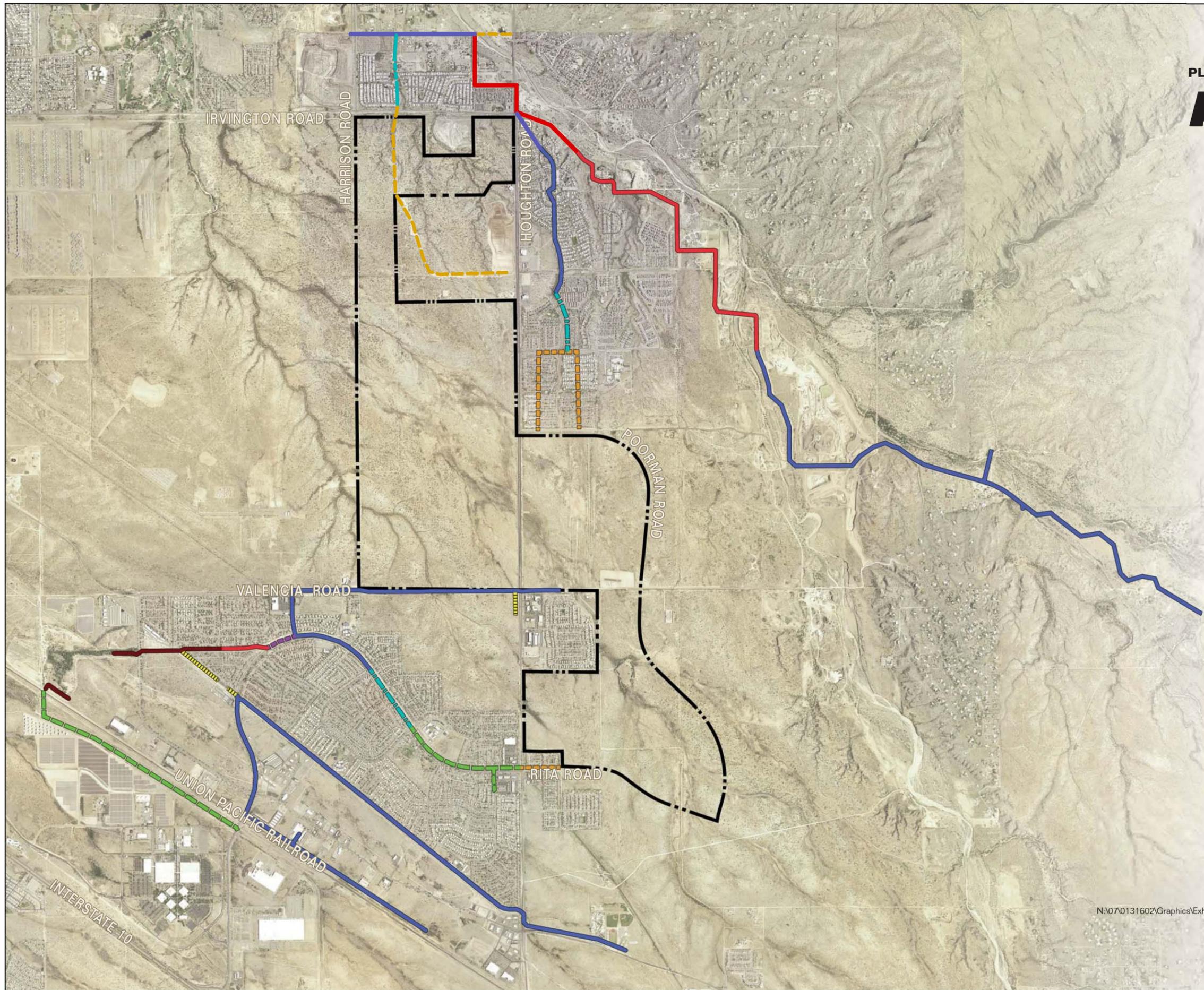


# Atterbury Trails

## Sewer Lines

Exhibit II.F.3

LEGEND	
	Existing 30" Sewer Pipe
	Existing 21" Sewer Pipe
	Existing 20" Sewer Pipe
	Existing 18" Sewer Pipe
	Existing 15" Sewer Pipe
	Existing 12" Sewer Pipe
	Existing 10" Sewer Pipe
	Existing 8" Sewer Pipe



# Atterbury Trails Planned Community Development

---

## 5. Electricity

The Property is within the service area of Tucson Electrical Power and there is existing electrical infrastructure in the area. Tucson Electric Power operates a 138 kV electrical transmission line that crosses the HAMP area from north to south, one mile east of Houghton Road (see **Exhibit II.F.5**).

An 11-acre TEP electric substation is located on the southwest corner of Valencia Road and Melpomene Way to the west of the Property.

## 6. Natural Gas

The Property is within the service area of Southwest Gas and there is existing gas infrastructure in the area.

## 7. Telecom

The Property is within the service area of Cox Communications. Existing cable, fiber, and telephone services exist in the area.

# Atterbury Trails

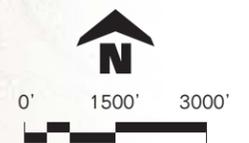
## Dry Utilities

Exhibit II.F.5

### Legend

 138kV Powerline

TEP Electric Substation



2 July 2019

N:\07\0131602\Graphics\Exhibits\Houghton PCD Exhibits expanded.indd



# Atterbury Trails Planned Community Development

---

## G. Public Facilities

### 1. Schools

The Property is located within the Vail Unified School District (“VUSD”) NO. 20. The District operates two (2) preschools, ten (10) elementary schools, seven (7) middle schools, and four (4) high schools, as well as the Vail Academy & High School (K-12 facility) and the Vail Digital Learning Program (Grades 6-12 learning education center). Over 12,000 students are currently enrolled in grades K-12.

The closest VUSD schools to the Property are Cottonwood Elementary School located at 9950 East Rees Loop, and Rincon Vista Middle School at 10770 East Bilby Road. The closest public high school is Empire High School located at 10701 East Mary Ann Cleveland Way. Pima Community College East Campus is in the area at 8181 East Irvington Road, (see **Exhibit II.G**).

VUSD recently purchased land from ASLD east of the Property for the development of a future high school.

### 2. Libraries

The nearest library facility to the subject site is the Miller-Golf Links Library located at 9640 East Golf Links Road. The library offers a variety of amenities such as meeting rooms, study rooms, computers and Wi-Fi.

### 3. Health Care

There are no existing health care facilities located within one mile of the Property. The nearest health care facilities are the Northwest Emergency Center at 10146 East Old Vail Road and the PCC East Side Health Center at 8181 East Irvington Road. Tucson Medical Center has purchased a significant portion of The Pavilions property located immediately north of the Property on the east side of Houghton Road. Construction is underway on the TMC Rincon Medical Campus.

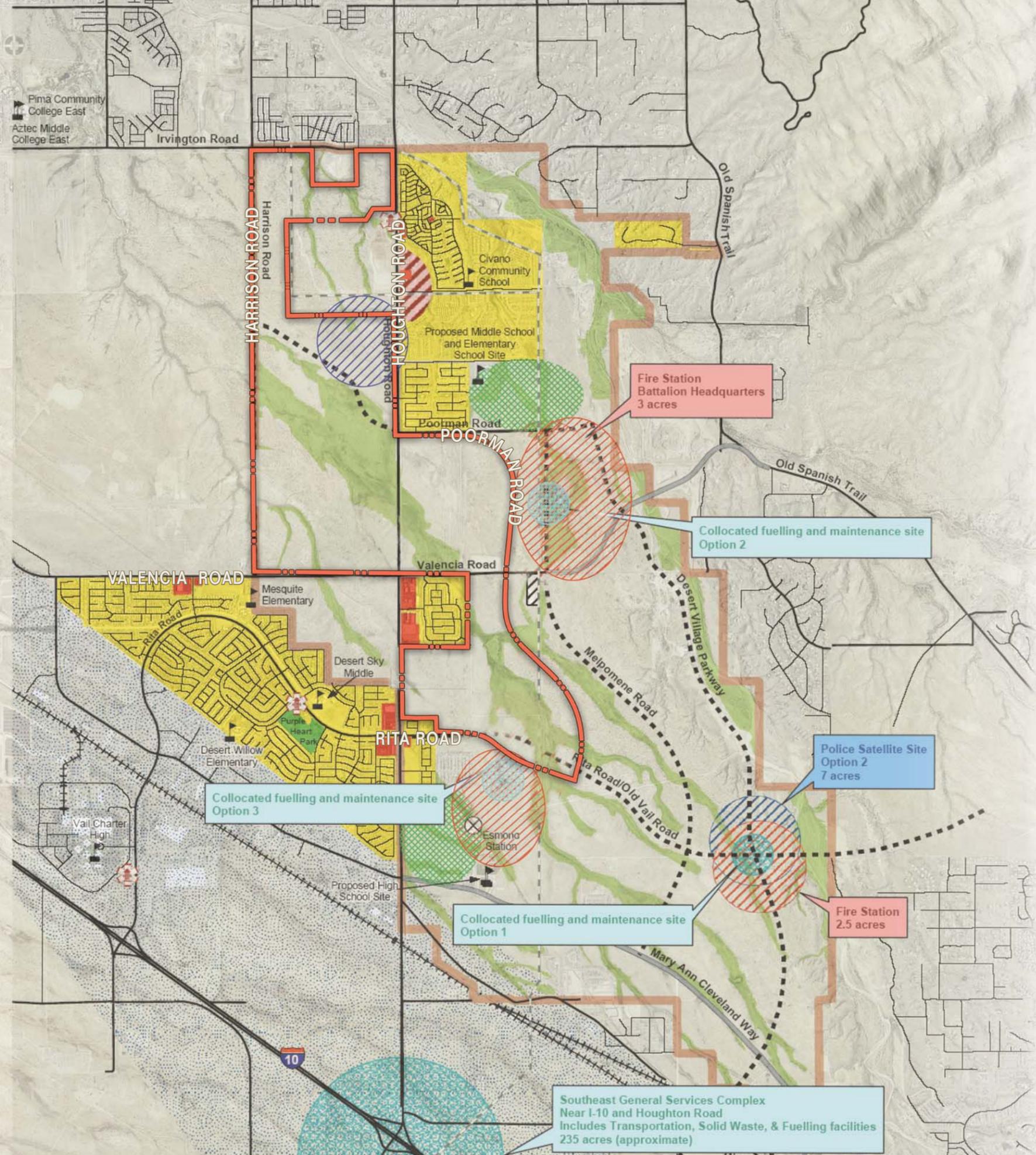
### 4. Fire

Fire protection and emergency-response services are provided by the City. Fire Station No. 17 at 5270 South Harrison Road and Fire Station No. 19 at 9700 East Esmond Loop are located near the Property.

# Atterbury Trails

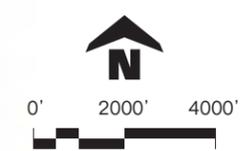
## Public Facilities Plan

Exhibit II.G



**Legend**

<u>Existing/Under Development</u>		HAMP Boundary	
	Conceptual Commercial/Office Node		138KV Powerline
	Commercial		TEP Electric Substation
	Residential	<u>Roadway Alignments</u>	
	Park		Engineered Arterial
	Possible Police Facilities		Existing Arterial
	Possible Fire Facilities		Proposed Arterial
	Possible General Services Facilities		Existing Local
	Proposed Metro Park Locations		Railroad
	Existing Police Stations		
	Existing Fire Stations		
	Schools		
	Davis-Monthan AFB Approach/Departure Corridor		



**Southeast General Services Complex**  
Near I-10 and Houghton Road  
Includes Transportation, Solid Waste, & Fuelling facilities  
235 acres (approximate)

## 5. Police

Police and law enforcement services are provided by the City. The police station closest to the Property is the Operations Division East Police Substation on 9670 East Golf Links Road.

## H. Major Environmental Features

### 1. Habitat Conservation

The HAMP is not included in the City's Habitat Conservation Plan and does not include policies specifically relating to Federal or State requirements regarding protected species. Significant riparian corridors run generally from the southeast to the northwest through the Property and the natural vegetation on the site has been relatively undisturbed. Vegetative density and composition vary across the Property, dependent upon relative proximity to slopes and natural drainages (refer to **Exhibit II.H**).

### 2. 100-Year Floodplain/Riparian Habitat

An Environmental Resource Report ("ERR") was prepared for the entire Property by The WLB Group in June 2019. The ERR focuses on the Property's 100-year floodplains, including W.A.S.H. and ERZ watercourses and FEMA floodplain, and it identifies the areas of the Property that qualify as riparian areas. See Appendix A for details.

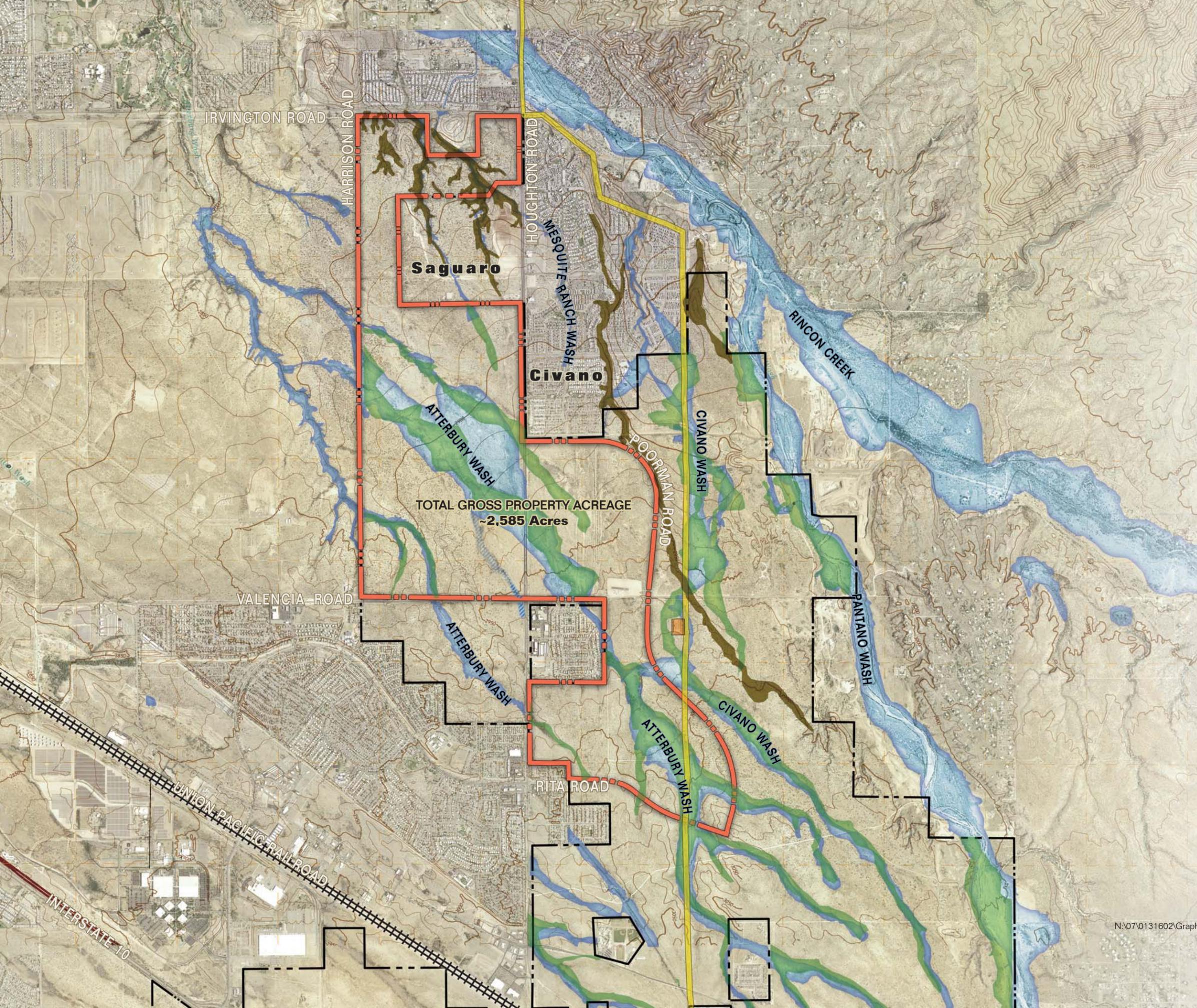
### 3. Cultural Resources

The Property was completely surveyed for cultural resources in the 1980s, but most of the sites have not been assessed for National Register eligibility. According to Arizona State Historic Preservation Office ("SHPO") Guidance Point No. 5, data collected in older surveys (e.g. 10 years or older) may meet current standards.

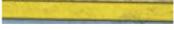
# Atterbury Trails

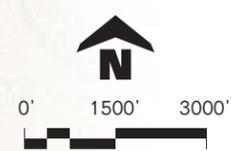
## Major Environmental Features

Exhibit II.H



### LEGEND

	100 Year Floodplain
	Riparian Habitat
	TEP Electric Substation
	138 kv Powerline
	Slopes
	Railroads
	Man-Made Drainage Channel



# Atterbury Trails Planned Community Development

---

## I. Drainage Conditions

### 1. Flood Zone

The Property is located within the FEMA Flood Insurance Rate Map ("FIRM") for Pima County, Arizona and incorporated areas, Panel Numbers 04019C2270K, 04019C2280K, 04019C2290K, 04019C2875K, 04019C2880K and 04019C2890K effective date February 8, 1999 and panel number 04019C2925L dated June 16, 2011. The FIRM, published by the Federal Emergency Management Agency ("FEMA"), indicates that the majority of the subject area is within Zone "X" (shaded), and the northeastern property boundary adjacent to the Pantano Wash is in Zone "AE". The Atterbury Wash and its tributary run throughout the site from the southeast to the northwest and fall within Zone "A" (refer to **Exhibit II.I**).

- Zone "AE" is defined by FEMA and per the FIRM Panel as follows: "Special Flood Hazard Areas: Base flood elevations determined."
- Zone "X" (shaded) is defined by FEMA and per the FIRM Panel as follows: "Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood."
- Zone "A" is defined by FEMA as: "Areas subject to inundation by the 1-percent-annual-chance flood event. No Base Flood Elevations are determined."

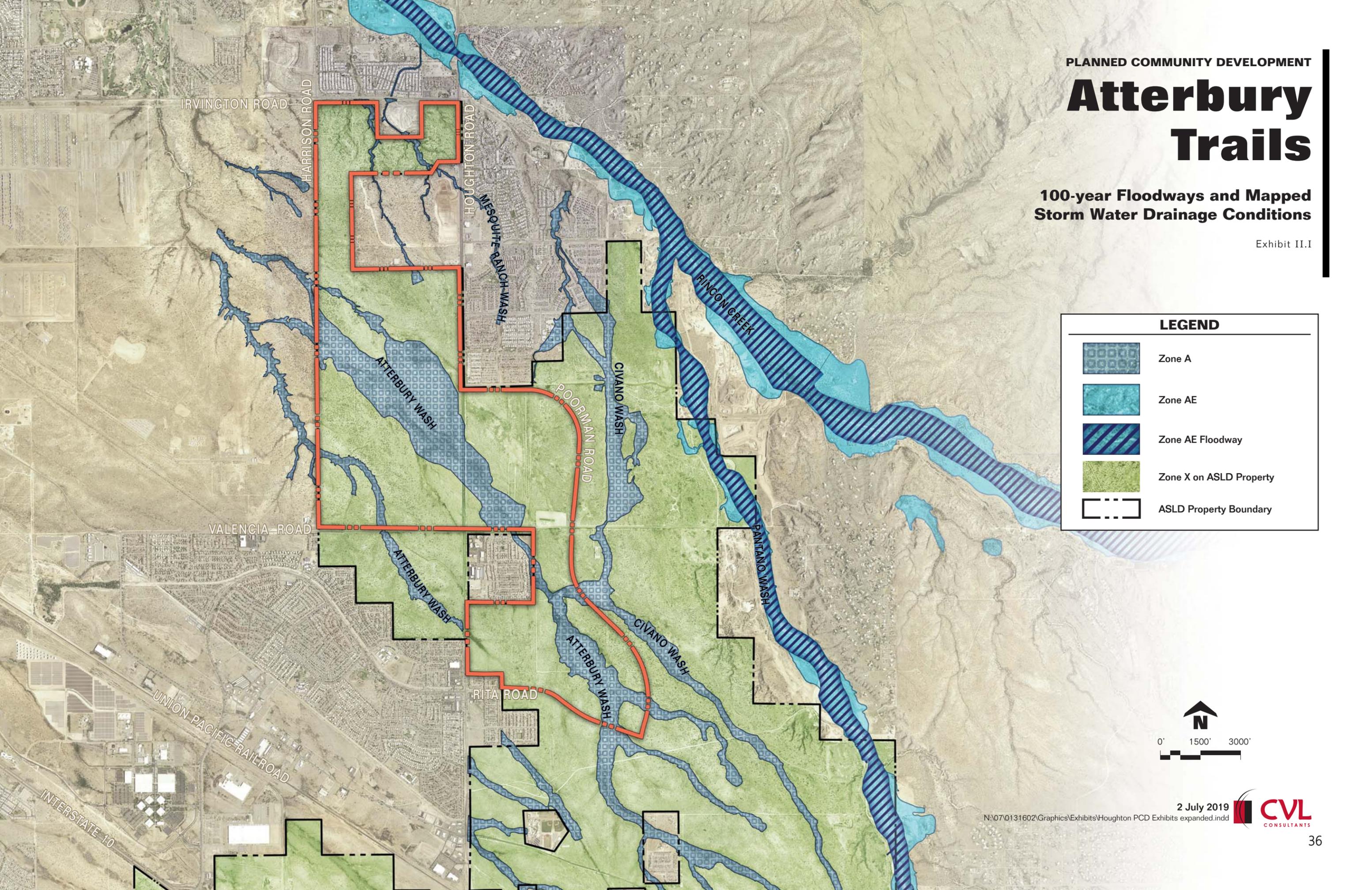
### 2. Floodplain Analysis

- A FEMA Zone A floodplain associated with the Atterbury Wash is located in the subject property running the extent of the site from the southeast corner to the northwest corner. This floodplain is shown on FIRM panels #04019C2320L, 04019C2925L and #04019C2930L.
- The Atterbury Wash is a designated ERZ regulatory watercourse throughout the extent of the Property.
- The Property includes three tributary washes to the Atterbury Wash that are proposed ERZ watercourses and lie within the 100-year floodplain.
- There are two tributary washes to the Atterbury Wash that are designated as proposed W.A.S.H. watercourses that lie within the 100-year floodplain.
- There are portions of four tributary washes to the Atterbury Wash that are designated as proposed W.A.S.H. watercourses based on the Tucson Storm Water Management Study ("TSMS") located in the subject property.

# Atterbury Trails

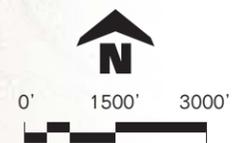
## 100-year Floodways and Mapped Storm Water Drainage Conditions

Exhibit II.1



### LEGEND

-  Zone A
-  Zone AE
-  Zone AE Floodway
-  Zone X on ASLD Property
-  ASLD Property Boundary



# Atterbury Trails Planned Community Development

---

## 3. Watershed Description

The Property is approximately 19 square miles in size and falls within the Airport/Julian and Atterbury/Rose hydrologic units per the designation in the TSMS. The two hydrologic units are further subdivided into five (5) watersheds being located within the project site. The drainage pattern for the five watersheds generally drains from southeast to northwest with most of the flows concentrating into major watercourses within each watershed. The names of the water courses, from North to south, are: Mesquite Ranch Wash, Civano Wash, Atterbury Wash, Julian Wash and Airport Wash. These five water courses are considered major washes. There is a sixth major wash, Pantano Wash, that runs along the northeastern boundary of the HRC project site. Pantano Wash is considered a regional watercourse and is a FEMA designated floodplain. The infringement of the Pantano Wash floodplain and its tributaries has minor encroachments onto the HRC project site. Since the Pantano Wash has been subject to previous study for detailed flood hazard delineation, it is not included with this analysis.

The site is almost entirely undeveloped desert. Vegetation is typical Sonoran Desert with Palo Verde, mesquite and ironwood trees, creosote bushes with cholla and saguaro cacti. The soil is predominantly fine, gravelly sandy loam to very gravelly sandy loam. Some sections within the watersheds consist of clay loam to gravelly loam. Over 80 percent of the watershed consists of hydrologic soil group "B" or "C". Hydrologic group "D" soils are present along the washes.

The channelized portions of the Mesquite Ranch, Civano, Atterbury, Julian and Airport watersheds are predominantly natural washes in various degrees of preservation/degradation due to activities such as dirt paths/roads, sand and gravel operations and grazing. The channel roughness is medium to high with Manning's roughness 'n' ranging between 0.035 and 0.06. The bed slope ranges from 0.6 percent to 1 percent. Atterbury Civano, Julian and Airport washes are fairly wide and shallow natural swales for the most part with no well-defined channel banks. Mesquite Ranch, which is the northern most wash, is narrow and mostly contained with a defined channel section.

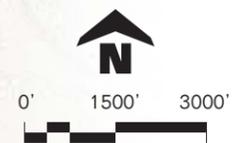
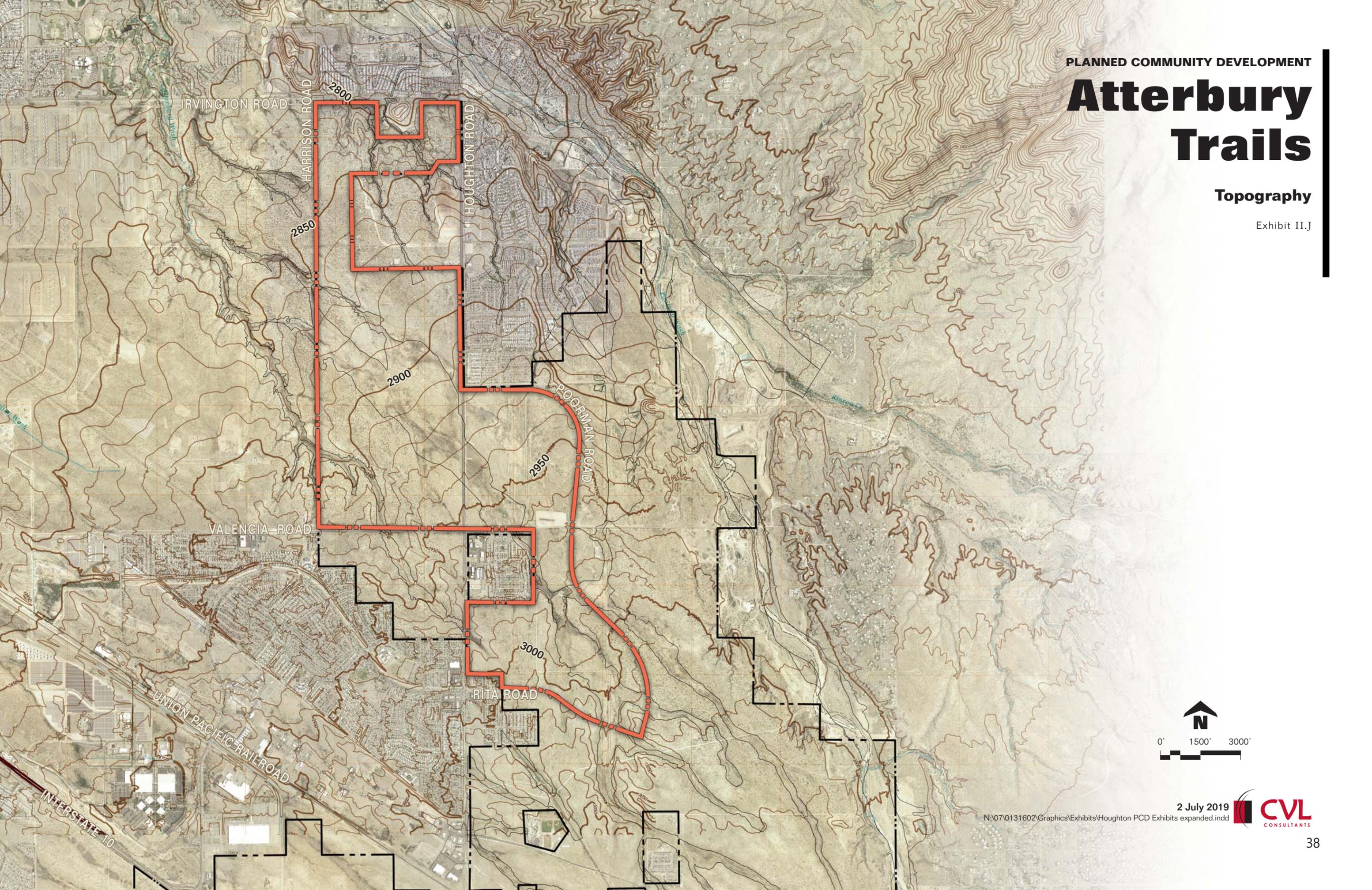
## J. Topography

The Property slopes from the southeast to the northwest. Elevations range from approximately 3,000 ft at the southeast corner of the Property to 2,800 ft at its northwest corner. **Exhibit II.J** illustrates the topography of the Property.

# Atterbury Trails

## Topography

Exhibit II.J



2 July 2019

N:\07\0131602\Graphics\Exhibits\Houghton PCD Exhibits expanded.indd



## III. Land Use Proposal

ASLD is excited to work with the City and Developer to bring forward the vision within the HAMP on the Property, while providing flexibility to all parties in designing a segment of the City that is also responsive to market demands. Implementation of this PCD will require close coordination between ASLD, the City and Developer throughout the life of the project, from land disposition to the coordination of major infrastructure, and the orchestration of the community's features, including streetscapes, parks, walking/biking trails, and amenities.

### A. Zoning Bank/Land Use Budget

ASLD must take steps to ensure an inventory of market-ready assets is created through partnership with customers, municipalities and through internal zoning and infrastructure coordination efforts. The Zoning Bank concept provides both certainty and flexibility that allows ASLD to protect land values for the Trust while leaving site-specific planning to Developers, who are better situated to perform such functions at a later stage. The Zoning Bank concept defers detailed planning for infrastructure closer to the time of development. This leads to master planning of right-sized infrastructure based on current and accurate demand calculations for infrastructure.

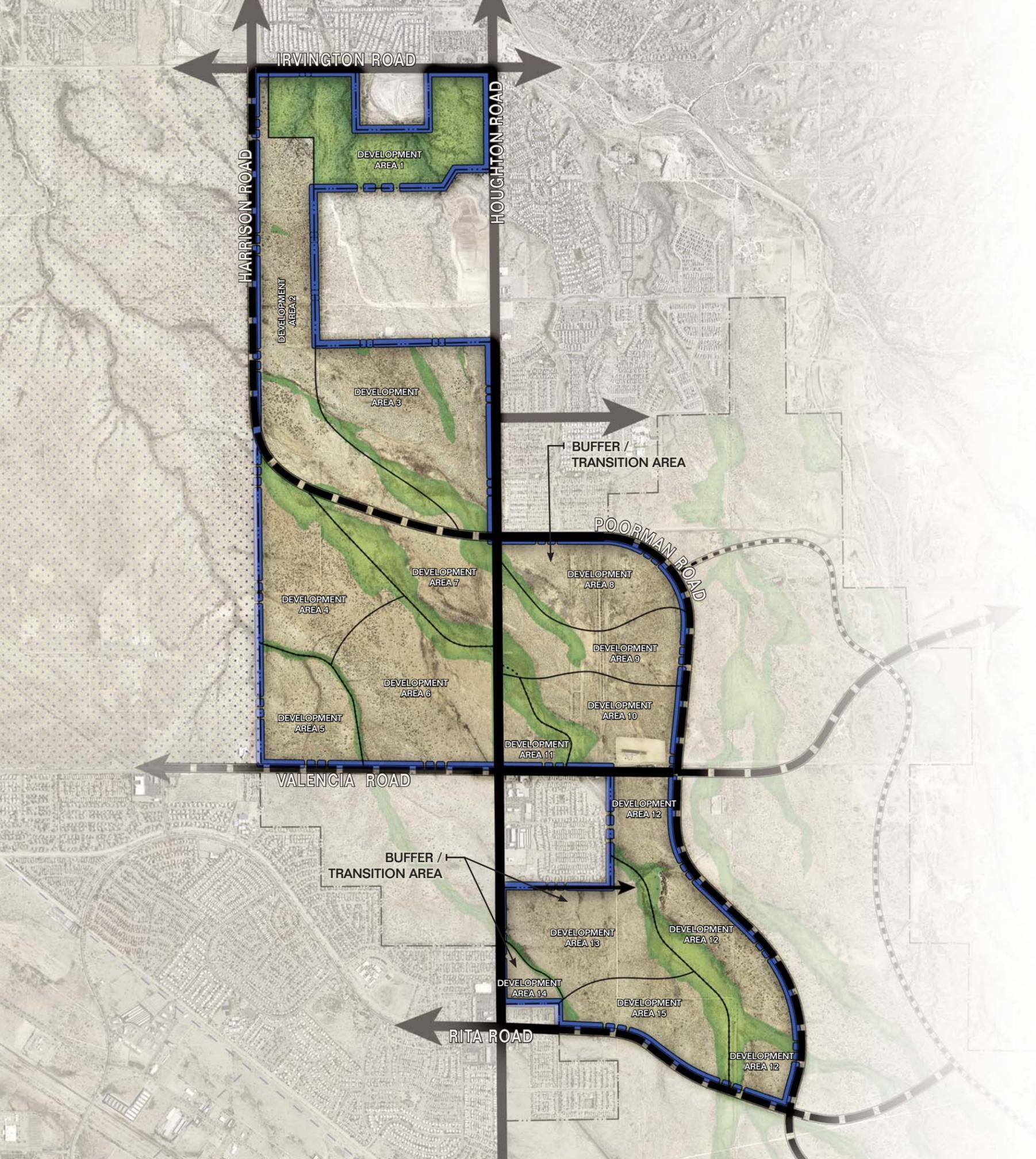
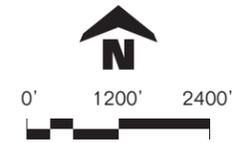
The Land Use Budget and Permitted Zoning Matrix for the entire 2,590-acre PCD is provided on **Exhibit III.A** and includes the land use categories and permitted zoning districts planned for each of the Development Areas. In order to appropriately implement this Land Use Plan, the locations of the land use groups and zoning designations are conceptual, and the actual boundaries of the zoning designations within the Development Area may be amended, subject to Director approval, as long as the minimum acreages are met (see Section IV.D.1, Administrative Amendments). The Land Use Budget will be an iterative document with allocations to be tracked with each Development Area Implementation Plan ("DAIP" or "Implementation Plan") and/or Development Package ("DP") submittal within the overall Property, and it will be reviewed annually by the City and ASLD.

ASLD controls "withdrawals" from the "bank" and can limit available zoning at time of auction. The roles, responsibilities, zoning stipulations, and the land use budget can be memorialized in a Development Agreement between the winning bidder (i.e. Developer), ASLD and the City. The Developer will be required to prepare the DAIP in accordance with Section IV.C of this PCD. Through the DAIP, the Developer will select zoning categories based on the PCD's Land Use Plan, produce a master plan for drainage, circulation, utility and public facilities infrastructure, and create a set of design guidelines unique to that Development Area.

# Atterbury Trails

## Land Use Budget and Permitted Zoning Matrix

Exhibit III.A



USE AND PERMITTED ZONING MATRIX										
Land Use Category	Permitted Zoning									
	R-1	R-2	R-3	O-1	O-2	O-3	C-1	C-2	OCR-1	OS
Neighborhood	Yellow	Yellow								
Village Periphery		Orange		Orange			Orange			
Village Center		Dark Orange	Dark Orange	Dark Orange				Dark Orange		
Town Center			Red		Red	Red		Red	Red	
Open Space										Green

LAND USE BUDGET					
Planning Area	Land Use Category	Gross Acres	Minimum Acres	Allocated Acres	Remaining Acres
Development Area 1-15	Neighborhood				
	Village Periphery		35		
	Village Center		60		
	Town Center		100		
	Open Space		517	412	105
<b>Total</b>		<b>2,585</b>		<b>412</b>	<b>2,173</b>

This Land Use Budget is designed to summarize and track allowable entitlements as zoning entitlements are allocated in the future.

# Atterbury Trails Planned Community Development

---

The Zoning Bank concept and Land Use Budget provide ASLD the flexibility to respond to current market demands, and it also allows the Developer flexibility in a market that has not grown as forecasted throughout the last decade and may not grow as projected in the future. It is best suited for long-term and large-scale development projects and minimizes the buyer's entitlement risk.

## B. Land Use Plan

The Land Use Plan element of this PCD was developed based on the HAMP's Desert Village Model. The land use designations and zoning districts identified within this Land Use Plan and illustrated in **Exhibit III.B: Land Use Map** provide a variety of housing options and a combination of land uses based on sound site-planning principles and development techniques. The Desert Village model for development will encourage transit use, reduce air pollution, improve delivery of public and private services, and create inviting places. The grouping and integration of commercial uses in mixed-use centers is a way to create a livable, pedestrian-friendly community by making access to goods and services more convenient for residents. Increasing residential uses and density in and around mixed-use centers will provide a local market for commercial activity, as well as provide a range of housing opportunities.

# Atterbury Trails

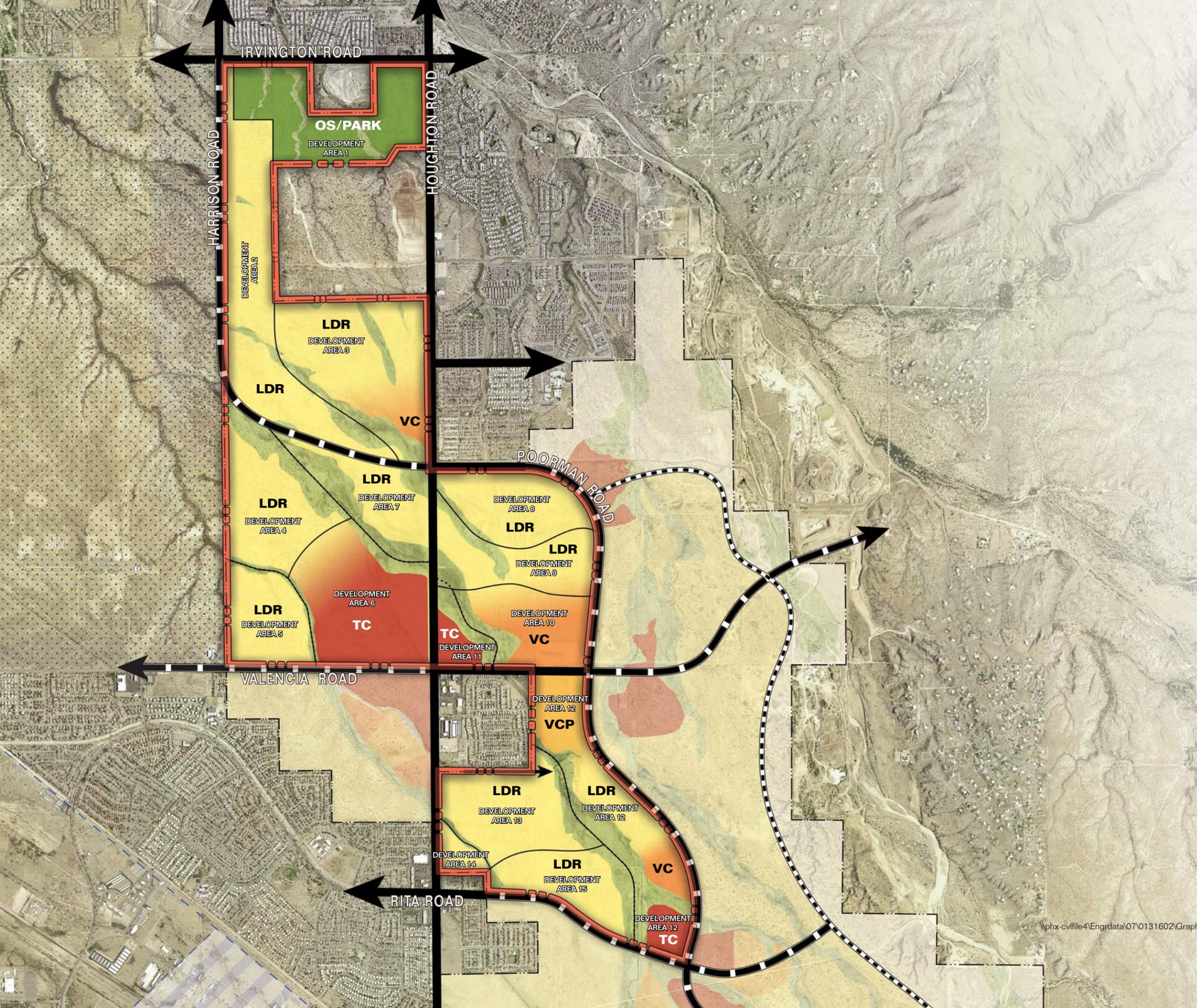
## Land Use Plan

Exhibit III.B

### LEGEND

	<b>VLDR</b> Very Low Density Residential
	<b>LDR</b> Neighborhood
	<b>VCP</b> Village Periphery
	<b>VC</b> Village Center
	<b>TC</b> Town Center
	<b>IND</b> Non-Residential DM Corridor/ Industrial
	<b>OS</b> Open Space/Park
	<b>FP/ RH</b> 100 Yr Floodplain/Riparian Habitat
	Davis Monthan Air Force Base
	Existing Arterial
	Proposed Arterial
	Existing Collector
	Proposed Collector
	Proposed Traffic Light

Proposed Collector Road Alignments are shown for reference only and may be adjusted as future development is proposed.



# Atterbury Trails Planned Community Development

---

This PCD includes 5 land use designations, each of which permit various UDC zoning designations. The zoning will be determined by the Developer through the preparation of an Implementation Plan for each Development Area. (See Section IV.C for Implementation Plan requirements.)

## 1. Town Center

The Town Center (“TC”) is envisioned to be the focus for regional scale activities, including commercial, office, entertainment, and civic uses. To optimize economic viability, the TC should consist of three or more significant revenue producing uses. These uses should be complementary and mutually supportive. Different uses may be located in close proximity and within individual buildings.

The range of appropriate land uses within the TC may include:

### a. Core Area

- Regional-Scale Retail
- Commercial Services
- Corporate and Professional Offices
- Hospital and Medical Facilities
- Entertainment (e.g. Theaters, Restaurants, Clubs, etc.)
- Health Clubs and Gyms
- Hotel and Travelers’ Accommodations
- Civic and Cultural Uses (e.g. Library, Police, Government Offices, Museums, etc.)
- Convention Facilities
- High-Density Residential Uses (min. 16 residences per acre, “RAC”)

### b. Adjacent to Core Area

- Recreation and Open Space (e.g. Park, Trails, Amphitheaters, etc.)
- High School, College Campus
- Large Religious Institutions (over 5 acres)
- Neighborhood-Scale Commercial Uses
- Civic Uses (e.g. Fire)
- Medium to High Density Residential Uses (min. 8 RAC)

# Atterbury Trails Planned Community Development

---

Land uses permitted in the UDC's R-3, O-2, O-3, C-2 and OCR-1 zones are allowed within TC, *except* for the following:

- Civic Land Use Group
  - Correctional Use
- Commercial Services Land Use Group
  - Billboards
  - Blood Donor Centers
- Industrial Land Use Group
  - Processing and Cleaning (except as a secondary use)
  - Salvaging and Recycling (except as a secondary use)
- Recreation Land Use Group
  - Golf Course
- Restricted Adult Activities Use Group (all)
- Retail Trade Use Group
  - Heavy Equipment Sales
  - Medical Marijuana Cultivation Location
  - Swap Meets and Auctions
- Wholesale Use Group
  - Construction/Heavy Equipment Wholesaling

## 2. Village Center

Under the Desert Village Model, Villages consist of several predominantly residential neighborhoods clustered around a conveniently located Village Center ("VC"). The cores of VCs are organized around a central public feature and accommodate commercial, office, and civic uses, as well as multifamily housing. A community park and a middle or K-8 school should be located adjacent to, or in close proximity to, the VC.

The range of appropriate land uses within the VC may include:

- Neighborhood-Scale Commercial (e.g. Grocery Stores, Drugstores, Financial Institutions, etc.)

# Atterbury Trails Planned Community Development

---

- Professional and Medical Offices
- Entertainment (Theaters, Restaurants, Clubs, etc.)
- Civic and Cultural Uses (e.g. Library, Post Office, Police, etc.)
- Recreation, Community or Senior Center
- Health Clubs and Gyms
- High-Density Residential Uses (min. 16 RAC)

Land uses permitted in the UDC's R-2, R-3, O-1 and C-2 zones are allowed within VC, except for the following:

- Civic Land Use Group
  - Correctional Use
- Commercial Services Land Use Group
  - Billboards
  - Blood Donor Centers
- Industrial Land Use Group
  - Processing and Cleaning (except as a secondary use)
  - Salvaging and Recycling (except as a secondary use)
- Recreation Land Use Group
  - Golf Course
- Restricted Adult Activities Use Group (all)
- Retail Trade Use Group
  - Heavy Equipment Sales
  - Medical Marijuana Cultivation Location
  - Swap Meets and Auctions
- Wholesale Use Group
  - Construction/Heavy Equipment Wholesaling

# Atterbury Trails Planned Community Development

---

## 3. Village Center Periphery

The Village Center Periphery (“VCP”) land use designation surrounds the VC core area. Appropriate land uses within the VCP include:

- Middle, K-8, or Elementary School (depending on character of Village)
- Day Care and Preschools
- Community Park (15 to 40 acres, recreation facilities, fields, neighborhood pool)
- Convenience Commercial Uses
- Live/Work Accommodations
- Medium-Sized Religious Institutions (up to 5 acres)
- Civic Uses (e.g. Fire)
- Park and Ride Facilities
- Medium-Density Residential Uses (min. 8 RAC)

Land uses permitted in the UDC’s R-2, O-1 and C-1 zones are allowed within VCP, except for the following:

- Commercial Services Land Use Group
  - Blood Donor Centers
- Recreation Land Use Group
  - Golf Course
- Retail Trade Use Group
  - Large Retail Establishment

## 4. Neighborhood

Although Neighborhoods (“N”) are to be primarily residential, they will include a neighborhood center. Neighborhood centers will feature a neighborhood park, which may also include Functional Open Space, small-scale recreation or community facilities, and local services. A transit stop is encouraged as a part of or otherwise connected to each neighborhood in coordination with the regional transportation system. Neighborhoods may also include non-residential uses, such

# Atterbury Trails Planned Community Development

---

as recreation or senior center, a daycare, preschool or elementary school, and convenience commercial uses. The mix of uses within individual Neighborhoods will largely depend on the context, character, and target market segment of the Neighborhood.

The range of appropriate land uses within the N designation may include:

- a. Neighborhood Center (5 to 15 Acres)
  - o Neighborhood Park
  - o Recreation or Senior Center
  - o Day Care and Preschool
  - o Neighborhood-Scale Religious Institutions (up to 1 acre)
  - o Convenience Commercial Uses (no Drive-Through or Auto Fueling Facilities)
  
- b. Adjacent to Neighborhood Center
  - o Elementary School (parking shared with park)
  - o Medium to Low-Density Residential uses (Townhomes, Condominiums, Patio Homes, Detached Single-Family Homes)

Land uses permitted in the R-1 and R-2 zones are allowed within N.

## 5. Open Space

Appropriate land uses within Open Space ("OS") may include:

- Functional Open Space
- Natural Open Space

Land uses permitted in the UDC's OS zone are allowed within OS.

This PCD will provide 20% Open Space based on the Gross Acreage of approximately 2,590 acres. The 20% Open Space shall comprise both Natural and Functional Open Space. Natural Open Space includes approximately 204 acres of natural area pursuant to the ERR and approximately 208 acres of FITP. The additional approximately 105 acres shall be comprised on other Functional Open Space amenities throughout the PCD to be established with each Implementation Plan.

# Atterbury Trails Planned Community Development

---

## C. Land Use Map

The Land Use Map provided as **Exhibit III.B** illustrates the development concept of the PCD including the 15 proposed Development Areas with a list of the possible zoning districts permitted within the Property. The proposed PCD boundary, Development Area boundaries, and major drainage elements are identified on the Land Use Map. **Exhibit II.G** illustrates the conceptual locations of educational facilities, large public parks, regional natural open space areas, public trails and bikeways identified in the HAMP, and final locations will be determined via an Implementation Plan (see Section IV.C).

Overall, the Land Use Map maintains the HAMP Town Centers near the roadways and intersections, offers Village Centers along arterials and will develop the required densities to support those uses. The actual boundaries of the various zoning categories within the PCD will be fine-tuned and established at the time the Developer(s) have purchased land and prepared an Implementation Plan (see Section IV.C). At that time ASLD, the City, and Developers will use this PCD to guide development and establish zoning boundaries within the parameters of this PCD.

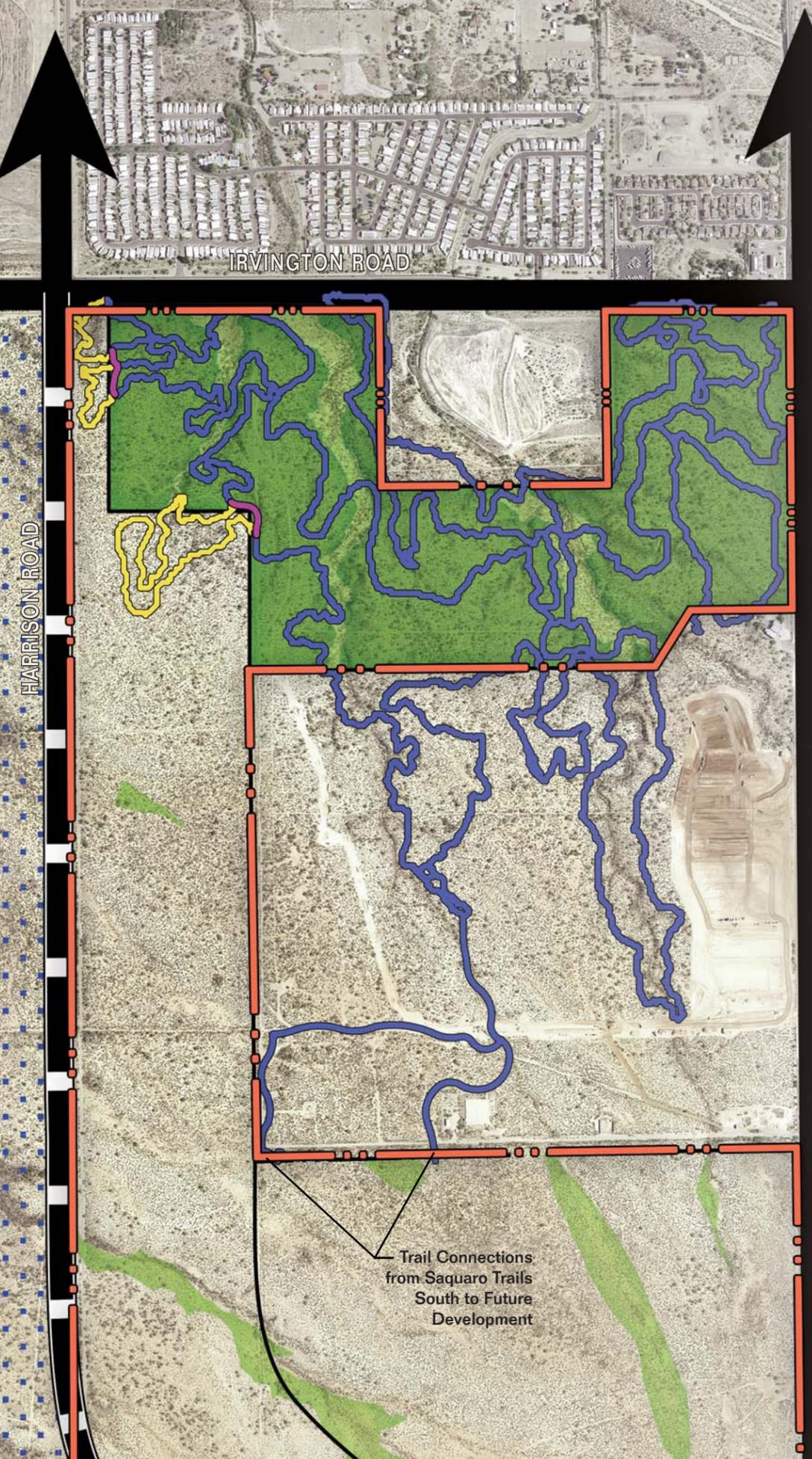
### 1. Development Area 1

Development Area 1 comprises 208 acres and will be incorporated into the overall FITP. This Development Area is designated as Natural Open Space with the purpose of preserving and protecting natural open space, washes and wildlife habitat, as well as codifying both the existing and future opportunities for general non-motorized public recreational use within the Open Space area. Permitted uses within FITP are restricted to bicycle trails and utility easements needed for project infrastructure. The existing trails, located on **Exhibit III.C.1**, are to be restricted to use by non-motorized mountain bicycles only and can be modified/relocated pursuant to the cooperative management with the City. Development Area 1 is intended to protect that portion of the mountain bike trails system described in the Master Plan for Fantasy Island Trails Parks (approved by Mayor and Council May 22, 2006 Resolution No. 20333). Vehicular entry by utility company vehicles and City vehicles for maintenance purposes, public safety needs, etc. is also permitted. FITP will be managed by the City's Parks and recreation Department either through a lease, sale or other permit with ASLD.

# Atterbury Trails

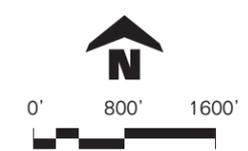
## Fantasy Island Preserved Trails Plan

Exhibit III.C.1



**LEGEND**

-  Existing Fantasy Island Trail to Remain in Place
-  Existing Fantasy Island Trail to be Removed
-  Conceptual Realignment of Existing Fantasy Island Trail



Trail Connections from Saquaro Trails South to Future Development

# Atterbury Trails Planned Community Development

---

## 2. Development Areas 2-3

Development Areas 2-3 are bounded by the proposed Poorman Road alignment to the south, the proposed Harrison Road alignment and Davis Monthan Air Force Base to the west, and Houghton Road to the east. They encompass approximately 600 acres west and south of Saguaro Trails.

Poorman Road is proposed to serve as an arterial street connection to Harrison Road west of Houghton Road.

The Atterbury Wash and its Tributary run through the southern portion of Development Areas 2-3 from the southeast to the northwest. Riparian habitats and reserved greenway areas are proposed along the washes as illustrated on the Trails Plan provided as **Exhibit III.C.2**.

A possible police facility may be located within Development Area 3 based on the HAMP recommendation.

Any existing Fantasy Island trails within Development Areas 2-3 will be removed at or before the time of DAIP approval.

## 3. Development Areas 4-7

Development Areas 4-7 are located at the northwest corner of Houghton Road and Valencia Road. They consist of approximately 700 acres bounded by the proposed Poorman Road alignment to the north, the proposed Harrison Road alignment and Davis Monthan Air Force Base to the west, Houghton Road to the east, and Valencia Road to the south.

A traffic light is proposed on both Valencia Road and Houghton Road to accommodate traffic into the development. Valencia Road will be improved to accommodate traffic associated with the Town Center located at the northwest corner of its intersection with Houghton Road. Potential signalized intersections, median breaks, and new roadway intersections will be planned with the Town Center to ensure adequate access is provided while also facilitating through-travel.

A north-south extension of Harrison Road is proposed from Poorman Road to Valencia Road.

An east-west extension of Poorman Road to Houghton Road is proposed along the northern boundary of Development Areas 4-7 with Poorman Road to continue east of Houghton Road.

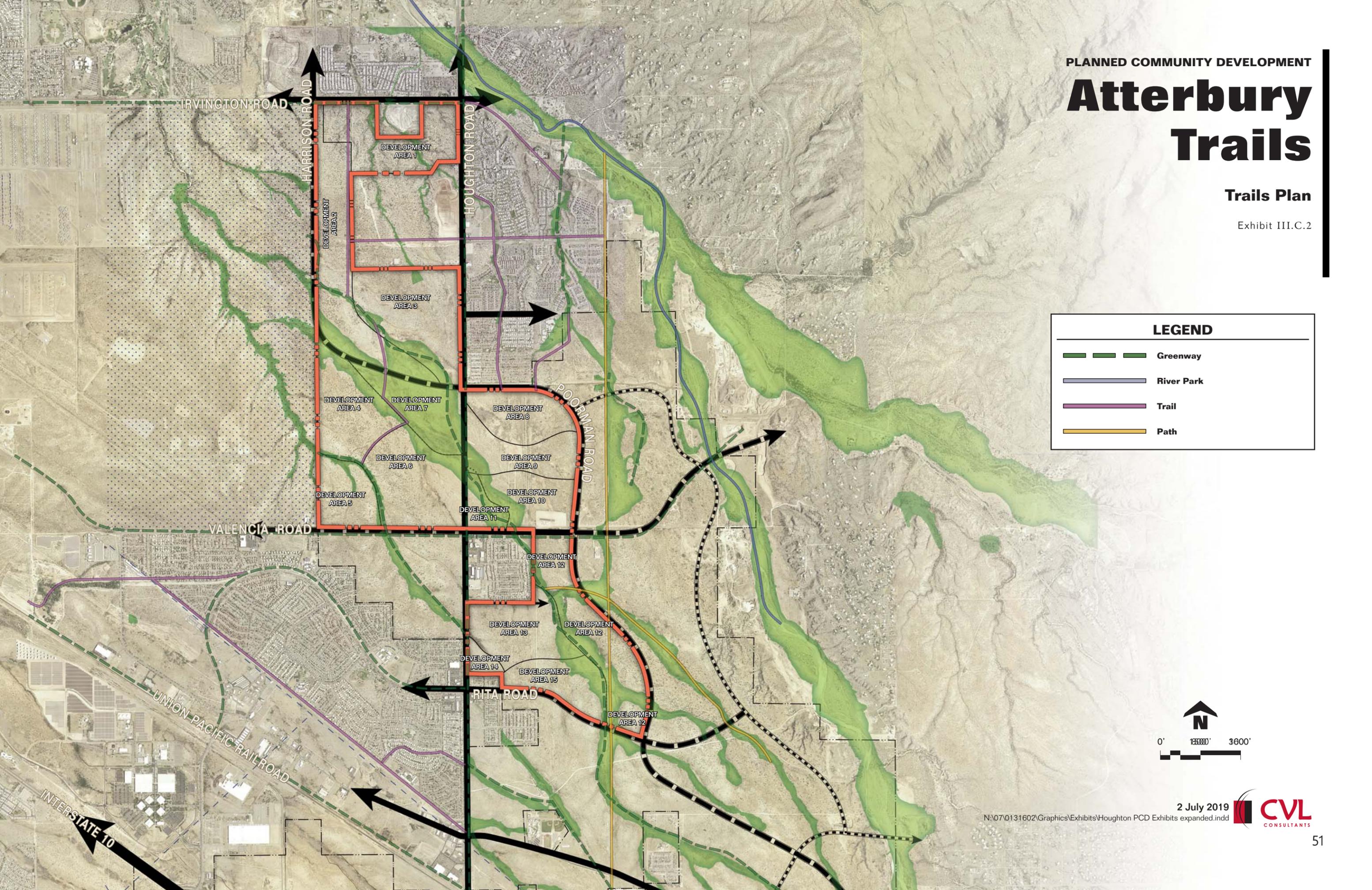
# Atterbury Trails

## Trails Plan

Exhibit III.C.2

**LEGEND**

- Greenway
- River Park
- Trail
- Path



# Atterbury Trails Planned Community Development

---

The Atterbury Wash and its tributary run throughout Development Areas 4-7 from the southeast to the northwest. Riparian habitats and reserved greenway areas are proposed along the washes with an accompanying trail connecting north to the Fantasy Island Trails Park as illustrated on the Trails Plan provided as **Exhibit III.C.2**.

Any existing Fantasy Island trails within Development Areas 4-7 will be removed at or before the time of DAIP approval.

## 4. Development Areas 8-11

Development Area 8-11 are located at the northeast corner of Houghton Road and Valencia Road. They consist of approximately 470 acres bound by the proposed Poorman Road alignment to the north and east, Houghton Road to the west, and Valencia Road to the south.

A traffic light is proposed on Houghton Road to accommodate traffic into the development. Poorman Road is proposed to serve as an arterial street connection to Harrison Road west of Houghton Road. Within this area, Poorman Road will accommodate traffic associated with the village center located along its south side, just east of Houghton Road. Potential roadway intersections will be planned when the Village Center is master planned.

The Atterbury Wash runs throughout Development Areas 8-11 from the southeast to the northwest. Riparian habitats and reserved greenway areas are proposed along the washes as illustrated on the Trails Plan provided as **Exhibit III.C.2**.

Possible fire and general service facilities are proposed within or directly to the east of Development Areas 5-8 based on the HAMP recommendation.

## 5. Development Areas 12-15

Development Areas 12-15, are located approximately one-half mile to the south of the southeast corner of Houghton Road and Valencia Road. They consist of approximately 610 acres bound by a portion of the Rita Ranch development and Valencia Road to the north, the proposed Poorman Road alignment to the east, the proposed Rita Ranch alignment to the south, and Houghton Road to the west.

An east-west extension of Rita Road is proposed for connection to the currently proposed Poorman Road alignment. The HAMP identifies potential future extension of Rita Road to the east across the Pantano Wash to connect to Desert Village Parkway.

# Atterbury Trails Planned Community Development

---

The Atterbury Wash runs throughout Development Areas 12-15 from the southeast to the northwest. Riparian habitats and reserved greenway areas are proposed along the washes with an accompanying urban pathway connecting to a larger network of proposed trails identified within the HAMP as illustrated on the Trails Plan provided as **Exhibit III.C.2**.

Possible fire and general service facilities are proposed within or directly to the south of Development Areas 12-15 based on the HAMP recommendations.

## D. Land Use Regulations

### 1. Zoning & Development Standards

The City's UDC in existence at time of development for any portion of the Property shall be the regulatory standards within each zoning category. When a specific Development Area or portion of a Development Area is planned, the Developer (in consultation with ASLD and the City) shall designate the appropriate zoning for each portion of that Development Area within the Zoning Bank parameters.

For purposes of calculating minimum densities in conformance with HAMP for each Developer-submitted development package, Net Developable Acres shall be the basis of the calculation.

### 2. Drainage Elements

City of Tucson Floodplain Regulations state that development shall not "unnecessarily alter riparian habitat of the watercourse and adjacent bank areas" in the 100-year floodplain. Pursuant to the ERR prepared for this PCD (see Appendix A), the 100-year floodplain boundaries for regulatory purposes are identified and established in **Exhibit III.D** for this PCD. Acknowledging that floodplains, wash corridors and drainage all can change over time, when individual Development Areas or portions of Development Areas are proposed for development, the Developer can work with the City and ASLD, using best practices analyses and data, to further re-define the regulatory 100-year floodplain. In addition, opportunities for restoration, re-vegetation, or incorporation of these floodways into detention/retention facilities will be taken into consideration and determined for each Development Area via the Implementation Plan.

# Atterbury Trails

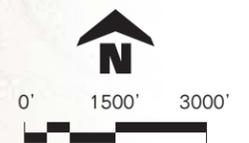
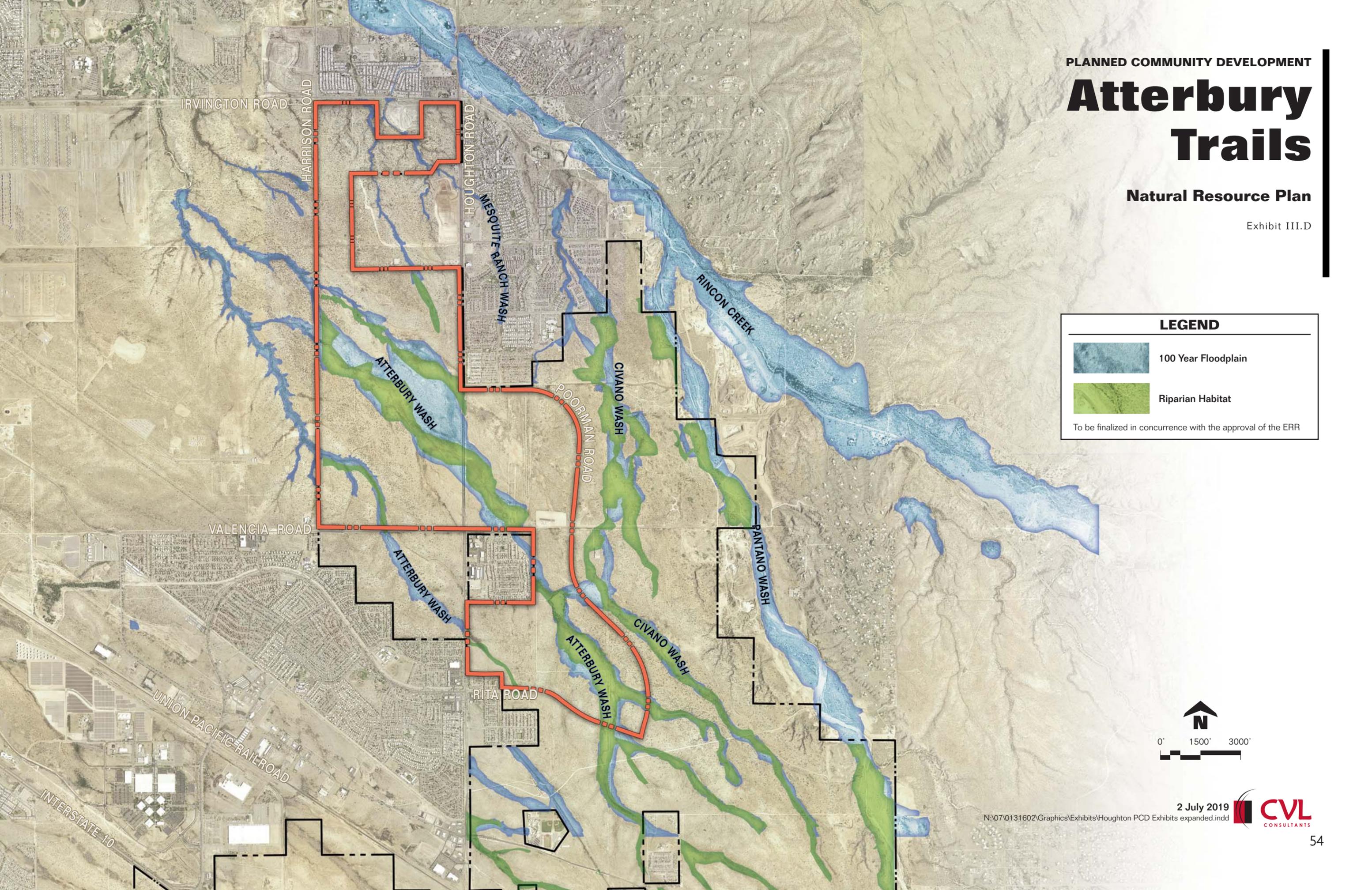
## Natural Resource Plan

Exhibit III.D

**LEGEND**

	100 Year Floodplain
	Riparian Habitat

To be finalized in concurrence with the approval of the ERR



# Atterbury Trails Planned Community Development

---

The following drainage infrastructure are suggested for the proposed development:

- Additional box and pipe culverts across Houghton Road
- Box and pipe culverts across Harrison Road
- Box and pipe culverts across along Poorman Road
- Additional box and pipe culverts across Valencia Road (east of Houghton Road)
- Natural riparian habitat wash corridors along Atterbury Wash and its tributary
- Regional detention basin along west side of the town center north of Valencia Road
- Appropriate erosion hazard setbacks for the wash corridors as identified on **Exhibit III.D** will be determined in conjunction with a formal drainage report to be provided by the Developer and submitted as part of the Implementation Plan for each Development Area. Erosion hazard setbacks will be subject to City review and approval and shall be determined in accordance with City and Pima County Flood Control District standards.

### 3. Trails & Bikeways

Comprehensive pedestrian and trail connectivity will be a central feature of the PCD, both internally and externally, with the multi-use trails that parallel both Harrison and Houghton Roads. The Houghton Greenway will establish a connection to the existing regional Loop Trail, subject to approval of this PCD. This planned level of connectivity will serve to connect the PCD Property to its regional surroundings and provide for public recreation in a truly functional and meaningful way.

At the time a Development Area is proposed for development, ASLD, the City and the Developer shall work together to master-plan the trails within the Development Area and connecting throughout the Property. Trail cross-sections and the location of all trails and bikeways proposed with the Implementation Plan will comply with the standards in Pima Regional Trail System Master Plan.

A 208-acre portion of the FITP will be retained within Development Area 1, the northernmost Development Area within the PCD, for the purpose of preserving and protecting natural open space, washes and wildlife habitat, as well as providing opportunities for general non-motorized public recreational use within the Natural Open Space area. Permitted uses within FITP are restricted to unpaved pedestrian

# Atterbury Trails Planned Community Development

---

and bicycle trails. FITP may be retained by ASLD or otherwise sold/leased/permitted to the City, and will be managed by the City's Parks and Recreation Department via a real estate document.

## 4. Utilities

### a. Water

Infrastructure improvements for the proposed development are as follows:

- Extend the 12-inch water line along Irvington Road.
- Extend the 12-inch water line along Poorman Road extension to the east and south to Rita Road extension for looped connection.
- Extend the 12-inch stubbed water line to the west along Poorman Road extension and south along Harrison Road extension to Valencia Road.
- Extend the 16-inch water line along Valencia Road east of Houghton Road to intersect the proposed 12-inch water line in Poorman Road.
- Extend the 16-inch waterline along Valencia Road west of Nexus Road to existing 24-inch water line along Houghton Road.
- Extend the 12-inch line along East Rita Road extension to Poorman Road. This completes looped 12-inch connection of Poorman Road.
- Booster and reservoir needed.

All Development Areas will primarily receive water from looped waterline surrounding the unit. Water line sizes are subject to change. Storage reservoir, wells, and booster pump station capacity required; sizing will be determined based on land use demand.

### b. Sewer

Infrastructure improvements for the proposed development are as follows:

- Extend the 10-inch sewer east of Harrison Road along western section of Development Area 1 where it connects to a 15-inch line at Irvington Road.
- Extend the 21-inch sewer along Houghton Road north of Irvington Road as needed.
- Extend 10-inch pipes on Poorman Road as needed with 8-inch residential pipes.

## Atterbury Trails Planned Community Development

---

- Extend 18-inch pipe along Valencia Road east to intersect the proposed Poorman Road. Smaller sizes as it approaches Poorman Road.
- Extend 10-inch sewer along Rita Road east as needed with 8-inch residential pipes.
- Extend 21-inch sewer along Houghton Road with an 18-inch pipe south. Smaller sizes as it approaches Valencia Road.
- Extend 18-inch pipe south along South Harrison Road extension and east toward Houghton Road intersection. Smaller sizes as it enters Poorman Road.
- Additional 8-inch to 12-inch lines will be added once land use is more defined. Sewer line sizes are subject to change.

Per the Pima County Wastewater Reclamation 2016 Wastewater Facility Plan and due to the slope of the land, “most new developments north of I-10 and south of Valencia Road will be gravity-sewered to the Southeast Interceptor” (Houghton Road Corridor south) and “most new developments north of Valencia Road and east of Pantano Road connect or will connect to the Pantano Interceptor” (Houghton Road Corridor north). Therefore, Areas 1-4 and Areas 5-8, except for roughly 500 feet closest to Valencia Road where required manhole depth might be obtained, will connect to the Pantano Interceptor. Development Areas 9-12 will connect to the Southeast interceptor.

Both Interceptors can handle increased flows from HRC growth and both flow to Agua Nueva WRF and Tres Rios WRF. Updates to capacity of both WRFs allows for remaining capacity of 6.4 MGD to Agua Nueva and 19.4 MGD to Tres Rios. Excess flow from Agua Nueva WRF will flow through the Plant Interconnect to Tres Rios WRF. Existing infrastructure appears to be able to handle HRC flows after backbone connection.

### (1) Development Areas 1-3

Development will primarily gravity feed north/northwest to the 10-inch pipe on the east side of Harrison Road along western section of Development Area 1 and will connect to a 15-inch pipe at Irvington Road.

# Atterbury Trails Planned Community Development

---

(2) Development Areas 4-7

Development will primarily gravity feed to the north/northwest to the proposed 18-inch in South Harrison Road (except for roughly 500 feet closest to Valencia Road where required manhole depth might be obtained).

(3) Development Areas 8-11

Development will primarily gravity feed north/northwest to the 18-inch and smaller pipes in Houghton Road and Poorman Road (except for roughly 500 feet closest to Valencia Road where required manhole depth might be obtained).

(4) Development Areas 12-15

Development will primarily gravity feed north/northwest to the 18-inch pipe at Valencia Road and Houghton Road intersection.

# Atterbury Trails Planned Community Development

---

## E. Design Guidelines

These Design Guidelines shall be established for each Development Area pursuant to the Implementation Plan, as described in Section IV.C of this PCD.

### 1. Urban Design

Urban design strategies and specific techniques will be utilized to enhance the land use compatibility and physical design of all components of the PCD. All Development Areas will feature:

- Site and buildings designed in context with both the natural and built environments. The size, scale and orientation of a site and buildings will relate to surrounding conditions. *(HAMP IV.B.1.f.i)*
- Connectivity designed in a way that provides physical and visual connections between individual sites and surrounding areas. *(HAMP IV.B.1.f.ii)*
- Pedestrian amenities that conveniently and safely accommodate pedestrians and foster social contact. *(HAMP IV.B.1.f.iii)*
- Usable common areas, such as plazas, parks, recreation areas and other outdoor spaces that help to build a sense of civic and community identity. *(HAMP IV.B.1.f.iv)*

### 2. Transitions

Appropriate density and intensities are to be provided on the periphery of the Property to buffer existing adjacent residential development. Where there is existing development adjacent to the Property, the zoning category chosen by the Developer should be complimentary to the existing zoning, lot sizes, density, and depths of setbacks of the adjacent community and provide the transitional densities to any higher intensity zoning planned within the Property. These periphery transition areas are located:

- North of Development Areas 8 (Poorman Road) and adjacent to the Civano community.
- West of Development Area 9 and north of Development Area 11 adjacent to Desert Willow Estates.
- Southwest of Development Area 12 along the boundary of the Empire Heights community.

# Atterbury Trails Planned Community Development

---

- North of Development Area 14 and east of Development Area 15 adjacent to the Saguaro Trails community.
- East of Development Area 14 adjacent to the Civano and Mesquite Ranch communities.

## 3. Mobility

- Direct and convenient routes to shopping, schools and parks, and multiple routes between neighborhoods will provide residents with alternatives to sole reliance on automobiles. *(HAMP IV.B.3.c)*
- Circulation systems that create safe and pleasant pedestrian and bicycle environments, and include trails that accommodate both pedestrians and bicyclists, as well as sidewalk systems, will help encourage alternate modes of transportation. *(HAMP IV.B.3.c)*
- Trail linkages to open space and parks should be incorporated into Neighborhood design. *(HAMP IV.B.5.c)*
- Transit facilities should be integrated into the Town, Village and Neighborhood Centers. *(HAMP IV.B.2.c, 4.c & 6.c)*
- Traffic calming devices, such as on-street parking, curvilinear streets, traffic circles, islands, medians and landscape bump-outs, shall be incorporated into local street design within Neighborhoods and in and around Centers. *(HAMP IV.C.2.a.iii)*

## 4. Housing

A variety of housing types and densities, from apartments and starter homes to single-family homes and senior housing, shall be provided throughout the PCD.

- Higher density residential options (e.g. apartments, lofts) with a minimum of 16 residences per acre ("RAC") are appropriate in the Town and Village Centers. *(HAMP IV.B.2.a & 4.a)*
- Medium density residential options (e.g. townhomes, duplexes) with a minimum density of 8 RAC are appropriate at the periphery of the Town and Village Centers and within Neighborhood Centers. *(HAMP IV.B.2.a, 4.b & 5.a)*
- Lower density residential options (e.g. attached and detached single-family residential homes) with a minimum density of 4 RAC are appropriate within the Neighborhoods, outside of Neighborhood Centers. *(HAMP IV.B.5.a)*

# Atterbury Trails Planned Community Development

---

- Very low density residential (less than 4 RAC) are appropriate in areas that are severely constrained by drainageways or other natural conditions. *(HAMP IV.B.5.a)*

## 5. Water Resources

- A drought-tolerant landscape pallet, with preference to native species, shall be developed for each Development Area. *(HAMP IV.D.3.a)*
- Use reclaimed water for landscaping as a strategy to reduce demand for potable water. *(HAMP IV.D.3.a)*
- Establish comprehensive stormwater harvesting programs to supplement irrigation and reduce runoff. *(HAMP IV.D.3.a)*

## 6. Federal Aviation Authority Notice

The Property is within Federal Aviation Administration (“FAA”) Part 77 airspace.

According to the FAA Notice Criteria Tool, this Project area is located in proximity to a navigation facility and could impact navigation signal reception. Within the area described in this PCD, every Project applicant shall file FAA Form 7460 with the FAA at least 45 days before construction activities begin for every proposed Project unless FAA staff, with the Obstruction Evaluation/Airport Airspace Analysis (“OE/AAA”), provides each Project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

In addition, DMAFB shall be consulted during the DAIP stage to determine whether an aviation easement for the Development Area will be required. If required, such aviation easement will be established during the Development Package or other appropriate stage of development within that Development Area.

## IV. PCD Implementation and Development Area

### Implementation Plans (DAIP)

#### A. Administration

The PCD shall be administered by the Planning and Development Services Department (“PDSD”) Director (“Director”), and all implementation decisions shall be based on the purpose of, and the guidance provided by, the PCD. The overall entitlements will have been established with the adoption of the PCD.

#### B. Studies Required

Prior to ASLD disposition of any land within the PCD, ASLD, City and Pima County shall enter into an Intergovernmental Agreement (“IGA”) or other acceptable form of agreement that will establish the shared responsibilities between the governmental entities for studies of overall sewer and water capacity, regional transportation connectivity, and basin/drainage/floodplain approach for the PCD area. This IGA will establish the timeframes for completion of the studies as related to any ASLD disposition within the PCD area. The purpose of the studies will be to establish a framework for the regional infrastructure for which each Development Area shall be held accountable over the lifespan of development within the PCD, and establish shared financing options for the regional infrastructure.

#### C. Phasing

Development will begin once successful bidder(s) are selected. ASLD will determine the rate of development and phasing based on market conditions over what is anticipated to be a 15- to 20-year period.

ASLD will provide the City an annual update on intentions to place portions of the PCD out for bid. Once the successful bidder (the “Developer”) is identified for a specific Development Area, the Developer will work with ASLD and the City to master plan that entire Development Area. After the first disposition, ASLD will make every effort to complete the sale of that entire Development Area and target subsequent dispositions to adjacent disposed Development Areas to ensure the logical extension of infrastructure and growth of the community in a cohesive manner.

## D. Implementation Plans

The first successful bidder (i.e. Developer) within a Development Area shall be responsible for preparing an Implementation Plan (“IP”) for that entire Development Area that complies with the PCD zoning and conforms to relevant HAMP policies. The Developer will work with the City to master plan the major infrastructure, including the roadways/transportation network, water, sewer, drainage, and open space within that entire Development Area and provide connection opportunities to other Development Areas within the PCD. This process shall be repeated for each Development Area. Therefore, the first Developer within any Development Area, whether developing the entire Development Area or not, shall work with the City to create the overall master plan for that Development Area, with ASLD concurrence. That individual Developer shall only be required to submit its site-specific DP or subdivision plat for its individual development proposal. The master planning for each Development Area will reference prior and adjacent Development Area IPs to ensure cohesive and comprehensive planning for the area is achieved. Subdivision plat reports will be determined by the City process for each development proposal based on requirements for use type and project size.

Once approved, the IP will include the Development Area number in the name (e.g. IP-1). The IP will not establish entitlements, but it will be the mechanism for the implementation of more detailed master plans for each Development Area.

### 1. Implementation Plan Elements

Detailed planning for infrastructure will take place close to the time of development. This will support master planning of right-sized infrastructure, including drainage, circulation, utility and recreation amenities, based on current resources and accurate demand calculations. The first Developer in each Development Area is responsible for the preparation of an IP that includes the following elements.

#### a. Design Guidelines and Development Standards

Design guidelines and development standards will be established at the DAIP level for the entire Development Area. Changes to the design guidelines or development standards proposed by future Developers in the Development Area shall be processed as an Administrative Amendment Section D.1.b.15. The design guidelines and development standards are to address urban design strategies and specific techniques to ensure the zoning and standards support the goals of the DAIP, enhance the land use compatibility and physical design of the DAIP and demonstrate how the

# Atterbury Trails Planned Community Development

---

DAIP fits within the overall Property and interfaces with adjacent existing development. Standards for building orientation, residential product diversity, and architectural character, variety and materials shall be identified within these guidelines and can vary from the City UDC standards to achieve the urban growth goals of this PCD.

Elements to be addressed in the DAIP include (but are not limited to):

1. Refinement of the land uses in the zoning categories proposed for the DAIP to ensure compatibility with development goals.
2. Establishment of minimum densities.
3. Establishment of standards for lot size and depth, building setbacks/build-to lines and orientation, residential product diversity and architectural character, variety and materials for construction.

These design guidelines and standards shall be subject to City review and approval as part of the DAIP.

## b. Drainage & Hydrology

The first Developer in each Development Area is to prepare a Master Drainage and Hydrology Plan ("MDHP") for the entire Development Area. Onsite drainage and hydrology are to be addressed by each Developer. All Plans and Reports will be subject to City review and approval and shall be determined in accordance with City and Pima County Flood Control District standards.

The plan will identify the following:

- Existing washes and/or drainageways that shall be preserved as Natural Open Space, proposed manmade channels or wash realignment.
- Proposed flood control facilities, such as stormwater detention dams and basins.

Development of this PCD will consider the guidelines and ordinances found in the City of Tucson's Municipal Code Chapter 26, Floodplain, Stormwater, and Erosion Hazard Management and the policies, procedures and design criteria found in City of Tucson Department of Transportation Engineering Division's Standards Manual For Drainage Design and Floodplain Management In Tucson Arizona, and City of Tucson's Stormwater

# Atterbury Trails Planned Community Development

---

Detention/Retention Manual. Critical Basin Design requirements may be applied in the areas of the PCD that will be developed, but not within the Natural Open Space areas of the PCD.

c. Water & Sewer System

A Master Water and Sewer System Plan is to be provided by the first Developer in each Development Area for that Development Area. Onsite water and sewer will be addressed by each Developer. The plan, including an analysis of sewer capacity by the Pima County Regional Wastewater Reclamation Department, will be subject to City and County review and approval. The plan shall be determined in accordance with City and Pima County Regional Wastewater Reclamation Department standards.

d. Circulation

The first Developer in each Development Area shall prepare a Circulation Master Plan for the entire Development Area. The plan will conform to the City's Mobility Plan and Complete Streets Standards in effect at the time. The Plan will include mass transit, multi-modal levels of service, potential transit connections to regional employment centers, and any other pertinent data as required by the City. A Traffic Impact Analysis ("TIA") will be required by each Developer as part of the DP for their particular development. The TIA will be subject to City review and approval and shall be determined in accordance with City standards.

All roadway and circulation infrastructure, including sidewalks and trails, shall comply with current City standards at time of development, and Developers within this PCD may justify modifications to City standards based on best-practices and other data establishing actual roadway use. Such modifications would be processed as an Administrative Amendment, pursuant to Section IV.D.1 of this PCD.

e. Public Facilities

A Public Facilities Plan shall be prepared by the first Developer in each Development Area. The plan will show the proposed locations of schools, police stations, fire stations, parks and recreational areas/amenities throughout the Development Area and demonstrate connectivity between recreation and other public facilities with other Development Areas, as appropriate. ASLD and the City will work together to ensure the equitable

# Atterbury Trails Planned Community Development

---

distribution of the Public Facilities within this PCD with final locations to be determined by the Developer of each Development Area.

## f. Cultural Resource & Archaeology

All archaeological survey reports, plans and mitigation reports must be reviewed and approved by the City of Tucson Historic Preservation Office. All areas associated with a DP must be surveyed following current Arizona State Museum standards. Appropriate mitigation must be carried out for all National Register eligible sites.

## g. Natural Resources

The Natural Resource Plan (**Exhibit III.D**), which is based on the ERR (provided as Appendix A), identifies the 100-year floodplains that will be preserved as Natural Open Space. These are also the areas that would be subject to applicable City natural resource regulations, including the Environmental Resource Zone and W.A.S.H. regulations. Developers may update these maps based on current drainage and other data at the time of their DP submittal, subject to City review and approval.

It is the intent of the PCD to preserve the existing natural watercourses by taking the following goals into consideration:

- Providing natural riparian habitat and flood conveyance wash corridors for Atterbury Wash within the disturbed area. Berms will be provided along the periphery of the wash corridor and the enclosed area will be kept undisturbed.
- Multi-use detention basins proposed at strategic locations within existing stock tanks, upstream of existing development or within the proposed open space/park areas in order to reduce post-development peak flows to pre-development levels. At the master planning level only the large/regional on-line detention basins are proposed on the main Atterbury Wash. In the case of washes that are not contributing runoff to the proposed detention basins, off-line detention basins are recommended such that post-development peak flows do not exceed predevelopment levels.

## h. Horizontal Infrastructure

# Atterbury Trails Planned Community Development

---

A Master Horizontal Infrastructure Plan is to be provided by the first Developer in each Development Area. The on-site infrastructure will be addressed by each Developer within a Development Area during their DP process. The Master Horizontal Infrastructure Plan(s) will include roads, water, wastewater, and dry utilities (such as gas, electric, telephone, cable; drainage structures) and provide the following:

- A summary of capacity of existing horizontal infrastructure as it relates to the Development Area.
- A summary of horizontal infrastructure demand and improvements needed to support the Development Area.
- A summary of how the horizontal infrastructure will be phased to support the Development Area, and the concurrent partial or full release or substitution of assurances for such infrastructure.

## i. Infrastructure Financing Plan

An Infrastructure Financing Plan will be created (as needed) between ASLD, the City and the Developer at the time of master-planning for a specific Development Area. The Financing Plan may include, but not be limited to, impact fees, community facilities districts, improvement districts or any other financing method available as part of a public/private partnership for regional infrastructure.

## 2. Review Process

Each IP will be submitted to the City for review and approval. If a conflict arises between the PCD and the UDC, the PCD shall control. If the PCD is silent on an issue, the UDC will control. Should the UDC create a conflict with the proposed IP, the Developer may request an amendment to the PCD for his/her Development Area IP only. The Director shall determine whether the proposed amendment to the PCD constitutes an Administrative, Minor or Major Amendment, according to Subsection IV.D. The Director shall evaluate the proposed amendment for its compliance with the intent of the approved PCD and its conformance with the relative plan policies of Plan Tucson or HAMP. Unless determined otherwise by the Director, the amendment will be for that particular Development Area/IP only.

The IP review will follow the PAD Pre-Review Process ("IP Review"), referenced in the City's Administrative Manual Section 2-04.2.0, with final approval by the

## Atterbury Trails Planned Community Development

---

Director. The City's Administrative Manual shall be updated to include review fees for PCD IPs. The ASLD will be a reviewing party within the IP Review process.

Once the IP Review is completed and the IP is approved, DP(s) for discrete developments within the IP can be submitted to the City for review and approval. The standard review fee will be charged for the DP review.

A Developer preparing a DP subsequent to the approval of an IP may request, in writing, an amendment to the IP. The written request must provide justification for the request. The Director shall determine whether the proposed amendment to the IP constitutes an Administrative, Minor or Major Amendment according to Subsection IV.D. The Director shall evaluate the proposed amendment for its compliance with the intent of the approved PCD and its conformance with the relative plan policies of Plan Tucson and HAMP.

Appeals of any Director interpretation of the PCD or an IP may be filed within 30 days of the date of the interpretation and shall be processed per UDC § 3.9.2 Mayor and Council Appeal Procedure.

The Developer will then submit individual DP(s) that define the relevant area to be developed. Each DP shall be reviewed for conformance with this PCD. At that time, traffic and hydrology reports will be required for only that area included in the DP. Infrastructure improvements, such as those required for utility capacity, drainage or traffic improvements, will be installed when warranted by engineering analyses.

# Atterbury Trails Planned Community Development

---

## E. PCD Amendments

The following procedures shall be followed for an amendment to the PCD.

### 1. Administrative Amendment

An Administrative Amendment is one that does not create a substantial change to the Land Use Map, a Development Area, or the overall PCD. The Director shall determine if the potential impacts to the PCD are a substantial or insubstantial change after review of the requested changes. Insubstantial changes are administratively decided by the Director.

#### a. Review Process

An Administrative Amendment requires no public hearing unless one is required as part of the PCD adoption. Administrative Amendments include the following:

- (1) The categories of changes listed in Subsection b.;
- (2) Other changes specifically identified as Administrative Amendments in this PCD approved by Mayor and Council; and,
- (3) Categories of changes deemed by the PDS Director to be comparable to those identified in (1) or (2) or otherwise to have no negative potential impacts on the PCD.

#### b. Administrative Amendment Categories

The following changes and comparable changes are presumed to be administrative unless they significantly affect the PCD or property owners other than ASLD.

- (1) Changes or additions that enhance or refine the original vision and/or purpose and intent statements expressed in the original PCD application. The applicant shall present information regarding the size and extent of the development activity that supports the change;
- (2) Changes that continue to support specific plans or applicable City policies affecting the diversity of housing type and mixed use. The applicant shall present information showing how the proposal

## Atterbury Trails Planned Community Development

---

strengthens the creation of a sense of place in the neighborhoods and communities. Administrative Amendments may be based upon new market design requirements, design best practices from other jurisdictions and/or technological advances in architecture and infrastructure engineering design and construction;

- (3) A transfer of commercial square footage or number of dwellings from one parcel to another that stays within the maximum and minimum ranges established by the PCD;
- (4) A transfer involving a change in total number of dwellings or gross leasable floor area among Development Areas or zoning districts where the transfer amount stays within the minimum and maximum ranges established by the PCD;
- (5) Changes in configurations of individual Development Area boundaries to include modifications of boundaries, division of larger parcels, or combinations of parcels, that do not result in any loss in overall open space or change the overall permitted land uses and density and intensity of land uses within the PCD;
- (6) Changes in parcels, preservation of environmentally sensitive lands, or open space that are necessitated by the need to accommodate final engineered infrastructure as approved by the City, within the minimum and maximum range of density and intensity of development and there is no reduction in overall open space areas as established in the PCD;
- (7) Adjustments or modifications to the number and order of phasing as long as the related infrastructure development is precedent to or concurrent with the development the infrastructure is to serve;
- (8) Change of number, location or sites designated for schools, parks, or other public, government, or quasi-governmental facilities which enhance the opportunity to create a sense of neighborhood and community, better centralize such sites based on actual development densities, or otherwise reconfigure within the purposes of this PCD and based on good planning practice. As necessary, such changes shall be approved by the governmental unit that owns or will own the facility;

## Atterbury Trails Planned Community Development

---

- (9) Modifications in the design and construction of proposed infrastructure based upon technological advances when such modifications are accepted by the controlling City and/or Pima County agencies (including but not limited to transportation, water and wastewater, and flood control). Infrastructure capacity shall be adequate to provide service for the planned densities and intensities of use and based on phasing;
- (10) Minor modifications or adjustments to intrusions, encroachments, proposed easements, proposed rights-of-way or open spaces, so long as the modifications fall within the general overall range and target densities and intensities for the PCD;
- (11) Changes in infrastructure that do not increase the cost or reduce the benefit to the public;
- (12) Interpretation by the PDSO Director of terms and provisions of the PCD and MSP that may result in insubstantial changes to the PCD, including permitting additional uses if such uses are similar in type and nature to those permitted in the PCD;
- (13) Adjustments to any aspect of the PCD that is required to comply with changes in local, state or federal safety and/or health codes;
- (14) Placement and/or construction of identity or character features such as community art, entry monuments, mailboxes and neighborhood signage in compliance with the PCD standards unless there is a safety concern; and,
- (15) Other insubstantial changes deemed to be Administrative amendments by the PDSO Director, as long as the amendments do not negatively impact the general health, safety, and welfare of the residents of the City and do not modify the overall intent of the approved PCD, including the compliance with the general plan and specific plan policies for this area.

# Atterbury Trails Planned Community Development

---

## 2. Minor Amendment

A Minor Amendment is one that does not substantially change the MSP, a Development Area, or the overall PCD. A Minor Amendment includes changes that have greater potential impacts on the intensity of land use mix of the PCD than the categories of changes that qualify as Administrative Changes for the adopted PCD Procedure.

### a. Review Process

A Minor Amendment requires a public hearing review and decided in accordance with UDC § 3.5.3, Zoning Examiner Special Exception Procedure. Minor Amendments include:

- (1) The categories of changes listed in Subsection b;
- (2) Changes specifically identified as Minor Amendments in the PCD approved by the Mayor and Council; and
- (3) Categories of changes deemed by the PDSO Director not to change substantially the overall PCD but that have potential impacts on the intensity of land use mix of the PCD than the categories of changes that qualify as administrative changes.

### b. Minor Amendment Categories

The following changes and comparable changes shall be Minor Amendments unless they significantly affect the PCD:

- (1) Addition of permitted uses that:
  - are not specifically listed and which are determined to not be similar in type and nature to those listed as permitted; and
  - either do not create or create only minimal impacts to surrounding uses.
- (2) A change of up to 10% in the number of units or gross leasable floor area that is an increase in the overall PCD's minimum or maximum ranges.

# Atterbury Trails Planned Community Development

---

- (3) Multiple proposed Administrative Amendments or any single proposed Administrative Amendment that is viewed by the PDSD in relation to a series of past Administrative Amendments may be determined by the PDSD Director to be a Minor Amendment pursuant to this section if they have the cumulative effect of contradicting the policies, spirit, and intent of the underlying General Plan documents.
- (4) Other changes deemed to be Minor Amendments by the PDSD Director that do not qualify as Administrative or Major Amendments within this section or within the subject PCD.

## 3. Major Amendment

A Major Amendment is one that substantially changes the overall PCD.

### a. Review Process

A Major Amendment is processed pursuant to the Zoning Examiner Legislative Procedure, UDC § 3.5.3. Major Amendments include:

- (1) Those categories of changes listed in Subsection b;
- (2) Other changes specifically identified as Major Amendments in the PCD approved by the Mayor and Council; and
- (3) Those categories of changes that do not qualify as Administrative or Minor Amendments for the adopted PCD and that are deemed by the PDSD Director to change substantially the overall PCD.

### b. Major Amendment Categories

The following changes and relative changes that substantially modify a Development Area or the overall PCD are Major Amendments:

- (1) A reduction in open space other than as defined as an Administrative Amendment in Section IV.D.1.b(6);
- (2) Changes in configurations of individual Development Area boundaries to include modifications of boundaries, division of larger parcels, or combinations of parcels that result in a net loss in

# Atterbury Trails Planned Community Development

---

open space or a change to the minimum and maximum number of Development Areas proposed within the PCD;

- (3) Change that would allow uses not otherwise permitted in the PCD, zoning district, or Development Area and are not considered uses appropriate as an Administrative Amendment or Minor Amendment;
- (4) A change of greater than 10% in the number of dwellings or gross leasable floor area in the overall PCD's minimum or maximum ranges;
- (5) A change that alters a design element and substantially reduces the mitigation of the intensity of development adjacent to an existing residential development outside of the PCD; and,
- (6) A change that locates a more intense land use or increases the residential density adjacent to an existing residential development outside of the PCD.

## F. Disposition Plan & Annual Report

ASLD shall work with the City to administer this PCD and shall submit an annual progress report. The report shall begin to be submitted to PDSD once this PCD is adopted and prior to any public auction of a portion of the property. The report may include the following elements as requested by PDSD: phasing and completion update report on horizontal infrastructure, public facilities, open space dedication, number of housing units and nonresidential square footage, installation of trails, parks, and any other development activity requested by the department. The report shall be submitted by February 15 of the following year.

# Atterbury Trails Planned Community Development

---

## Bibliography

Civano PAD. Prepared by LVA Urban Design Studio for Pulte Homes. April 7, 2005.

Environmental Resource Report, ASLD Property, Houghton Road and Valencia Road. Prepared by The WLB Group. June 4, 2019.

Houghton Area Master Plan. Adopted by Mayor and Council. June 7, 2005. Prepared by the City of Tucson Department of Urban Planning and Design.

Master Plan for Fantasy Island Trails Park. Prepared by McGann & Associates. April 2006.

Major Streets and Routes Plan, City of Tucson Department of Transportation. Originally adopted by the Mayor & Council. November 15, 1982. Last Amended July 10, 2007.

Pima County Regional Trail System Master Plan. Prepared by the City of Tucson Department of Parks & Recreation and the Pima County Department of Natural Resources Parks and Recreation. August 2010.

Saguaro Trails PAD. Prepared by Mattamy Homes, the City of Tucson and Tucson Water. August 23, 2016.

Houghton Road Corridor I B-5 Existing Conditions Drainage Analysis and Report Final. Prepared by Wood Patel, July 18, 2018.