LA ENTRADA REDEVELOPMENT PLAN/PLANNED AREA DEVELOPMENT

CITY OF TUCSON
PLANNING DEPARTMENT

FEBRUARY 1982

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Planned Area Developments were originally adopted as "Specific Plans" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code.* The terms "Specific Plan (SP)" and "Specific Planned (SP) Districts" were changed to "Planned Area Development (PAD)" and "Planned Area Development (PAD) Districts" by Ordinance 9374 which was adopted by Mayor and Council on April 10, 2000. This change in title does not affect the substantive provisions for the districts as adopted.

Adopted by Mayor and Council - February 22, 1982 - Resolution 11761

FORMAL ACTION

Mayor and Council:
August 3, 1981 - Resolution No. 11597 (Blight Declaration)
February 22, 1982 - Resolution No. 11761 (Adoption)
August 1, 1983 - Resolution No. 12382 (Amendment)
October 1, 1984 - Resolution No. 12889 (Declaring Hotel Parcel Blighted)
December 10, 1984 - Resolution 12960 (Adoption of Hotel Amendment)
April 25, 1988 - Resolution No. 14409 (Amendment)
October 5, 1998 - Ordinance No. 9137 (Change of Conditions)
July 28, 2006 – Ordinance 10301 (Change of Conditions)

HEARINGS

Mayor and Council:
August 3, 1981
February 22, 1982
August 1, 1983
October 1, 1984
December 10, 1984
April 25, 1988
October 5, 1998
June 27, 2006

Planning Commission:
January 6, 1982
June 15, 1983
April 6, 1988

Zoning Examiner:
August 27, 1998
May 18, 2006

LA ENTRADA REDEVELOPMENT PLAN/ PLANNED AREA DEVELOPMENT

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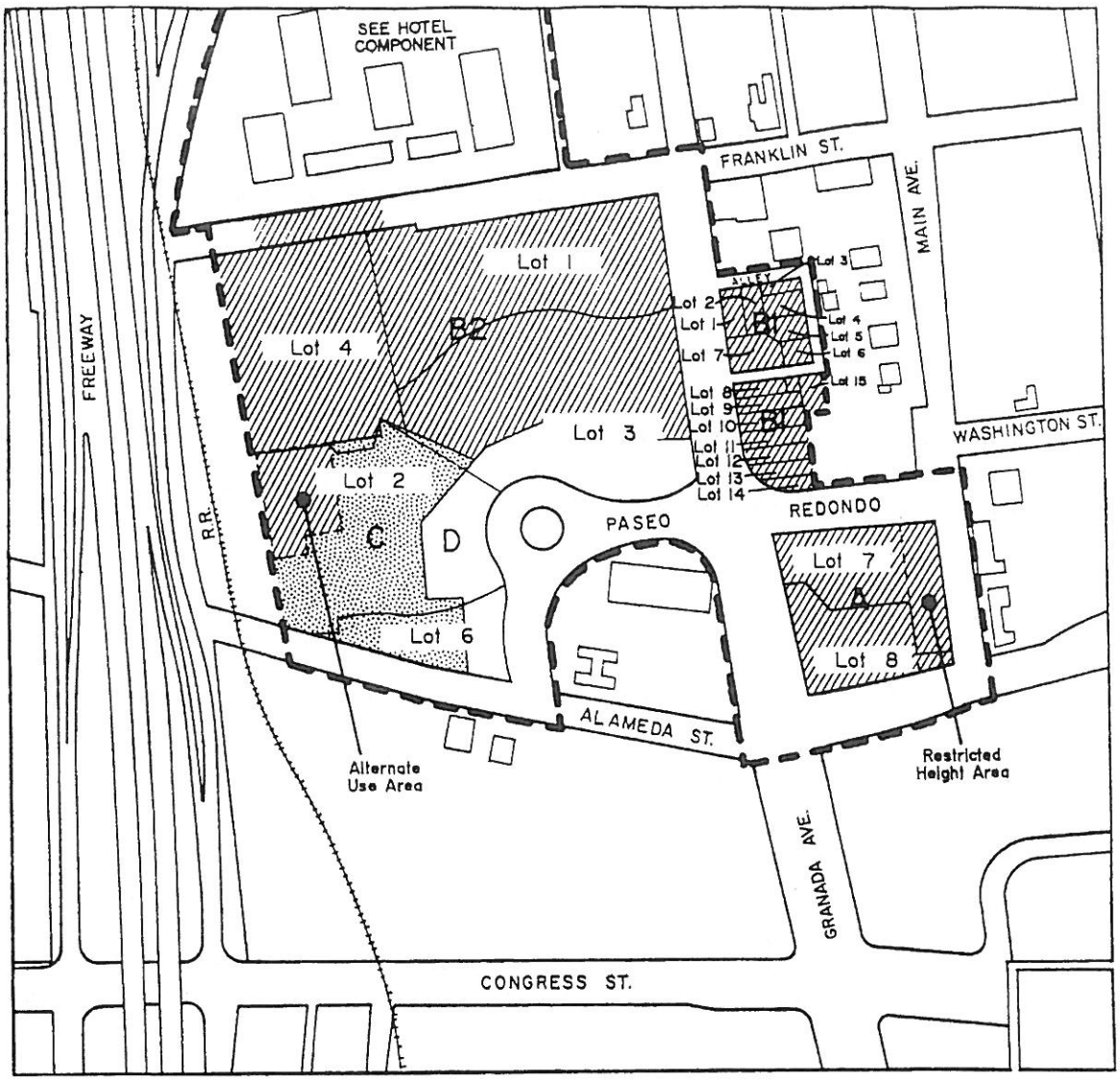


This lot and/or block information is only periodically updated and is provided for subdivision reference only.

N

Key:

Project Area Boundary
Districts A, B1, B2, C, D

La Entrada Redevelopment Plan

Subdivision Lot Numbers And Location Map

Profile

La Entrada Redevelopment Plan/Planned Area Development as originally adopted in 1982 included various land parcels west of Main Avenue, north of Alameda Street, east of Interstate 10's frontage road, and south of Franklin Avenue. Later, in 1984, the *Plan* area was expanded to include the Ramada Inn land parcel between Franklin Avenue North to St. Mary's Road. The boundary of the *Plan* jogs within the perimeters mentioned above. The last few pages of this plan's text include maps delineating land parcels directly involved in the *RDP/PAD*.

Purpose

The purpose of *La Entrada Redevelopment Plan/Planned Area Development* was to eliminate blight in the area while stimulating downtown growth and to create an environment which would establish the project area as a residential focal point of the downtown. Additionally, design elements and mix of uses were incorporated in the *Plan* to contribute to the aesthetic, economic, and social viability of the project area.

Plan History

The land within the boundaries of the *Plan* is among the oldest areas of the City. Homes were built on most of the subdivided land parcels around the turn of the century. However, as years passed, the homes deteriorated and between the early and late 1960s were removed. Most of the property remained vacant for nearly fifteen years.

The *Redevelopment Plan/Planned Area Development* became the development tool to reestablish primarily residential land use in the fringe and downtown core while at the same time providing strong incentives to retain, upgrade and revitalize contiguous residential neighborhoods. It served as the financing mechanism to facilitate assembly of the various properties under single ownership and control and also provided selective sites for an office component and supportive retail use.

Single ownership and control was a key element in setting the *Planned Area Development* for La Entrada into motion. The *Planned Area Development* delineated separate development areas/parcels. In an effort to stimulate development, special development and design standards together with specific land use classifications tailored for the development of each of the areas were drafted. They were adopted as principle features in this *Plan* and as a result, facilitated development of office use and major residential components.

I

INTRODUCTION

The *Redevelopment Plan/Planned Area Development* for the La Entrada Development Project, hereinafter referred to as the "*Plan*", consists of 29 pages and 11 Exhibits (A through K). The *Plan* is prepared in accordance with the State of Arizona Slum Clearance and Redevelopment Act, A.R.S. Sections 36-1471 et seq.; Tucson Code, Sections 23-480, 23-481 and 23-482; and City of Tucson Administrative Directive 1.02-12, "*Planned Area Development Procedures and Requirements*".

The exhibits to the *Plan* consist of the following:

Exhibit A - Boundary Description

Exhibit B - Land Uses and Condition of Property

Exhibit C - Land Use Plan

Exhibit D - Property Acquisition and Rehabilitation Map

Exhibit E - Illustrative Site Plan

Exhibit F - Land Use District A

Exhibit G - K - for Hotel Component

II

GENERAL DEFINITIONS

A. City. The City of Tucson, Arizona.

B. Developer. An individual or entity who acquires or leases development areas in the La Entrada Redevelopment Project for the purpose of developing in accordance with the Plan.

C. General Plan. The City of Tucson *General Plan*.

D. Land Use Districts. Areas "A through D" as described on the Land Use Map are designated subareas of the La Entrada Redevelopment Project with specified permitted uses and regulations governing the development of those subareas.

E. Owner. Any individual or entity owning "real property" within the La Entrada Redevelopment Project.

F. Plan. The *Redevelopment Plan/Planned Area Development* for the *La Entrada Redevelopment Project*.

G. Planning Director. The administrative head of the Department of Planning of the City of Tucson.

H. Project. The La Entrada Redevelopment Project.

I. Redevelopment Administrator. The administrative head of the Redevelopment Entity.

J. Redevelopment Entity. The Downtown Development Corporation of Tucson, Arizona or other entity officially responsible for the implementation of the La Entrada Redevelopment Project.

K. Redevelopment Law. The Slum Clearance and Redevelopment Act of the State of Arizona, Arizona Revised Statutes, Sections 36-1471 et seq.

L. Redevelopment Project Area. The area included within the boundaries of the La Entrada Redevelopment Project as shown in the Boundary Description, "Exhibit A and H".

M. Site Plan. A document which shall provide the information necessary for City of Tucson review and approval and shall include plans for the location and height of buildings, parking areas, traffic circulation, landscaping, elevations, areas and treatment of refuse collection, fire hydrant locations, site drainage, utility easements, energy conservation and any other information deemed necessary to properly evaluate the Project.

N. State. The State of Arizona.

O. Usable Open Space. Includes common area open space, yards, courts, deck areas, landscaped areas, balconies, ramadas, and porches open on two sides which are usable and accessible for recreational purposes. It does not include areas set aside for vehicular parking, maneuvering, driveways, loading, exterior stairwells or exterior corridor areas less than six feet wide used primarily to gain access to buildings, or setback requirements for non-residential uses.

III

BOUNDARY DESCRIPTION

The project area boundary is described in "Exhibit A and H" attached hereto and made a part hereof and is also shown on "Exhibit B" Map of Existing Land Uses and Condition of Property.

IV

EXISTING LAND USES AND CONDITION OF PROPERTY

Existing land uses and condition of property are described in "Exhibit B" attached hereto and made a part hereof.

V

REDEVELOPMENT OBJECTIVES

The central objectives of this *Plan* are to stimulate economic growth within the downtown, to create an environment which will establish the project area as a residential focal point of the downtown, to create a functioning balance of residential and public space as well as to provide limited commercial uses which will contribute to the aesthetic, economic and social viability of the project area and the adjacent El Presidio neighborhood. This will be accomplished through the elimination of many aspects of visual, economic, physical and social blight which have combined to produce an adverse climate for investment and development that has resulted in the impairment of the sound residential growth of the area.

A. The specific objectives of the City in undertaking this redevelopment effort are:

1. Removing conditions of blight which retard the provision of housing accommodations in the area.

2. Encouraging investment of private capital in inner city housing by providing assistance to private enterprise through land assemblage and removal of other impediments to feasible development.

3. Developing compact and identifiable clusters of new land uses in the Central Business District that demonstrate superior architectural and landscaping design and urban amenities.

4. Helping to reduce downtown traffic congestion by providing housing for workers in the Central Business District within walking distance to jobs and/or providing an expanded resident population base to support improved inner city mass transportation programs.

5. Providing an expanded residential population base in support of retail and service establishments in the Central Business District.

6. Providing on-site recreational facilities as supplemental amenities to higher density residential living in the inner city.

7. Restoring and preserving the Manning house, which is an historic structure listed on the National Register of Historic Places.

8. Encouraging energy conserving construction techniques and the potential application of solar energy design and construction.

9. Preserving and enhancing the unique aesthetic, cultural and historical qualities of the inner city and the El Presidio neighborhood.

B. Relationship of the Plan to local objectives:

1. Conformance with the *General Plan* for the City of Tucson with respect to land use, thoroughfares and redevelopment.

2. Compliance with the residential goals and policies set forth in *the El Presidio Neighborhood Plan* which states: "El Presidio should support implementing a primarily residential housing development bounded by Franklin Street, Granada Avenue, Paseo Redondo, and Interstate 10".

3. Furtherance of the attainment of goals and policies set forth in the Inner City Revitalization Study, adopted on December 23, 1974, which, among other things, identifies the need to reintroduce middle income population to the inner city, particularly in areas close to the Central Business District, in order to reverse present trends of deconcentration of population and support inner city commercial and cultural activities and the City's public transportation system.

4. Conformance with the furtherance of the attainment of goals set forth in the *Santa Cruz Riverpark Master Plan*, adopted February 13, 1978, which identifies, among other things, high density residential development in the project area.

5. Furtherance of the attainment of goals and policies set forth in the *El Centro de Tucson Plan*, as adopted on December 8, 1980, which, among other things, recommends the development of medium to high density residential uses in the project area.

VI

DEVELOPMENT POLICIES

In order to eliminate blight in the project area, arrest its adverse economic effects on surrounding areas and make the redevelopment project a source of pride to persons residing and working in downtown Tucson, the City or Redevelopment Entity, in accordance with applicable state and local laws, will undertake or cause to be undertaken the following measures:

A. Acquisition of real property by purchase, gift, device, exchange, condemnation or any other lawful means.

B. Demolition, removal or clearance of certain existing buildings, structures and improvements and preparation of the project area for its intended uses in accordance with this *Plan*.

C. Rehabilitation, alteration, modernization, general improvement or combination thereof (hereinafter called "rehabilitation") of the Manning House.

D. Installation, construction or reconstruction of streets, utilities, landscaping, public plazas, open space, and other necessary public site improvements.

E. Disposition by sale, lease or dedication of property within the project area to private developers or to public agencies for public purposes for uses in accordance with this *Plan* and with such other conditions and covenants running with the land as are necessary to ensure redevelopment in accordance with this *Plan* and prevent the recurrence of blighting conditions.

F. Formulation and administration of rules governing the participation of property owners in the redevelopment project.

G. Management of property from the time of acquisition until disposition of same in accordance with this *Plan.*

H. Coordination of design and control of pedestrian and vehicular circulation in order to provide safe and convenient access to all facilities within the Project.

VII

PROJECT LAND USE PLAN

A. General Description of Land Uses

The principal land use in the Project will be residential dwelling units, with retail commercial amenities and services available within a rehabilitated Manning House and on portions of Granada Avenue and Alameda Street. The Project shall provide an attractive urban environment with a scale, form, variational facade, texture, building material, color, landscaping and spatial relationship among buildings that blends harmoniously with adjoining areas and preserves the setting of nearby historic properties in the El Presidio neighborhood. The specific location of permitted uses are specified in the *Land Use Plan.* Mixed use development including private and public offices and retail service uses are permitted in Land Use District A. Indoor and outdoor recreational uses will be permitted in various locations. Appropriate areas will be designated for open space, parking, loading and pedestrian circulation. Approximately 500 square feet of open space areas in combination, has been programmed in the Illustrative Site Plan.

B. Land Use Plan

A *Land Use Plan*, attached hereto as "Exhibit C", sets forth Land Use Districts within the Project for which specific land uses have been identified.

C. Standards for Development

Permitted uses for each Land Use District shown on "Exhibit C", together with limitations on such uses, shall be as follows:

1. **Land Use District A** (approximately two acres as shown on Exhibit "F")

1.1 **Land Use District A .1** (approximately nine-tenths of one acre):

a. Uses Permitted: Residential dwelling units; commercial and public office; retail service uses; and parking. (Per Ordinance 9109 Attachment A Conditions)

b. Maximum Development: Existing development (building and parking structure) as of May 18, 2006.

c. Maximum Height: 50 feet, except for the area along Main Avenue, as shown on "Exhibit F". (Note: nominal height of 50 feet has been clarified by COT as being actual height of 52.5 feet measured above curb at Granada Avenue and Paseo Redondo).

(April 25, 1988, Resolution #14409, LER/SP)

d. Required Parking: Shall be in accordance with the Required Parking Schedule as described in Section VII-D of this *Plan*.

e. Minimum Usable Open Space Per Residential Dwelling Unit: 300 square feet*.

* 285 sq. ft. Amended by Administrative Decision approved on August 10, 1988; See Planning Department file

f. Building Setback Distance Requirements: The minimum setback required from Granada Avenue in Land Use District A.1 shall be an average of 10 feet from the property line conforming with the existing development (building and parking structure) as of May 18, 2006. Setback from north and east interior property lines between Land Use District A.1 and Land Use District A.2 shall be twenty ft. per Exhibit "F".

g. Vehicular Access: Not permitted on Main Avenue. Access provided from Granada Avenue per the existing development (building and parking structure) as of May 18, 2006.

h. Archaeological Resources: Shall be identified through either pre-construction testing or monitoring during construction. Appropriate measures to mitigate construction impacts on identified archaeological

resources shall be taken, in accordance with State Historic Preservation Office guidelines.

1.2 **Land Use District A .2** (approximately one and one-tenth acres):

a. Uses Permitted: Residential, commercial, office, retail, recreation, and parking.

b. Maximum Development: Mix of residential and non-residential uses to include office, retail and / or commercial uses, as appropriate and in compliance with the following:
   1) The location of residential uses is not restricted.
   2) Non-residential uses are allowed on Alameda St. and Granada Ave. and on not more than 50 percent of the frontage on Paseo Redondo and Main St.
   3) The floor area of the development is not restricted, other than as provided for in the International Building Code, latest edition as adopted by the City of Tucson.

c. Maximum Height: As shown at "Exhibit F" (Land Use District A), heights are defined as measured above Benchmark A.1 (Elevation 2348 at Paseo Redondo and Granada Ave.) and above Benchmark A.2 (Elevation 2360 at Main Ave. and Alameda St.).

d. Parking: Residential parking required is one (1) space per dwelling unit. Commercial parking required is zero (0). Parking for any other permitted use is zero (0).

e. Building Setback Distance Requirements: The minimum setback distance required from all rights-of-way and property lines is zero (0).

f. Vehicular Access: Not permitted from Main Ave. or Alameda St. Vehicular access from Granada Ave. and Paseo Redondo is subject to review and approval by the COT DOT, pursuant to a Traffic Impact Study to be submitted with the project's Development Plan.

g. Archaeological Resources: Shall be identified through either pre-construction testing or monitoring during construction. Appropriate measures to mitigate construction impacts on identified archaeological resources shall be taken, in accordance with State Historic Preservation Office guidelines.

h. Landscaping and Screening: Landscaping and screening shall comply with Section VII.E parts 1, 2, and 4 herein. Landscaping in the Right-of-Way is subject to review and approval by the COT DOT in accordance with Rio Nuevo Development Standards 9-05. Street and interior landscape borders

and screening are not required. Where possible a six ft. high masonry screen wall will be provided for refuse storage areas; where not possible the design will minimize impact of the refuse area on adjacent street. Additional landscaping measures may be required, subject to review and approval of final Development Plan by COT DSC.

i. Loading Zones: A minimum of one (1) loading zone shall be provided, either on or off site, as follows: An off-street Loading Zone measuring 10 ft. wide by 24 ft. long and may be shared within Land Use District A and accessed from Granada Ave. subject to approval of Traffic Study by COT DOT. The ROW may be used for maneuvering. Alternatively an on-street Loading Zone may be provided on Main Ave. near the corner at Alameda St. measuring 7 ft. wide by 24 ft. long, and signed "Loading Zone - No Parking 8:00 a.m. to 5:00 p.m."

j Refuse Collection: Refuse shall be collected within Land Use District A.1 and/or A.2 from a minimum of two (2) dumpsters, one each for garbage and recycling. Dumpsters shall be serviced six times a week at one location accessed from Granada Avenue to be shared by Lots 7 and 8 within Land Use District A (comprising A.1 and A.2). The ROW of may be used for maneuvering. One additional on-street refuse collection point may be provided on Alameda Street at the corner of Main Avenue.

(July 28, 2006 - Ordinance 10301 (Change of Conditions))

2. **Land Use District B-1** (approximately 1.4 acres)

a. Uses Permitted: Residential dwelling units.

b. Maximum Number of Units: 65.

c. Maximum Height: 30 feet.

d. Required Parking: Shall be in accordance with the Required Parking schedule as described in Section VII-D of this *Plan.*

e. Minimum Usable Open Space Per Residential Dwelling Unit: 300 square feet.

f. Building Setback Requirements from Public Streets: The minimum setback required from Granada Avenue shall be an average of 10 feet from property line. The minimum setback required from the east property line shall be a distance equal to 60 percent of the building height, but not less that 12 feet. The minimum setback required from Paseo Redondo shall be 20 feet from the property line.

3. **Land Use District B-2** (approximately 9.9 acres)

a. Uses Permitted: Residential dwelling units. An alternate use for the southwest portion of District B-2, within the alternate use area designated in the *Land Use Plan*, "Exhibit C", may be commercial recreation as an extension of the uses permitted in District C.

1) Alternate Use Area 2: May be commercial as an extension of uses permitted in Area C subject to the following criteria (C9-98-SP-2b):

a) A development plan, in substantial compliance with the preliminary development plan and the Design Compatibility Report, is to be submitted and approved in accordance with Section 5.3.8 of the LUC, including but not limited to:

i. All code required canopy trees will be 36-inch box in size and of a type characteristic of the El Presidio Neighborhood.

ii. The color of the structure fabric is to be similar to those of the surrounding buildings. White and other highly reflective colors are not allowed.

iii. Vehicular access (other than emergency access) is to be only through the Manning House property. Adequate emergency access shall be provided as may be required by the Fire Department.

b) A pedestrian easement, as recommended by Transportation Planning, shall be dedicated on the north side of the site and incorporated with the adjacent pedestrian facilities.

c) A drainage report shall be submitted for review and approval.

d) Any required or proposed masonry screen walls visible from public right-of-way shall be constructed of, or painted with, graffiti-resistant materials. Those screen walls visible from the public right-of-way shall incorporate one of the following decorative materials: (a) tile, (b) stone, (c) brick, (d) textured brick/block, (e) a coarse-textured material such as stucco or plaster, or (f) a combination of the above materials. In addition, any continuous wall greater than 75 feet in length and 3 feet in height shall vary the wall alignment (jog, curve, notch, or setback, etc.) and include trees or shrubs in the voids created by the variations.

e) "Safe by Design" concepts shall be incorporated in the development plan for review by the Tucson Police Department.

f) Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.

(October 5, 1998, Ordinance #9137, Change of Conditions)

b. Maximum Number of Units: 300.

c. Maximum Height: 50 feet, except that no more than 30 percent of the building facades along Granada Avenue and along the first 100 feet of Franklin Street west of Granada Avenue shall exceed 40 feet in height.

d. Required Parking: Shall be in accordance with the Required Parking Schedule as described in Section VII-D of this *Plan*.

e. Minimum Usable Open Space Per Residential Dwelling Unit: 420 square feet per unit, of which 120 square feet per unit shall be assembled in usable open space that provides a central plaza and/or landscaped pedestrian plaza that complements and focuses on development in Districts B-2 and C.

f. Building Setback Requirement from Public Streets: The minimum setback calculated for each street shall be an average of 10 feet from property line.

4. **Land Use District C** (approximately 2.9 acres)

a. Uses Permitted: Retail services, office, restaurant and club, commercial recreation and/or residential dwelling units.

b. Maximum Number of Units for Residential: 30.

c. Maximum Height: 50 feet.

d. Required Parking: Shall be in accordance with the Required Parking Schedule as described in Section VII-D of this *Plan*.

e. Minimum Usable Open Space Per Residential Dwelling Unit: 300 square feet.

f. Building Setback Requirement from Public Streets: The average setback calculated for each street shall be 10 feet from the property line.

5. **Land Use District D** (approximately 1.6 acres)

   a. Uses Permitted: Open Space.

   b. Minimum Depth: 90 feet from back of curb along Paseo Redondo Street from Granada Avenue to the existing south wall of the Manning House.

D. Required Parking Schedule

1 Single Family Detached Units and Townhouses — 2.0 spaces per unit

2. Condominiums and Multi-Family Units

Studio Units	1.2 spaces per unit
1 Bedroom Units	1.2 spaces per unit
2 Bedroom Units	1.5 spaces per unit
3 Bedroom Units	2.0 spaces per unit
4 Bedroom Units	2.4 spaces per unit

3. Non-Residential Uses

Office	1 space per 400 sq. ft. gross floor area
Retail	1 space per 300 sq. ft. gross floor area
Restaurant	1 space per 200 sq. ft gross floor area
Commercial Recreation	1 space per 400 sq. ft. gross floor area

E. Landscaping Requirements

1. Vegetation and irrigation techniques shall be utilized in a manner that enhances low water consumption and aesthetic quality.

2. Landscaping shall be required and maintained along all dedicated and private streets.

3. All parking areas adjoining public streets shall be screened and landscaped. This screen shall be set back at least five feet from the public right-of-way and that area between the screen and the public right-of-way shall be landscaped. If

landscaping occurs within the public right-of-way the screen may be located within the five foot area. Screens shall be a minimum of three feet in height.

4. Landscaping and maintenance plans shall be reviewed and approved as part of the Site Plans. Landscaping shall be completed prior to occupancy of buildings within each land use district.

VIII

TRAFFIC PLAN

A. Dedicated Streets

There will be no additional public streets dedicated.

B. Other Streets

All other streets will be privately owned and maintained, shall have not less that 24 feet of pavement and shall meet all City standards for private streets.

C. Traffic Study

A traffic study (under separate cover) projects estimated traffic volumes and patterns.

D. Changes in Street Layouts. Levels or Grades

1. Granada Avenue - No widening of the current pavement width is required between Alameda Street and Franklin Street. Granada Avenue south of Paseo Redondo shall be reconfigured as necessary to accommodate an adequate transition to the proposed Granada Avenue right-of-way south of Alameda Street; such reconfiguration is necessary to accommodate new pedestrian crosswalks, sidewalks, curbs, street lights and landscaping as appropriate. The northbound portion of Granada Avenue between Alameda and Paseo Redondo Streets will be reconfigured to provide two standard lanes.

2. Franklin Street - The western portion of the Franklin Street right-of-way between the west side of the alley and the railroad tracks may be utilized for project purposes. This portion of the right-of-way may be allocated to or abandoned for landscaped open space or landscaped parking so long as adequate access to adjacent properties on the remaining dedicated portions of the right-of-way is retained.

3. Paseo Redondo - Paseo Redondo may be reconfigured and repaved with curbs, sidewalks and streetlights constructed or repaired as necessary. Access to Paseo Redondo east from Granada may be reduced to two standard lanes. On-street

parking may be accommodated on both sides of Paseo Redondo between Main Street and Granada Avenue.

4. Alameda Street - Portions of Alameda Street between Granada and the railroad tracks may be repaved, with curbs, sidewalks and streetlights repaired as necessary.

5. Alley Reconfiguration - the Alley east of Granada Avenue, if used for access, shall be widened and paved to City standards. A portion of the alley may be abandoned and made available for development providing that adequate vehicular and fire access is maintained to the Project and adjacent existing developments.

E. Pedestrian Linkages

Maximum separation and protection of pedestrian access routes from vehicular traffic arteries shall be provided, along with optional internal pedestrian circulation routes within the development.

IX

SITE PLANS

Site plans, construction documents, and specifications shall conform in all basic aspects to the requirements of the *Plan* and, when approved, shall authorize the development of land or rehabilitation of buildings subject to applicable codes of the City of Tucson and the requirements of the disposition and development documents. The *Illustrative Site Plan*, attached hereto as "Exhibit E", shows the use, size and building arrangement within the Project. It should be understood that this exhibit is illustrative only and is intended only as a development guide. Plans for development which vary from the *Illustrative Site Plan* may be approved, but in all cases must be in conformance with the uses and development standards specified in this *Plan*.

A. Time of Submittal

Site Plans shall be submitted by the developer to the Redevelopment Administrator prior to any development within a Land Use District. Following approval by the Redevelopment Administrator, site plans shall be forwarded to the City for approval. Conceptual site plans, in less detail than outlined below, showing primary building location and heights, parking layout, access and egress and landscaped areas are encouraged to be submitted for preliminary review at any time prior to final site plan submittal.

B. Contents

Site plans shall be prepared by the developer in accordance with the requirements of Section 23-409 of the Tucson Zoning Code and shall also include the following:

1. Landscape and Maintenance Plan. A landscape and maintenance plan shall be prepared at a sufficient scale to show the location, size and species of all plan material, and the proposed water or irrigation system to be used, along with a maintenance schedule.

2. Floor Plans. Rough floor plans of the first floor and any basement or subsurface parking of all buildings shall be prepared to evaluate adequate circulation. The floor plans shall be fully dimensioned and used as indicated. Floor plans for other typical floors shall also be submitted.

3. Elevation Renderings. Renderings, with dimensions, shall be prepared to depict elevation views of all sides of the proposed development, to include the height of buildings and structures, the dimensions of overhangs and other appropriate dimensions.

4. Sign Plans. A plan shall be prepared showing the location, size and lighting sources of all signs and other advertising devices.

5. Lighting Plan. A lighting plan shall be prepared for all parking areas and vehicular and pedestrian circulation areas to indicate the type and size of all lighting structures and illumination specifications.

6. Additional Information. Such other statistical or graphical information or material shall be prepared as may be desired by the developer or reasonably required by the Redevelopment Administrator or the Planning Director to depict unique characteristics of the site, its proposed development and use.

C. Approval of Development Plans

Purchasers, lessees or owner participants of land within the project area shall be required to develop land in accordance with approved plans which conform to the requirements of this *Plan*. Transfer of title to purchasers, lessees, developers, or rehabilitators of land or buildings may be withheld by the Redevelopment Administrator in order to ensure the fulfillment of this requirement.

1. Redevelopment Administrator's Review. All plans, including site plans, construction documents, rehabilitation plans and building specifications, shall be approved by the Redevelopment Administrator in accordance with procedures for approval set forth in the disposition documents.

2. Planning Director's Review. After written approval by the Redevelopment Administrator, the developer shall then submit approved site plans to the City for its review and approval. Sufficient copies of the site plan shall be submitted to the Planning Director for review. The Planning Director shall not review site plans without the Redevelopment Administrator's prior approval. The Planning Director shall submit the site plans to the Community Design Review Committee (C.D.R.C.), which shall have 30 days to complete its review. If there are revisions to the site plan, the developer shall make necessary revisions which shall be resubmitted for further review; provided, however, that if substantial changes are made in the site plan, it shall be resubmitted to the Redevelopment Administrator in accordance with paragraph 1 above.

3. Appeals. Appeals from any decision of the Planning Director shall be to the Mayor and Council.

4. Amendments to site plan. Amendments to the site plan shall be processed as an original site plan.

D. Building Codes and Ordinances

Developers shall comply with all applicable building codes and ordinances including sign codes.

X

PLAN ENFORCEMENT AND AMENDMENTS

A. Enforcement

The Planning Director and Building Safety Administrator shall be responsible for enforcement of the land use and development standards of this *Plan*.

B. Conflict with City Zoning Code

In the event the terms of this *Plan* conflict with the Zoning Code of the City of Tucson, the *Plan* shall govern.

C. Minor Changes

The Planning Director may allow minor changes to the criteria set forth in the site plan, providing these changes are not in conflict with the overall intent as expressed in the site plan. The Redevelopment Administrator shall be notified prior to such changes. Minor changes do not include anything which alters allowable uses, building heights or residential densities. Any changes must conform to appropriate sections of the Tucson City Code.

D. Amendments

The approved *Plan* may be amended by the City upon compliance with the requirements of State and City law, including appropriate administrative regulations, to the extent that those laws and regulations are applicable to the amendment of the *Plan*.

Proposed amendments shall be submitted by the Redevelopment Administrator to the Planning Director for review along with a report describing the proposed amendments and the Redevelopment Administrator's recommendation. The amendment shall be submitted to the City with a report containing the recommendation of both the Planning Director and the Redevelopment Administrator. Any proposed amendment which will substantially alter the *Plan* shall be considered a new *Plan* and shall be subject to all of the requirements of a new *Plan*.

The consent of the owner of any land within the Project whose interests are materially affected by such amendment shall be obtained prior to the amendment of the *Plan*.

XI

SPECIAL DEVELOPMENT CONDITIONS

A. Rehabilitation

The only structure to be rehabilitated will be the Manning House. As used herein, rehabilitation of the Manning House may include alterations, modernization and demolition of portions thereof, to the extent necessary to preserve the historic integrity of the original building and to ensure a useful and productive life for this important structure.

B. Demolition and Clearance

Demolition and clearance of buildings and other structures and improvements from real property acquired in the project area is authorized as necessary to carry out the purposes of the *Plan*.

C. Kind and Number of Site Improvements and Additional Public Utilities Required to Support New Land Uses After Redevelopment

Site improvements will include reconfiguration and paving of existing streets; provision of curbs, sidewalks and crosswalks; landscaping of some public rights-of-way and open spaces; installation of street lights and/or relocation and preservation of existing street lights; construction of storm drains as necessary and alley paving and reconfiguration. To the extent that it is necessary and incidental to site improvement and project construction, utilities may be relocated, realigned or replaced.

Adequate gas, electrical, sewer and telephone services are available to the Project. It will be necessary to replace the existing water main in Granada Avenue with a larger line. A main line extension will be installed in Franklin Street as a part of the project activities.

XII

PROJECT IMPLEMENTATION

In implementing the Project, the City or Redevelopment Entity may utilize any and all methods of achieving the redevelopment of the project area as authorized by law. Specific methods which may be identified now are:

A. Property Acquisition

The City or Redevelopment Entity will acquire all of the land, real property and interests in land within the project area. Property to be acquired for redevelopment is shown on the Property Acquisition and Rehabilitation Map, "Exhibit D". The City or Redevelopment Entity retains the option to permit, at its own discretion, owner participation agreements to be entered into and carried out by owners of certain property as set forth in Paragraph C of this Section.

1. Method of Land Acquisition

Acquisition appraisals will be prepared by competent independent appraisers as the basis for negotiating the acquisition of project land at fair market value. If a negotiated purchase fails, the City may initiate condemnation proceedings to acquire the property.

Following acquisition of project land, sites will be prepared for new development in accordance with the *Plan.*

2. Estimated Costs of Land Acquisition, Preparation of Project Area for Redevelopment and Proceeds from Sale of Land.

The estimated maximum cost of acquisition of land in the project area, including improvements, is $3,110,000. Land sale proceeds for redevelopment in accordance with the *Plan* will be a minimum of $1,700,000, including proceeds from the sale of the Manning House and all or a portion of Land Use District A.

The estimated cost of site improvements within the Granada, Alameda, Paseo Redondo and Franklin Street rights-of-way is estimated to be $580,000. Additional site preparation activities may be undertaken utilizing land sale proceeds, if any, in excess of the above stated estimate.

B. Proposed Method of Financing the Redevelopment Project

The Project is being financed primarily through the Community Development Block Grant Program and land sale proceeds. Additional sources of funds may be utilized as they become available including, but not limited to: various other federal grant-in-aid programs, including historic preservation funds; the City of Tucson Capital Improvement Program: tax abatement or payment in lieu of tax programs; industrial revenue bonds; owner participation agreements; private developer capital; and private funds, gifts or donations.

C. Owner Participation

Where compatible with the purposes of the *Plan*, owners of real property in the Project may, subject to rules and regulations promulgated by the City or Redevelopment Entity, be accorded the opportunity to participate in the redevelopment of the Project. Such participation shall be contingent upon execution by such owner of a binding agreement (Owner Participation Agreement) by which the property retained or acquired will be developed, maintained, or rehabilitated for use in conformity with the *Plan*, the declaration of restrictions and guidelines for owner participation.

Owner participation necessarily will be subject to and limited by such factors as the nature, condition, and use of existing improvements; the elimination of certain land uses; the realignment of streets; the construction of new public facilities and improvements; and the ability of owners to finance acquisition, rehabilitation, and/or redevelop in accordance with the *Plan*; the need to proceed with the implementation of the Project in a timely manner; and the declaration of restrictions and controls as may be found necessary to ensure that redevelopment is carried out pursuant to this *Plan*.

D. Property Management

Property in the project area shall be under the management of the City or Redevelopment Entity until such time as the property is disposed of to a developer.

E. Method Proposed for the Relocation of Families

No resident families will be displaced from the Project.

F. Disposition of Real Property

For the purposes of this *Plan*, the City or Redevelopment Entity is authorized to sell, lease, sublease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

All real property or personal property acquired in the Project shall be sold or leased for development at prices which shall be not less than fair market value for uses in accordance with the Plan, even though such fair market value may be less than the cost of acquiring and preparing the property for redevelopment, but not less that $1.7 million. Real property which is conveyed to any other public body may be done with or without consideration.

The disposition and development documents shall reserve such powers as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this *Plan.*

All purchasers or lessees of property shall be obligated to use the property for the purposes designated in this *Plan* and to begin and complete development of the property within the period of time as agreed upon in the disposition documents.

G. Disposition and Development Documents

All real property sold, leased, or conveyed by the City or Redevelopment Entity shall be made subject to the provisions of this *Plan* by lease, deeds, contracts, agreements, declarations, or other means, as necessary, to provide adequate safeguards to ensure that the provisions of this *Plan* will be carried out and to prevent the recurrence of blight. Where appropriate, as determined by the City or Redevelopment Entity, such documents or portions thereof, shall be recorded in the Office of the Recorder of the County of Pima.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, rights-of-reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this *Plan.*

The developer of project land shall not sell, lease or otherwise transfer such land at any time prior to the completion of the redevelopment thereof, without the prior written consent of the City or Redevelopment Entity.

H. Works of Art

Developers may be required to supply and incorporate into each development works of art for public view and appreciation. Rules and regulations governing the provision of works of art, including costs, placement and time of construction may be established.

I. Population Densities

It is estimated that the Project will contain 300-440 dwelling units on approximately 17 acres of land, including the Manning House, but excluding streets. This will produce a gross density of approximately 18 to 26 dwelling units per acre. Assuming 1.7 persons per dwelling unit, the overall population would be 30 to 44 persons per acre.

XIII

ACTIONS BY THE CITY

The City shall take all actions necessary to implement this *Plan* and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include all those actions authorized by law which include, but shall not be limited to, the following:

A. Exercising its power under State law, the Tucson Charter and the Tucson Code as necessary in the implementation of the Plan, including but not limited to the powers granted the City under the Slum Clearance and Redevelopment Act, A.R.S. Sections 23-1471, et. seq., where necessary to acquire land within the project area for redevelopment purposes.

B. Taking all actions necessary for closing, vacating or widening streets, alleys, and other public rights-of-way and for other necessary modifications of the streets, the street layout, and other improvements within the public rights-of-way within the project area including certain changes and improvements in publicly-owned utilities within or affecting the Project.

C. Performance of the above, and all other functions and services relating to public health, safety, and physical development normally rendered by the City in accordance with a schedule which will permit the redevelopment of the project area, to be commenced and carried to completion without unnecessary delay.

D. Contract with any agency or corporation, public or private, as necessary or desirable to implement the provisions of this *Plan.*

XIV

ENFORCEMENT AFTER DEVELOPMENT

After development, the administrative enforcement of this *Plan* and other documents implementing this *Plan*, including land use covenants and restrictions, shall be performed by the City or Redevelopment Entity. The enforcement of the Land Use District standards shall be the responsibility of the Planning Director and Building Safety Administrator.

XV

SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this *Plan* is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of this *Plan.*

XVI

NONDISCRIMINATION

No person shall, on the grounds of race, creed, color, sex, age or national origin, be excluded from participation in, be denied the benefits of, or be subjected to, discrimination in the sale, lease, use or occupancy of any portion of this Project.

Appropriate covenants running with the land to prohibit such restrictions shall be included in the disposition instruments.

EXHIBIT A

LA ENTRADA REDEVELOPMENT PROJECT BOUNDARIES

That parcel of land located in the City of Tucson, County of Pima, State of Arizona, and more particularly described as follows:

Beginning at the northeast corner of Franklin Street and Granada Avenue;

thence southerly, along the east line of Granada Avenue, to the north line of that certain alley described in that instrument of record in the Office of the Recorder of Pima County in Book 8 of Miscellaneous Records at page 548;

thence easterly, along the north line of said alley, to the northeast corner thereof;

thence southerly, along the east line of said alley, to the southeast corner thereof;

continue thence along the southerly extension of the east line of said alley, to its intersection with the north line of Block 1 of PASEO REDONDO, a subdivision of Pima County, Arizona as per the map thereof recorded in said County Recorder's Office in Book 2 of Maps and Plats at page 40;

thence westerly, along the north line of Block 1, to the northwest corner thereof;

thence southerly, along the west line of said Block 1, to a point on the south line of said Block;

thence easterly, along said south line, and its easterly extension, to the east of Main Avenue;

thence southerly, along the east line of Main Avenue, and its southerly extension, to a point on the south line of Alameda Street as shown on the map or plat of PUEBLO CENTER, a subdivision of Pima County, Arizona as per the map or plat thereof recorded in Book 20 of said Maps and Plats at page 13;

thence westerly, along the south line of Alameda Street, and along the northerly line of Block 503 in said subdivision, to the point of beginning of a 25.00 foot radius curve situated at the northwest corner of Block 503;

thence westerly, to the most northerly corner of Block 502 in said subdivision;

thence northerly, to the southeast corner of Block 11 in PASEO REDONDO, a subdivision of Pima County, Arizona, as per the map thereof recorded in Book 3 of the aforesaid Maps and Plats at page 101;

thence northerly, westerly, and southerly, along the line forming Block 11, to the southwest corner thereof;

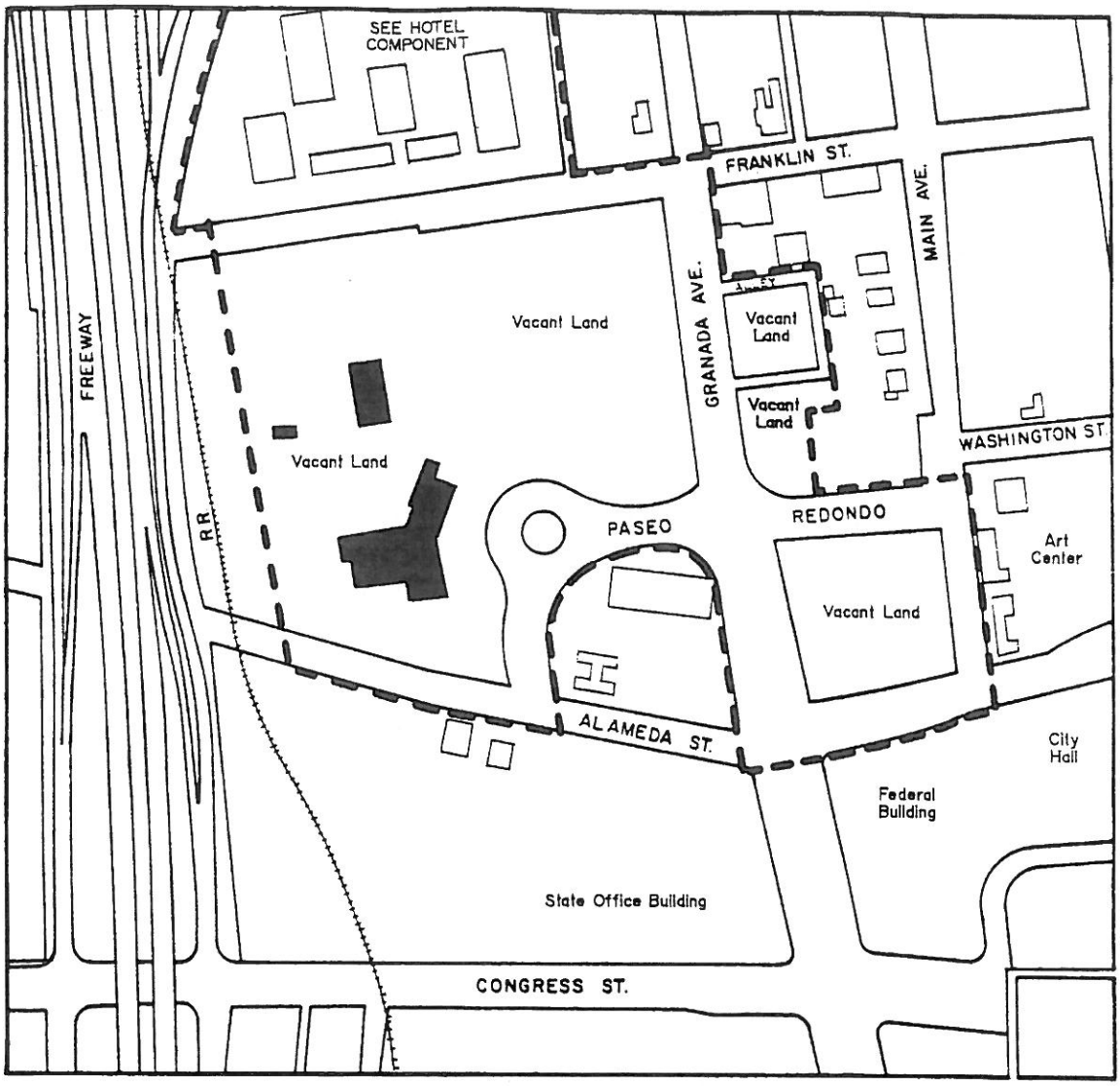
thence southerly, at right angles to the south line of Block 11, to a point on the south line of Alameda Street;

thence westerly, along the south line of Alameda Street, to its intersection with the easterly line of the Southern Pacific Company property;

thence northerly, along said easterly line, to the north line of Franklin Avenue;

thence easterly, along said north line, to the point of beginning.

EXHIBIT A



La Entrada Redevelopment Plan

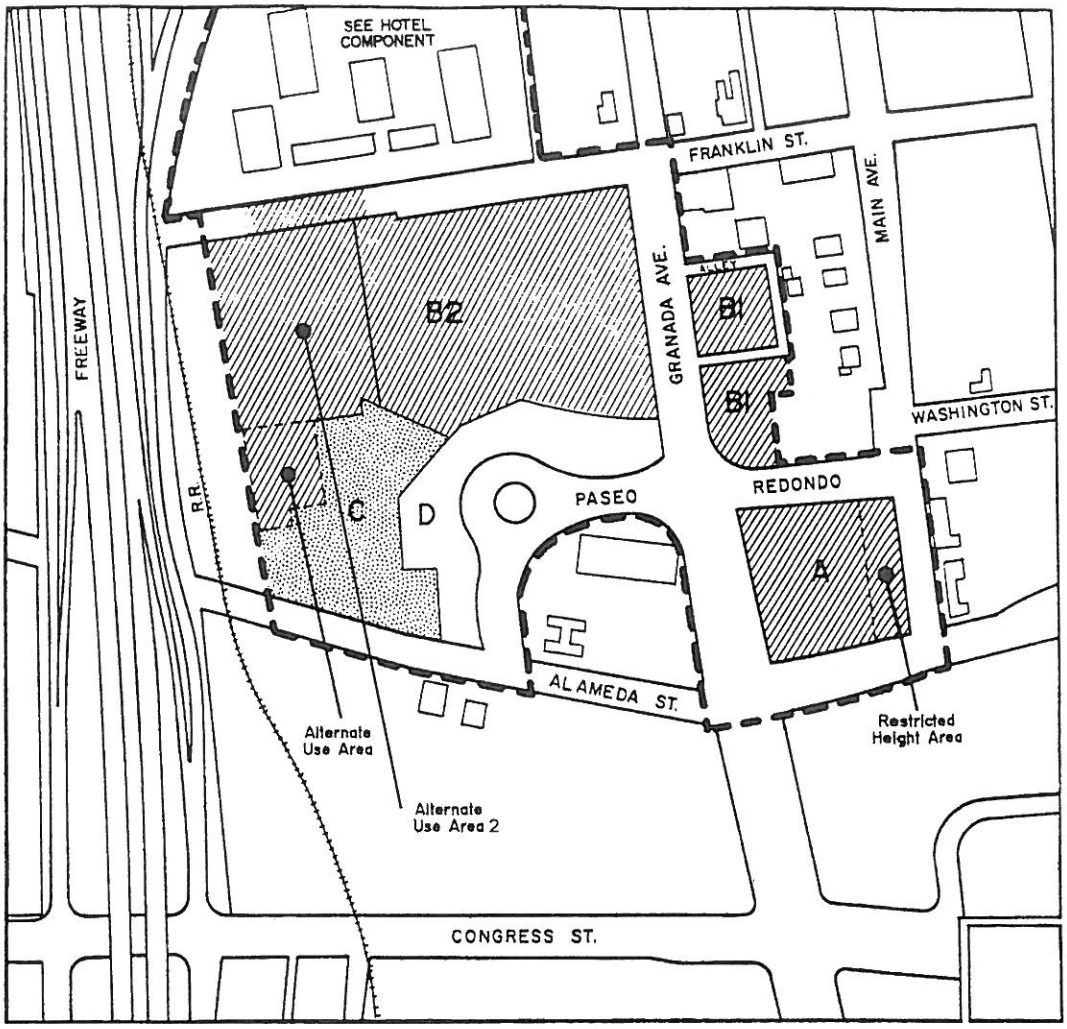
Existing Land Uses and Condition of Property

N

Project Boundary

Deteriorated Structures.

Exhibit B



La Entrada Redevelopment Plan

Land Use Plan

Summary of Development Standards

N

Districts

A Residential, Office, Retail Services

Approximate Area: 2 acres
Uses: Mixed Residential/Office Retail
Maximum Heights: 50 ft. except in restricted height area (See Exhibit F for Details)

BI Residential

Approximate Area: 1.4 acres
Uses: Residential (65 Unit Maximum)
Maximum Heights: 30 ft.

Project Area Boundary

Note: For details, reference should be made to Standards for Development text.

B2 Residential

Approximate Area: 9.8 acres
Uses: Residential (300 Units Maximum)
Maximum Height: 50 ft. except as noted in text.
Alternate Use Area: Commercial Recreation/Residential Uses
Alternate Use Area 2: Commercial : upon satisfaction of conditions of ord. 9137

C Retail Services; Commercial/Recreation

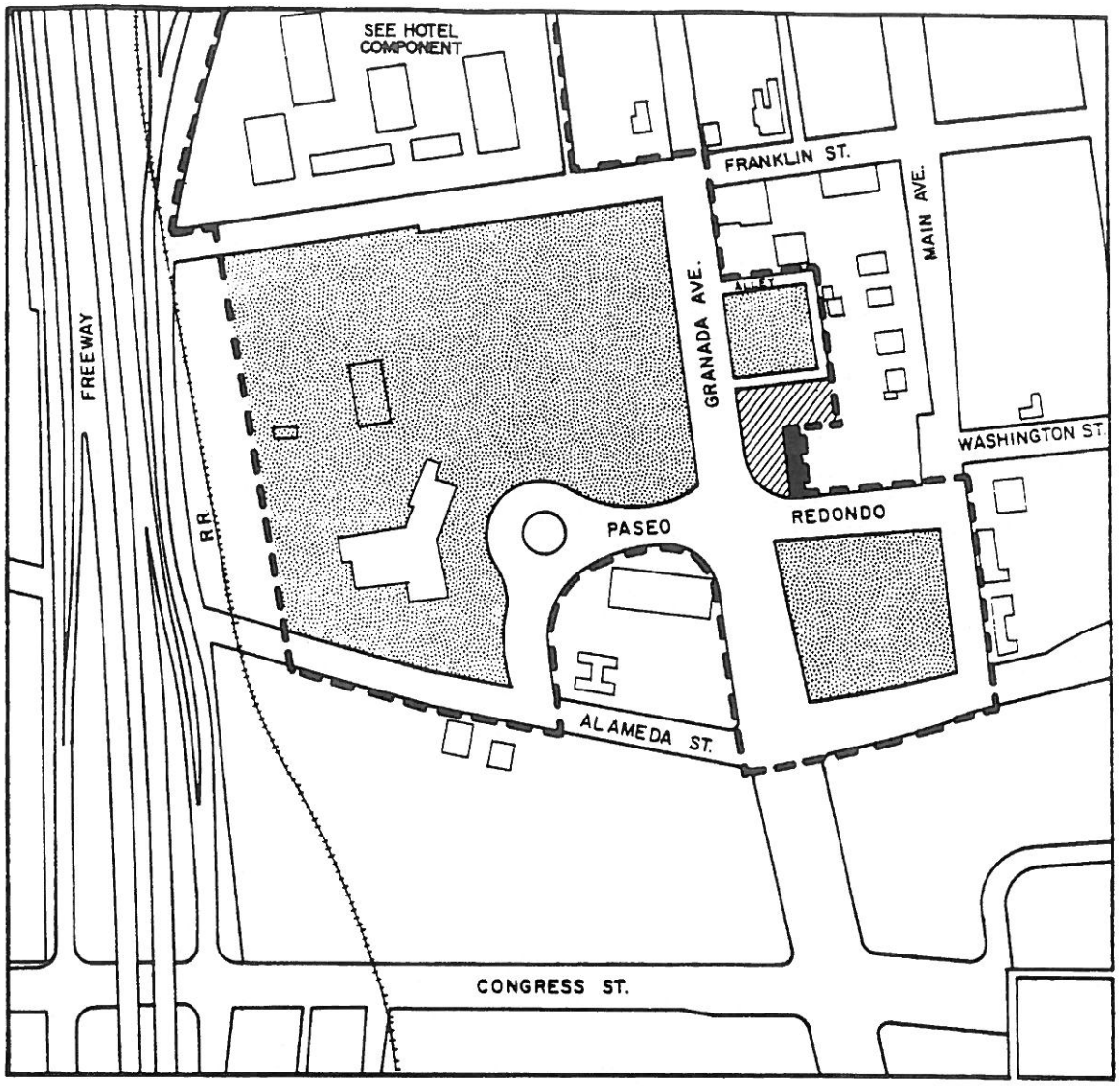
Approximate Area: 2.9 acres
Uses: Retail Services, Commercial/Recreation, Office, Restaurant, Club and Residential
Maximum Height: 50 ft.

D Landscaped Open Space

Approximate Area: 1.6 acres
Uses: Landscaping

Exhibit C

Revised 10/5/98, Ord. #9137

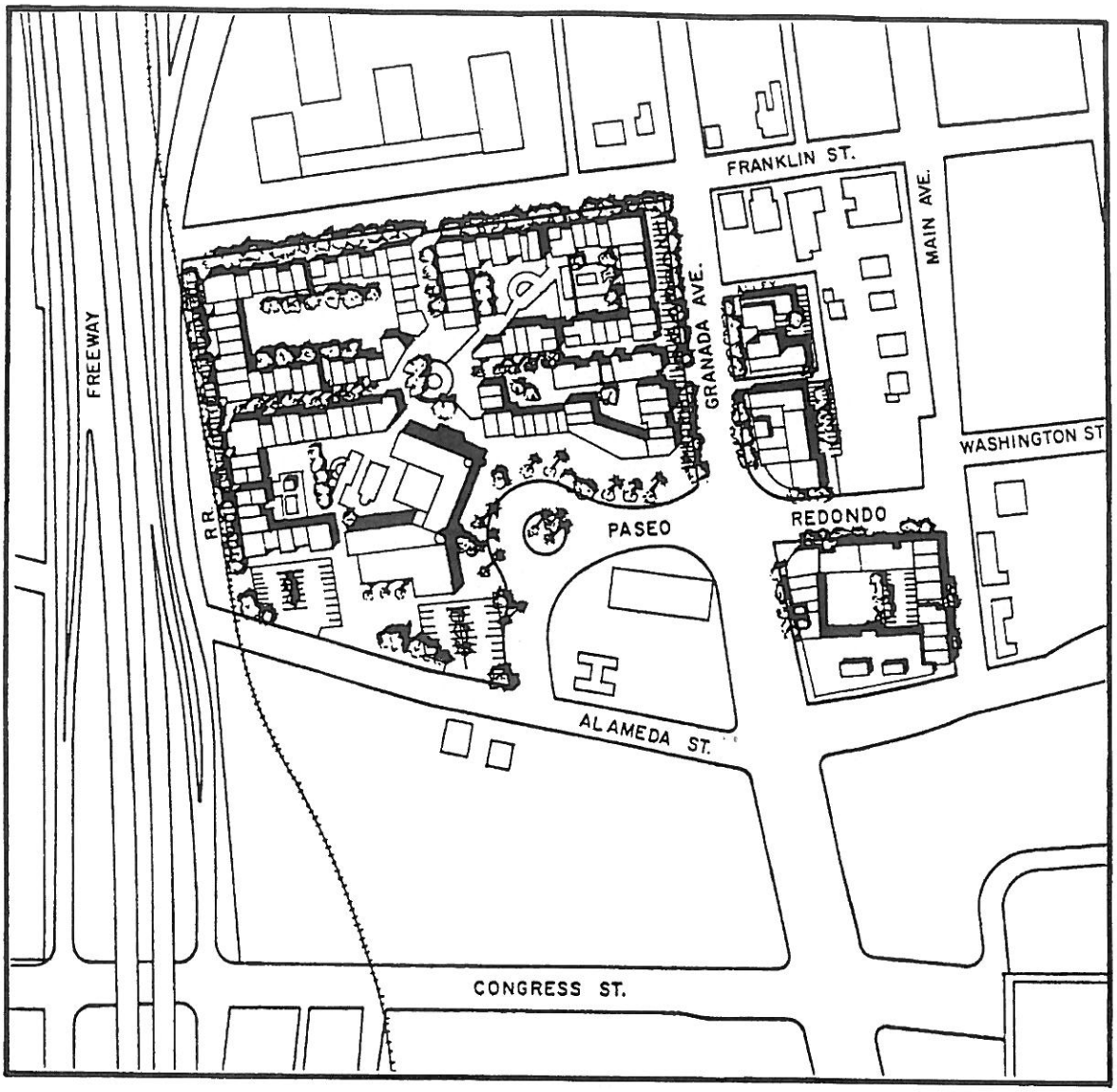


La Entrada Redevelopment Plan

Property Acquisition and Rehabilitation Map

- Project Boundary
- Property Under City Ownership
- Property Scheduled for Acquisition
- Property Scheduled for Rehabilitation
- Property to be Retained Under Private Ownership

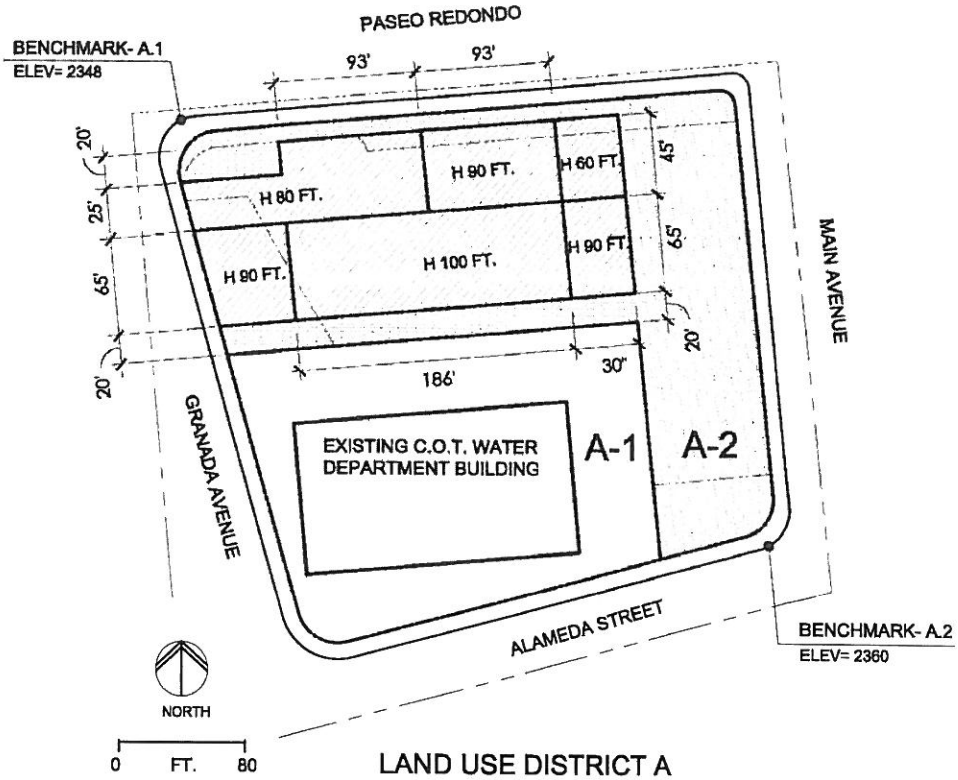
Exhibit D



La Entrada Redevelopment Plan

Illustrative Site Map

Exhibit E



LAND USE DISTRICT A

(COMPRISING LAND USE DISTRICT A-1 & A-2)

LAND USE DISTRICT A-1
EXISTING DEVELOPMENT

LAND USE DISTRICT A-2
HEIGHT (H) AS NOTED, AS MEASURED ABOVE BENCHMARK LEVEL A.1 AT PASEO REDONDO AND GRANADA AVE.

LAND USE DISTRICT A-2
26 FEET AS MEASURED ABOVE BENCHMARK LEVEL A.2 AT MAIN AVE. AND ALAMEDA ST.

℄ STREET

EXHIBIT "F"

July 28, 2006 - Ordinance 10301 (Change of Conditions)

XVII

HOTEL COMPONENT

1. Definitions

A. City. Means the City of Tucson, Arizona, a municipal corporation.

B. General Plan. Means the City's *General Plan.*

C. Hotel Component. Means that portion of the *La Entrada Redevelopment Project* area located north of Franklin Street, west of Granada and east of the Interstate-10 access road, as shown more specifically on the map of Project boundaries, Exhibit G (and a legal description of the Hotel Component boundaries). Exhibit H.

D. Hotel Component Plan. Means the redevelopment plan for the Hotel Component portion of the *La Entrada Redevelopment Project.*

E. Hotel Developer. Means an individual or entity who acquires or leases property in the Hotel Component of the La Entrada redevelopment project area for the purpose of developing in accordance with the *Hotel Component Plan.*

F. Hotel Owner. Means an individual or entity who owns the real property comprising the Hotel Component of the *La Entrada Redevelopment Project.*

G. Plan. Means the "*La Entrada Redevelopment Plan/Planned Area Development*".

H. Planning Director. Means the administrative head of the Planning Department of the City.

I. Project. Means the *La Entrada Redevelopment Project*, including the Hotel Component.

J. Project Area. Means the area within the boundaries of the project as shown on the map of Project boundaries, Exhibit G.

K. Redevelopment Administrator. Means the Administrative head of the Redevelopment Entity.

L. Redevelopment Entity. Means the Downtown Development Corporation of Tucson, Arizona or other entity officially responsible for the implementation of the Project.

M. Redevelopment Law. Means the Slum Clearance and Redevelopment Law of the State of Arizona, A.R.S. §§ 36-1471, et seq.

N. Development Plan. Means a document which provides the information necessary for review and approval of development proposed for the Project Area and shall include plans for the location and height of buildings, parking areas, traffic circulation, landscaping, elevations, fire protection, site drainage, utilities, measures for energy conservation and any other information deemed necessary to properly evaluate the project.

O. State. Means the State of Arizona.

2. Boundary Description

The Project Area boundary is described in Exhibit G that portion of the Project Area included in the Hotel Component is also shown in Exhibit G. A legal description of the Hotel Component is provided in Exhibit H.

3. Existing Land Uses and Condition of Property

Existing land uses are described in Exhibit I.

4. Redevelopment Project Objectives

The overall objective of the *Hotel Component Plan* is to enhance and further the successful implementation of the redevelopment objectives of the *Plan* by ensuring compatible renovation and rehabilitation of a major commercial land use in the Project Area.

Specific City Objectives. The specific objectives of the City in undertaking the redevelopment effort contemplated in the *Hotel Component Plan* are to:

A. Enable the Redevelopment Entity and the Planning Director to review plans for the rehabilitation of Hotel Component buildings and grounds to ensure design compatibility with development completed or proposed for the entire Project Area.

B Create an opportunity to provide improved pedestrian access from the Hotel Component through the remainder of the Project Area to the downtown and Community Center facilities.

C. Address traffic circulation changes resulting from state improvements to the Interstate-10 ramps and frontage roads, which affect vehicular access to the Hotel Component in particular and the Project Area in general.

D. Make the Hotel Component eligible for Industrial Development Authority financing, which will ensure that rehabilitation of the Hotel Component to standards of design and construction equivalent to those recommended by the *Plan* for the Project Area is economically feasible.

Relationship of the Hotel Component Plan to Local Objectives. The *Hotel Component Plan*, as an addition to the *Plan*, is consistent with and implements current City goals and policies. Specifically, the *Hotel Component Plan*:

a. Conforms to the City's *General Plan*. With respect to the City's *General Plan**, § 11, Land Use Policies, the *Hotel Component Plan* conforms to Policy 3 (H), which identifies the downtown as an appropriate location for hotel facilities; Policy 5, which recommends the promotion of the downtown as an activity center; and Policy 7 (D), which recommends upgrading the downtown.

b. Complies with the goals and policies of the *El Presidio Neighborhood Plan*, which recommends that the City "enhance the physical condition" of the El Presidio neighborhood and supports redevelopment of the Project Area.

c. Is consistent with the provisions of the *Plan* for Downtown Tucson.

d. Is consistent with the redevelopment plan portion of the *Plan*.

e. Supports the City's convention center facilities by ensuring the continued availability, in close proximity to the downtown and Community Center, of high-quality, convention accommodations.

5. Hotel Component Land Use Plan

General Description of Land Uses. The principal land use of the Hotel Component is an existing 296-room hotel. The hotel, with supporting lobby, restaurant, meeting rooms and recreational facilities, is distributed in six buildings arranged around a central landscaped area and pool.

One of the buildings is four stories in height; the rest are two-story. The existing hotel was constructed in 1960. The architectural detailing of the buildings is in a "colonial" style with a red brick facade and white trim.

The remainder of the Hotel Component is devoted to parking and vehicular circulation. Vehicular access to the Hotel Component is provided from the Interstate-10 frontage road on the northwest side of the site, and from Granada Street on the east side.

The rehabilitation and renovation of the Hotel Component will include the following elements:

A. Improve the condition and quality of hotel accommodations and convention facilities. The hotel rooms need refurbishing, including the replacement of

* The General Plan was originally adopted as the "Comprehensive Plan" pursuant to the Tucson Zoning Code and, subsequently, the Tucson Land Use Code. The term "Comprehensive Plan (CP)" was changed to the "General Plan" by Ordinance 9517, which was adopted by Mayor and Council on February 12, 2001. This change in title does not affect the content of the Plan.

fixtures and furnishings. In addition, hotel support areas--public lobby, restaurant and banquet facilities, meeting rooms and recreation areas--generally need renovation and in some cases rearrangement to provide services more efficiently. Correction of these deficiencies will enable the Hotel Component to better support the City's convention center facilities.

B. Improve the quality and extent of exterior landscaping. The interior court of the Hotel Component is extensively landscaped. However, with the exception of landscaping flanking the lobby entrance and ill-kept oleander hedges on the northwest and south sides of the site, the Hotel Component presents a largely unrelieved view of paved parking lots to abutting properties. The rehabilitation project will include the upgrading and replacement of existing landscaping on the perimeter of the site. In addition, existing parking areas will be softened with the installation of shade trees and accent plantings, compatible in design and quality with that in the balance of the Project Area. Irrigation systems will be installed or extended to sustain existing and new landscaping.

C. Improve pedestrian linkages. Although the existing hotel is within walking distance of the downtown and Community Center facilities, there is no clearly identified connection with existing pedestrian ways on Granada Street or in the balance of the Project Area. Through the use of sidewalks and landscaped areas, rehabilitation efforts will provide better pedestrian linkages to the downtown and the rest of the Project Area.

D. Improve vehicular access. Existing vehicular access to the Hotel Component from the abutting Interstate 10 frontage road and Granada Street is poorly identified and confusing. Vehicular access and circulation through the Hotel Component site will be improved through the redesign of internal circulation patterns, the alteration of landscaped areas, possible relocation of points of ingress and egress to the Hotel Component and signage.

E. Enhance the exterior appearance of the buildings. Exterior maintenance of existing hotel buildings has been neglected and renovation efforts will correct these deficiencies. Rehabilitation of Hotel Component buildings will use materials, colors and architectural details compatible with the design of structures in the Project Area.

Land Use Plan. A land use plan for the redevelopment of the Hotel Component is attached as Exhibit J. An illustrative site plan is shown as Exhibit K.

Standards for Development. The Hotel Component site is approximately 10.5 acres in size. Rehabilitation of the existing hotel buildings and grounds will be governed by the following standards:

A. Population Density - When fully occupied, the hotel can accommodate 444 persons, based on an average room occupancy of 1.5 persons. The average annual occupancy rate for the last two years of operation has been 55 percent, or 244 persons per night. The hotel will employ about 120 persons.

B. Land coverage and building intensities - Existing land coverage and building intensities will not be altered, but in any event will be governed by the B-2A and I-1 zoning district regulations of the Tucson Zoning Code, § 23-217 and § 23-311.

C. Vehicular and pedestrian access - Existing vehicular and pedestrian access to the Hotel Component will be modified as shown on Exhibit E. Salient features of the improved access will be:

1. Enhanced visibility and use of the Granada entrance through driveway and sidewalk improvements, landscaping and signage.

2. Modifications to the existing Franklin Street entrance to conform with planned Project improvements to Franklin. The proposed design emphasizes pedestrian use of this entrance to create better pedestrian linkages between the Hotel Component, the remainder of the Project, and the downtown. Its use for vehicular access should be reduced.

3. Points of access on the Interstate-10 frontage road will be modified as necessary to accommodate changes in the Interstate-10 ramps at Congress and St. Mary's, and to improve internal site circulation.

D. Site improvements and public utilities. Although basic improvements exist on the Hotel Component site, rehabilitation will include:

1. Changes in the perimeter landscaping, installation of parking lot landscaping and the extension of the irrigation system to serve the new landscaping;

2. Repaving of the parking lot;

3. Modifications to exterior lighting and directional signs; and

4. Linkage of internal pedestrian ways with existing sidewalks on Granada.

Existing utility services are adequate to the needs of the development. An easement for a new Pima County sewer line will be provided along the eastern boundary of the Hotel Component.

6. Hotel Component Implementation

Owner Participation. Implementation of the *Hotel Component Plan* is primarily the responsibility of the Hotel Owner/Developer. As provided below, the Hotel Owner/Developer will be required to submit its site and building plans to the Redevelopment Entity and City for review. However, the planning and implementation of the improvements contemplated by this *Hotel Component Plan* will be accomplished by the Hotel Owner/Developer.

Proposed Method of Financing the Hotel Component Plan. The Hotel Owner/Developer has applied to and received preliminary approval from the Industrial Development Authority of the City of Tucson, Arizona for industrial revenue bond financing for the Hotel Component of the Project in the amount of $6,800,000. Preliminary estimates place total Hotel Component rehabilitation costs at approximately $1,200,000. Those estimated costs are to be financed from the proceeds of the industrial revenue bond issue and other private funding sources.

Property Management; Disposition. During and following rehabilitation pursuant to the *Hotel Component Plan*, the hotel will be managed by a professional management company. No sale, lease, conveyance or other transfer of legal interest in the Hotel Component shall abrogate the provisions of this *Hotel Component Plan*.

Proposed Changes in Zoning Ordinances and Maps, Street Layouts, Street Levels and Grades, Buildings Codes and Ordinance. This *Hotel Component Plan* does not anticipate the need to make changes in existing City zoning ordinances and maps, street layouts, street levels and grades, building codes and other ordinances.

Proposed Method for Relocation of Families to be Displaced from the Redevelopment Area. There are no resident families to be displaced from the Hotel Component as a result of redevelopment activities.

7. Procedures

Review of Development Plans. Development Plans, construction documents and specifications shall conform in all basic respects to the requirements of the *Hotel Component Plan* and, when approved, shall authorize the development of land or rehabilitation of buildings subject to the applicable codes of the City and requirements of the *Plan*. The Illustrative Site Plan, attached as Exhibit K, shows the use, size and building arrangements proposed within the Hotel Component. It should be understood that this Exhibit is illustrative only and is intended as a development guide. Plans for development which vary from the Illustrative Site Plan may be approved, but in all cases must be in conformance with the uses and development standards specified in the *Hotel Component Plan*.

A. Time of Submittal - Development Plans should be submitted by the Hotel Owner/Developer to the Redevelopment Entity prior to any development within the Hotel Component. Following approval by the Redevelopment Entity, Development Plans shall be forwarded to the City for approval. Conceptual Development Plans, in less detail than outlined below, showing primary building location and heights, parking layout, access, and landscaped areas, are encouraged to be submitted for preliminary review at any time prior to final Development Plan submittal.

B. Contents - Development Plans shall be prepared by the Hotel Owner/Developer in accordance with the requirements of § 23-409 of the Tucson Zoning Code and shall also include the following:

1. Landscape and maintenance plan - A landscape and maintenance plan shall be prepared at a scale of not less than 1 inch equals 40 feet to show the location, size and species of all plant material and the proposed irrigation system to be used, along with a maintenance schedule.

2. Elevation renderings - Elevation renderings, with dimensions, shall be prepared to depict elevation views of all sides of the proposed development, to include the height of buildings and structures, the dimensions of overhangs and other appropriate dimensions.

3. Sign plans - A plan shall be prepared setting the location, size and lighting sources of all signs and other advertising devices.

4. Lighting plan - A lighting plan shall be prepared for all parking areas in vehicular and pedestrian circulation areas to indicate the type and size of all lighting structures and illumination specifications.

5. Additional information - Such other statistical or graphical information or material shall be prepared as may be desired by the Hotel Owner/Developer or reasonably required by the Redevelopment Entity or City Planning Director to depict unique characteristics of the site, its proposed development and use.

C. Approval of Development Plans

1. Redevelopment Entity's Review - All plans, including Development Plans, construction documents, rehabilitation plans and building specifications, shall be approved by the Redevelopment Entity in accordance with procedures for approval established by the Redevelopment Administrator.

2. Planning Director's Review - After written approval by the Redevelopment Entity, the Hotel Owner/Developer shall then submit the Development Plan to the City for its review and approval. Sufficient

copies of the Development Plan shall be submitted to the Planning Director for review. The Planning Director shall not review Development Plans without the Redevelopment Entity's prior approval. If the Planning Director requests revisions to a Development Plan, the Hotel Owner/Developer shall make such revisions and resubmit the revised Development Plan for further review. However, if substantial changes are made in the Development Plan, it shall be resubmitted to the Redevelopment Entity in accordance with proceeding paragraph. Approval of Development Plans by the Planning Director shall be the basis for issuance of building permits, licenses and certificates of occupancy.

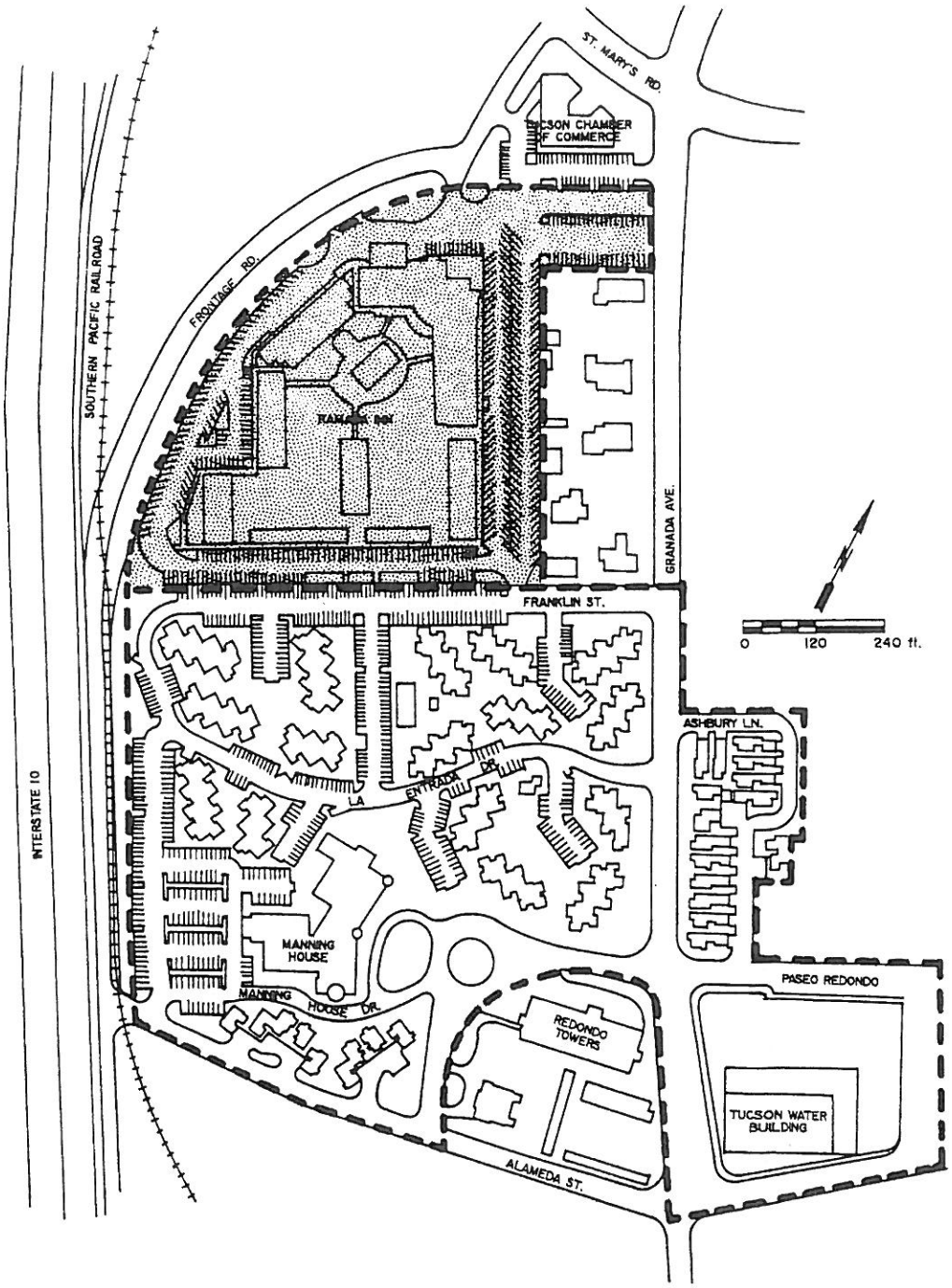
3. Appeals - Appeals made from any decision of the Planning Director shall be to the Mayor and Council.

4. Amendments to a Development Plan - Amendments to a Development Plan shall be processed as an original Site Plan.

Enforcement. The Planning Director and the Building Safety Administrator shall be responsible for the enforcement of the land use and development standards of this *Hotel Component Plan.* No building permits for development of the Hotel Component shall be issued until a Development Plan has been approved by the Redevelopment Entity and the Planning Director.

Amendments. The approved *Hotel Component Plan* may be amended by the City upon compliance with requirements of state law and the City Code. Proposed amendments shall be prepared by the Hotel Owner/Developer and submitted to the Redevelopment Entity and the Planning Director for review along with a report describing the proposed amendments.

Nondiscrimination. No person shall, on the grounds of race, creed, color, sex, age or national origin, be excluded from participation in, be denied the benefits of, or be subjected to, discrimination in the sale, lease, use or occupancy of any portion of the Hotel Component.



La Entrada
Hotel Component Redevelopment Plan

Project Boundary Map

Project Boundaries

Hotel Component

Exhibit G

HOTEL COMPONENT BOUNDARY DESCRIPTION

That parcel of land located in the City of Tucson, County of Pima, State of Arizona, and more particularly described as follows:

PARCEL A:

Those parts of Blocks 3, 4, 7 and 8 of GOLDSCHMIDT'S ADDITION, to the City of Tucson, Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder, in Book 1 of Maps, page 3 thereof, and of Lots 16 and 17 of Section 11, Township 14 South, of Range 12 East, of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

BEGINNING at the intersection of the Northerly line of West Franklin Street with the Southeasterly right of way line of the Tucson Controlled Access Highway, Pima County, Project F.I. 141, according to the map and plat thereof filed for record in said office of the County Recorder of Pima County, Arizona, on March 3, 1949, as Instrument No. 6675;

thence Northeasterly along said Southeasterly right of way line to its intersection with the Westerly line of the alley running North and South through said Blocks 3, 4 and 7 of Goldschmidt's Addition;

thence Southerly along said Westerly line of said alley to the intersection of said Westerly line of said Alley with the Northerly line of said West Franklin Street;

thence Westerly, along the Northerly line of said West Franklin Street to the point of beginning.

PARCEL B:

That part of Lot 4 in Block 3 of GOLDSCHMIDT'S ADDITION, to the City of Tucson, Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder, in Book 1 of Maps, page 3 thereof;

EXCEPT all that portion thereof within the right of way of Tucson Controlled Access Highway, Pima County Project F.I. 141, according to the map thereof filed March 3, 1949, as instrument No. 6675.

PARCEL C:

The North 46 feet of Lot 5 in Block 3 of GOLDSCHMIDT'S ADDITION, Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder, in Book 1 of Maps, page 3.

EXHIBIT H

PARCEL D:

That part of Lot 5, Block 3, and that part of Lot 1, Block 4, GOLDSCHMIDT'S ADDITION, to City of Tucson, Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder, in Book 1 of Maps, page 3, described as:

BEGINNING at a point on the East boundary line of said Lot 5, at a distance of 14 feet North of the Southeast corner thereof;

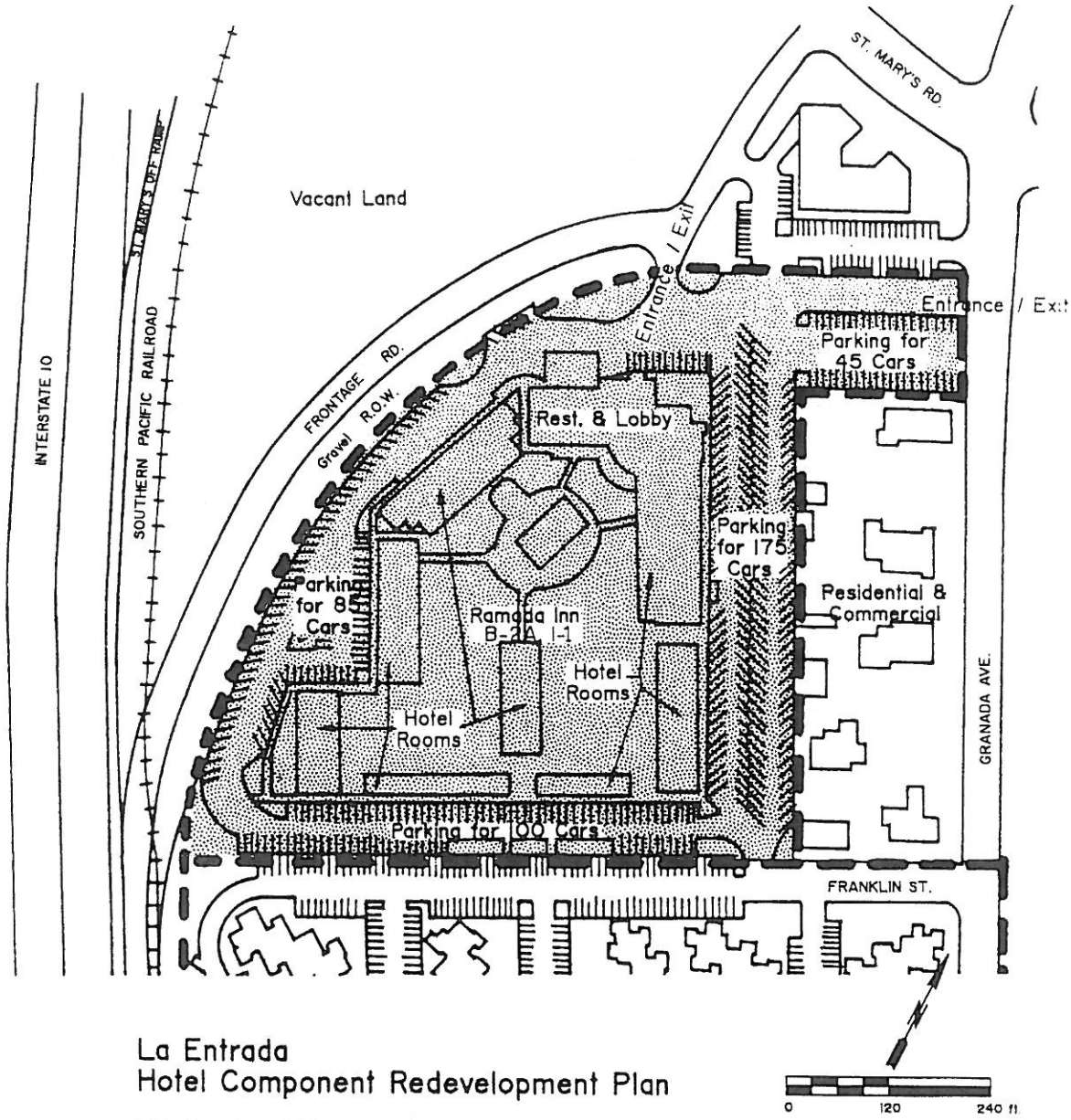
thence in a Southerly direction along said East boundary line of said Lot 5, and continuing in a Southerly direction along the East boundary line of said Lot 1 for a total distance of 56 feet to a point on said East boundary line of Lot 1;

thence in a Westerly direction across said Lot 1 for a distance of 170 feet to a point on the West boundary line of said Lot 1 which latter point is at a distance of 37 feet South of the Northwest corner of said Lot 1;

thence in a Northerly direction along the West boundary line of said Lot 1 and continuing in a Northerly direction along the West boundary line of said Lot 5 for a total distance of 51 feet to a point on said West boundary line of Lot 5;

thence in an Easterly direction across said Lot 5 for a distance of 170 feet, more or less, to the place of beginning.

EXHIBIT H



La Entrada
Hotel Component Redevelopment Plan

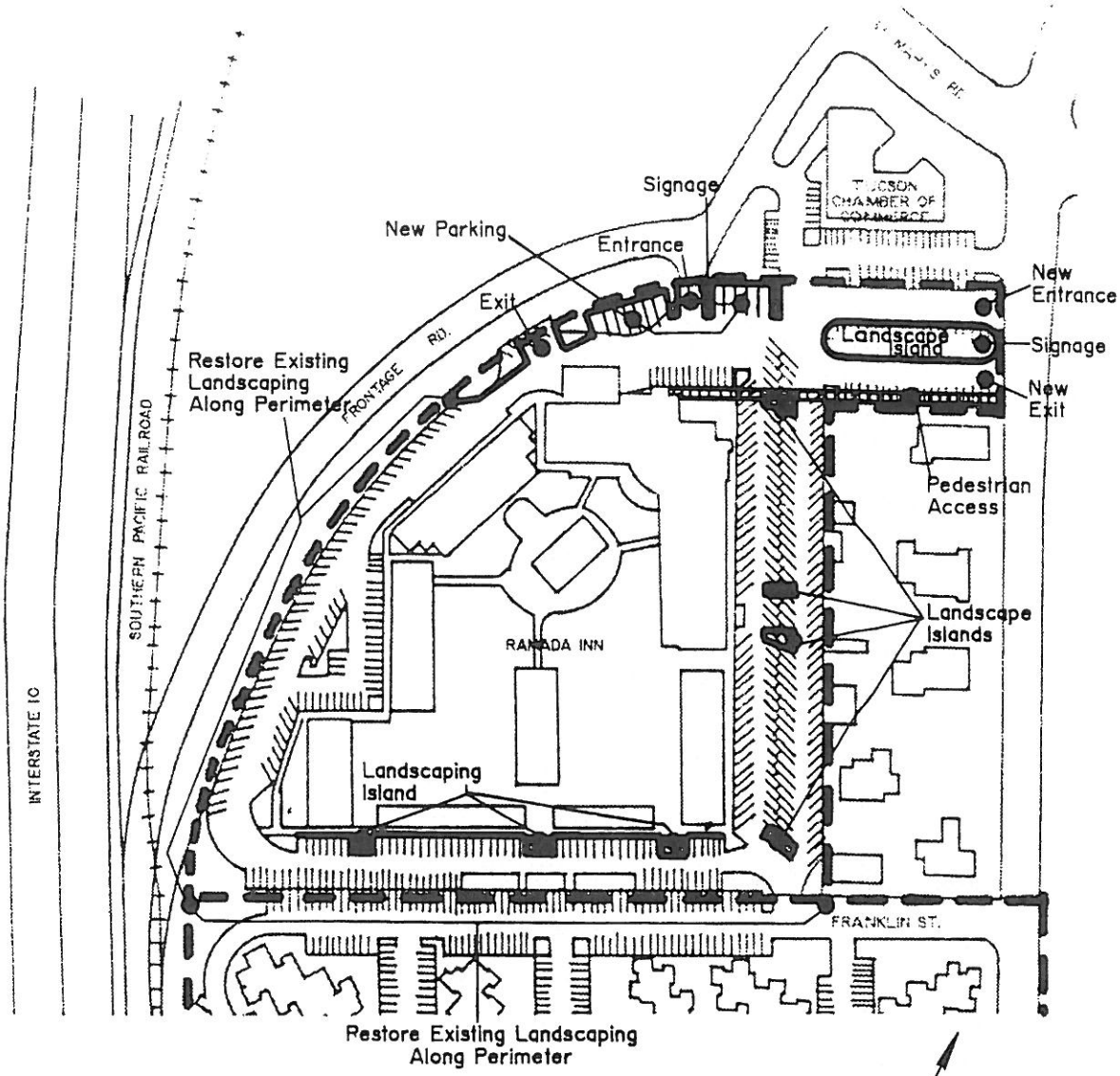
Existing Land Use

Project Boundaries

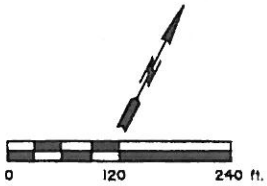
Hotel Component

405 Existing Parking Spaces

Exhibit I



La Entrada
Hotel Component Redevelopment Plan

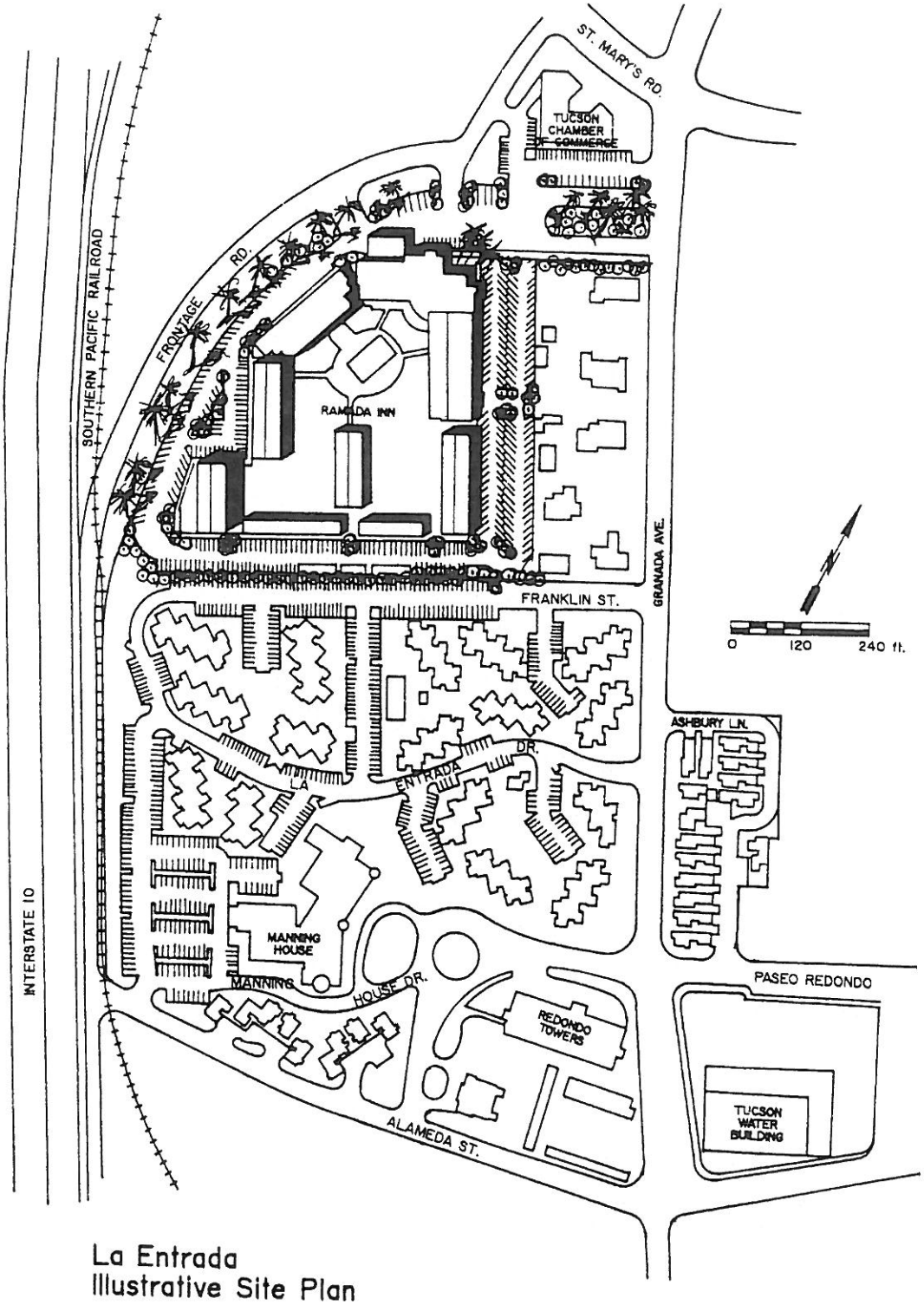


Proposed Land Use

Project Boundaries

New Paving & Parking Stripes
Parking Provided / 370 Spaces

Exhibit J



La Entrada
Illustrative Site Plan

Exhibit K

ADDENDUM

The following is a summary of Mayor and Council approved amendments to La Entrada.

Land Use District "C": Originally, the Manning House was allowed to be used solely for retail service uses. The amendment approved by Mayor and Council on August 1, 1983 by Resolution #12382 allows residential uses as well.

Hotel Component: The *Plan* is adopted as a *Redevelopment Plan* as well as a *Planned Area Development*. The redevelopment *Plan* portion was expanded and approved by Mayor and Council on December 10, 1984 by Resolution #12960 to include the land parcel occupied by the hotel between Franklin Street and St. Mary's Road, east of and adjacent to the Southern Pacific Railroad tracks/I-10 frontage road.

Land Use District "A": The amendment effected the north 1/2 of district "A". It was approved by Mayor and Council on April 25, 1988 by Resolution #14409 to increase the square footage of nonresidential development, reduce the 60 foot building setback from Main Avenue with provisions for a stepped building height, and provide for retail services at the corner of Granada Avenue and Paseo Redondo.

Development would include two residential units, a 3,000 square foot deli-market and a 5,000 square foot business/leasing office for the residential units.

The amendments above are reflected on Exhibit C.