MENLO PARK
Mercado District

P L A N N E D A R E A D E V E L O P M E N T

Adopted: November 1, 2004
by Ordinance No .

City of Tucson

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.

Menlo Park Mercado District
PLANNED AREA DEVELOPMENT

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TABLE OF CONTENTS

	Page
Background	1
Area Description	1
Goals and Objectives	3
Development Design Theme	5
Development Plan	7
Town Center	9
Land Uses Permitted	9
Development Standards	10
Parking	11
Loading	11
Neighborhood General	12
Primary Land Uses Permitted	12
Secondary Land Uses Permitted	12
Performance Standards for Home Occupation	13
Development Standards	13
Parking	14
Loading	14
Parking and Loading Design Requirements	14
Parking Space Supply	14
Landscape and Open Space	15
Circulation	19
Street and Right-of-Way Standards	19
Infrastructure Plan	38
Utility Services	40
Fire Lanes	40
Solid Waste Collection	40
Postal Facilities	40

Signage 42

Implementation and Administration 42

Definitions 45

List of Exhibits:

Aerial Photo of the Menlo Park Mercado District 2

Illustrative Plan 4

Design Themes 6

Land Use Plan 8

Illustrative Landscape Plan 16

Pedestrian Network 20

Street Identification Key 22

Street Sections 23-37

Illustrative Infrastructure Plan 39

Typical Alley "Utility Niche" 41

Location of Central Collection Area 41

APPENDIX:
Parking Rationale
Drainage Concept Map
Mercado District Landscape Matrix
Legal Description

ATTACHMENTS:
Mercado District Native Plant Matrix
Exotics of Tucson
Downtown Comprehensive Street Tree Plan

SITE ANALYSIS:

1. Topography Map of Mercado District by WLB
2. Phase 2 Summary Drainage Report for Planned Rio Nuevo Project Site by Tetra Tech
3. Menlo Park Storm Drainage by COT Dept. of Public Works

4. “A” Mountain Basin Drainage Improvement by COT Dept of Transportation
5. Drainage Report for Mercado District by WLB
6. ALTA/ACSM Land Title Survey by Tetra Tech Inc.
7. Capacity Letter from Pima County Wastewater Management Dept.
8. Subsurface Exploration & Geotechnical Engineering Report by Terracon
9. Rio Nuevo Landfill Stabilization Project Interim Technical Report on the Nearmont Site by Hydro Geo Chem, Inc.
10. Phase 1 Work Plan for the Demonstration of In-Situ Refuse Composting Rio Nuevo South Project by Hydro Geo Chem, Inc.
11. Rio Nuevo, Lots 1-15, Traffic Impact Analysis by Curtis Lueck & Assoc.
12. Rio Nuevo, Lots 1-15 Congress/Grande Intersection Fair Share Analysis by Curtis Lueck & Assoc.
13. Menlo Park District Paving Improvement by COT
14. Mercado District, Traffic Impact Analysis by Curtis Lueck & Assoc.
15. Archeology Report of Clearwater Site by Desert Archeology
16. Amended Final Plat of Rio Nuevo
17. Air Rights Over Public Rights-of-Ways Letter
18. Mercado District FEMA Overlay
19. Downtown Pedestrian Implementation Plan
20. Addendum on Cross Corner Sight Visibility Triangles

BACKGROUND

The Menlo Park Mercado District Planned Area Development (PAD) will be the first major project in the Rio Nuevo Project for the City of Tucson. The Rio Nuevo Project focuses on the history, culture and tradition of Tucson. Its purpose is to unite the existing neighborhoods with the cultural facilities proposed in the Rio Nuevo Project, bringing more residents into the city center, creating a vital mixed use downtown community.

Historically, the site is one of the oldest continuously occupied sites in North America with its perfect location between the Santa Cruz River and a natural volcanic vantage point, "A" Mountain. It evolved from an early agricultural period village with small pit houses and a canal system watering fields of squash, beans, maize, melons, cotton and tobacco, to Spanish Colonial outpost, eventually becoming modern Tucson.

When Jesuit missionary Father Kino passed through the area he visited the Pima Indian village of the "Schook-shon", from which the name Tucson derived. Kino named the site "San Cosme de Tucson." In 1770, a chapel was built just to the south of the PAD and was named San Agustin del Tucson. After the nearby Mission of San Xavier del Bac was completed in 1797, a two story Convento was constructed at San Agustin as well as a walled mission garden, cemeteries and a granary, which served as a "visita" to San Xavier del Bac.

San Agustin de Tucson was abandoned in the 1820's and by 1843 was falling into ruin. The Convento only survived into the early 1900's and by the 1950's only a few walls remained of San Agustin. The area south of the PAD site was later graded and utilized as a Solid Waste Disposal Site (SWDS). The SWDS and the effected surrounding area was eventually reclaimed and in 1999 the City of Tucson passed the Rio Nuevo Project, which among other goals, provided opportunities to restore the historic origins of Tucson.

The PAD development will re-inhabit the historical birthplace of Tucson, an area which had been the home of many people and cultures for the past four thousand years, yet vacant for the last century. It is a unique model for redevelopment in downtown Tucson and new development in select areas of the City's Evolving Edge.

AREA DESCRIPTION

The Rio Nuevo Project is a 62 acre area which lies east and west of Interstate 10 in the Downtown. Its overall municipal strategy is to reinvigorate the downtown and those areas straddling the Interstate. The PAD site is locate in the western edge of Rio Nuevo and comprises 13.569 acres on the site of the development and 4.259 acres off site mainly in the right-of-ways of Avenida del Convento and Clearwater/Cushing. Legal descriptions of both parcels can be found in the Appendix.

Menlo Park, of which the PAD is an extension, is adjacent to the site on the north and west while freeway-oriented uses further to the east parallel I-10. As seen in the aerial diagram at right, the equivalent of one pedestrian shed, or an average distance a person can walk in 5 minutes from the center to the edge, includes the project site, and the proposed museum and Origins complex planned immediately to the south and east.

AERIAL & PHOTO OF MENLO PARK MERCADO DISTRICT SITE

looking southwest across the site

Rio Nuevo Redevelopment Plan — Mercado District of Menlo Park Master Plan

Site in context of its pedestrian shed, Menlo Park Neighborhood and Downtown

The project offers a unique opportunity to provide a transition in scale from residential neighborhoods to a downtown urban core using smaller blocks, inviting pedestrian environments, de-emphasized vehicular realm, emphasizing well defined public realms, activity fronting the sidewalk as well as dignified sighting of civic buildings and institutions. The project site is currently vacant and unimproved. The PAD is a sensitive planning and regulating tool, which will guide development of the property.

GOALS and OBJECTIVES

Goals

- Create a high quality, mixed use, integrated community
- Integrate the Lander Apartments into the PAD
- To be compatible with the surrounding area and environment in terms of scale, massing and architecture

Objectives

- Create an architectural and programmatic linkage between the Menlo Park Neighborhood and Downtown Tucson. This will be accomplished by using traditional Tucson architecture in both residences and mixed use buildings and providing a transition to the more commercial uses likely to the east of this project such as the UA Science Center, Arizona Historical Society, and Arizona State Museum. Also, two new streets will be built on the edges of this property, the Avenida de Convento and the Clearwater/Cushing Street. These streets will connect with the east side of downtown, as will a built pedestrian path network within the project.
- Define a new type of residential development which can be replicated in both the Rio Nuevo District and the City of Tucson as a whole. It is a highly urban mix of uses and is pedestrian oriented. This type of development could result in reduced sprawl, reduced use of vehicles and increased possibilities for mass and alternative modes of transportation. It could, by its success, demonstrate the economic viability of a new urban development and better quality of life.
- Develop a critical mass of new residential opportunities that will stimulate additional residential services for the surrounding neighborhoods. By actually adding to the numbers of people in the area, by attracting the downtown commuters and tourist to the area, business will be more likely to succeed.
- Create a clear and unique identity for the PAD. This will be accomplished with consistent application of architectural, landscaping, and design standards for all built structures in the project.
- Operate as a whole with parking, traffic flows and linkages designed to function with future development and nearby cultural improvements. Cooperation with area stakeholders has been and will continue to be key in all planning for this project. Continued participation by all parties in planning for the balance of the Rio Nuevo project is imperative.

Illustrative Plan

DEVELOPMENT DESIGN THEME

Traditional Neighborhood designs and architectural themes were produced, supported and approved through the public meeting and public participation process and are thoroughly delineated in the "Mercado District Master Plan". The Mercado District Master Plan's goal is to ensure they are applied in a consistent and cohesive manner while still leaving designers the freedom within which to further interpret the styles.

Two definable vernaculars for residences are recognized in the Mercado District Master Plan, the Sonoran Row house with its continuous frontage along the pedestrian areas and Post Railroad with a more expansive and detached character where porches tend to offer a sheltered space between the pedestrian realm and the privacy of the home. A third type, called Tucson Eclectic, has much more variety and might be exemplified by the work of Joesler. A fourth category is designed to allow ample design latitude while still articulating the qualities that are essential to the cohesion of the overall fabric of the development.

Standards for mixed-use buildings are also described in the Mercado District Master Plan even though precedents for this scale and programmatic diversity are not prolific in Tucson. It is important that these buildings are pedestrian oriented and humanistic in scale and reflect the rich urban life of the desert. The primary focus will be on the street frontage and frontage types such as arcades and balconies. They are encouraged because they provide shade for the pedestrians on the sidewalks. Interior courtyards for smaller and more private gatherings will also be used and buildings will offer a sense of permanence and civic identity to the development.

The design standards in the Mercado District Master Plan will be administered as outlined in that document. A summary of that administration is in the Site Plan and Architectural Review Procedures on Page 42 of this PAD.

Doors and Windows on the Street

Houses fronting a Plaza

Houses along the Street

A Paseo

DESIGN THEMES

DEVELOPMENT PLAN

Development of the 13-acres consists of 8 main blocks for residential, commercial and office development. These blocks are formed by 7 different types of streets and 7 distinct plazas and jardines that provide a varied, interesting and interconnected public realm throughout the neighborhood - All blocks are served by rear private alleys which provide all vehicle access (with the exception of several corner lots).

North Edge of Site

Development will transform Congress Street from its current state of higher traffic speeds and only a place for vehicles to a pedestrian-oriented Parkway with 2 lanes in each direction, on-street parking and ground floor commercial businesses with housing above.

East Edge of Site

Development fronting Avenida del Convento, will produce the 'Main Street' for the PAD. This lively streetscape will be punctuated mid-way by the Mercado which leads south to the Tucson Origins Plaza or east to the U of A Science Center.

Residential Area

The land behind these two edges consists of attached and detached single-family houses built close to the street. The result is a well-defined and shaded public realm of varying streetscapes, plazas accented by jardines with plenty of room within the each lot to create sizeable, private outdoor spaces.

Ancient Acequia

This 2500 year old artifact is buried and according to municipal officials, has been documented and needs no further mitigation. However, the design team collaborated with the archaeologists and preserved the alignment of this artifact through the block and street pattern. This unique alignment results in pedestrian paseos on the north and south segments while vehicles and pedestrians are allowed on the middle segment. This longer, middle, segment features a wide landscape swale to recall the acequia while providing for water harvesting and significant shading for the east side of the street.

Standards in the PAD area based on the local historical patterns of Tucson Barrio's and overall development incorporates the following Traditional Neighborhood elements:

- A five minute walk from center to edge;
- An interconnected network of multi-modal thoroughfares;
- A rich set of public spaces, both thoroughfares that range from ramblas to paseos, as well as places of repose, such as plazas and plazuelas.
- A mix of residential, retail and office uses;
- A set of civic and community facilities that enable the public life of all people living there;
- Educational facilities that promote life-long learning;
- Immediate pedestrian access to nature;
- Places for recreational activity in plazas and pocket parks or 'jardines';
- House types for people of a variety of incomes and ages;
- A landscape in character with the climate and culture of Tucson;
- Sustainability measures that advance the long-term value and viability of the project

Town Center
Neighborhood General
Off-Site Improvements
Land Use Plan

LAND USES LISTED

Unless as otherwise modified in this Planned Area Development, land uses listed below in the Town Center and Neighborhood General are defined as in the City of Tucson Land Use Code (LUC) as Amended February 5, 2004.

TOWN CENTER

The Town Center is intended to generate a central place within the plan that allows for the long-term commercial development of the site in a pattern that is desirable for both visitors and residents. The architectural types preferred in this zone are denser and taller and permit a combination of uses including housing that generates a permanent town fabric. The streetscape is urban, regular in form and planted strictly in the interest of providing merchants, customers and residents with a unique commercial environment.

LAND USES PERMITTED – *Town Center*

A. Commercial Services Use Group
   1. Administrative and Professional Offices
   2. Alcoholic Beverage Services, Subject to Sec. 3.5.4.19 C (large bars and dance halls not permitted)
   3. Communications, Subject to Sec. 3.5.4.20 B, C, D1 or D2 (wireless communication and communication provider standards)
   4. Entertainment, Subject to 3.5.4.4.A, B, C, D and 3.5.4.19 C (circus and carnival use standards, large bars and dance halls not permitted)
   5. Financial Services
   6. Food Service, Subject to 3.5.4.6 C (soup kitchens not permitted)
   7. Medical Service-Outpatient, Subject to 3.5.4.8 B (blood donor centers not permitted)
   8. Medical Service-Extended Health Care
   9. Parking, Subject to 3.5.4.12 (Restricted to at-grade and below-grade parking)
   10. Personal Services
   11. Research and Product Development, Subject to 3.5.4.14 A (use allowed only within an enclosed building)
   12. Technical Services
   13. Trade Services and Repair-Minor, Subject to 3.5.4.27 (upholstery, burglar alarm and vehicle stereo repair and replacement not permitted)
   14. Travelers Accommodations, Lodging

B. Retail Trade Use Group
   1. Food and Beverage Sales
   2. General Merchandise Sales, Subject to 3.5.9.2 A (limits storage and display of fertilizer and manure)

C. Civic Use Group
   1. Civic Assembly
   2. Cultural Use

3. Postsecondary Institution and Instructional School, Subject to State Requirements
4. Membership Organizations
5. Postal Services
6. Religious Use

D. Recreation Use Groups
1. Recreation

E. Residential Use Group
1. Family Dwelling W, Subject to 3.5.7.1 E (Manufactured housing not permitted)
2. Residential Care Services, Subject to 3.5.7.8 B1, C2, and D (no treatment of non-residents, max. of 15 residents, licensing) and approval through Type V administrative procedure sec. 5.4.3.5 (public hearing and decision by Zoning Examiner)

F. Utilities Use Group
1. Distribution Systems
2. Generation Systems

G. Industrial Use Group
1. Craftwork
2. General Manufacturing, Subject to 3.5.5.1 A, D, E, F, and G (use activity must be on same lot, use allowed only within an enclosed building, loading enclosures, soap – cold process, performance standards – no smoke, vibration, noise, etc.)
3. Perishable Goods Manufacturing
4. Precision Manufacturing, Subject to 3.5.5.1 A, D, E, F, and G (use activity must be on same lot, use allowed only within an enclosed building, loading enclosures, soap – cold process, performance standards – no smoke, vibration, noise, etc.)

DEVELOPMENT STANDARDS – *Town Center*

1. Average Area per dwelling unit: No limitation
2. Maximum number of units per lot: No limitation.
3. Lot coverage: 100% allowed
4. Building height: Maximum 50’ measured from adjacent finished grade to bottom of parapet or bottom of eave.
5. Floor Area Ratio: 5
6. Encroachment into City right-of-way for elements such as, but not limited to, arcades, patios, seating, display of goods, roof overhangs & roof drainage elements, open balconies, enclosed balconies and bay windows:
    a. Front encroachment: 12’ maximum
    b. Street Side encroachment: 8’ maximum.
7. Perimeter Yard Minimum Setbacks Permitted:
    a. Front: 0’
    b. Side: 0’
    c. Street Side: 0’
    d. Rear: 0’, At private alleys – 0’ to dwelling wall; 3’ to garage door.

e. Court Yard Walls: 0'
    1. Maximum height: No limitation.

PARKING – *Town Center*

Residential

1. Dwelling Unit: One space on-site per dwelling unit and lodging unit.
2. Guest Parking: None. (Parking is located as indicated on the Street Sections and usable by residents and guests)
3. Bicycle parking: 1 on-site per four dwelling units.

Non-residential

1. None required. (Parking is located on as indicated on the Street Sections and intended for the use by patrons)
2. Bicycle parking: 1 on-site for every 1000 square feet of floor area.
3. In the Town Center, underground and/or surface parking will be provided in the development of each Lot. These will provide required parking for multi-family units planned above the commercial use.

LOADING SPACE – *Town Center*

1. Residential: None
2. Non-residential: 1 on-site for every commercial "Lot" as labeled on the Development Plan irregardless of land use and mix.
3. Minimum size: 12'x35', located off-street or on-site. Mercado District Master Plan outlines design standards and Mercado District Design Review Committee is responsible for administration as stated on page 42.
4. Screening & Landscape requirements: none. Mercado District Master Plan outlines design standards and Mercado District Design Review Committee is responsible for administration as stated on page 42.
5. Access: permitted from private alley or side streets and from Neighborhood General or Town Center.

NEIGHBORHOOD GENERAL

The Neighborhood General is intended to provide for a variety of residential architectural types at various densities, all of them single family house form-compatible. This zone is located behind the Town Center to transition from the least dense and more single family house at the edges of the property to the homes bordering the property. This is the more typical residential townscape of the project, and it is here more than anywhere else, that orchestrating the various architectural types will have a great influence on the image and quality of the life possible on every street and plaza in the neighborhood.

PRIMARY LAND USES PERMITTED – *Neighborhood General*

A. Residential Use Group
   1. Family Dwelling, Subject to 3.5.7.1. E (manufactured housing not permitted)
   2. Residential Care Services, Adult Care Services and Behavioral Health Services, Limited to five clients, Subject to 3.5.7.8. B1, and D. (no treatment of non-residents, and licensing) and approval through Type V Administrative Procedure Section 5.4.3.5 (public hearing and decision by the Zoning Examiner)

SECONDARY LAND USES PERMITTED – *Neighborhood General*

A. Home Occupation-General
   1. Commercial Services Use Group
      a. Administrative and Professional Offices
      b. Food Service
      c. Medical Service-Outpatient, Subject to 3.5.4.8. B (blood donor centers not permitted)
      d. Medical Service-Extended Health Care
      e. Personal Services
      f. Research and Product Development, Subject to 3.5.4.14. A (use only within an enclosed building)
      g. Technical Services
      h. Trade Services and Repair-Minor, Subject to 3.5.4.27 (upholstery, burglar alarm and vehicle stereo repair and replacement not permitted)
      i. Travelers Accommodations, Lodging

   2. Retail Trade Use Group
      a. Food and Beverage Sales
      b. General Merchandise Sales

   3. Industrial Use Group
      a. Craftwork.
      b. General Manufacturing, subject to handcrafting and only work performed with small machines such as sewing machines.
      c. Perishable Goods Manufacturing, Subject to 3.5.5.2 E, F (secondary use limited to baked goods, confectionery products and microbrewery)

d. Precision Manufacturing, subject to handcrafting and only work performed with small machines such as sewing machines and optical machines.

B. Home Occupation-Day Care
   1. No more than 10 clients each day, subject applicable City Building and Fire Codes and State Statutes.

C. Home Occupation-Travelers Accommodations
   1. Accommodation up to six (6) for a maximum of thirty (30) days. No more than three (3) sleeping rooms may be used to accommodate guests.
   2. Minimum lot size of 2500 square feet.

D. Performance Standards – *For Home Occupation*
   1. All home occupation requests must be reviewed and approved by the Mercado District DRC prior to being submitted to the City for approval.
   2. The Mercado District DRC shall review for their approval all architectural features that are not typically residential in character.
   3. A home occupation is conducted in such a manner that it is compatible with the residential character of the neighborhood in which it is located.
   4. No more than 50% of all square footage of all buildings on the lot, attached and detached, may be devoted to the home occupation.
   5. No more than two (2) nonresidents, at any one time, of the premises may be employed in the Neighborhood General.
   6. Signs shall conform to the Special District section of the City of Tucson Sign Code except as noted in the PAD Signage Section on Page 42.
   7. Goods related to the home occupation may be visible from the street.
   8. Goods related to the home occupation may be sold on the premises.

DEVELOPMENT STANDARDS – *Neighborhood General*

1. Average Area per dwelling unit: No limitation
2. Maximum number of units per lot: No limitation.
3. Lot coverage: 100% allowed
4. Building height: Maximum 35’ measured from adjacent finished grade to bottom of parapet or bottom of eave.
5. Encroachment into City right-of-way for elements or structures such as, but not limited to, arcades, patios, seating, display of goods, open balconies, enclosed balconies and bay windows:
   a. Front encroachment: 8’ maximum
   b. Street Side encroachment: 5’ maximum.
6. Perimeter Yard Minimum Setbacks Permitted:
   a. Front: 0’
   b. Side: 0’
   c. Street Side: 0’
   d. Rear: 0’, At private alleys – 1’ to dwelling wall; 3’ to garage door.
   e. Court Yard Walls: 0’
      1. Maximum height: No limitation

SPECIAL CONDITION – Neighborhood General

Lot 100 is to be developed into a "Bungalow Court" with a maximum of 16 condominium units which share access and common areas.

PARKING - *Neighborhood General*

1. Dwelling Unit: One space on-site per dwelling unit.
2. Guest Parking: None. (Parking is located as indicated in Street Sections and usable by residents and guests)
3. Home Occupation: None.
4. Bicycle parking: none required for dwelling unit, 1 on-site for every 1000 square feet of home occupation.

LOADING SPACE – *Neighborhood General*

1. Residential: None
2. Home Occupation: None

PARKING AND LOADING DESIGN REQUIREMENTS – *Neighborhood General and Town Center*

1. On street parallel parking is permitted as indicated on Street Cross-Sections provided in the Circulation section of this PAD.
2. Parking Lane: Minimum width is 7 feet.
3. Parallel parking will not be marked or striped and will not be permitted on speed tables.
4. On street diagonal parking is permitted as indicated and will be striped.
5. Access to parking and loading: Permitted from public streets, private alleys and side streets in the Neighborhood General and Town Center.
6. Screening: Not required.
7. Landscaping: Not required.
8. Angled parking will be striped

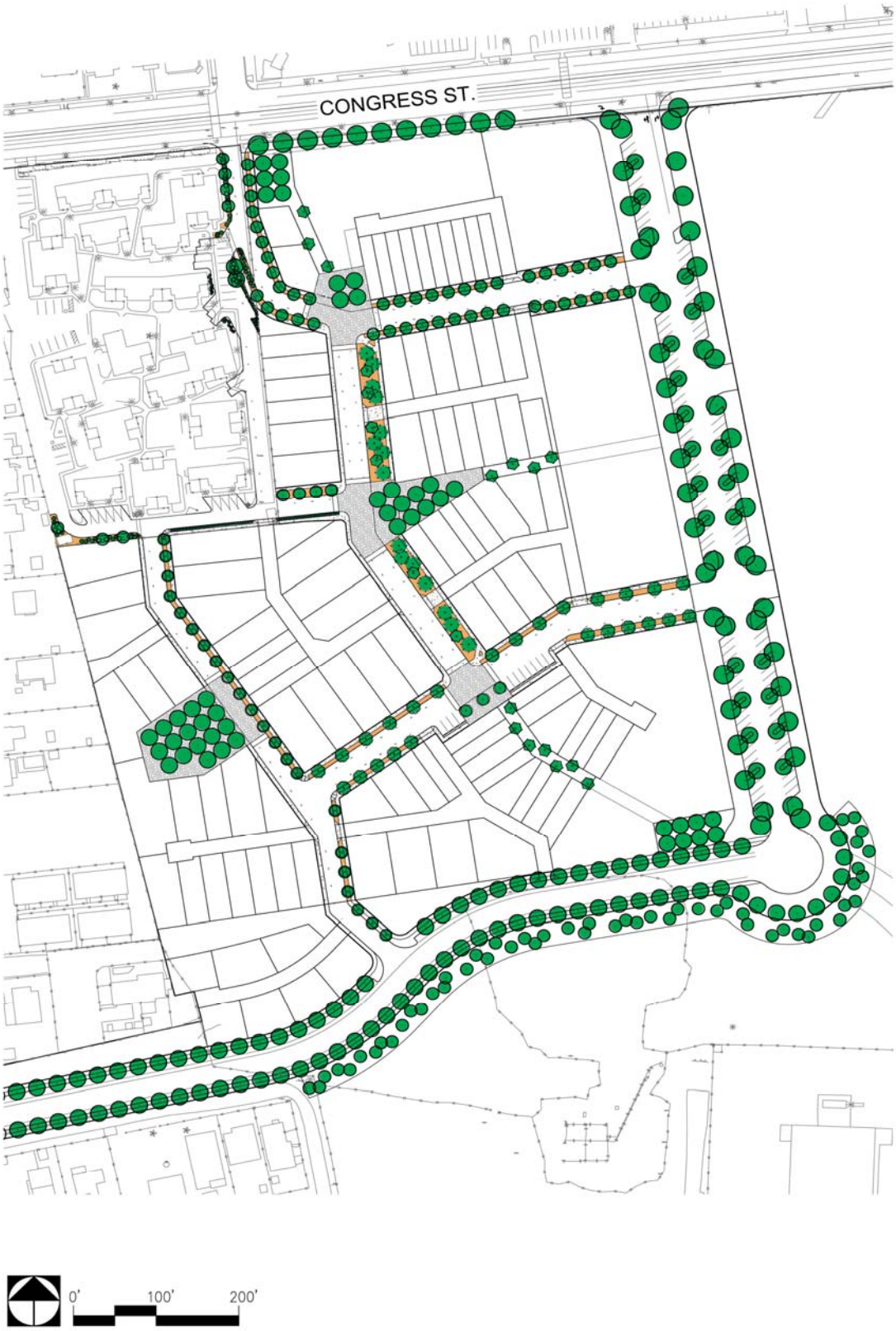
PARKING RATIONALE can be found in the appendix of this PAD.

LANDSCAPING and OPEN SPACE

Open space and common areas are critical to the success of a new urban neighborhood. The PAD uses seven plazas and their associated jardines (gardens) scattered throughout the development to provide intimate outdoor gathering spaces for the residents and visitors. These all connect to each other with shaded pedestrian ways. There is also a more natural landscape form on the Acequia Street that is reminiscent of a riparian area and indicative of the Santa Cruz River in the past. (See attached Illustrative Landscaping Plan)

To preserve and enhance the character of the Sonoran Desert mixed bioregion and to minimize the outdoor use of potable water, trees, bushes, and grasses planted outside patio walls should be species indigenous to the Sonoran Desert. Chihuahuan Desert natives may be used to meet color & design goals. Plantings outside patio walls will be situated within mulched and sunken rainwater-harvesting earthworks. Rainwater will be the landscape's primary water source and reclaimed water will only be a supplementary water source used to help establish plants or to get them through extended droughts. More complete design standards for landscaping & screening can be found in the Mercado District Master Plan that is administered according to the process outlined on page 42 of this PAD.

The City of Tucson Water Harvesting Guidelines will be used to guide final Improvement Plans. This Landscape and Open Space section and the Street Sections supersede the City of Tucson LUC as amended February 5, 2004, downtown LUC, City of Tucson Development Standards as amended February 5, 2004, and the Downtown Pedestrian Implementation Plan dated November 29, 1996.



Illustrative Landscape Plan

1-Drip irrigation will be supplied to all trees and shrub in all areas, except individual single family and commercial lots, including those in the pedestrian area of the right-of-way. The irrigation system in the public right-of-way will be maintained as described in the Development Agreement with the City of Tucson. Irrigation in Common Areas will be maintained by the Homeowners Association and Business Owners Association. Landscape irrigation on private individual lots is not addressed in this PAD.

2-Planter and sidewalk locations, dimensions, setbacks, widths, materials will be according to Street and Right-of-Way Standard and Street Sections.

3-Plantings may occur in right of way and on the City property as outlined in the Street and Right-of-Way Standards and the Street Sections.

4-All Landscaping Borders, including those on Congress Street which is a major street in the City's M S and R Plan, are as defined in this document's Street and Right-of-Way Standards. Landscape borders may be located offsite and in the Public right-of-way. This includes Congress, the Avenida and Clearwater/Cushing as well as all internal streets and common areas.

5- Landscape buffers and screening per the LUC & Development Standards are not required between land uses, around parking areas, between properties, (or as otherwise indicated in sec. 3.7.2.4.of the LUC).

Landscape and screening requirements including those in the City' right-of-way are not required and are further defined for Neighborhood General and Town Center in the Mercado District Master Plan design standards.

6- Curbing shall suffice for tree protection in parking areas of the Avenida del Convento. Vehicle may overhang into landscape borders. Planters and trees will be planted a minimum of 2.5' to center of tree from outside of curb. Trees will be located as indicated on Street and Right-of-Way Standards. Trees should be planted no closer than 2 feet to PAALs.

7-Substantial resources are being used to pursue permacultural strategies & reclaimed water will be used for supplemental irrigation purposes.

8-When planting, the mature size of the tree should always be considered in order to maintain solar access to structures and especially to neighboring structures.

9-Mineral landscape features such as ground cover and boulders, will be limited to indigenous or materials similar in color and appearance. Mineral landscape materials should be screened and well-washed prior to installation to avoid the shedding of small-sized particles that can plug soil pores in rainwater infiltration areas.

10-All trees to be planted in Public Areas are listed in the Downtown Comprehensive Street Tree Plan or the Origins Project Native Plants List in addition to Vitex which is a desert native and medicinal, Feather Tree which is a native to the Bobaquivari Mountains, and the plants from the "Exotics for Tucson" (compiled from Mission Gardens in the area) list in the

Mercado District design standards. Trees and shrub and ground cover listed on the Landscaping Matrix or Street Sections are permitted in any planters, vehicular use areas, or borders within the PAD. Sycamores are permitted in the swale on the acequia street where significant water harvesting will be developed. See Appendix for Plant Lists.

11-In private plantings including the multi-family and commercial, the use of drought tolerant, non-invasive plants is encouraged. The Mercado District Master Plan has several lists, the "Mercado District Native Plant Matrix" and "Exotics for Tucson". A portion of the vegetation within the patio walls could be provided with water via a method of collecting, retaining, and using rainwater. This can be as simple as gutters and downspouts directing water to depressed, vegetated, and mulched infiltration basins. Installing cisterns with their overflow directed to the infiltration basins is also encouraged.

The use of deciduous shade trees is strongly encouraged to provide cooling shade in summer and warming sun and light in winter

12- Landscaping in right-of-way will be maintained as defined in the Development Agreement with the City of Tucson. Landscaping in the Common Areas will be maintained by Homeowners Association and Business Owners Association.

13-Roads crown and drain toward curbs. Curbs are cut to harvest street runoff into mulch and French drains in planting basins.

14-Benches, bike racks, public art, light posts to be designed locally.

CIRCULATION

Streets will be public property and will be maintained by the City. Landscaping borders, off site plazas, and sidewalks will be public property and will be maintained as defined in the Development Agreement with the City of Tucson. Common Areas, including Private Alleys, will be maintained by Homeowners Association and Business Owners Association.

The neighborhood is structured on individual blocks and a network of narrower landscaped thoroughfares, which encourage pedestrian movement and provide for shading. This interconnecting pattern of thoroughfares provides multiple routes that diffuse traffic, keeping local traffic off regional roads and through traffic off local streets. A diffused traffic network additionally increases the options emergency personnel have to reach a distressed location in the neighborhood. Neighborhood streets of varying types are detailed to provide equitably for pedestrian comfort and for automobile movement.

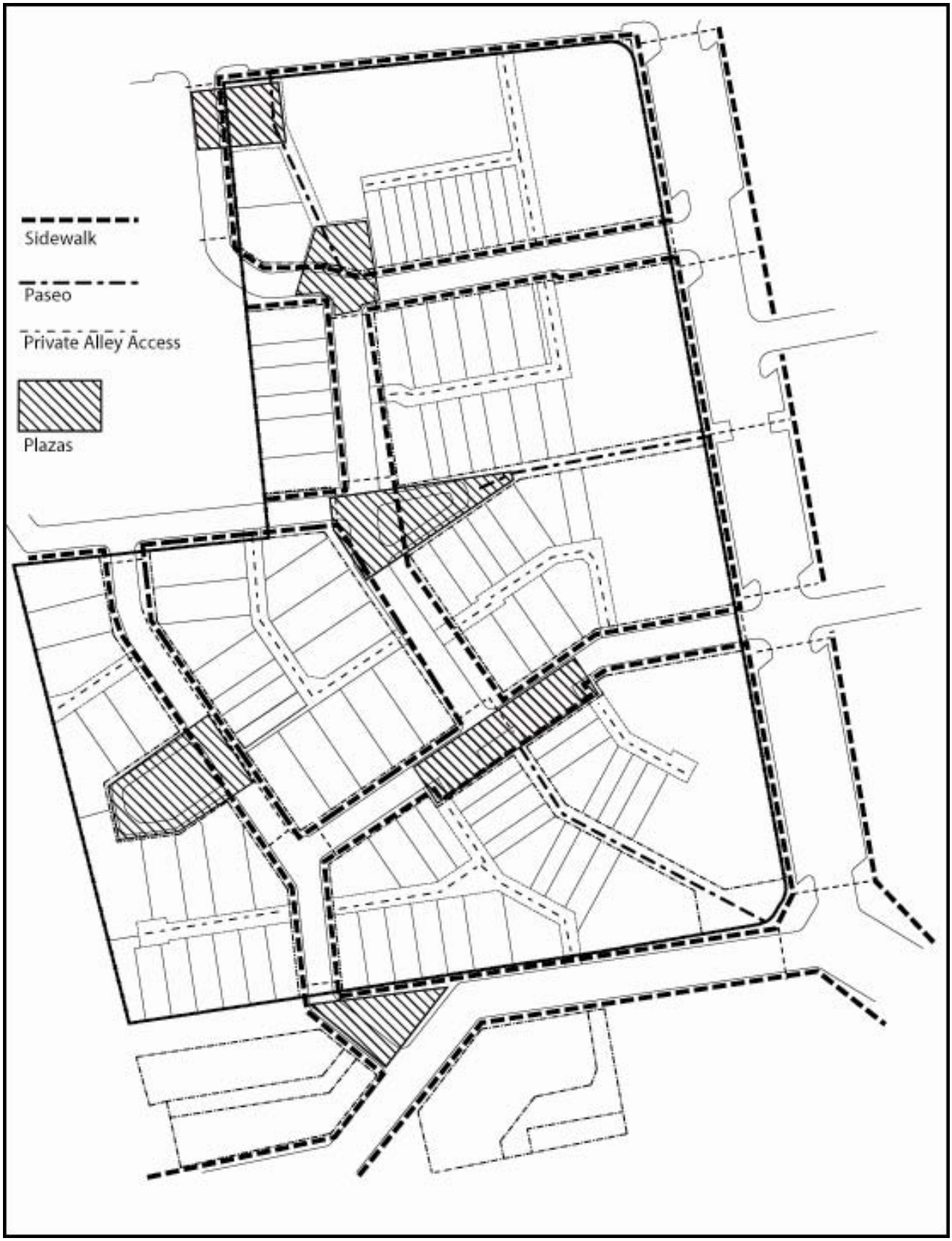
Street intersections have minimal curb radii to slow cars and minimize the crossing distance of pedestrians. Two-way streets also improve pedestrian crossing safety and minimize automotive speed. Where needed, streets have landscaped center medians, to reduce apparent street width. Finally, where possible, streets have on-street parking to provide a buffer between the moving traffic and the pedestrian, thus diminishing perceived and actual danger and increasing parking opportunities. A properly configured network of neighborhood streets increases pedestrian activity and safety for all, especially children.

In an effort to facilitate public street improvements that are directly associated with the PAD, some boundaries of the Planned Area Development reach across certain public rights-of-way, in particular, Avenida del Convento and Clearwater/Cushing. However, while the tentative and final plats are being prepared for the Planned Area Development, their boundaries do not necessarily reach across to include the same streets. Off site improvements are further defined in a Private Improvement Agreement with the City of Tucson. Legal descriptions of the two portions of the PAD are in the Appendix.

STREET AND RIGHT OF WAY STANDARDS

Streets

- Streets are permitted as described in this section and in Street Sections.
- Streets will be crowned to drain to curbs, except on Avenida Acequia that drains east to swale.
- Streets are allowed to also serve to direct rainfall to planters and to designated storm drain locations.
- Streets to be asphalt or concrete.
- Site visibility triangle of 12’ is the minimum as allowed in the Mercado District Traffic Impact Analysis.
- Lander Alley “C” is allowed as defined on page 30. It includes uses for ingress/egress, utilities, and access to adjacent lots.
- No public roadway shall be constructed over landfill areas unless the landfill material is removed and replaced with engineered fill from right-of-way line to right-of-way line as required by Tucson Department of Transportation Engineering Division.



Pedestrian Network

Private Alleys

- Private Alleys are also utility and ingress/egress easement and are permitted to be primary vehicular access to any lot, commercial or residential except a few corner lots.
- Are not required to be signed or striped.
- Have chip seal dust control only.
- Are permitted as indicated in the Street Sections.
- Cross access agreements to provide maneuvering will be addressed in the CCR documents. See "Garage Access Exhibit" for residential with Plat.

Curbs

- Curbs will be either concrete or vertical granite.
- Curb cuts are permitted for rain water harvesting in the swales adjacent to the roadways.
- Curb radii at intersections are 10' or 15' at bulb-outs, but 32' radii access is provided using the parking lane, which will not be parallel parked on speed tables at intersections.

Sidewalks

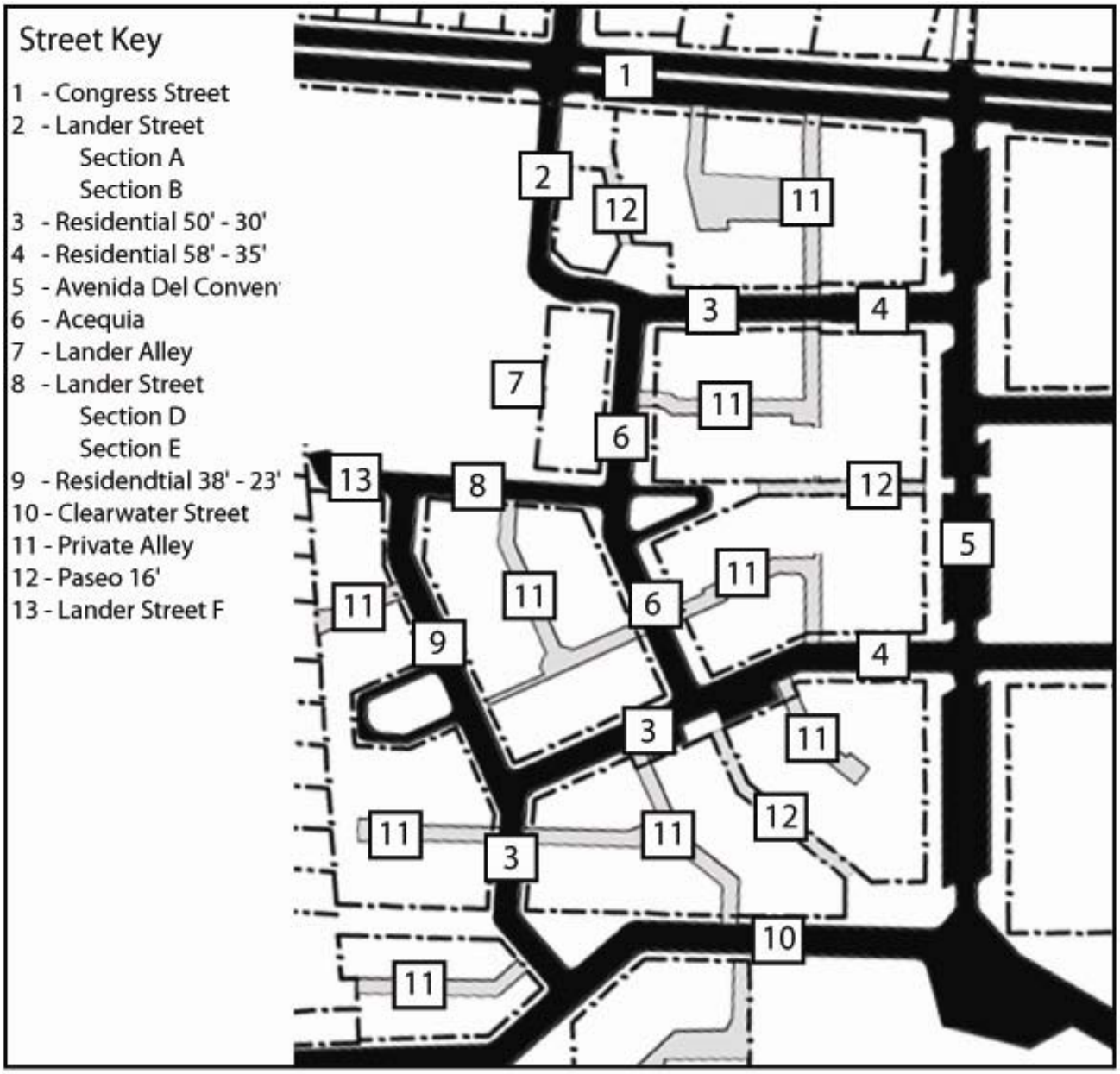
- Sidewalk materials may be concrete, brick or pavers set in compacted sand.
- Sidewalk locations to be located as shown in Street Sections.
- Minimum separation between sidewalk and any adjacent structure of zero (0) feet is permitted.
- All sidewalk widths are determined by the appropriate Street Section.
- Scuppers of adequate size are permitted below sidewalks to direct rainfall from buildings to plantings.
- Continuous planters are located between the curb and sidewalk. A 3 foot wide access walkway will be provided through continuous planter areas to connect the street to the sidewalk between trees.

Bicycles

- No class 1 bicycle facilities required but covered facilities will be provided in underground parking garages.
- Class 2 requirements are as indicated in the Town Center and Neighborhood General Development Standards. Also, bicycle parking will be provided on the ground level and in the under ground parking garages.

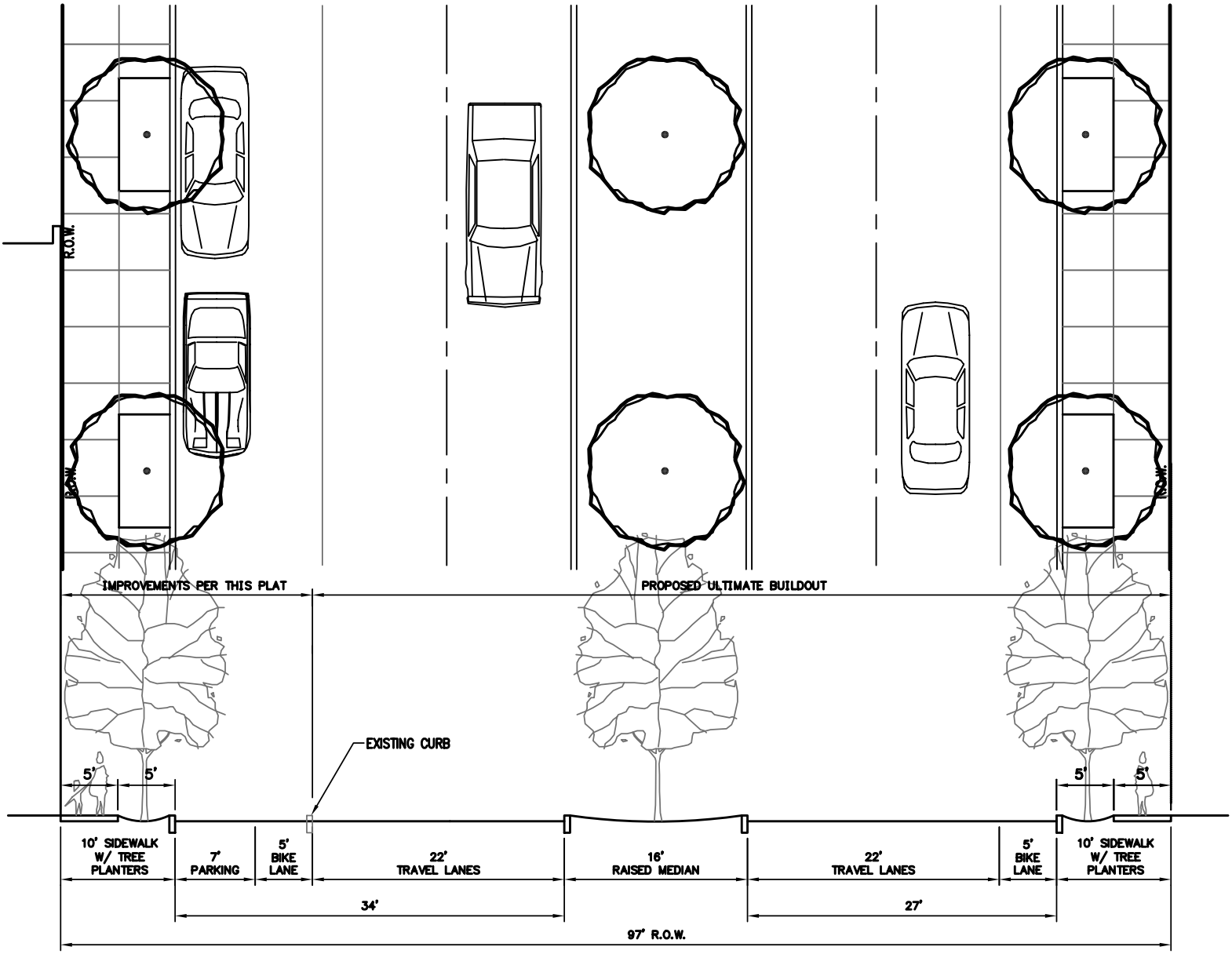
Street Furniture

- Public art, seating, waste receptacles, lighting, etc. will be located in the public right-of-way.


Street Key
1 - Congress Street
2 - Lander Street
Section A
Section B
3 - Residential 50' - 30'
4 - Residential 58' - 35'
5 - Avenida Del Conven
6 - Acequia
7 - Lander Alley
8 - Lander Street
Section D
Section E
9 - Residendtial 38' - 23'
10 - Clearwater Street
11 - Private Alley
12 - Paseo 16'
13 - Lander Street F

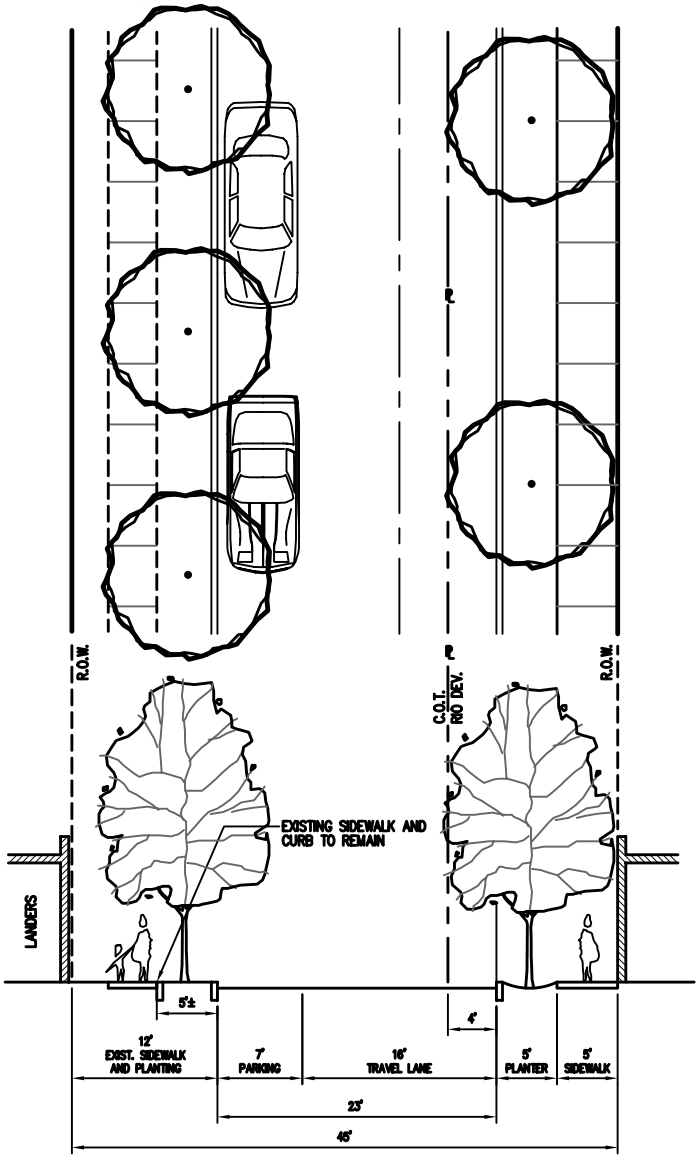
Congress Street - 1

MOVEMENT / SPEED.....Free / 35 mph
PEDESTRIAN CROSSING TIME....16 Seconds
PUBLIC R.O.W.....97'
TRAFFIC LANES.....Westbound - 2 in 22'
Eastbound - 2 in 22'
16' Median
BICYCLE LANES.....2 Lanes - 5'
PARKING.....Parallel - 8' Width
South Side Only
CURB.....Vertical
Concrete
SIDEWALK.....10' or 5' at planter
PLANTER.....5' x 20'
Cut into Sidewalk
Concrete Border
Light Colored Mulch



Lander Street - Section A - 2

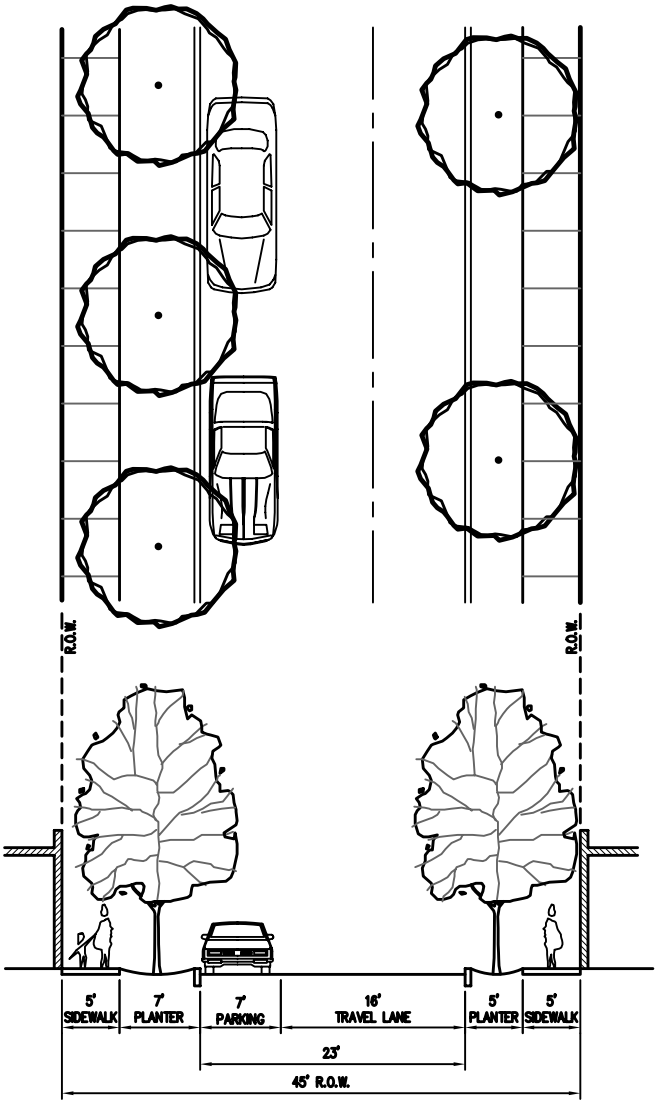
MOVEMENT / SPEED.....Slow / 20 mph
PEDESTRIAN CROSSING TIME....6 Seconds
PUBLIC R.O.W.....45'
TRAFFIC LANES.....2 in 16'
PARKING.....Parallel - 7' Width
West Side Only
CURB.....Vertical
SIDEWALK.....East Side - 5'
West Side - Existing
PLANTER.....5'
Continuous
Light Colored Mulch
French Drains at Curb Cuts
PLANTINGS.....Mixed Native Species at 20' O.C.



LANDERS 'A' 45–23

Lander Street - Section B - 2

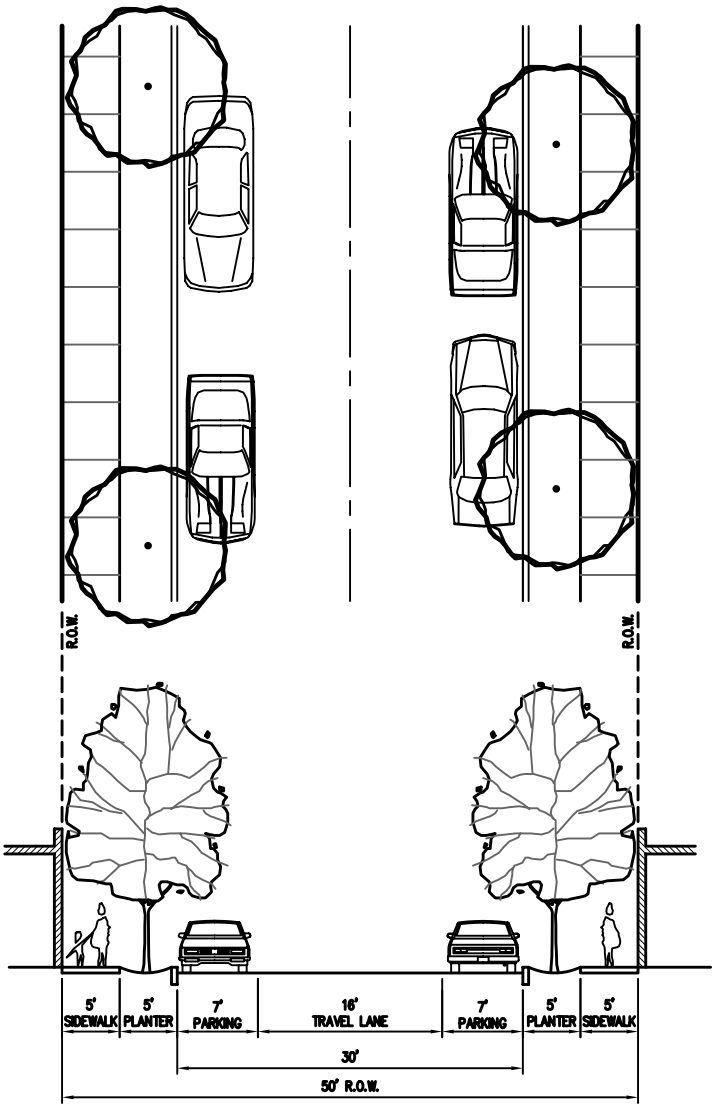
MOVEMENT / SPEED.....Slow / 20 mph
PEDESTRIAN CROSSING TIME....6 Seconds
PUBLIC R.O.W.....45'
TRAFFIC LANES.....2 in 16'
PARKING.....Parallel - 7' Width
West Side Only
CURB.....Vertical
SIDEWALK.....5'
PLANTER.....West Side - 7'
East Side - 5'
Continuous
Light Colored Mulch
French Drains at Curb Cuts
PLANTINGS.....Mixed Native Species at 20' O.C.



LANDERS 'B' 45–23

Residential 50' - 30' - 3

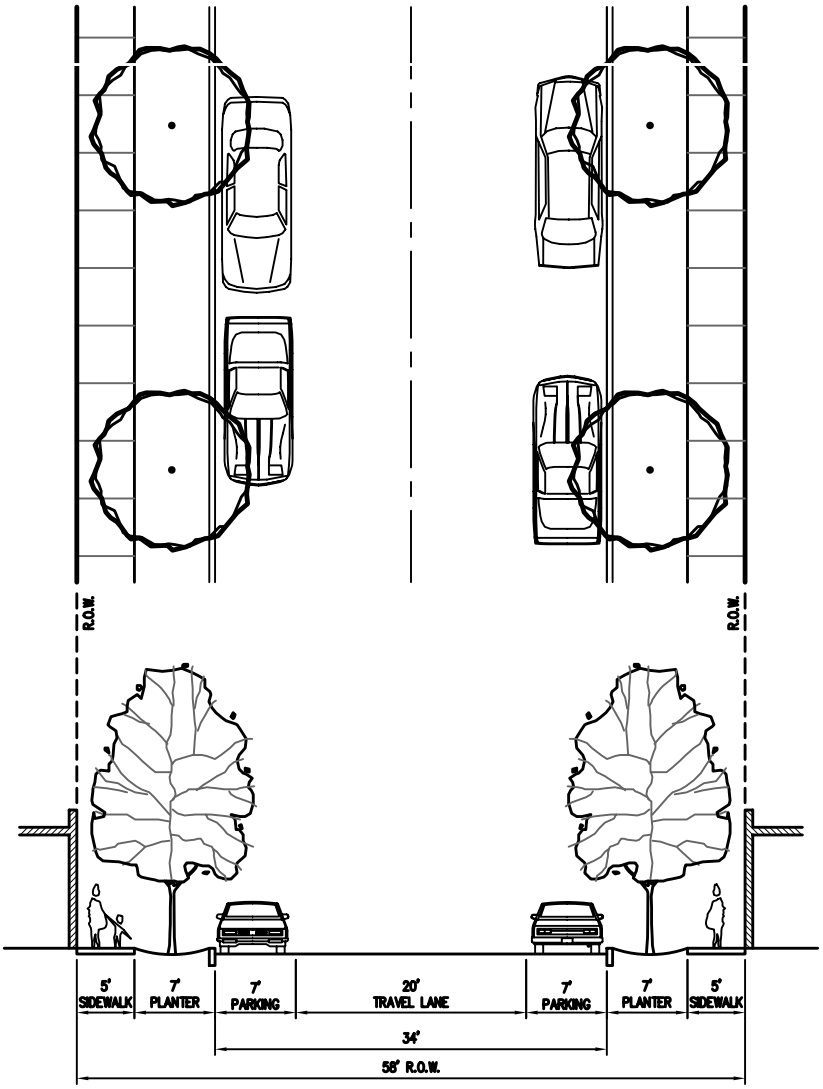
MOVEMENT / SPEED.....Slow / 20 mph
PEDESTRIAN CROSSING TIME.....7 Seconds
PUBLIC R.O.W.....50'
TRAFFIC LANES.....2 in 16'
PARKING.....Parallel - Both Sides - 7' Width
CURB.....Vertical
SIDEWALK.....5' both sides
PLANTER.....5'
Continuous
Light Color Mulch
French Drains at Curb Cuts
PLANTINGS.....A Street
Desert Willow at 20' O.C.
C Street
Mesquite at 25' O.C.
D Street
Ironwood at 25' O.C.



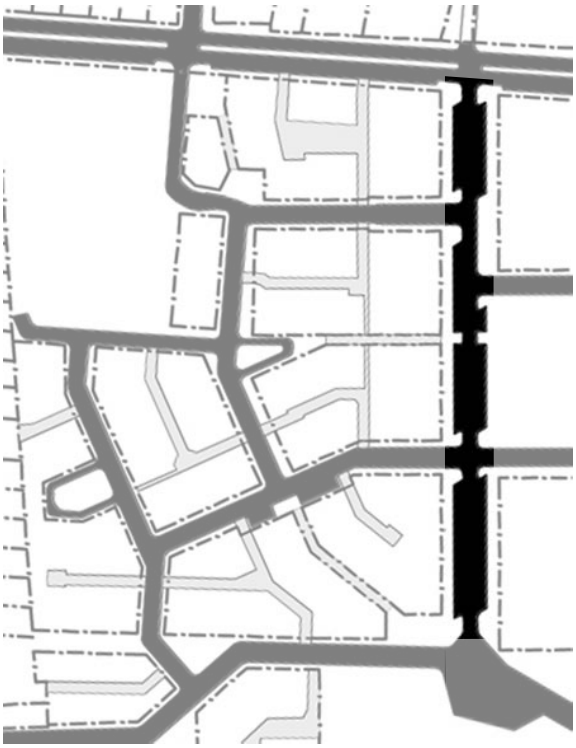
RESIDENTIAL 50–30

Residential 58' - 35' - 4

MOVEMENT / SPEED.....Free / 30 mph
PEDESTRIAN CROSSING TIME.....12 Seconds
PUBLIC R.O.W.....58'
TRAFFIC LANES.....2 in 20'
PARKING.....Parallel - 7' Width - Both Sides
CURB.....Vertical
SIDEWALK.....5' Both Sides
PLANTER.....7'
Continuous
Light Color Mulch
French Drains at Curb Cuts
PLANTINGS.....A Street
Desert Willow at 20' O.C.
D Street
Mesquite at 25' O.C.

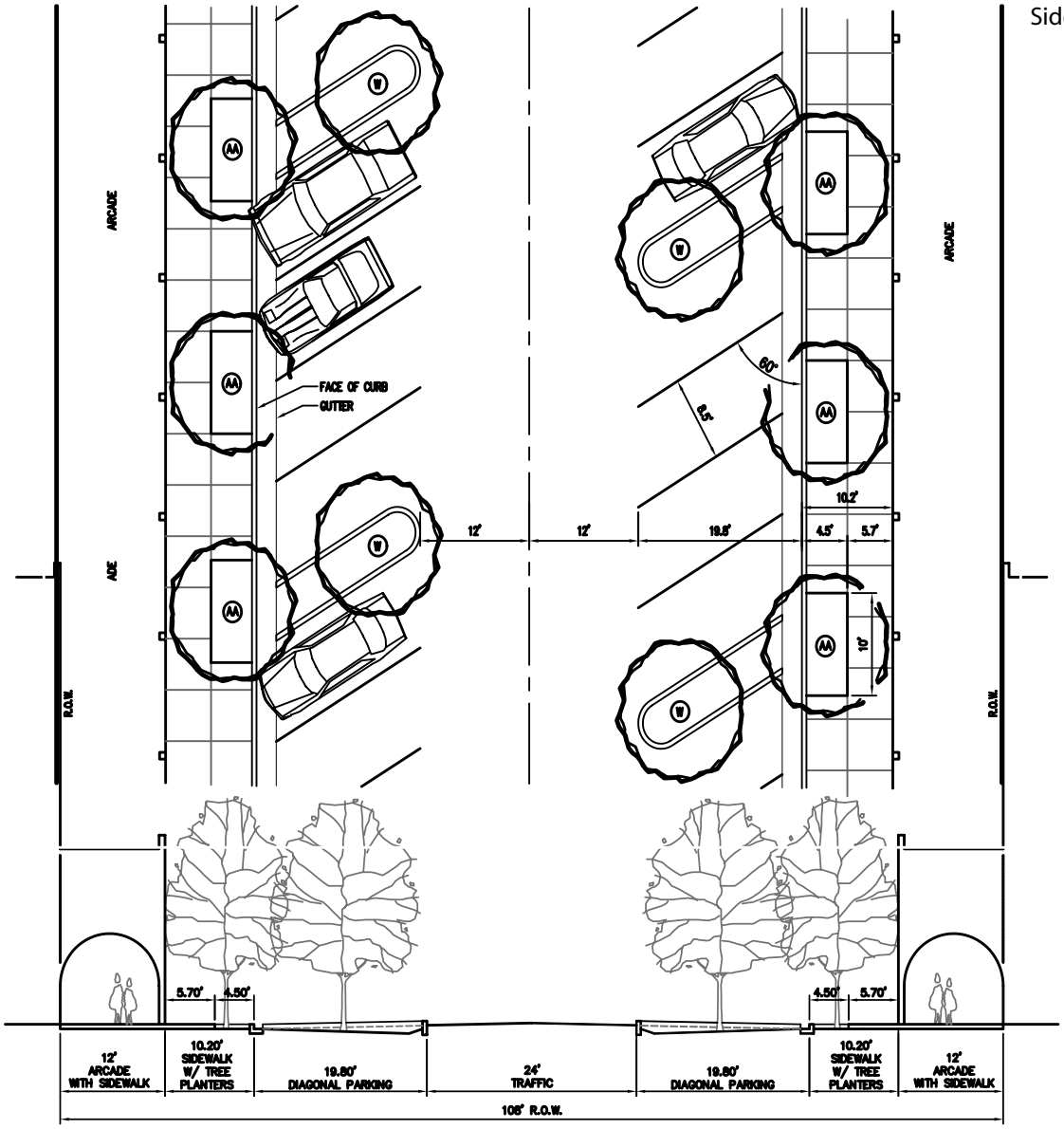


RESIDENTIAL 58–34



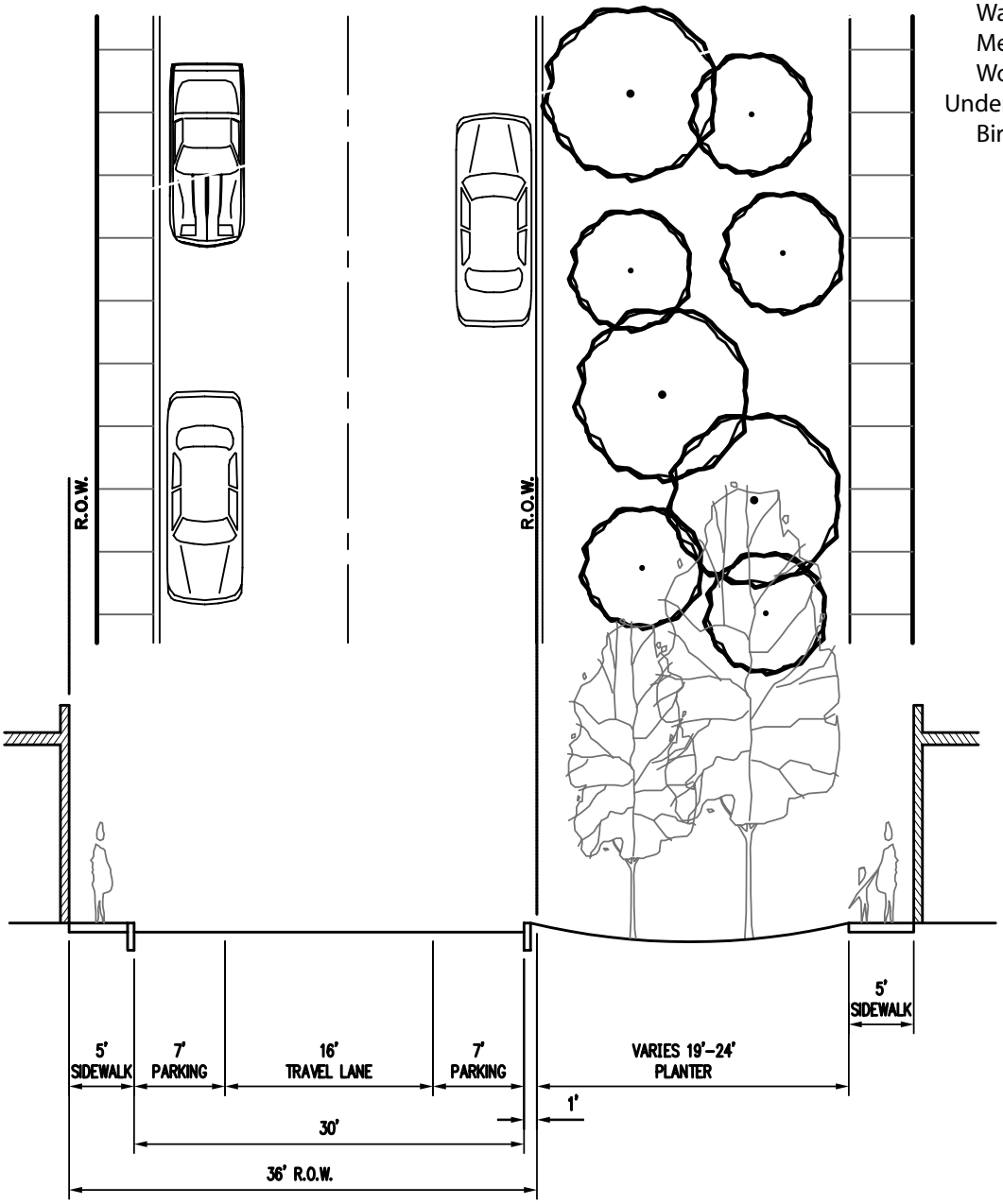
Avenida Del Convento - 5

MOVEMENT / SPEED.....Slow / 20mph
PEDESTRIAN CROSSING TIME.....11 Seconds
PUBLIC R.O.W.....108'
TRAFFIC LANES.....2 in 24'
PARKING.....Diagonal Both Sides with Wheel Stops
CURB.....Vertical
SIDEWALK.....22' Width
12' Encroachment Allowed
Pavers
PLANTER.....Width 4.5'
4.5' x 10' Cut in Sidewalk
Light Colored Mulch
French Drains at Curb Cuts
TREE ISLAND IN PARKING.....4' Width
19.8' Length at 30 Degrees
Edge Matches Curb
PLANTINGS..... Arizona Ash 20' O.C.
Sidewalk Planter
Walnut 38' O.C.
Tree Island in Parking
Pomegranate Occasionally
Sidewalk Planter



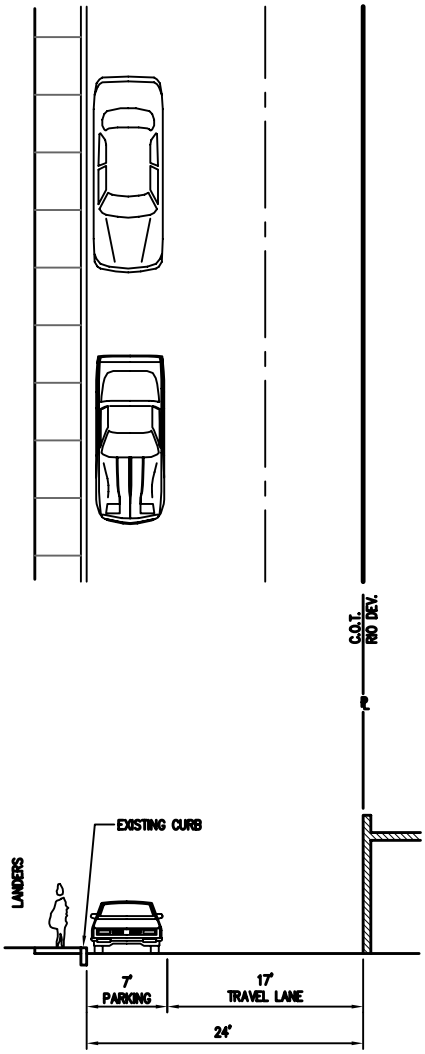
Acequia - 6

MOVEMENT / SPEED.....Free / 20 - 25 mph
PEDESTRIAN CROSSING TIME.....6 Seconds
PUBLIC R.O.W.....36'
TRAFFIC LANES.....2 in 16' Pavers at Plazas
Sloped to Swale
PARKING.....Parallel - 7' Width - Both Sides
CURB.....Vertical on Westside
Curb Cut at Swale
Swale on Eastside
SIDEWALK.....5' both sides
PLANTER.....None on Westside
19' - 24' on Eastside
Continuous Swale
Light Color Mulch
French Drains at Curb Cuts
PLANTINGS.....Major Species - Natural Groupings
Sycamore
Desert Willow
Canyon Hackberry
Whitethorn Acacia
Minor Species - Natural Groupings
Walnut
Mexican Elderberry
Wolf Berry
Understory - As Desired
Bird & Butterfly attractions



Lander Alley - 7

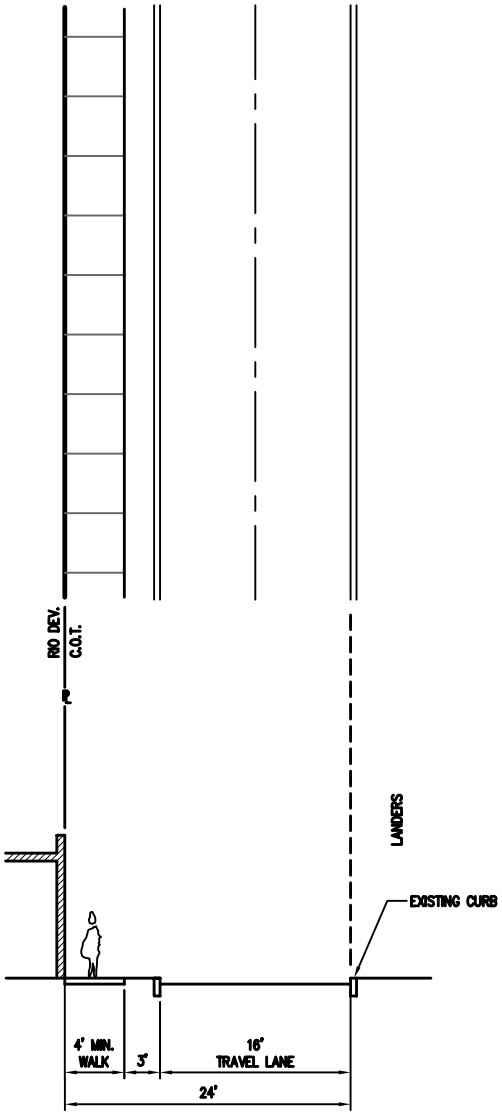
MOVEMENT / SPEED.....Slow / 15 mph
PEDESTRIAN CROSSING TIME....3 Seconds
R.O.W.....24'
TRAFFIC LANES.....2 in 17'
PARKING.....Parallel - 7' Width
West Side Only
CURB.....Vertical - West Side Only
Concrete
SIDEWALK.....West Side - Existing
PLANTER.....N/A
PLANTINGS.....N/A



LANDERS 'C' 24-24

Lander Street - Section E - 8

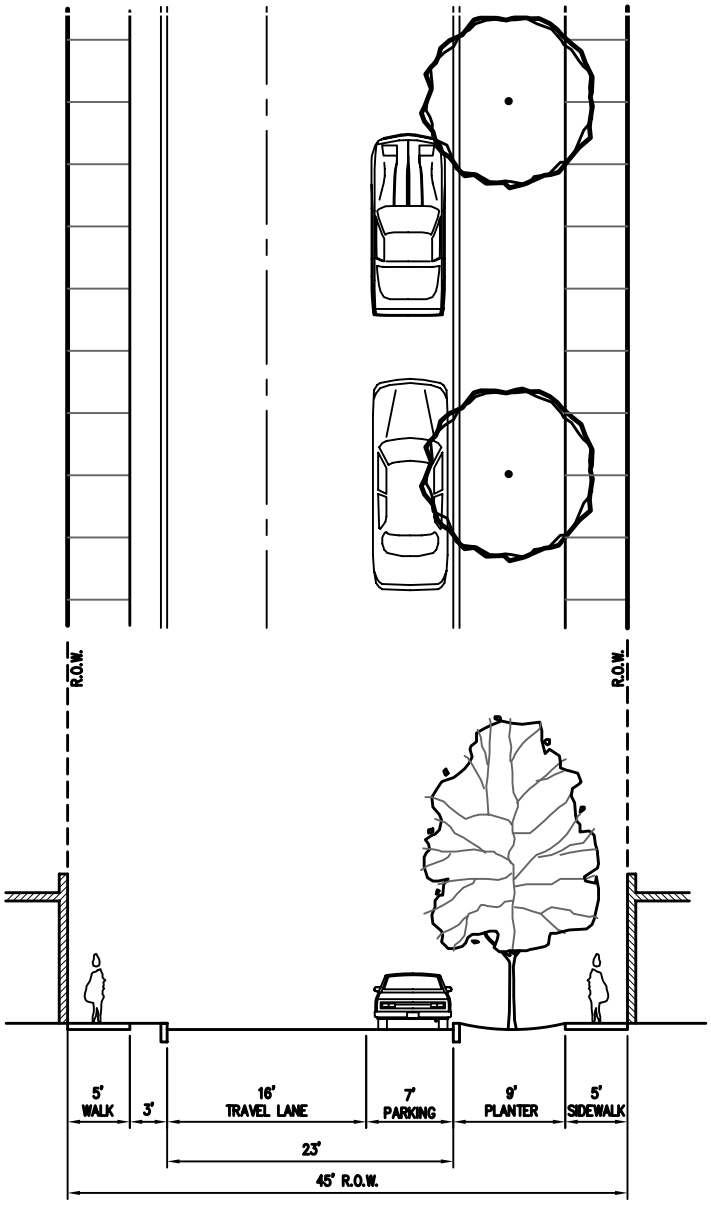
MOVEMENT / SPEED.....Slow / 20 mph
PEDESTRIAN CROSSING TIME....6 Seconds
PUBLIC R.O.W.....24'
TRAFFIC LANES.....2 in 16'
PARKING.....N/A
CURB.....Vertical
SIDEWALK.....South Side - Min. 4'
PLANTER.....South Side - 3'
Continuous
Light Colored Mulch
French Drains at Curb Cuts
PLANTINGS.....Ironwood at 25 O.C.



LANDERS 'E' 24–16

Lander Street - Section D - 8

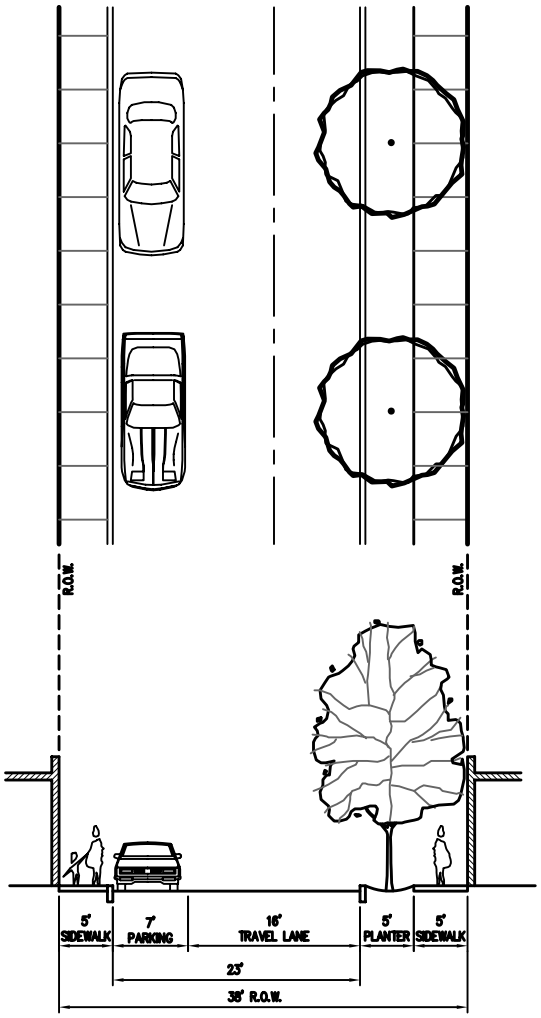
MOVEMENT / SPEED.....Slow / 20 mph
PEDESTRIAN CROSSING TIME....9 Seconds
PUBLIC R.O.W.....45'
TRAFFIC LANES.....2 in 16'
PARKING.....Parallel - 7' Width
North Side Only
CURB.....Vertical
SIDEWALK.....South Side - 5'
North Side - 5'
PLANTER.....South Side - 3'
North Side - 9'
Continuous
Light Colored Mulch
French Drains at Curb Cuts
PLANTINGS.....Ironwood
North Side 25' O.C.



LANDERS 'D' 45–23

Residential 38' - 23' - 9

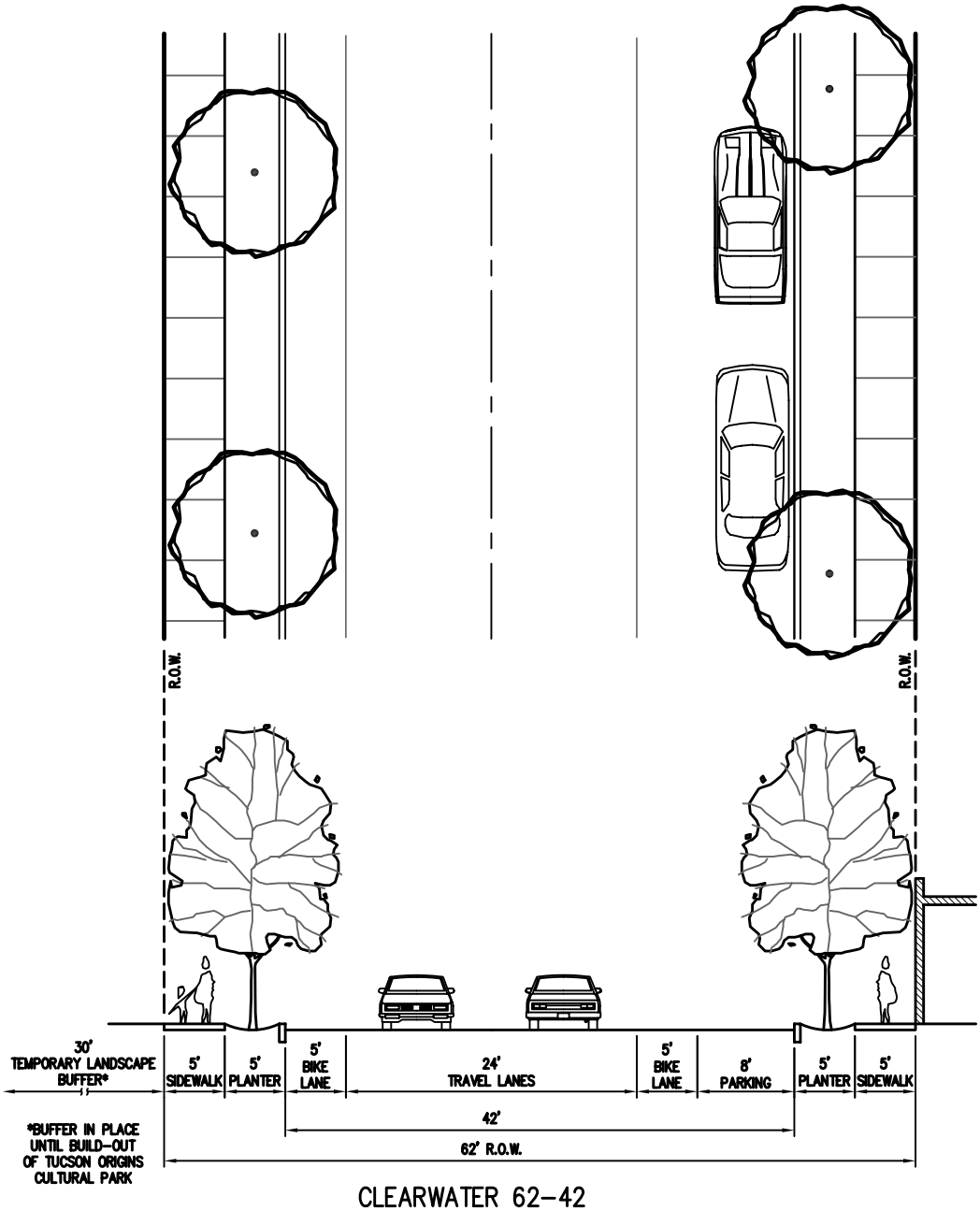
MOVEMENT / SPEED.....Slow / 20 mph
PEDESTRIAN CROSSING TIME.....9 Seconds
PUBLIC R.O.W.....38'
TRAFFIC LANES.....2 in 16'
PARKING.....Parallel - 7' Wide
East Side Only
CURB.....Vertical
SIDEWALK.....5' both sides
PLANTER.....5' East Side Only
Continuous
Light Color Mulch
French Drains at Curb Cuts
PLANTINGS.....Ironwood
East Side Only at 25' O.C.



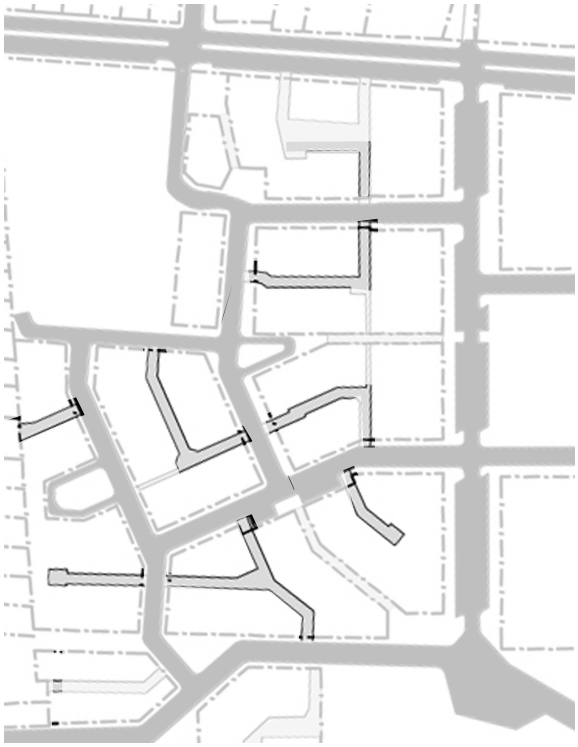
RESIDENTIAL 38–23

Clearwater - 10

MOVEMENT / SPEED.....Free / 35 mph
PEDESTRIAN CROSSING TIME.....8 Seconds
PUBLIC R.O.W.....62'
TRAFFIC LANES.....2 in 24'
BICYCLE LANE.....2 Lanes 5' each
PARKING.....Parallel - 8' Width
North Side Only
CURB.....Vertical - Concrete
SIDEWALK.....5' both sides
PLANTER.....5' Continuous
Concrete Border
Lighted Light Colored Mulch
French Drains at Curb Cuts
PLANTINGS.....Blue Palo Verde
North Side at 35' O.C.
South Side at 25' O.C.



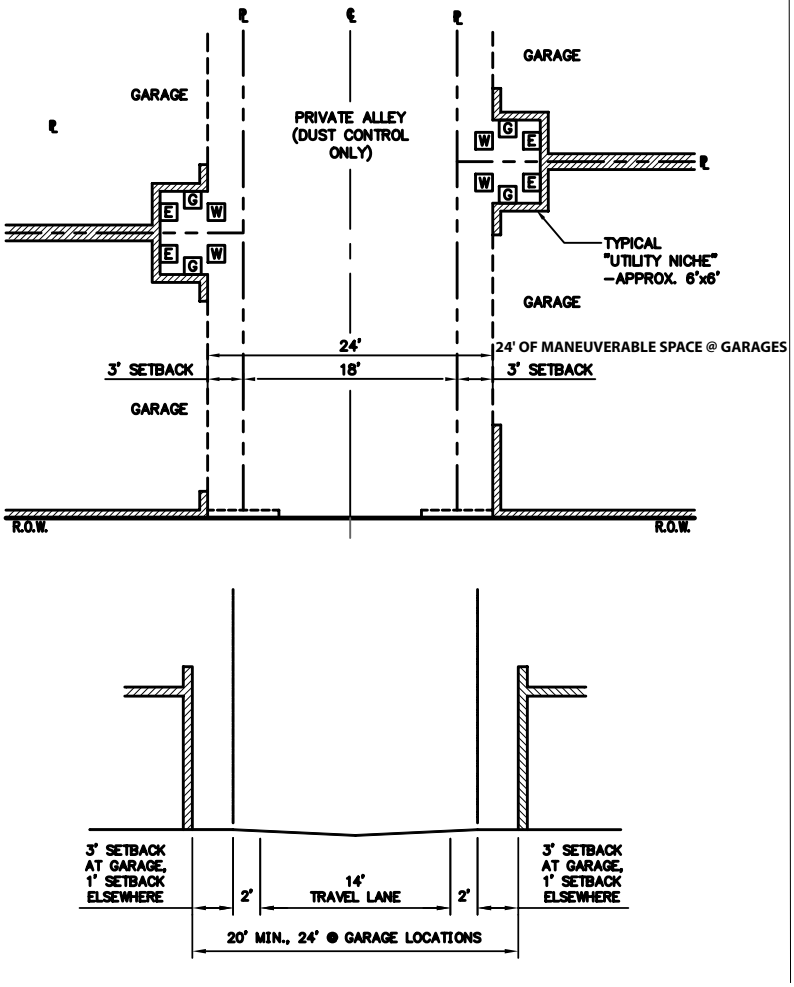
CLEARWATER 62-42



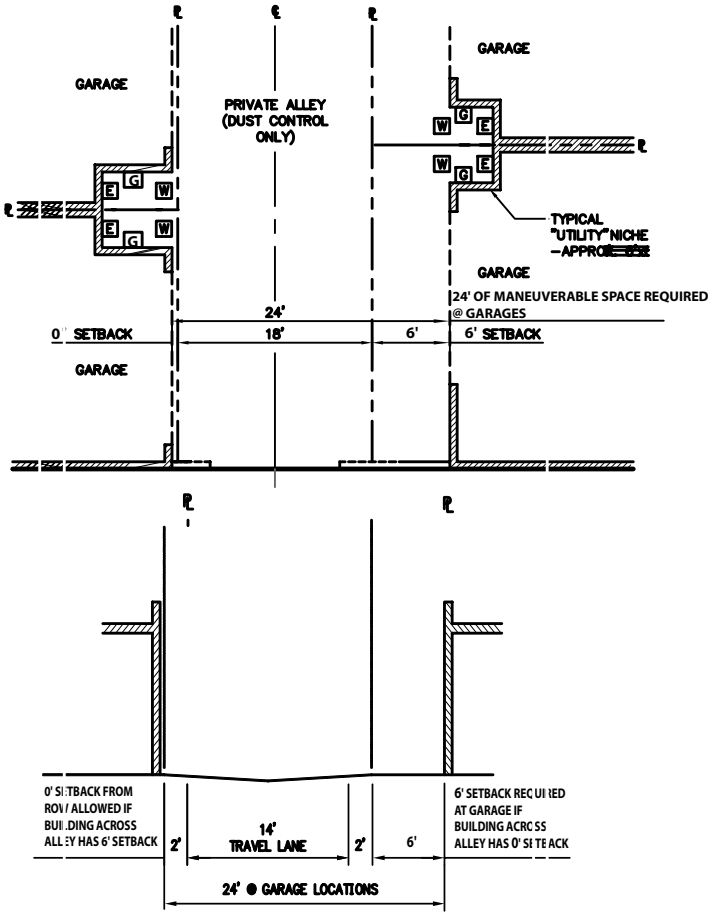
Private Alleys

MOVEMENT / SPEED.....Yield / 10 mph
PEDESTRIAN CROSSING TIME.....3 Seconds
CLEAR.....18'
MANUEVERING WIDTH.....24'
TRAFFIC LANES.....1 in 14'
Chip Seal
PARKING.....N/A
CURB.....N/A
SIDEWALK.....N/A
PLANTER.....At Entrances
Between Garages
Swale Only
PLANTINGS.....Vitex
Sweet Acacia
Nopal
Vines
Butterfly & Bird Attractions

Option A - when both garages are setback from the property line by 3'
See Page 21 of PAD & CC&Rs

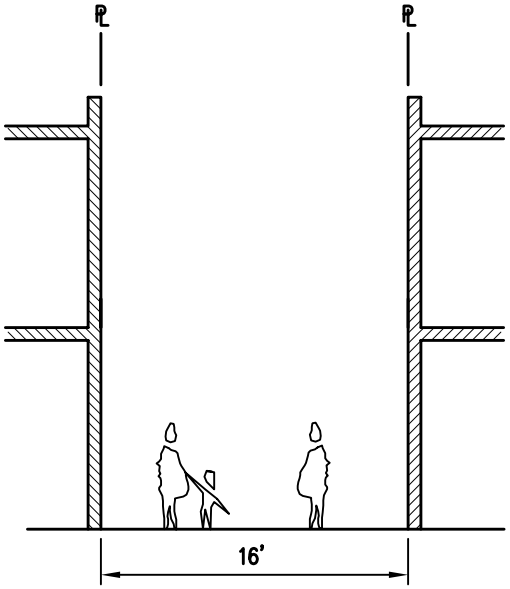


Option B - when one garage is not set back the other must be setback 6' -
See Page 21 of PAD & CC&Rs



Paseo 16' - 11

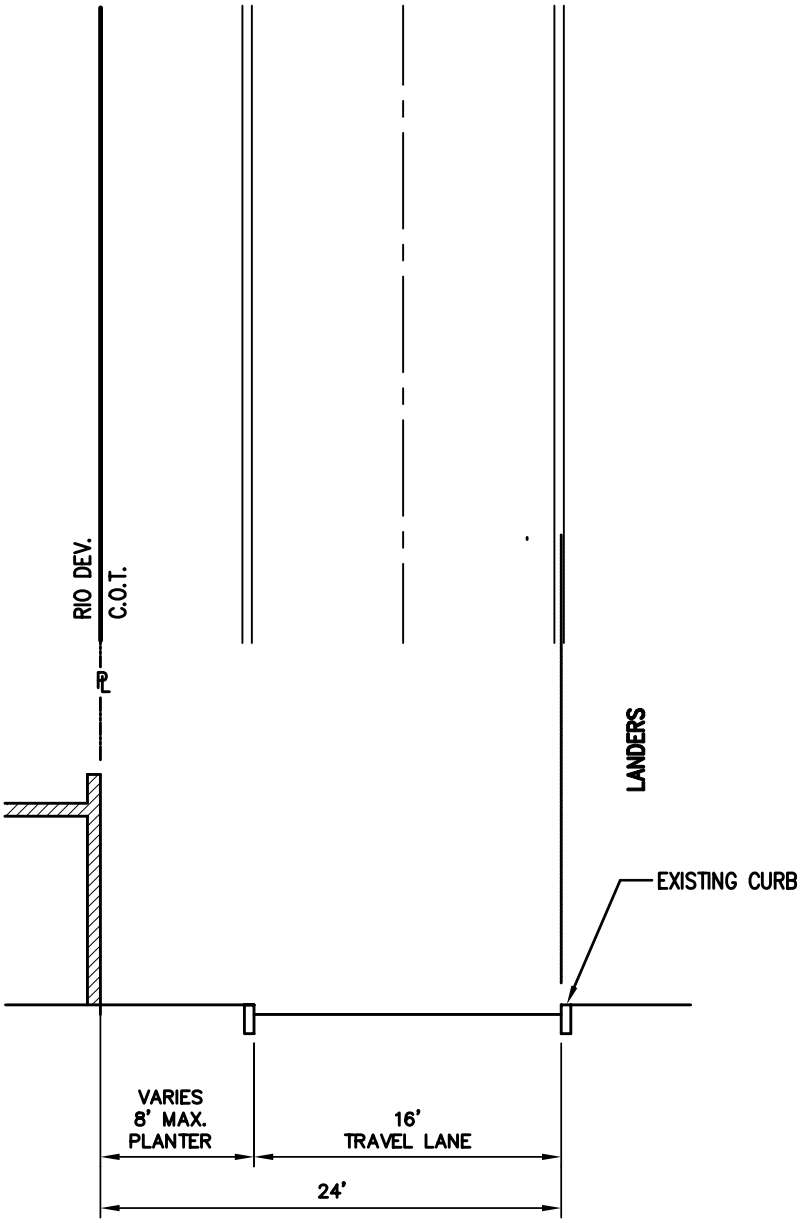
MOVEMENT / SPEED.....Pedestrian Only
PEDESTRIAN CROSSING TIME.....3 Seconds
PUBLIC R.O.W.....16'
TRAFFIC LANES.....N/A
PARKING.....N/A
CURB.....N/A
SIDEWALK.....16'
Pavers
PLANTER.....At Entrances
PLANTINGS.....Lysiloma
Vines
Succulents
Potted Plants



16' PASEO

Lander Street - Section F - 13

MOVEMENT / SPEED.....Slow / 20 mph
PEDESTRIAN CROSSING TIME....6 Seconds
PUBLIC R.O.W.....16'
TRAFFIC LANES.....2 in 16'
PARKING.....N/A
CURB.....Vertical
SIDEWALK.....Nouth Side - Existing
PLANTER.....North Side - Existing
NOTE: South side of street has access to trash dumpster



INFRASTRUCTURE PLAN

The new underground infrastructure systems will be public property and maintained by the public agencies in charge of these facilities. The infrastructure will not be phased. Construction of the infrastructure will begin when the PAD is approved and the accompanying tentative plat and infrastructure improvement plans, which are concurrently under review, are approved.

The PAD site is located in an area that is already highly developed in terms of existing infrastructure. City commissioned studies of existing drainage and infrastructure are available in the Site Analysis for the PAD. The City has exempted the site from on site retention and detention as indicated in the "Drainage Report for Mercado District".

For site drainage design, particular attention has been paid to the use of rainwater to irrigate trees and public plantings and the "City of Tucson Water Harvesting Guidance Manual" was used extensively. Typical drainage will be allowed from individual buildings and lots to micro retention basins in planters along the streets and allowing excess to flow directly to the street.

The planters will have French drains or comparable systems to promote infiltration. Roads will be crowned to drain toward the curbs. There will be curb cuts at each tree/planter to permit excess rainwater to infiltrate in planters also. The Private Alleys receive minimal additional drainage other than what falls on them and they drain to the streets. Excess water in the streets will continue down the streets to a storm drain system as indicated on the Infrastructure Plan Illustrative. In addition, the Acequia Street will have a filtration, collection and underground storage system, along with the storm drains.

Site storm drains will connect to the large existing storm drain bordering the south side of the site that continues to the Santa Cruz. A small quantity of surface water on the north edge of the site will drain to the storm drain system under Congress. Both the Congress Street and the south boundary systems have excess capacity as indicated in the Drainage Reports in the Site Analysis (see attached Concept Drainage Plan).

The site is not in the 100-year floodplain because the Santa Cruz has been stabilized and fill has been added to the Rio Nuevo site to raise it above the flood levels. This designation is indicated in the Site Analysis's Attachment "U".

Sewer lines will be located underground in the Private Alleys and streets, which are also utility easements, or in the streets. This system will tie in to existing sewer below Congress. A capacity letter from Pima County is attached to the Site Analysis.

Water lines are also located underground in the Private Alleys and streets. This site network ties into the existing lines both under Congress and to a line several hundred feet south of the site. Additional information can be found in the Site Analysis (see Illustrative Infrastructure Plan on Page 39).

Illustrative Infrastructure Plan

UTILITY SERVICE

Electricity, gas, phone and cable are underground in the Private Alleys and streets. Electricity, phone, cable are in Congress and there is a main gas line to the south of the site. Gas and electric meters/services will be placed on small residential lots in a "Utility Niche" created by building the structure around an approximate 3' x 6' space on a rear corner. This niche will often be shared by two lots making the space approximately 6' x 6'. They are therefore protected by the structure itself and may additionally have a bollard where particularly vulnerable. 10' x 10' transformer easements will be sited in niches on larger lots. In-ground water meters may be located in the 3' rear setback of the property. See the attached diagrammatic illustration on next page.

FIRE LANES

All buildings including residences are to be fire sprinkled. Fire Lanes are accommodated in the traffic lane areas indicated on the Street Sections. Because of the dense network of streets and the fire sprinkling of all buildings, narrower traffic lanes, as little as 16' for two-way traffic, are allowed.

SOLID WASTE COLLECTION

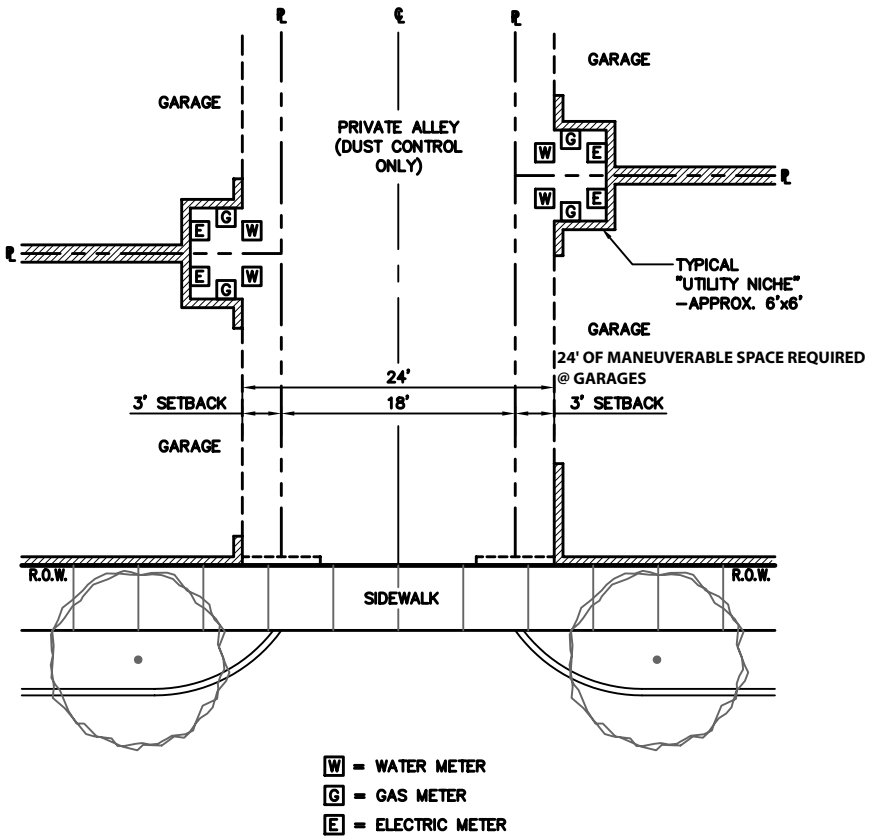
For the dwellings in the Neighborhood General area, the City will provide two 30 gallon receptacles to each residence and they will be stored in the garages, parking area or carport. Individual occupants &/or the maintenance staff hired by the HOA will bring solid waste to the central collection area (see site location on next page), equipped with a minimum of one trash and one recyclable container. This will be clearly defined in the Covenants, Conditions & Restrictions for the Menlo Park Mercado District. Compaction type equipment may be used and collection from the site will be as often as six days a week or as required.

In the Town Center facilities will serve both commercial and residential, similar to multi-family housing. Lots A & B will have a single solid waste collection area, Lot C will have one, & Lot D will share space with the central collection area. A solid waste collection area may either be incorporated into a building as an internal element or will have an 8 foot high masonry wall setback 3 feet from the lot line and/or private alley/s. This 3 foot setback area will be an improved planter and maintained by the HOA & BOA.

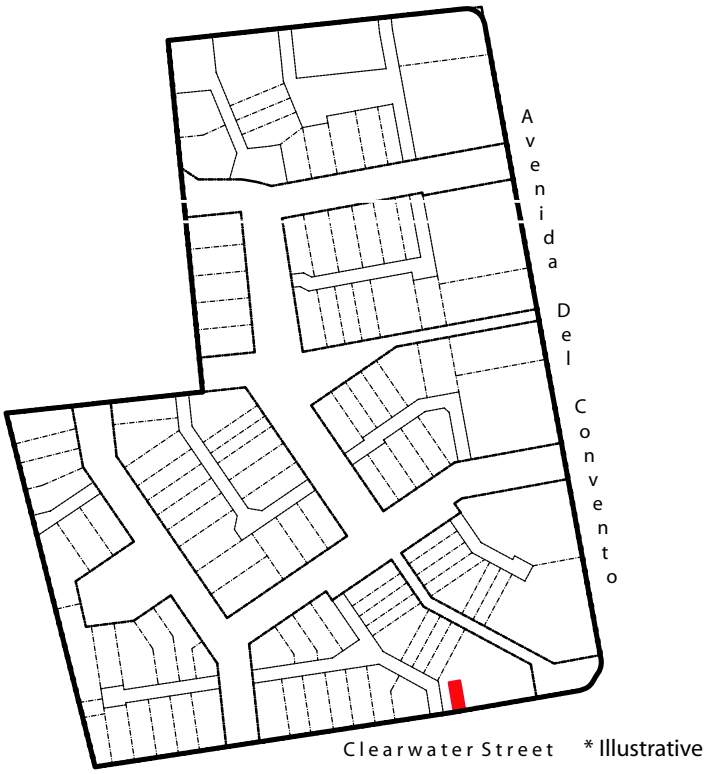
Pedestrian access will be provided for individual access to the collection areas. Opaque vehicle access gates to gain access to the refuse containers will be provided from a public street and/or private alley.

POSTAL FACILITIES

Postal service pick-up, drop-off and delivery for commercial and residential uses will be provided at a centralized location on-site and within the PAD development. The facility will be an enclosed/sheltered area, open and accessible 24 hours. It is preferred that the facility be placed in a location that would be generally in conjunction with a commercial operation such as a coffee shop or café with separate entrances.



TYPICAL ALLEY "UTILITY NICHE"



Location of Garbage Collection Area

SIGNAGE

All signs must conform to the Mercado District Signage Design Standards (in the Mercado District Master Plan) and be approved by the Mercado District DRC prior to being submitted to the City for a permit. The Special District section of the Tucson Sign Code applies to the entire PAD area. In the event the Tucson Sign Code is amended to permit special districts to establish specific regulations which apply within a Planned Area Development and are approved by the Mayor and Council, the following special regulations are approved for this Planned Area Development:

Town Center	Directory signs: One (1) per Commercial Lot or Block as defined on the final plat. An on-site sign not attached to any building and supported by uprights or braces or some object on the ground, and intended to list tenants, direct one to tenant's location.
Neighborhood General	Home Occupation Sign: Not to exceed 16 square feet if painted on the building or glazing. Not to exceed 8 square feet if any other type allowed by both the Mercado District Signage Design Standards (in the Mercado District Master Plan) or the Tucson Sign Code. No internally illuminated signs allowed.

IMPLEMENTATION AND ADMINISTRATION

Proposed Changes to Zoning Ordinances

The Project will not result directly in the modification or change of any existing building codes or other ordinances except portions of the applicable Zoning Map of the City of Tucson.

Development Plan and Architectural Review Procedures

The Planned Area Development shall be implemented through the review process of development plans and/or plats through the City of Tucson. A plan shall be required for all development within the Planned Area Development area requiring a building permit or where landscaping is to be installed.

To support Traditional Neighborhood Design for the site, urban planners and architects conducted a charrette process which included public meetings and participation. The result was a document "Mercado District Master Plan" that thoroughly covers architectural standards, design standards and themes, detailed signage and a design review process to be followed and administered by the Mercado District Design Review Committee. The Mercado District Review Committee has been established to review all submittals for consistency in design and conformance with the design standards in the "Mercado District Master Plan".

All proposed development plans and subdivision plats within the Planned Area Development shall be submitted to the Mercado District Design Review Committee prior to Development Plan or Subdivision review by the City of Tucson. At such time as the Mercado District Design Review Committee approves a plan or plat, an approval stamp will be affixed to each sheet. It is the responsibility of the City of Tucson to verify that each plan or plat submitted for review has first been approved by the Mercado District Design Review Committee.

Plans and/or plats for projects requesting a variance from the Standards of this PAD shall not be submitted to City staff for approval until the Mercado District Design Review Committee has reviewed the request. Applicants are, however, encouraged to submit preliminary plans for review and comment by City Development Services Department prior to the final preparation of a Development Plan or plat. Comments from other City departments and service agencies shall also be sought by the applicant prior to preparing finalized plans that are being submitted for Mercado District Design Review Committee.

All commercial blocks and residential lot 100 will go through the Community Development Review Committee (CDRC) process for their development plans and tentative/final plats.

Adoption

The Planned Area Development shall be processed in accordance with the City of Tucson Land Use Code and may be amended from time to time in accordance with such provisions. Once the Mayor and Council adopt the Planned Area Development ordinance and a final plat consistent with the Planned Area Development and the final plat is approved by the City of Tucson and recorded, the Planned Area Development becomes operative.

Conflict in Terms

Whenever a conflict exists between the Planned Area Development and the Land Use Code as amended February 5, 2004 or City Sign Code amended October 14, 2002, the Planned Area Development shall apply. When specific reference is not provided in the Planned Area Development document, the Land Use Code and Sign Code shall apply.

Minor Changes

The Development Services Department Director may allow minor changes to the criteria set forth in the Planned Area Development, providing said changes are not in conflict with the overall intent as expressed in the Plan. Any changes must conform to the goals and objectives of the Plan.

The following items shall be considered to be minor changes:

1. The addition of new information to the Planned Area Development maps or text that does not change the effect of any regulations or guidelines.
2. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Planned Area Development area, nor change the concepts of the Plan.

3. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.
4. Adjustments to development standards that are in the interest of the community and do not affect health or safety issues.
5. Changes to the PAD Signage standards.
6. Changes to landscaping plants, materials and spacing.
7. Lot reconfiguration including changing the lot size, density, number of units.
8. To correct an error, note, signature or similar minor issue not affecting the subdivision layout.

Major Changes

The following items shall be considered as major changes:

1. Changes in approved Land Uses that are not consistent with the Goals and Objectives of the PAD.
2. PAD boundary changes that require re-platting.
3. Modification of boundaries between Neighborhood General and Town Center.

Amendment Procedures

Major changes shall be amended through the process outlined in the City of Tucson Land Use Code. Minor changes shall be amended by the Development Services Department Director as stated above.

Enforcement

The Planned Area Development shall be administered and enforced by the Development Services Department Director.

APPENDIX:

Parking Rationale
Drainage Concept Map
Mercado District Landscape Matrix
Legal Description of 13.569 Acre Parcel (Menlo Park Mercado District)
Legal Description of Right-of-Way

ATTACHMENTS:

Exotics for Tucson
Mercado District Native Plant Matrix
Downtown Comprehensive Street Tree Plan

Site Analysis:

Topography Map of Mercado District
Phase 2 Summary Drainage Report for Planned Rio Nuevo Project Site by Tetra Tech
Menlo Park Storm Drainage by COT Dept. of Public Works
"A" Mountain Basin Drainage Improvement by COT Dept of Transportation
Drainage Report for Mercado District by WLB
ALTA/ACSM Land Title Survey by Tetra Tech Inc
Capacity Letter from Pima County Wastewater Management Dept.
Subsurface Exploration & Geotechnical Engineering Report by Terracon
Rio Nuevo Landfill Stabilization Project Interim Technical Report on the Nearmont Site by Hydro Geo Chem, Inc.
Phase 1 Work Plan for the Demonstration of In-Situ Refuse Composting Rio Nuevo South Project by Hydro Geo Chem, Inc.
Rio Nuevo, Lots 1-15, Traffic Impact Analysis by Curtis Lueck & Assoc.
Rio Nuevo, Lots 1-15 Congress/Grande Intersection Fair Share Analysis by Curtis Lueck & Assoc.
Menlo Park District Paving Improvement by COT
Mercado District, Traffic Impact Analysis by Curtis Lueck & Assoc.
Archeology Report of Clearwater Site by Desert Archeology
Amended Final Plat of Rio Nuevo
Air Rights Over Public Rights-of-Ways Letter
Mercado District FEMA Overlay
Downtown Pedestrian Implementation Plan

DEFINITIONS

Block: A tract of land or tracts as identified on the final plat of the Menlo Park Mercado District that individually or as grouped will accommodate a single development in the Town Center.

Commercial- the term collectively defining workplace, office and retail functions sometimes referred to as non-residential.

Courtyard Wall: An opaque or non-opaque wall or fence placed inside or at the property line in any yard in a manner that creates an on-site outdoor open living area for one or more dwellings.

Exotics for Tucson (compiled from Mission Gardens in the area). This is a list of non-native plants that are food or medical bearing and suggested for use in the Mercado District.

Jardines: The planted "garden" area of the plazas.

Lot: A parcel of land as identified on the final plat of the Menlo Park Mercado District individually will accommodate dwellings in the Neighborhood General.

Mercado District Native Plant Matrix: The Attachment is list of plants suggested for use in project development originally by the Tucson Audubon Society for their Santa Cruz River Restoration Project. It was later adapted for use by the Tucson Origins Project.

Mercado District Design Review Committee (DRC): Responsible for reviewing for approval all plans and plats proposed in the PAD for consistency and conformance with the design standards in the "Mercado District Master Plan" prior to being submitted to the City for approval.

Mercado District Master Plan: A document produced as the result of a design Charrette held in January 2002 and contains basic principles of traditional neighborhood design and provides specialized regulations for subdivision design, street standards and site planning and building orientation and placement.

Mercado District Master Plan "design standards": Provisions in the Mercado District Master Plan for architectural standards, design standards and themes, detailed signage and a design review process.

Origins Project Native Plants List: See "Mercado District Native Plant Matrix" above.

Private Alley-privately owned right of way primarily for placement of utilities and access to parking/garages for each lot. Not for refuse collection.