Salpointe Catholic high school

Planned Area Development

June 2009

THE PLANNING CENTER
a division of TPC Group, Inc.

Salpointe Catholic High School

Planned Area Development
Tucson, Arizona

Submitted to:

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June 2009

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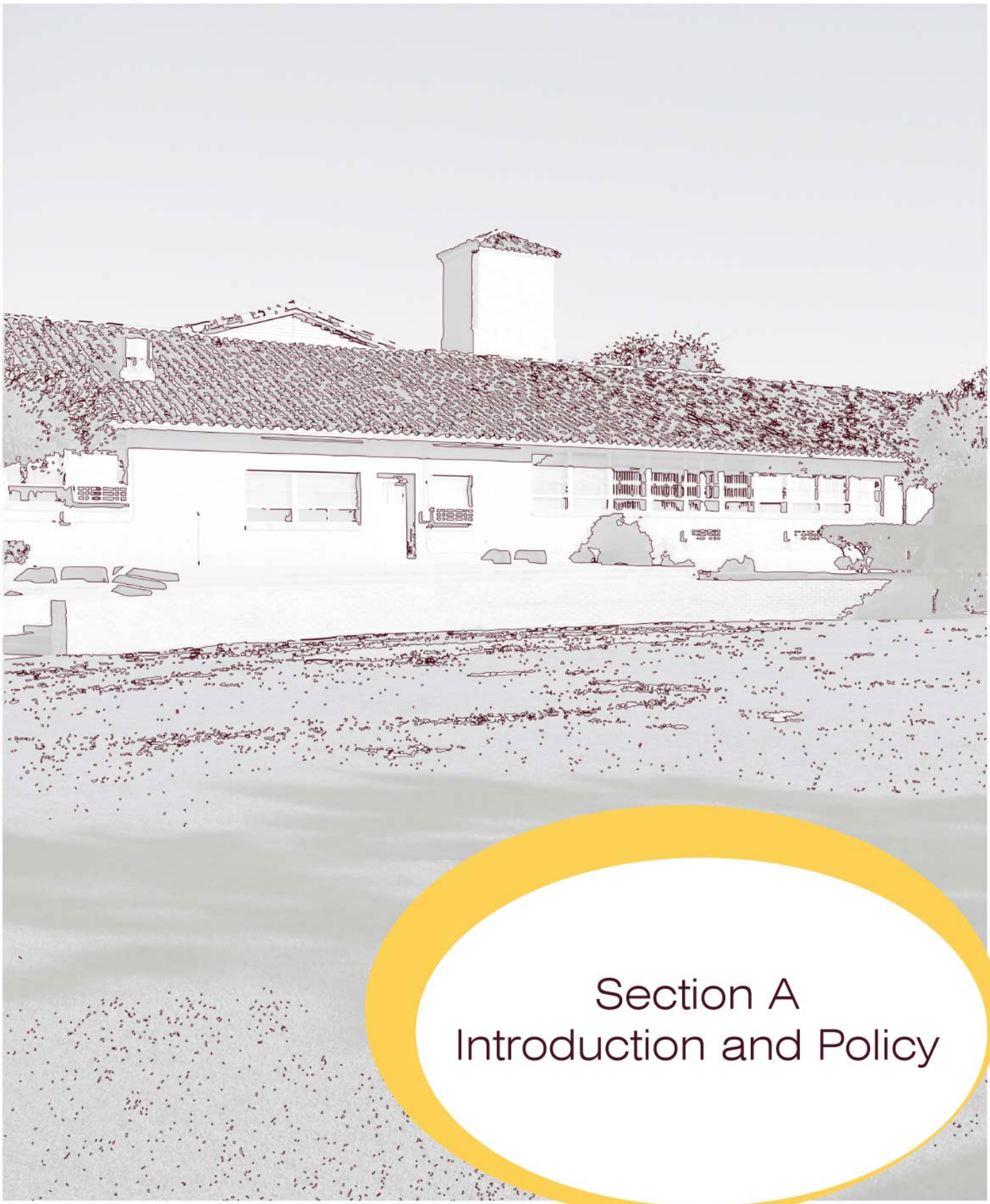
Salpointe Catholic high school



Section A
Introduction and Policy

Section A: Introduction and Policy

1. Overview

The Salpointe Catholic High School (Salpointe) Planned Area Development (PAD) encompasses approximately 33.5 acres located between Copper, Glenn, Cherry and Mountain Streets. The existing zoning of the property is currently R-2 (Residential). Salpointe is a private Catholic educational institution for young men and women under the direction of the Carmelite Order. The school was named after John Baptist Salpointe, the first bishop of Arizona. The facility includes the original buildings dating from 1950 as well as new additions as recent as 1996. The 2008/2009 school enrollment is approximately 1,200 students and 139 faculty, staff and administrators. The student to teacher ratio is 22:1.

Salpointe offers a 4-year program with seven classes daily with no free periods. Salpointe main curriculum requirements include english, mathematics, theology, science and social studies. Other elective classes offered include art, ceramics, painting, photography, band string ensemble, jazz ensemble, 20th century music, show choir and drama, computers, clothing, accounting, economics, strength conditioning and introduction to law. School masses are served several times throughout the year and a daily morning Mass is offered in the school chapel before the academic day begins.

2. Salpointe History

Salpointe opened in the 1950's with nine classrooms, a library and administrative offices on approximately 40 acres referred to as the Florence Addition. The majority of the campus was built from 1954 to 1966 from the private contributions of Helena Corcoran. During this time they built labs, classrooms, vocational workshops, a library, tennis courts, a gym, athletic fields, a priory, baseball fields, and a football stadium. See Exhibit A.2: 1956 Aerial Photograph (page 3) from the Salpointe website. The photography displays the original 40 acres of Salpointe Catholic High School *(circa 1956)* showing the original building surrounding what is now the Farr Patio (a.k.a. Freshman Patio), the cafeteria and the Gercke School of Vocational Arts. The cleared off rectangular area in the middle- left was the "football" field. This is where the students used to go out with buckets before practice to pick up rocks that were part of the playing field. The visible intersection to the left is Copper and Mountain and to the right is Copper and Cherry.

After 1967, an art room, physics, biology, woodworking labs, a track and a softball stadium were built. In 1987, Salpointe was named the first college preparatory school in Southern Arizona by the North Central Association of Colleges and Schools. After 1990, the Corcoran Theater, Alumni Hall, Click Computer Center, O'Reilly Track and the Brandsma Hall, a four-classroom building near the faculty parking area were built. In 1997, the buildings were wired for computer technology and in 2003, the north wing was remodeled and dedicated to Fr. Florian E. McCarthy, which houses biology, physics, chemistry labs, a counseling center, a conference room, a resource center, and campus ministry offices.

Exhibit A.2: 1956 Aerial Photograph

3. Key Planning Goals

The PAD District is designed to address concerns of the residents in the surrounding community and current and prospective high school students. The school is in need of renovations, and through discussions with City of Tucson planning staff; a PAD District was recommended as the best option to address Salpointe's needs. The PAD provides the certainty and necessary flexibility needed to phase the various upgrades over time. It also protects and preserves the immediate and surrounding neighborhoods as it limits those types of uses not appropriate for high school campuses adjacent to a residential neighborhood. According to PAD requirements, the site acreage shall be a minimum of 40 acres to rezone to a PAD. Although the site acreage is 33.5 acres, the Mayor and Council authorized the initiation of the PAD on March, 4, 2008. (See Appendix A: PAD Waiver Approval Letter.)

The PAD guidelines will improve the compatibility with surrounding neighborhoods through proposed renovations and reconfiguration of existing uses; reducing traffic impacts to the surrounding neighborhoods; improving internal and external circulation; and improving pedestrian safety. These major components are compatible with the goals of the Cragin-Keeling Area Plan and the City of Tucson General Plan. See illustrative site plan, Exhibit C.1.1: Conceptual Land Use Map on page 56.

The following goals are proposed:

- **Improve student parking by encouraging parking on campus**. More than 1,100 parking spaces may be provided on-site, which could include the construction of a one-story parking deck, depending on funding. In addition, the proposed practice fields adjacent to Mountain Avenue will serve as temporary event parking areas. Both will reduce the impacts of parking on the surrounding neighborhoods.
- **Reduce traffic impacts and improve safety on surrounding streets (goal of Cragin-Keeling Area Plan)**. Primary access will be located along Glenn Street and Mountain Avenue. The current Cherry Avenue student access point will be closed to discourage student drop-off /pick-up on residential streets. New student drop-off/pick up areas will be located along the Glenn Street entry driveway and Mountain Avenue entry driveway as well as new off-street student drop off/pick up area on Copper Street. The Mountain Avenue entry will be improved with a northbound right-turn lane and a southbound left-turn lane. Glenn Street access will be improved with an eastbound right-turn lane.
- **Reduce traffic impacts internal to the campus.** There will no longer be cross-access through the campus. Two cul-de-sacs will replace the access connection and the existing pavement between the cul-de-sacs will be substituted with a common area for students and potentially a future chapel.
- **Renovate and reconfigure existing athletic fields.** The existing football stadium on Mountain Avenue will be relocated to the center of campus

moving it away from the western property boundary and further from residential subdivisions. As shown in Section C, Figure 1: Football Stadium Cross Section (page 75), shows a comparison of the existing football stadium compared to the setback of the new football stadium location. The new stadium will include visitor bleachers and a grandstand housing locker rooms, a wrestling room, a training room, athletic office space, restrooms and a weight room. The south end of the stadium will provide room for concessions, multi-use meeting rooms, and a relocated cafeteria. The baseball and softball fields will also be renovated.

- **Renovate existing buildings.** The McCarthy Building renovation will provide better facilities for the existing music, band and dance functions. The existing uses within the McCarthy building such as the weight room, and the wrestling room will be moved into the new stadium. Existing classrooms located along the eastern boundary may also be remodeled.
- **Improve screening and buffering**. The perimeter screening and landscaping will be enhanced in areas void of vegetation as indicated on Exhibit C.3.12: Landscape Border Plan (page 73) and water harvesting principles will be implemented wherever feasible.
- **Construct new buildings**. A new chapel may be constructed between the new stadium and the existing classrooms and will be considered the "heart of the campus." The existing cafeteria will be torn down to accommodate a new performing arts center.

4. Planned Area Development Rationale

The City of Tucson Planned Area Development procedure is primarily intended to be a vehicle to allow upgrades, new additions, and provide consistency with today's Land Use Code. Salpointe is a historically established use since 1950, and the 33.5-acre campus does not have much land available for expansion. The PAD allows the campus to upgrade to today's standards, improve buildings and improve the relationship between the school and its' surrounding neighbors.

Salpointe acknowledges the existing concerns with surrounding neighbors and through the PAD, Salpointe is attempting to resolve concerns with traffic by reorganizing the entry points and access through campus, and minimizing parking on local streets by providing more parking on campus.

The PAD encourages the expansion and revitalization of an existing school. It also will encourage efforts to provide a full range of high quality educational opportunities through library resources and programs, and strengthening the distinctive physical character and identity of individual neighborhoods in the community.

5. General Plan

5.1 Livable Tucson Vision Program

The Livable Tucson Vision Program was initiated by the Mayor and Council in 1997 to create a vision for the City that recognizes a livable healthy community

requires a long term commitment to economic, social and environmental well-being. The PAD furthers the City of Tucson Livable goals by:

- Promoting public safety by improving access from neighborhood streets and access to and from the school site.
- Providing opportunities for infill reinvestment by upgrading the campus to today's standards.

5.2 Central Core

The entire site is located within the Central Core Growth Area. The Central Core Growth Area (Central Core) of the city, a substantial part of which was constructed prior to World War II, contains many structures now experiencing the revitalization phase of the cycle and comprises a substantial part of the economic activity within the city.

The PAD extends the Central Core policies by supporting revitalization that builds on transportation improvements. The campus will be upgraded and reorganized with careful consideration of the neighborhoods surrounding the site. The PAD will improve the aesthetics of the school as well as campus reorganization and access improvements that will increase the compatibility with the neighbors.

5.3 General Plan Land Use, Circulation and Economic Development

The critical residential land use theme of the Tucson General Plan is to protect residential neighborhoods while promoting compatible infill. Representatives of Salpointe are very involved with the surrounding neighborhoods. Salpointe is used as a meeting location for several neighborhood associations in the surrounding area, and there has always been an open line of communication between Salpointe and the neighbors. Neighbors were involved with the PAD Waiver process and will be involved in the proposed zoning changes through the PAD process.

6. Area Plan

The site is located within the Cragin-Keeling Area Plan adopted by Mayor and Council on March 12, 1990. The Cragin-Keeling Area Plan provides policy direction for an area that encompasses 2.96 square miles. The area plan is "L-shaped," with the "L" lying on its back along Grant Road and its foot running north along Stone Avenue. The area is bounded by Prince Road and Fort Lowell Road on the north, Grant Road on the south, Country Club Road on the east and Stone Avenue on the west The area plan generally consists of low- to medium density residential and office/commercial/high density residential located along major streets. According to the Cragin-Keeling Conceptual Land Use Map, the site is located within a designated residential area. The PAD District will encourage the residential policies of the Cragin-Keeling Plan by protecting established neighborhoods, directing traffic onto major streets and away from residential areas, and supporting appropriate design elements and buffering techniques to mitigate the impact of more intense developments.

7. Benefits to the Community

The PAD will assure proper revitalization to the campus and surrounding neighborhoods conditions. The proposed PAD will:

- Minimize adverse impacts to residents (noise, light mitigation, traffic circulation)
  - Improve internal and external traffic circulation and on-site parking by shifting access points
  - Reduce on-street parking
  - Improve drop-off and pick-up for students
  - Relocate the football stadium towards the center of the property further away from existing neighborhoods to minimize noise to the adjacent residential neighborhoods
  - Upgrade outdoor lighting and loudspeakers to be directed inward, away from any residential uses
  - Improving public safety surrounding roadways with addition of right, left and center turn lanes
- Upgrade campus aesthetics and renovate the campus to increase pride and property values for the surrounding community

8. Public Participation Process

Inviting the surrounding property owners and neighbors to participate in the process as well as incorporating their ideas and concerns are essential components in planning. Therefore, three Homeowner Association meetings were held to outline Salpointe's renovations and the reasons for them choosing a PAD District. Three meetings were held with Hedrick Acres, Mountain/1st, and Samos Homeowner Associations prior to the PAD Waiver process because the site did not meet the 40-acre PAD requirement. Additional meetings were held prior to the submittal of the PAD document. Appendix A includes meetings and results of the public participation process. The SAMOS Neighborhood association is in contact with Salpointe frequently as they hold their meetings on campus. Neighborhood associations within one-mile to the PAD District are identified in Exhibit A.8, page 9.

8.1 PAD Assurances

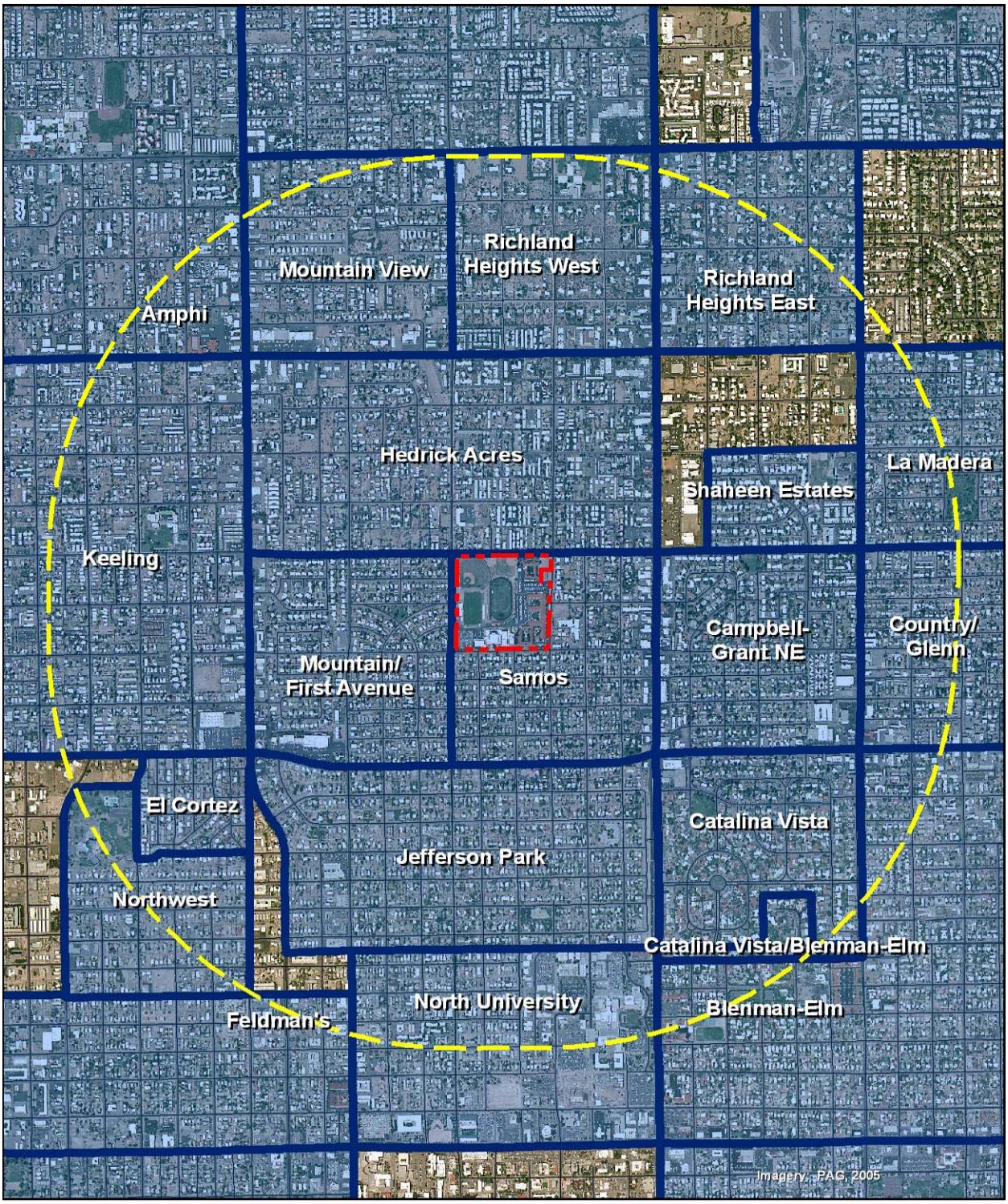
The PAD's public participation process allows the opportunity to renovate the existing land uses and get feedback from its constituents. Salpointe has been in the neighborhood since 1950 and has instilled a sense of pride for the middle of Tucson. The school has been building and renovating buildings since its opening. The PAD allows opportunities to tailor the District to provide a unifying and cohesive design scheme for school renovation that will further the school's reputation in the area.

The PAD provides assurance to the existing neighborhoods by including a provision for a Design Review Committee (DRC). Fifteen people including alumni, parents, and business leaders in the community, architects, engineers, surveyors, one neighborhood representative and Salpointe leadership will comprise the DRC. The DRC will make decisions on the establishment of the master plan to meet the present and future needs of Salpointe. The master plan will address the needs of infrastructure, athletic, fine arts, and performing arts, renovation of current buildings, and construction of new buildings.

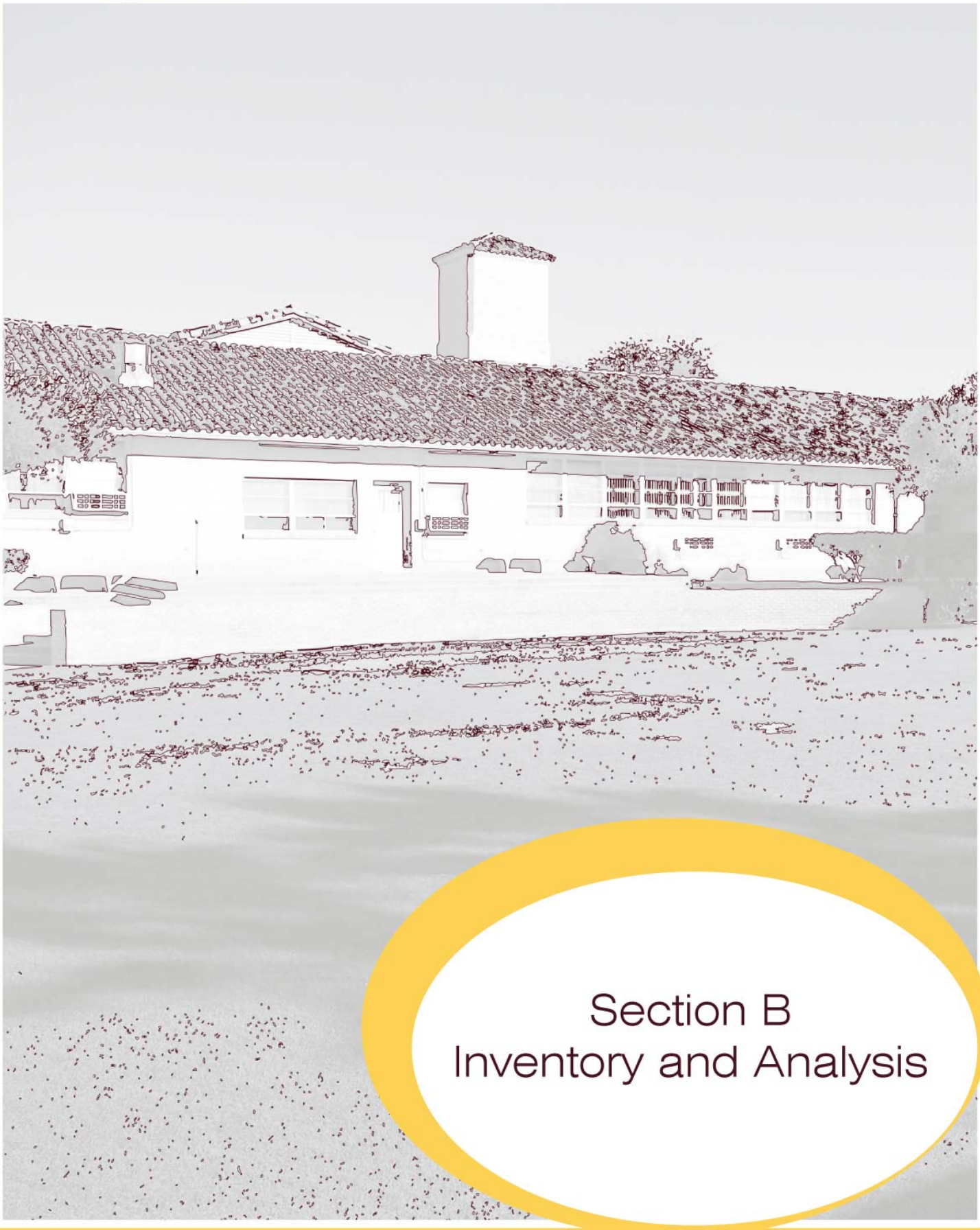
In addition, the Samos and Hedrick Acres neighborhood associations have been involved in the decision making process, and consulted on the PAD process. The neighborhood associations provided letters of support for the PAD waiver.

To achieve these goals, the PAD includes mitigation measure for site planning, landscaping, traffic, screening and buffering, and drainage and development standards for height, setbacks, and FAR.

Exhibit A.8: Neighborhood Associations



Salpointe Catholic high school



Section B
Inventory and Analysis

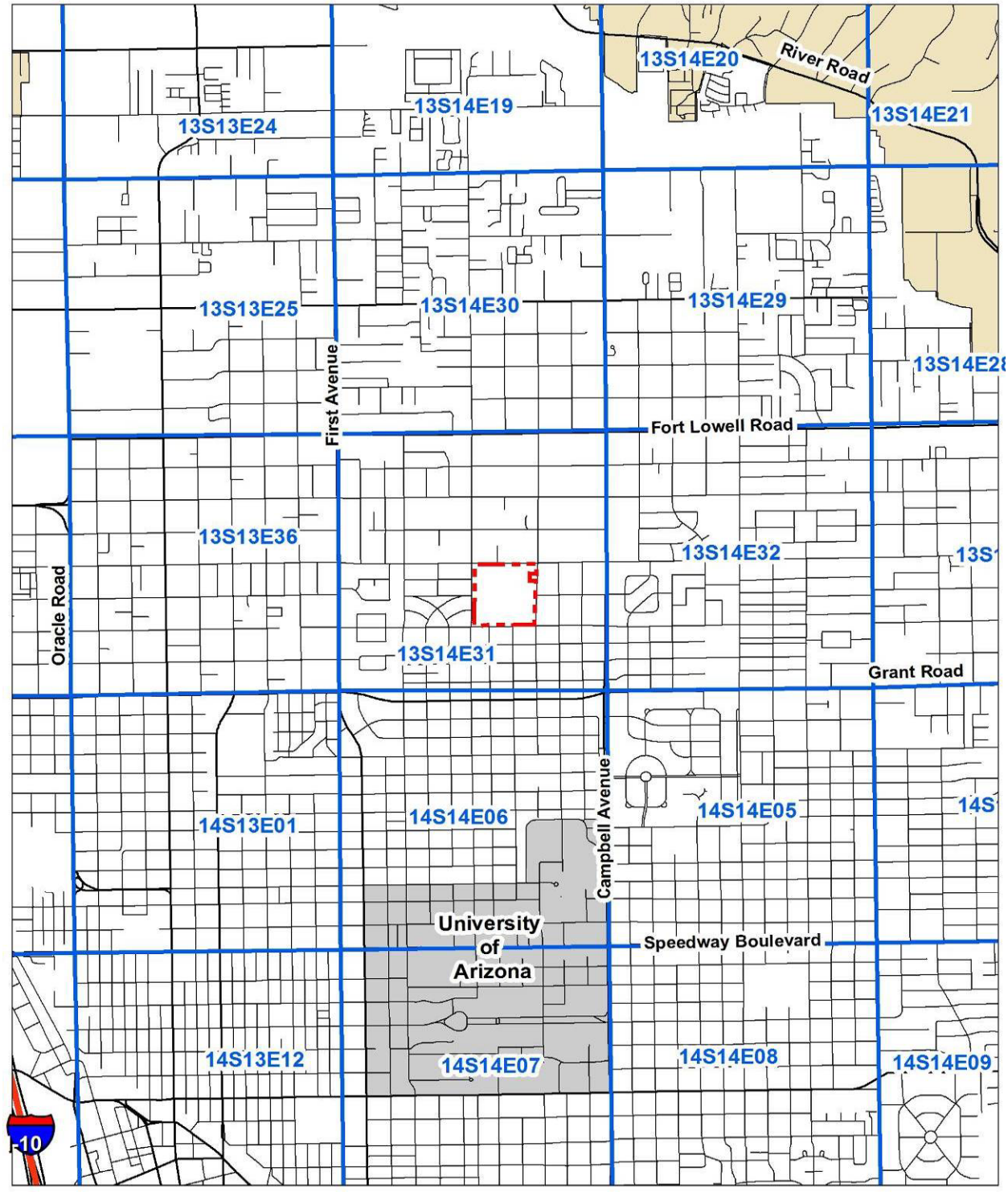
Section B: Inventory and Analysis

1. Project Location

As indicated in Exhibit B.1.1 on page 12, the site lies on approximately 33.5 acres located between Copper and Glenn Streets and Cherry and Mountain Avenues within the City of Tucson. The campus is centrally located in the middle of a residential neighborhood about a mile north of the University of Arizona campus. (See Exhibit B.1.2: Aerial Context, page 13.) The Salpointe campus falls within Township 13 South, Range 14E, Section 31. Pima County Assessor's identification number is 113-10-0010.

The PAD District is located within Ward 3, in an older, centrally located part of Tucson, 2.5 miles away from the northern boundary of the City of Tucson. The site lies approximately 2 miles from Interstate 10 and 3.5 miles from downtown in Tucson's Enterprise Zone. The goal of the Enterprise Zone is to improve areas with high poverty and/or unemployment rates. The Zone provides opportunities to locate businesses in this area by providing positive tax incentives. In addition, the PAD District is located in an urban part of Tucson with density ranging approximately between 6,000 to 10,000 people per square mile.

Exhibit B.1.1: Location Map



LEGEND

- Site Boundary
- Township, Range & Section
- Pima County

Project Site is located in the City of Tucson
Township 13S, Range 14E, and Section 31

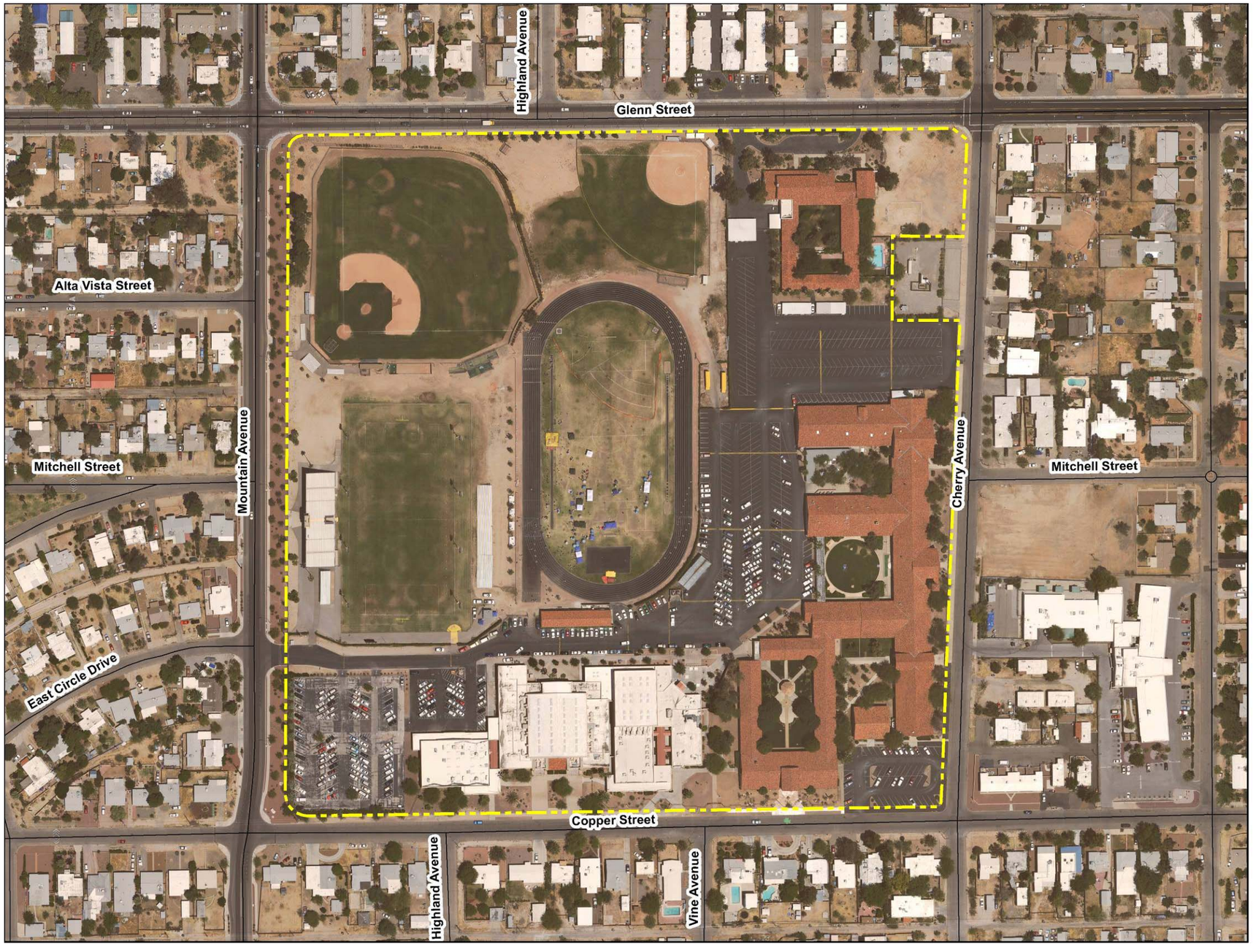
Acreage: Approx. 33.5 AC

Parcel ID #s:113-10-0010

NORTH 0' 1500' 3000'

FILE NAME: SHS-01\6x8_Jurisdictions.mxd
SOURCE: Pima County DOT GIS, 2008

Exhibit B.1.2: Aerial Context



Legend

Site Boundary

NOTE: This site is located within Township 13S Range 14E Section 31
The assessors parcel identification number is 113-10-0010.

NORTH 0' 100' 200'
Location: SHS-0118x15_location.mxd
Source: PAG 2005

2. Existing Land Use and Zoning

2.1. Existing On-Site Land Uses and Structures

Salpointe consists of approximately 60 classrooms, administration offices, a priory, counseling center and faculty offices, freshmen, sophomore, junior and senior patios, the chapel, a health center, the Corcoran Theater, a Cafeteria, O'Donnell Plaza, the gymnasium, the campus store, DeConcini Library, Ed Doherty Stadium, Alumni Hall, O'Rielly Track, softball, baseball and soccer fields, a weight training room, a wrestling room, Fine Art Facilities including chorus, dance and band room and a student, visitor and faculty parking lot. The existing zoning is R-2 (Residential). See Exhibit B.2.1: Existing Land Uses (page 16) and Table B.2.1: On-Site Facilities for square footage of the existing buildings.

Table B.2.1: On-Site Facilities

Existing Building	LUC Use	Current Square Footage (approximate)	Building Height (feet /approx.)	Existing Minimum Building Setback (feet) (closest property line)
Priory (residence for priests)	Family Dwelling	18,926	32	74 (north property line)
Classrooms/Administration Library/Chapel	Educational/ Religious	91,386	20-24	Classrooms -24 (east property line) Admin - 36 (south property line)
Cafeteria	Educational	6,815	14	75 (south property line)
Alumni Hall/Corcoran Theatre/ Campus Store/Gymnasium/Weight Room	Educational	51,109	28	33 (south property line)
McCarthy Building	Educational	10,237	22	34 (south property line)
Maintenance Building	Educational	3,636	10	336 (south property line)
Grandstand	Educational	4,481	40-50	30 (west property line)
Brandsma Hall Building	Educational	3,640	24	96 (east property line)
Classroom (adjacent to maintenance building)	Educational	1,570	10	335 (south property line)
Ball Field Dugouts	Educational	1,100	6-8	4 and 30 (north and west property line)
Guard Shack	Educational	48	8	18
Total		192,948		

Other structures on-site include a small guard shack at the west entrance. There are no official loading zones and the dumpsters are located adjacent to the maintenance building, south of the existing track.

The existing floor area ratio is 0.13 with a total building square footage of 192,948. The building square footage combined with a parking square footage of 292,229 square feet equates to existing lot coverage of 33 percent. These calculations both exceed the amount allowed within the R-2 zone.

2.2 Existing Off-Site Land Uses (within 150 feet)

Salpointe is surrounded by residential uses on all sides with the exception of a Tucson Water facility along the eastern boundary of the site. North and east of the site, residential lot sizes are typically 20,000 to 30,000 square feet, some with several units on one lot. Lot sizes in the subdivisions to the south and west of the site are characteristically smaller running around 7,500 square feet. Exhibit B.2.2 on page 17 shows the off-site land uses within 150 feet of the PAD District.

2.3 Existing On-Site Zoning

The existing on-site zoning is R-2 (Residential). According to City of Tucson Land Use Code, Section 2.3.5, the R-2 zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment.

2.4 Existing Off-Site Zoning (within 150 feet)

R-2 (Residential) zoning exists to the north, east, and west of the site. R-1 (Residential) is located south of the PAD District across Copper Street. R-1 is a lower density zone allowing urban, single-family, residential development, together with schools, parks, and other public services necessary for an urban residential environment.

See Exhibit B.2.4: Existing Zoning, page 18.

2.5 Existing Buildings and Structures Off-Site (within 150 feet)

All buildings within 150 feet of the PAD District are one to two-story single-family residential dwellings, a nursing home facility and a City of Tucson Water Facility.

2.6 Pending and Conditional Rezonings (within 150 feet)

There are no pending or conditional rezonings within 150 feet of the PAD District.

2.7 Subdivision/Development Plans (within 150 feet)

Subdivisions surround the PAD District on all sides. Subdivision names are listed in Exhibit B.2.2 (page 17). There are no development plans within 150 feet of the PAD District.

Exhibit B.2.1: Existing Land Uses

Legend

- Streets
- Site Boundary
- Access Points

NORTH

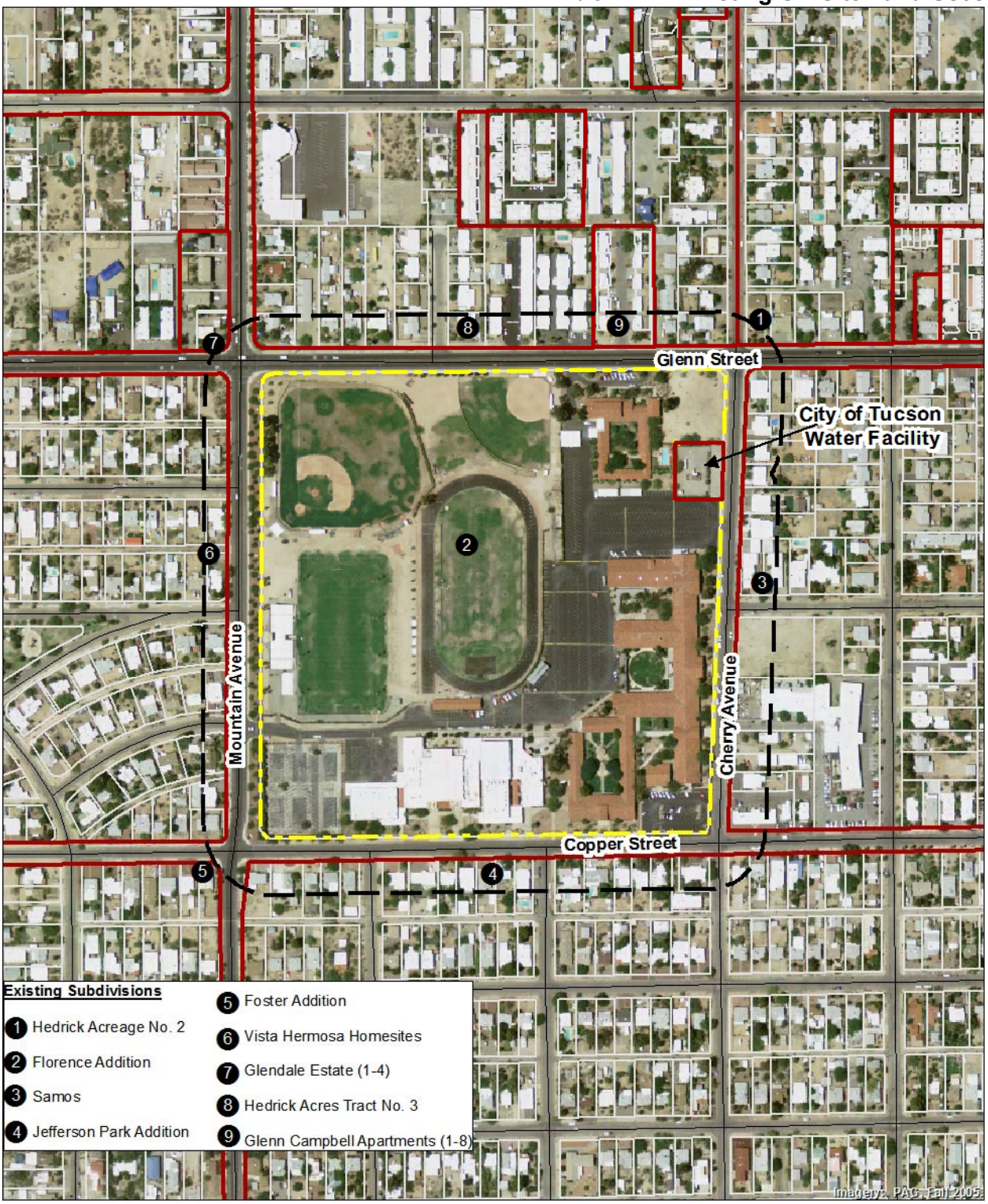
THE PLANNING CENTER

0' 100' 200'

Imagery: PAG, 2005

Location: SHS-01\onsite_land_uses.mxd

Exhibit B.2.2: Existing Off-Site Land Uses



LEGEND

Site Boundary

Existing Subdivisions

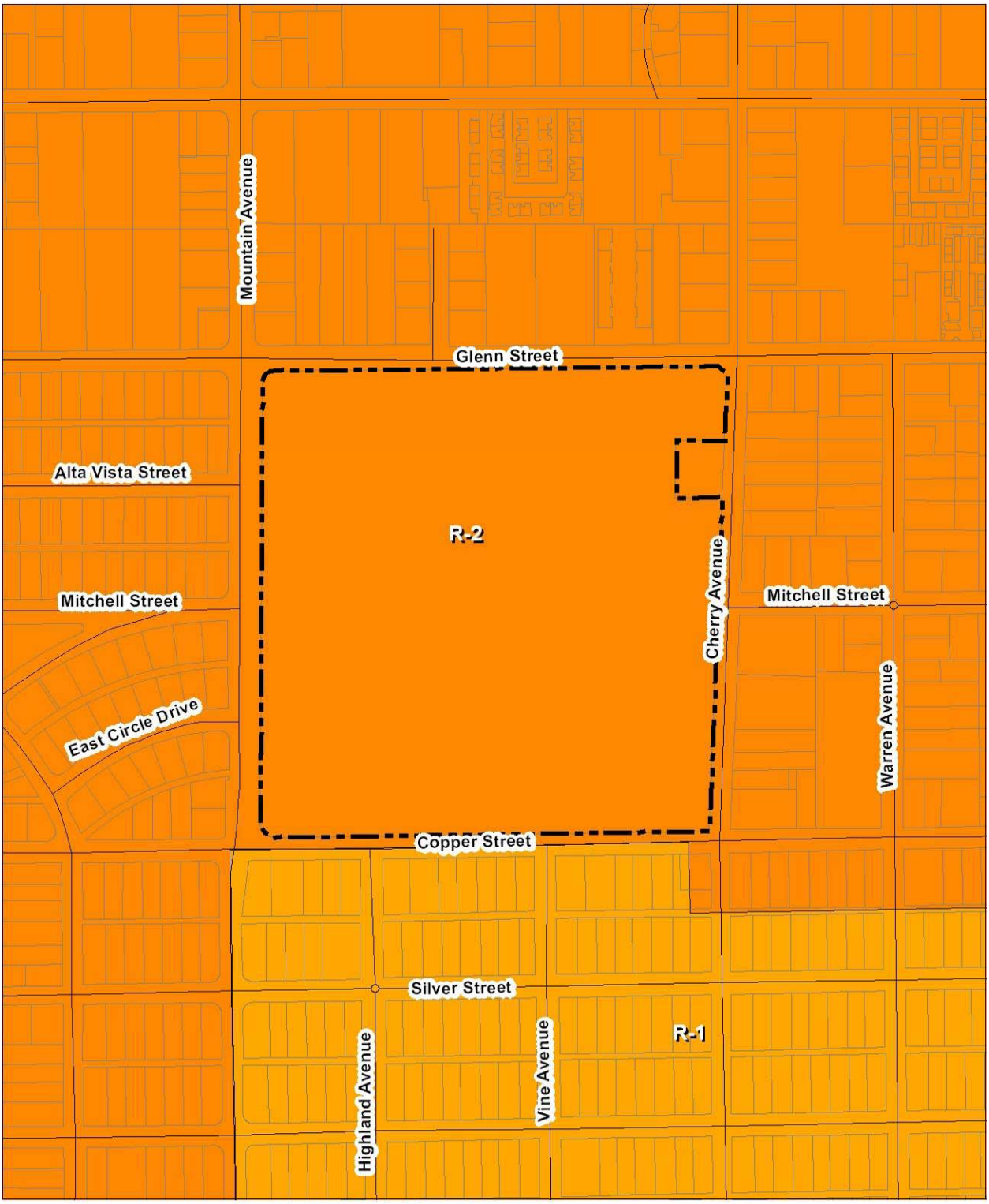
150 Foot Buffer

NORTH 0' 200' 400'

FILE NAME: SHS-01_existinglanduses.mxd

SOURCE: Pima County DOT GIS, 2008

Exhibit B.2.4: Existing Zoning



3. Existing Circulation and Road System

3.1. Existing Off-Site Streets Serving the PAD

This subsection provides brief descriptions of the existing off-site streets providing access to the PAD District. Characteristics of these streets are provided in Table B.3.1: Roadway Characteristics (page 21). Exhibit B.3.1 on page 24 shows existing roadways within a one-mile context of the PAD District. Salpointe currently has three main driveways into the school for students, faculty and staff. There is also a parking lot with two access points at the corner of Copper Street and Cherry Avenue. Mountain Avenue and Cherry Avenue entries are the main access points for student and faculty parking and the Glenn access point is for the existing priory. A twenty-four foot parking area access lane provides circulation throughout the PAD District. There is through access from Mountain Avenue to Cherry Avenue. Copper Street and Glenn Street do not have through access points. A traffic impact analysis dated April 2008 has been submitted under separate cover.

Glenn Street

Glenn Street is an east-west urban collector adjacent to the northern property boundary. The street has three lanes, with a middle turning lane. It provides a northern entry into the existing Salpointe Priory. The access is in the form of a horseshoe driveway with landscaping in the middle. At the end of the westernmost driveway, there are a few covered parking spots for priests and a gated entry to student parking. Additionally, a Sun Tran bus stop exists approximately 100 west of the northeast corner of the property at Cherry and Glenn.

Copper Street

Copper Street is an east-west local street adjacent to the southern site boundary. It provides access to the faculty/visitor parking lot in the southeast corner of the PAD District. In addition, the street is currently used as a student pick-up/drop-off location. Parking along Copper is discouraged, the south side of Copper is classified residential parking only and parking on the north side of the street is not allowed between 7:30 a.m. and 3:30 p.m.

Cherry Avenue

Cherry Avenue is a north-south all access local residential street adjacent to the eastern property boundary. Currently, students park along Cherry Avenue in order to avoid the student parking lot. One of the PAD District goals is to move all student parking onto campus. It provides a gated entry point into the student parking just north of the classrooms and administration buildings.

Mountain Avenue

Mountain Avenue is a north-south urban collector adjacent to the western property boundary. Mountain has two lanes and provides an all access entry into the student parking south of Ed Doherty Stadium. The main entry contains a guard-gated entry attended by Salpointe personnel during school hours. In addition, the road has a striped shoulder bike route and a +/- 15 to 30-foot

landscaped area containing a sidewalk adjacent to the PAD District. Additionally, a Cat Tran bus stop exists on Mountain Avenue near the Glenn intersection.

Intersection of Mountain Avenue and Glenn Street

The intersection of Mountain and Glenn is a four-way unsignalized intersection with stop control on all approaches as well as an overhead flashing red light. The northbound and southbound approaches on Mountain Avenue consist of a single lane approach. The westbound and eastbound approaches on Glenn consist of left-turn lanes and a through/right-turn lane.

Intersection of Campbell Avenue and Glenn Street

The intersection of Campbell and Glenn is a four-way signalized intersection. The northbound and southbound approaches on Campbell Avenue consist of a left-turn lane, a two through lanes, and combination through/right-turn lanes. The eastbound and westbound approaches on Glenn Street consist of a left-turn lane and a through/right-turn lanes

Table B.3.1: Roadway Characteristics

ROADWAY NAME	Fort Lowell Road	Glenn Street	Grant Road	Elm Street	Tucson Boulevard	Campbell Avenue	Mountain Avenue	Park Avenue	Euclid/1st avenue	Fontana Avenue	Cherry Avenue	Copper Street
FUNCTIONAL CLASSIFICATION	Minor Arterial	Urban Collector	Principal Arterial	Urban Collector	Minor Arterial	Principal Arterial/Gateway Arterial	Urban Collector	Urban Collector	Minor Arterial	Urban Collector	Local Road	Local Road
ROW (ft)*	100	64	120	50-90	64-76	120	64-90	64	120		60	60
TRAVEL LANES	4	2 + turn lane	4 +turn lane	2	4	4	2	2	4	2	2	2
SPEED LIMIT (mph)	40	30	40	30	35	35	30	30	40	25	25	25
AVERAGE DAILY TRIPS (Year)	27,000 (2006)	9,000 (2006)	41,000 (2006)	5,000 (2004)	11,000 (2005)	40,000 (2006)	9,000 (2006)	6,000 (2005)	32,000 (2006)	1,000 (2007)	9,000 (2005)	9,000 (2006)
OWNERSHIP	Tucson	Tucson	Tucson	Tucson	Tucson	Tucson	Tucson	Tucson	Tucson	Tucson	Tucson	Tucson
PROGRAM FOR IMPROVEMENTS	No	No	Yes	No	No	Yes	No	No	No	No	No	No
SIDEWALKS (continuous or intermittent) adjacent to the site)	Yes	Yes, both sides (intermittent)	Yes	Yes	Yes	Yes	Yes (intermittent)	Yes	Yes	No	Yes, both sides (intermittent)	Yes (intermittent)
BICYCLE LANES	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	No
PUBLIC TRANSPORTATION (Suntran, unless otherwise noted)	Route #34	Route #1	Routes #20 and #9	No	No	Routes #15, #20, and #103	CatTran Route: Orange	Route #1	Routes #6 and #34	No	No	No
CURBS	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
PAVED	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
CONTINUOUS ROW	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes

*Right of Way Widths were taken from City of Tucson Major Streets and Routes Plan Map

3.2 Major Road System Improvements

The Grant Road Improvement Plan calls for widening and improvement of the streetscape of a five mile stretch of Grant Road from Oracle Road to Swan Road. The project is one of the first new projects to be funded through a voter-approved half-cent sales tax that formed the Regional Transportation Authority in May of 2006. The planning area incorporates a quarter-mile north and south of Grant Road which is directly south of the proposed PAD district. Currently, the project is in the public planning phase. Plans are set to be finalized in 2009, with construction beginning in 2013.

Future construction for a Capital Project by the City of Tucson Department of Transportation is set to start July 2009 along Campbell Avenue from Fort Lowell Road to Grant Road. The project is intended to improve pedestrian, safety, and landscaping along a one-mile stretch of Campbell.

3.3 Existing Student, Faculty and Visitor Parking

According to the City of Tucson LUC, the parking requirements for high schools are 1 space per every 5 students, and. There are approximately 1,200 students enrolled for the 2008-2009 school year resulting in a student-parking requirement for 240 spaces. In addition, the priory consists of 10 bedrooms for priests residing on the property and the parking requirement is 1.5 spaces per dwelling unit resulting in approximately 15 parking spaces. The total amount of existing parking on campus is 632 spaces, which exceeds the required number of spaces for the priory and the student parking requirements of the City of Tucson Land Use Code. .

As shown on Exhibit B.2.1: Existing Land Uses (page 16), there are several parking areas throughout campus. The main student parking exists in the middle of campus near the Cherry access point. Other student parking areas exist near the Mountain Avenue entrance. Employee and visitor parking is located at the southeast corner of the site near the intersection of Copper Street and Cherry Avenue. Priory parking, both covered and uncovered, is located west and south of the existing priory. Additional parking is sought through the PAD process to reduce parking on side streets during home football games. Home football games occur at least 5 times a year and there are neighbor concerns of on-street parking because of the amount of vehicles drawn to the event.

3.4 Multi-Modal Facilities

3.4.1 Public Transportation

Salpointe does not have a bus system transporting students to and from school. Salpointe is a private institution and students come from all areas of Pima County and some students even reside in Santa Cruz County.

There are two bus lines that run adjacent to the PAD District: CatTran Orange Route and Sun Tran Route #1. These bus lines provide an alternative transportation option for students and faculty. Exhibit B.3.4.1 on page 25 displays existing bus routes within one mile of the PAD District. There are three bus stops in proximity to the PAD District. There

is one Sun Tran bus stop approximately 100 west of the northeast corner of the property at Cherry and Glenn and two Cat Tran bus stop locations along Mountain Avenue. See Exhibit B.3.4.1 on page 25 for approximate bus stop locations.

3.4.2. Student (Passenger) Drop-Off Areas

Currently, there are no official student drop-off areas. The majority of students are dropped off on Copper Street or Cherry Avenue. School buses are exclusively for athletic/ extracurricular events and load/unload within campus.

3.4.3. Existing Bicycle Parking Spaces

Currently, there are approximately 20 bicycle parking spaces located on-site. The small number of space is due to the fact that Salpointe is a private institution and there are no requirements to live in the vicinity of the Salpointe campus, so the majority of students reside throughout Pima County. If, in the unusual event, a student does ride a bicycle to campus, the student typically locks his or her bike to the 8-foot wrought iron fences located on the south and east sides of campus.

3.4.4. Bicycle Routes

There are several bicycle routes serving the PAD District and providing alternative access and connectivity. All four adjacent streets surrounding the PAD District have existing bicycle routes. Existing bicycle routes are listed on Table B.3.1: Roadway Characteristics (page 21) and displayed in Exhibit B.3.4.4: Bike Routes (page 26).

3.4.5. Pedestrian Ways

There are sidewalks adjacent to and within close proximity to the PAD District. All four adjacent streets surrounding the PAD District have sidewalks. All four public sidewalks adjacent to the site are intermittent due to curb cuts or absence of sidewalk. Sidewalk construction for minor portions of Cherry and Copper will be required as part of the development plan process. , Glenn Street and Mountain Avenue have sidewalks on both sides of the street. Cherry and Copper only have sidewalks on the school side of the street. See Table B.3.1: Roadway Characteristics (page 21) for a list of streets with sidewalks within a one-mile context of the site.

3.5 Major Streets and Routes Plan (MSRP) considerations

According to the Appendix in the City of Tucson Major Streets and Routes Plan, there are two specific engineering plans (SEP) located within one mile of the PAD District. SEPs are written by the City of Tucson Engineering Division. The plans include professional engineering design and surveys for engineering projects. The Campbell Avenue SEP is from Elm Street to Glenn Street found under map numbers R-82-04 and R-94-03 at the City's Engineering Division. The Grant Road SEP is from Martin Avenue to 11th Avenue found under map numbers R-88-09 and R-94-03 at the City's Engineering Division.

Exhibit B.3.1: Existing Rights-of-Way

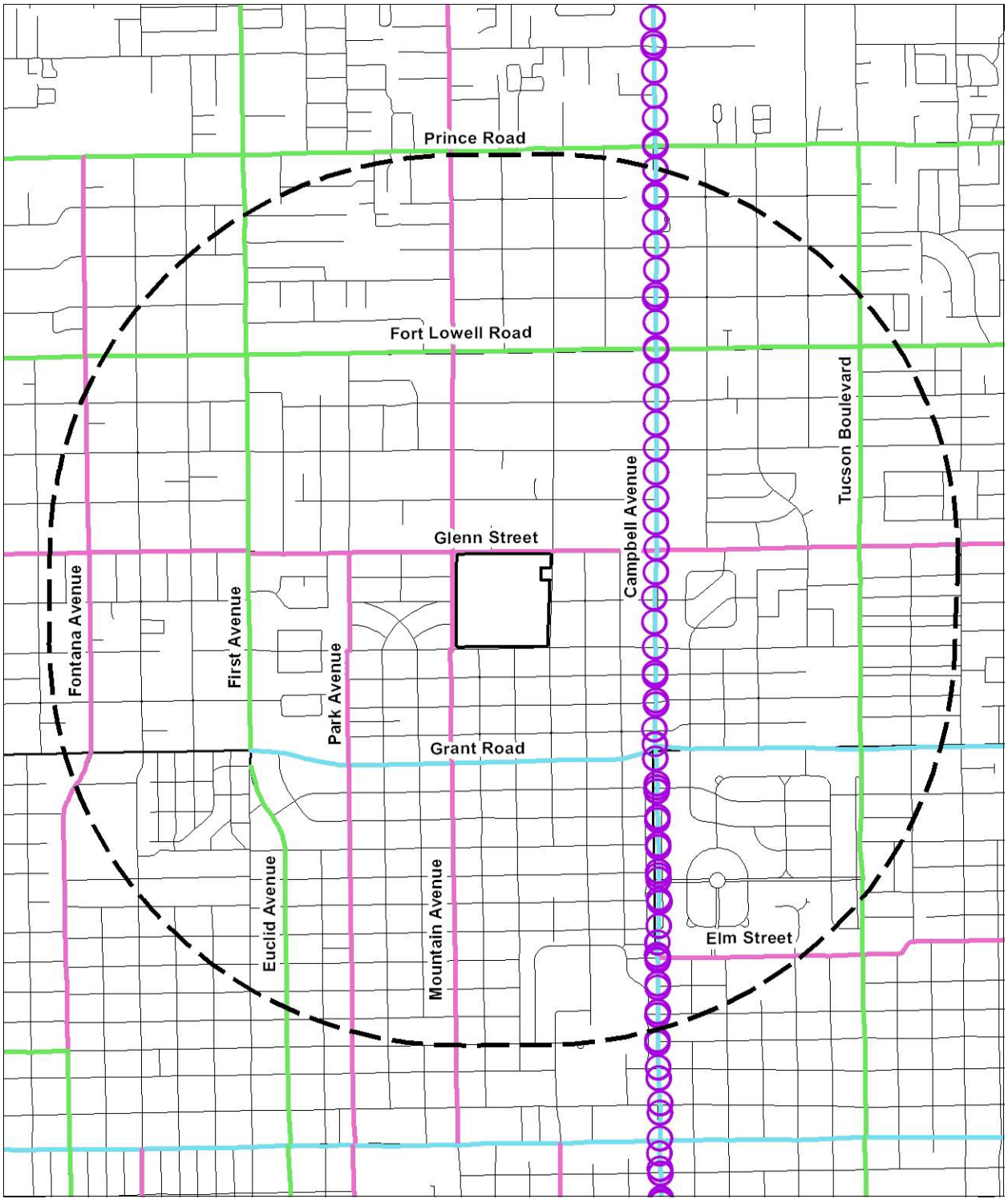


Exhibit B.3.4.1: Bus Routes

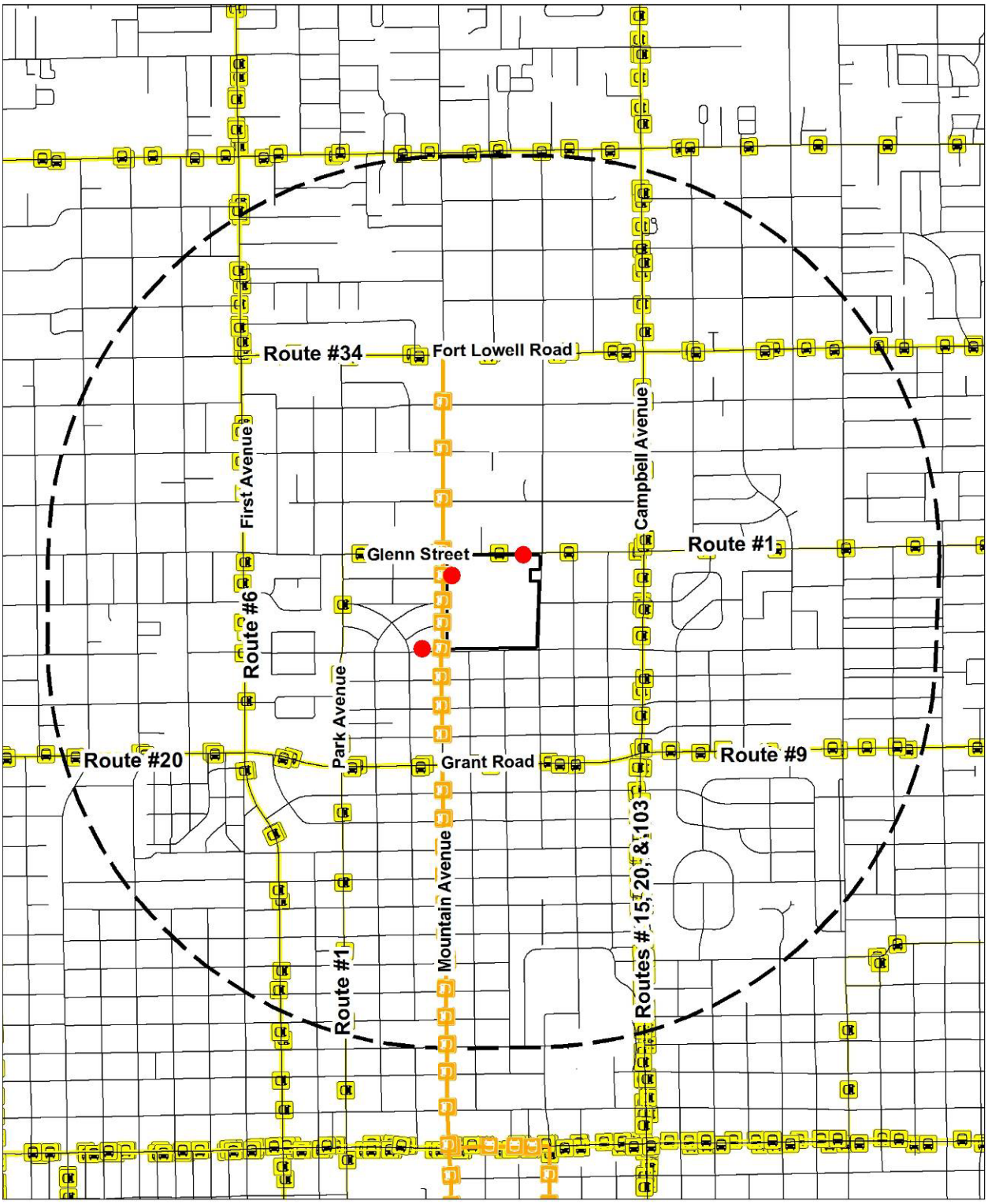
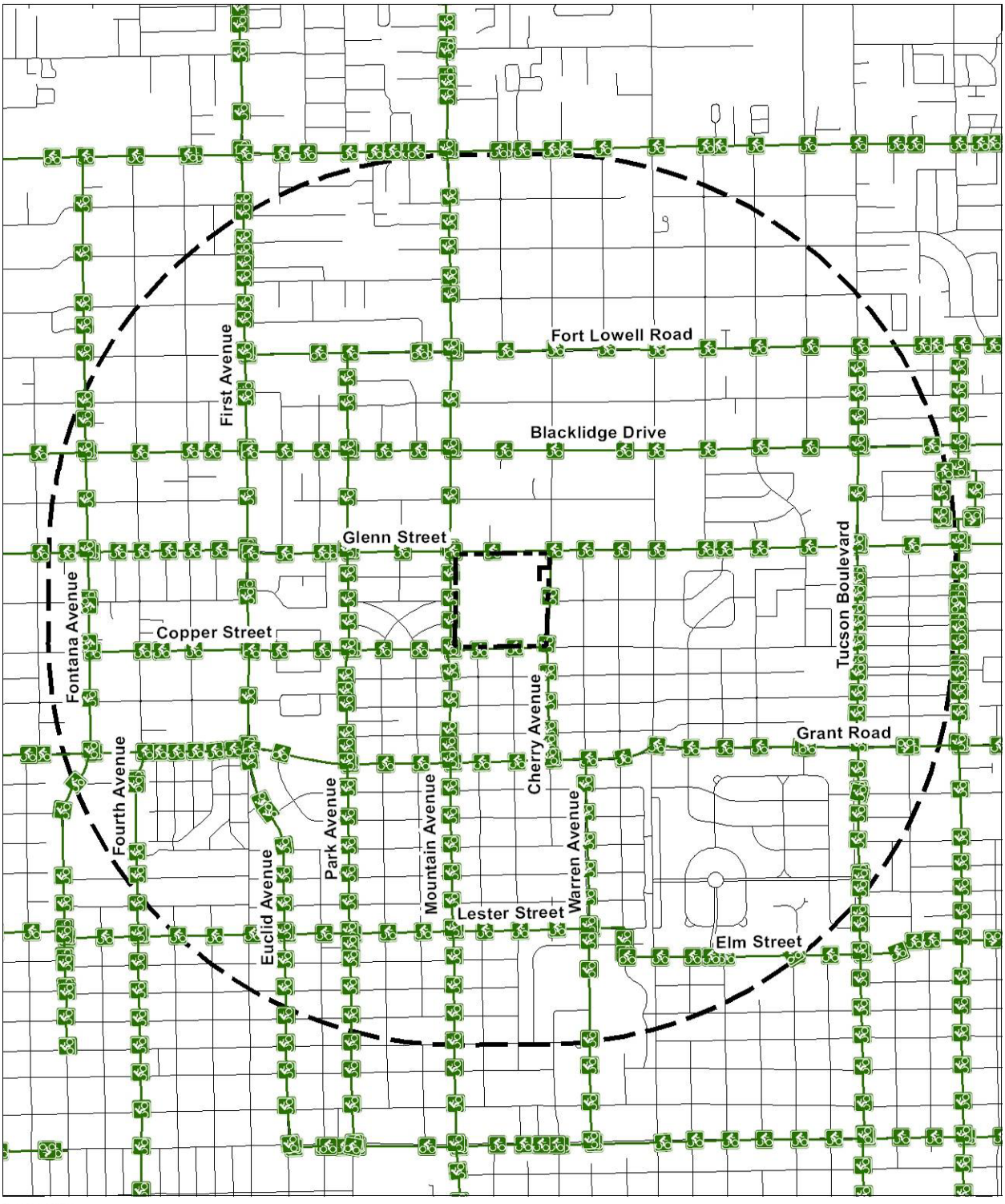


Exhibit B.3.4.4: Bike Routes



4. Open Space, Recreation, Parks and Trails

4.1 Existing Recreation Facilities

There are no regional or neighborhood recreation centers within one-mile of the PAD District.

4.2 Existing and Proposed Parks

There are eight City of Tucson parks located within one mile of the PAD District. Mitchell Park is the closest park located within a quarter-mile to the west of the site, within Vista Hermosa subdivision. Amphi Neighborhood Park, Keeling Desert Park, and Mansfield Park are located approximately three-quarter miles west of the District. Conner Park, Jefferson Park, La Madera Park are located over one-half mile east of the District. See Exhibit B.4.2: Existing Parks (page 28) for the park locations. Table B.4.2 provides a list of these parks and their amenities.

Table B.4.2: Existing Parks within a One-mile Radius

Parks	Type if User-based or Activity-based Recreation
Amphi Neighborhood Park	Playground, Ramada, BBQ Grill/Pit, and Play Courts
Keeling Desert Park	Playground and Special Features
Mitchell Park	BBQ Grill/Pit, Playground, and Special Features
Conner Park	Sports Field, Public Restrooms, Play Courts, and Playground
La Madera Park	Ramada, BBQ Grill/Pit, Public Restrooms, Playground, Play Courts, and Special Features
Mansfield Park	Center, Ramada, BBQ Grill/Pit, Sports Field, Pool, Walking Path, Public Restrooms, and Play Courts
Jefferson Park Elementary School	Sports Field, Public Restroom, Playground, and Play Courts
Tahoe Park	BBQ Grill/Pit and Playground.

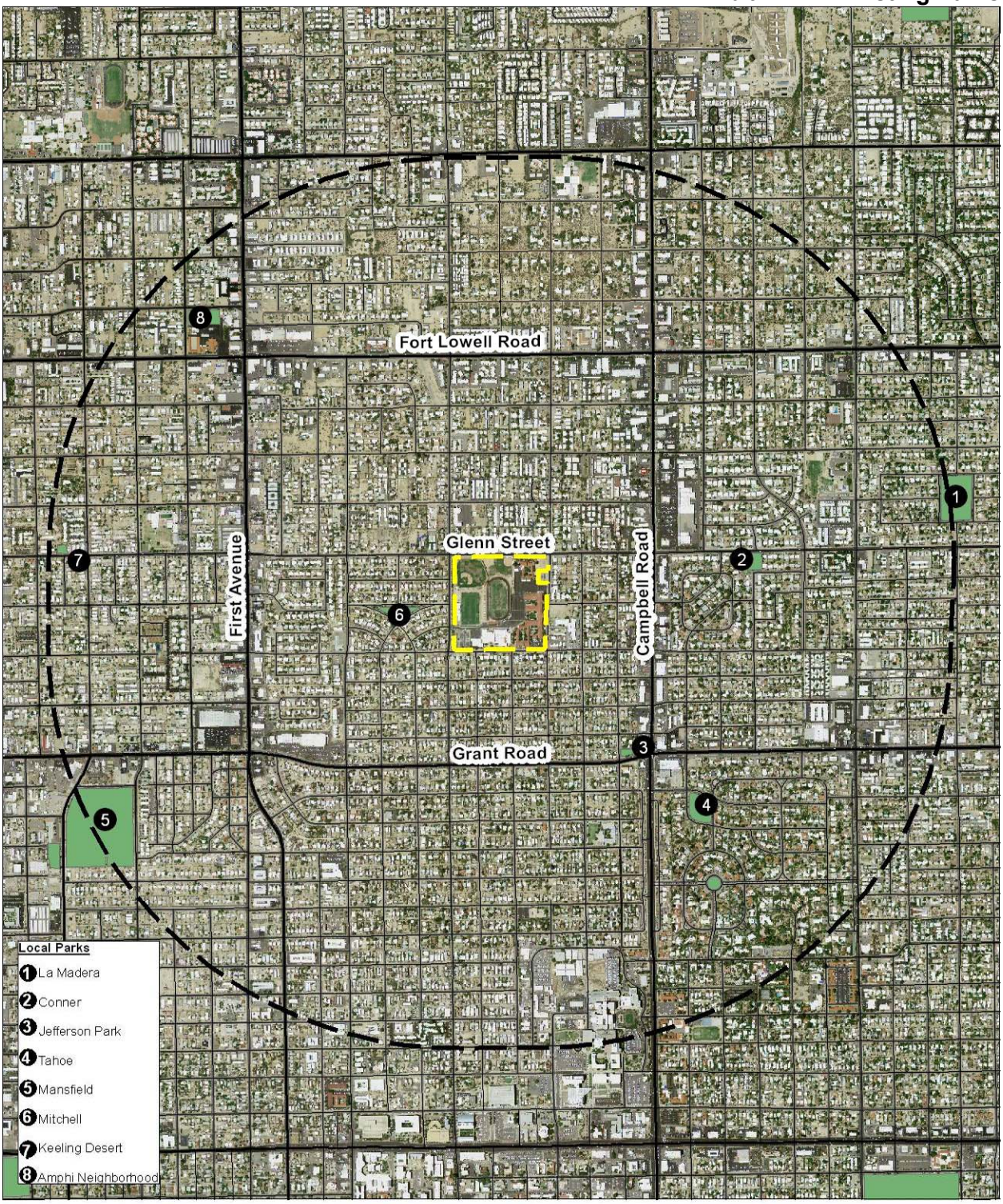
4.3 Existing and Proposed Trails and Trail Access

There are no plans for proposed trails and no trails exist within one mile of the PAD District.

4.4 Inventory of Trails

No trails exist within one mile of the PAD District.

Exhibit B.4.2: Existing Parks



5. Community, Public, and Educational Facilities

The following chapter identifies community, public, and educational facilities located within one mile of the PAD District. Exhibit B.5: Community Facilities on age 31 displays the location of these facilities.

5.1 Libraries

The Woods Memorial Branch Library is located one mile northwest of the PAD District on 1st Avenue.

5.2 Postal Services

The closest U.S. Postal Service office is approximately 1.74 miles away. This facility is located on the south side of Speedway Boulevard, east of the University of Arizona.

5.3 Educational Facilities

The proposed PAD District is located within the Amphitheater School District. To the south and east of the PAD District is the Tucson Unified School District. There are eight schools, including the subject property, Salpointe Catholic High School, within one mile of the proposed PAD District.

- Holaway Elementary School, located at 3500 Cherry Avenue, is a public school 0.75 miles north of the site.
- Presidio Schools located at 1695 Fort Lowell Road, is a charter school 0.5 miles north of the site.
- Montessori Schoolhouse, located at 1301 Fort Lowell Road, is a charter school 0.5 miles north of the site.
- Cragin Elementary School, located at 2945 Tucson Boulevard, is a public school 0.75 miles east of the site.
- Keeling Elementary School, located at 2837 Los Altos Road, is a public school 0.5 miles west of the site.
- Southern Arizona Community Academy, located at 2470 Tucson Boulevard, is a charter school 0.75 miles southeast of the site.
- Jefferson Park Elementary School, located at 1701 Seneca Street, is a public school 0.5 miles south of the site.

5.4 Health Care Facilities

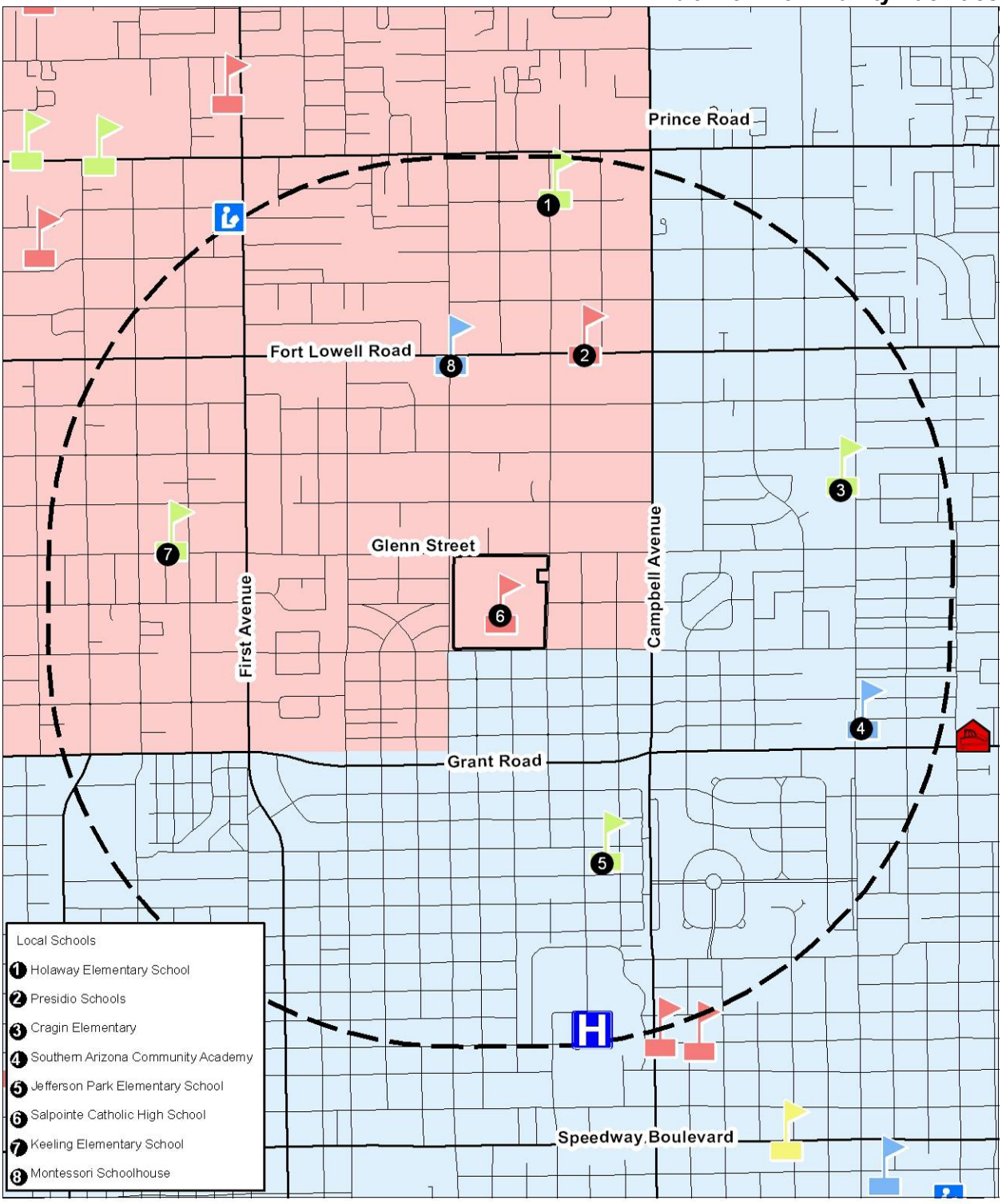
University Medical Center Hospital, part of the University of Arizona, is a private hospital located one mile south of the site at the Campbell Avenue and Speedway Boulevard intersection.

5.5 Fire, Police and Emergency Vehicle Services

The proposed PAD District is served by the Tucson Fire District. The closest Tucson Fire Department, Station 5, is approximately one mile east of the site at 2835 Grant Road.

The proposed PAD District is located within the City of Tucson's West Patrol Sector. The closest police station, Tucson Rillito, is approximately 3 miles northwest at 1310 Miracle Mile Road.

Exhibit B.5: Community Facilities



6. Overlay Zones and Ordinances

According to the Major Streets and Routes Overlay zone, Glenn Street and Mountain Avenue located adjacent to the site are indicated as collector streets on the Major Streets and Route Plan.

Other nearby streets within the Major Streets and Routes Plan include Campbell Avenue; as a gateway arterial. The PAD District is not directly adjacent to Campbell Avenue; therefore it is not subject to Policy 5, Letter B: Development Guidelines for Properties along Gateways Routes, in the City of Tucson Major Streets and Routes Plan Map.

In addition, the site is not subject to the following overlay zones: Scenic Overlay, Hillside Development, Gateway Corridor, Airport Environs, Environmental Resource, Historic Preservation, Rio Nuevo, Drachman School or Neighborhood Preservation.

7. Existing Infrastructure and Utilities

The PAD District has adequate existing infrastructure and utilities to service the property. No major off-site extensions or upgrades are anticipated to bring utility services to the site perimeter. See Exhibit B.7: Existing Utilities (page 34) for a location of existing utilities.

7.1 Public Water

Tucson Water services all existing facilities located on the PAD District and will continue to service future projects on the PAD District. According to the Tucson Water's letter, the PAD District lies within the Tucson Water's 100-year water supply. Therefore, water supply is assured. See Exhibit B.7.1: City of Tucson Water Letter on page 35.

7.2 Sewer

The site is currently served by Pima County Wastewater. Sewer lines lie within the right-of-ways surrounding the site and consist of 6- to 10-inch distribution lines. See Exhibit B.7.2: Existing Sewer on page 36.

7.3 Solid Waste Disposal

The PAD District is served by the City of Tucson solid waste disposal and recycling.

7.4 Hazardous Waste Disposal

Salpointe does not generate hazardous waste with the exception of a fixer used for photography class. Salpointe hires a group, Southwest Hazard Control to remove the stored solution which recovers the silver through their recycling process.

7.5 Stormwater Drainage

The flow of the stormwater drainage is currently directed towards the drainage inlet on Mountain Avenue and the internal culvert south of the softball field.

7.6 Effluent Use

The PAD District does not utilize effluent water.

7.7 Private Utilities

There is an existing private well on the property near the southwest corner of the site. See Exhibit B.7: Existing Utilities on page 34. This private well is used as Salpointe's primary source of water. City of Tucson Water is also available and used when necessary.

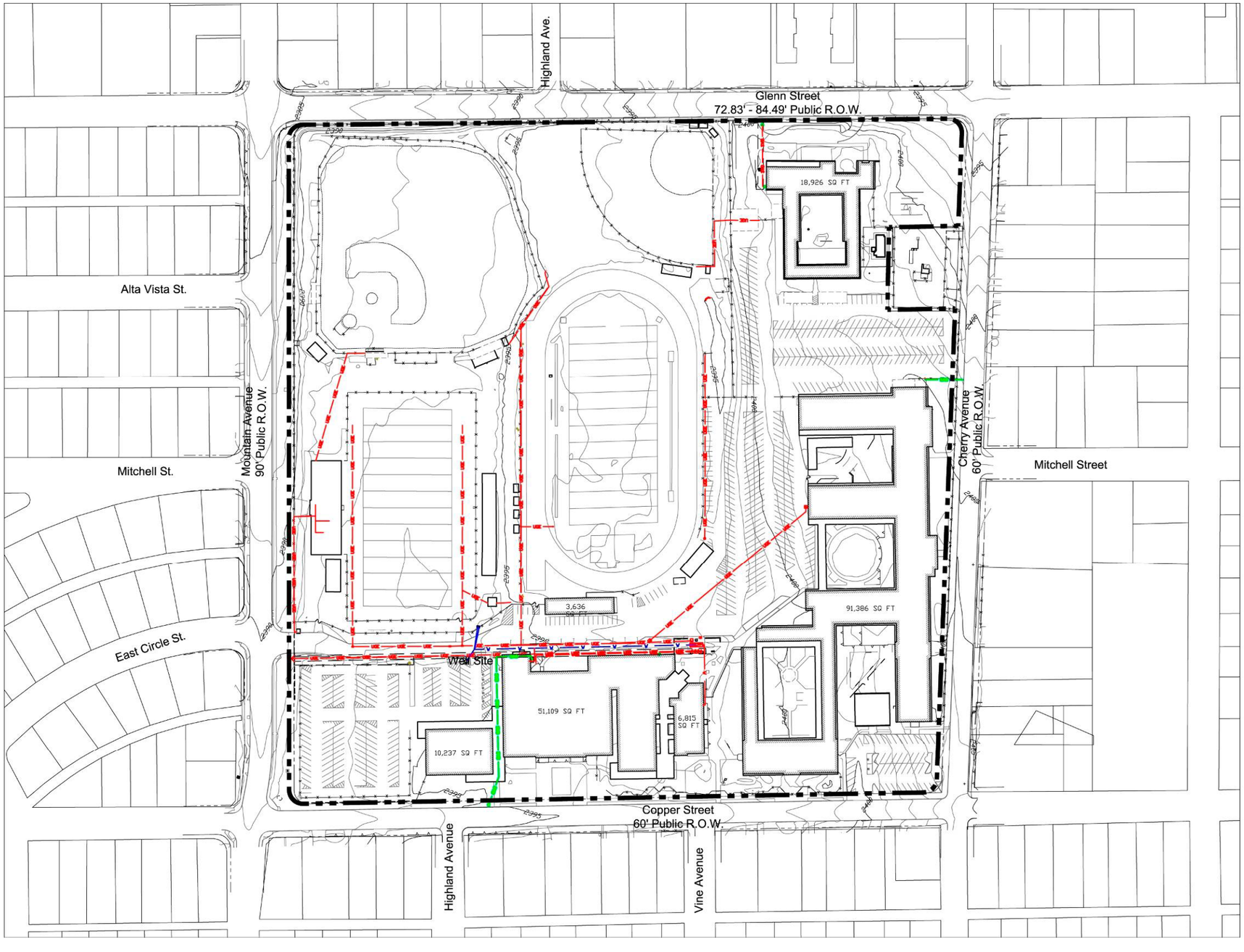
7.8 Electricity

Tucson Electric Power serves the site.

7.9 Natural Gas

Southwest Gas serves the site.

Exhibit B.7: Existing Utilities



LEGEND

- Project Boundary
- 1' Elevation Contours
- Gas Line
- Underground Electric Line
- Water Line

Note: The location of the existing utilites are conceptual. The actual location will be determined during the development plan stage.

AZTEC LAND SURVEYING, INC.
6821 N Machiavelli Way
Tucson, Arizona
Phone: (520) 490-2027
Fax: (520) 498-5117

NORTH 0' 100' 200'

FILE NAME: SHS-01_COMPOSITE.DWG/COMPOSITE

Exhibit B.7.1: City of Tucson Water Letter

SHS-01

February 19, 2008

The Planning Center
110 S. Church., Ste 6320
Tucson, AZ 85701

RECEIVED

Attn: Kelly Lee

CITY OF TUCSON
TUCSON WATER DEPARTMENT

SUBJECT: **Water Availability for project: Salpointe Catholic High School, APN: 113100010, Case #: SHS-01, T-13, R-14, SEC-31, Lots: 5, Location Code, Total Area: 33.7ac**

WATER SUPPLY

Tucson Water will provide water service to the subject project. Tucson Water has an assured water supply (AWS) designation from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply – it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.*

This letter shall be null and void one year from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Sincerely,

Joseph G. Olsen

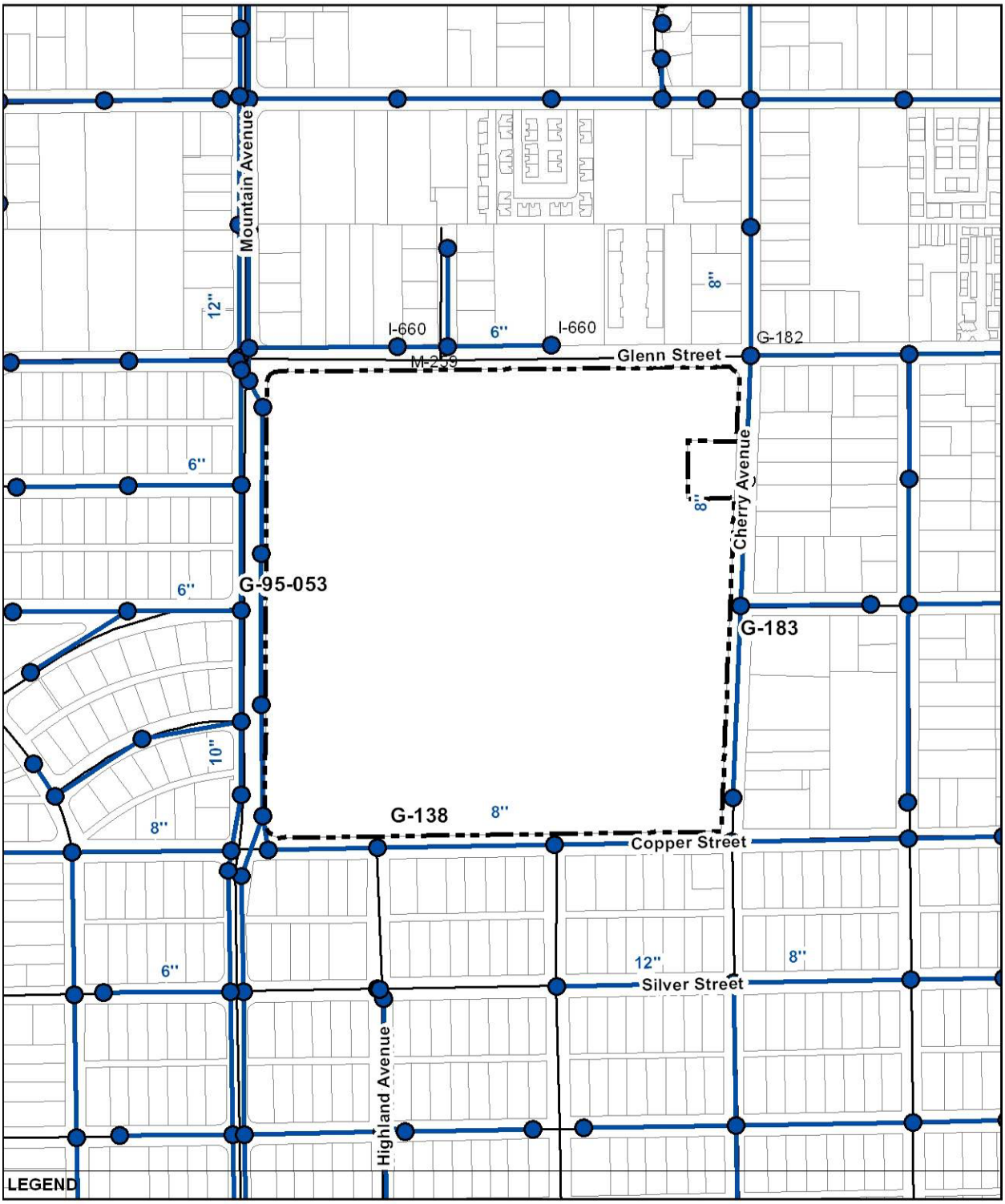
Joseph G. Olsen, P.E.
Engineering Manager
New Development Unit

JGO:rlm
CC:File

TUCSON WATER

NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-5288 • TTY (520) 791-2639 • www.cityoftucson.org

Exhibit B.7.2: Existing Sewer



8. Hydrology

8.1 Existing On-Site Drainage Conditions

For existing overland flow there are two main exit points for drainage leaving the site. There is a ridge line running east/west that is roughly located in middle of the property and splits the track area. The sheet flow drainage leaves the property and is infiltrated into the landscape buffer area along Mountain Avenue and additional flow enters the storm drain inlets along Mountain Avenue. A portion of the northern parking drains to a storm drain headwall and pipe structure which then runs east-west and connects to a storm drain inlet, located in the curb along Mountain Avenue at the northwest corner of the property. Existing on-site drainage conditions are illustrated in Exhibit B.8.2 on page 39. A Master Drainage Study shall be submitted as part of the development plan process. See Section C.8.1: Project Phasing for a conceptual hydrology phasing plan.

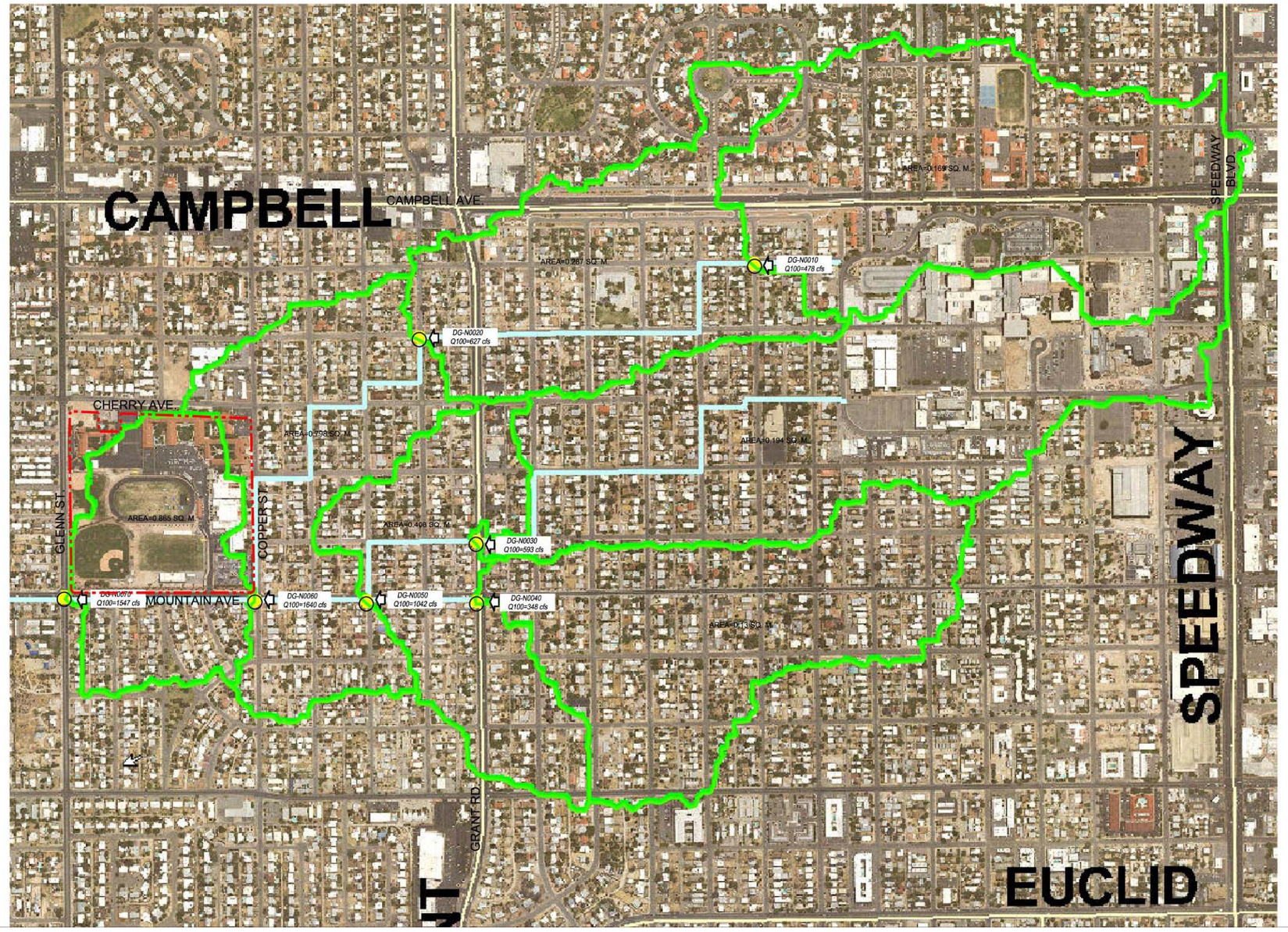
8.2 Existing and Proposed Off-Site Conditions

The existing school site is bounded by developed streets on each side of the property. There is an existing storm drain network which runs north to south along Mountain Avenue. The proposed flow from the property will be at or less than the existing flows leaving the site and will maintain the same flow concentration points. The improved site shall provide stormwater management as shown in Section C.6: Drainage Design. See Exhibit B.8.1: Existing Off-Site Watersheds on page 38.

8.3 Washes

Mountain Avenue Wash flows along the west side of the campus. A portion of the site is mapped with a City of Tucson flood hazard area. This area extends along Copper Street and then turn northward along the Mountain Avenue frontage. The 100-year flow value varies from 1547 cfs to 1640 cfs along Mountain Avenue.

Exhibit B.8.1: Existing Off-Site Watersheds



LEGEND

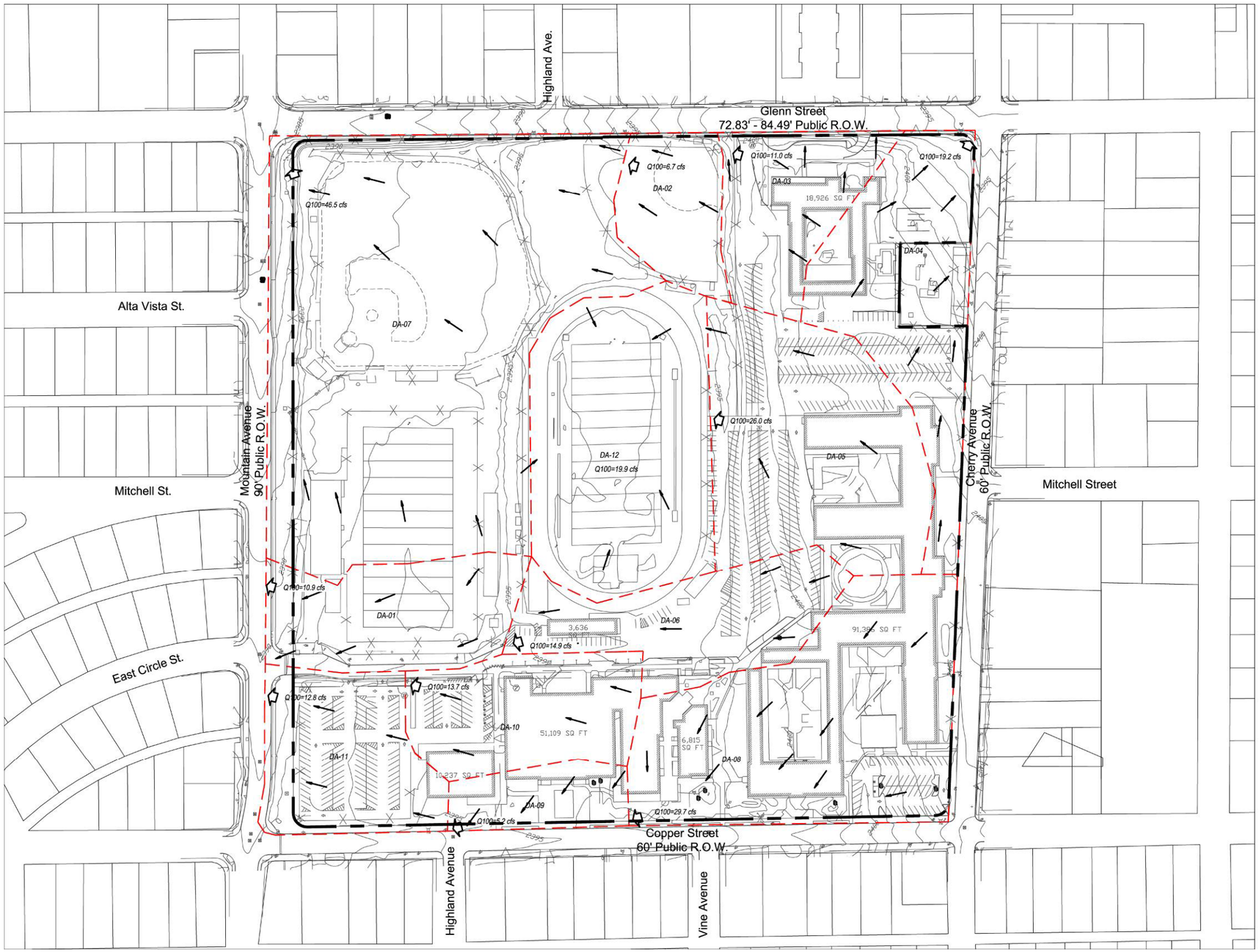
- Project Boundary
- Watershed Boundaries
- DG-N0070 Q100=1547 cfs Concentration Points

Grenier Engineering, Inc.
Structural and Civil Engineering Consultants
PROJECT NO. GE 07002
5517 E. 5th STREET TUCSON, ARIZONA 85711 TEL: (520) 326-7082 FAX: (520) 326-7508
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY ENGINEER OF RECORD. REUSE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED. ©

NORTH 0' 400' 800'

FILE NAME: SHS-01_PRE HYDRO.DWG /offsite

Exhibit B.8.2: Existing On-Site Hydrology



LEGEND

- Project Boundary
- 1' Elevation Contours
- Existing Fences
- Existing Structures
- Q100=46.5 cfs — Concentration Points
- Flow Arrows
- Watershed Boundaries

Grenier Engineering, Inc.
Structural and Civil Engineering Consultants
PROJECT NO. GE 07002
5517 E. 5th STREET TUCSON, ARIZONA 85711 TEL: (520) 326-7082 FAX: (520) 326-7508
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NORTH 0' 100' 200'

FILE NAME: SHS-01_PRE HYDRO.DWG /PRE HYDRO

9. Topography and Slope

The PAD District has been previously graded for school associated structures, fields, and buildings. The general topography of the site slopes from east to west from approximately 2,406 to 2,388 feet. The average cross slope of the site is approximately 3.15%; see average cross slope calculations below. There are no restricted peaks and/or ridges and no slopes of 15% or greater on the PAD District. Exhibit B.9.1 on page 41 shows the contours of the site.

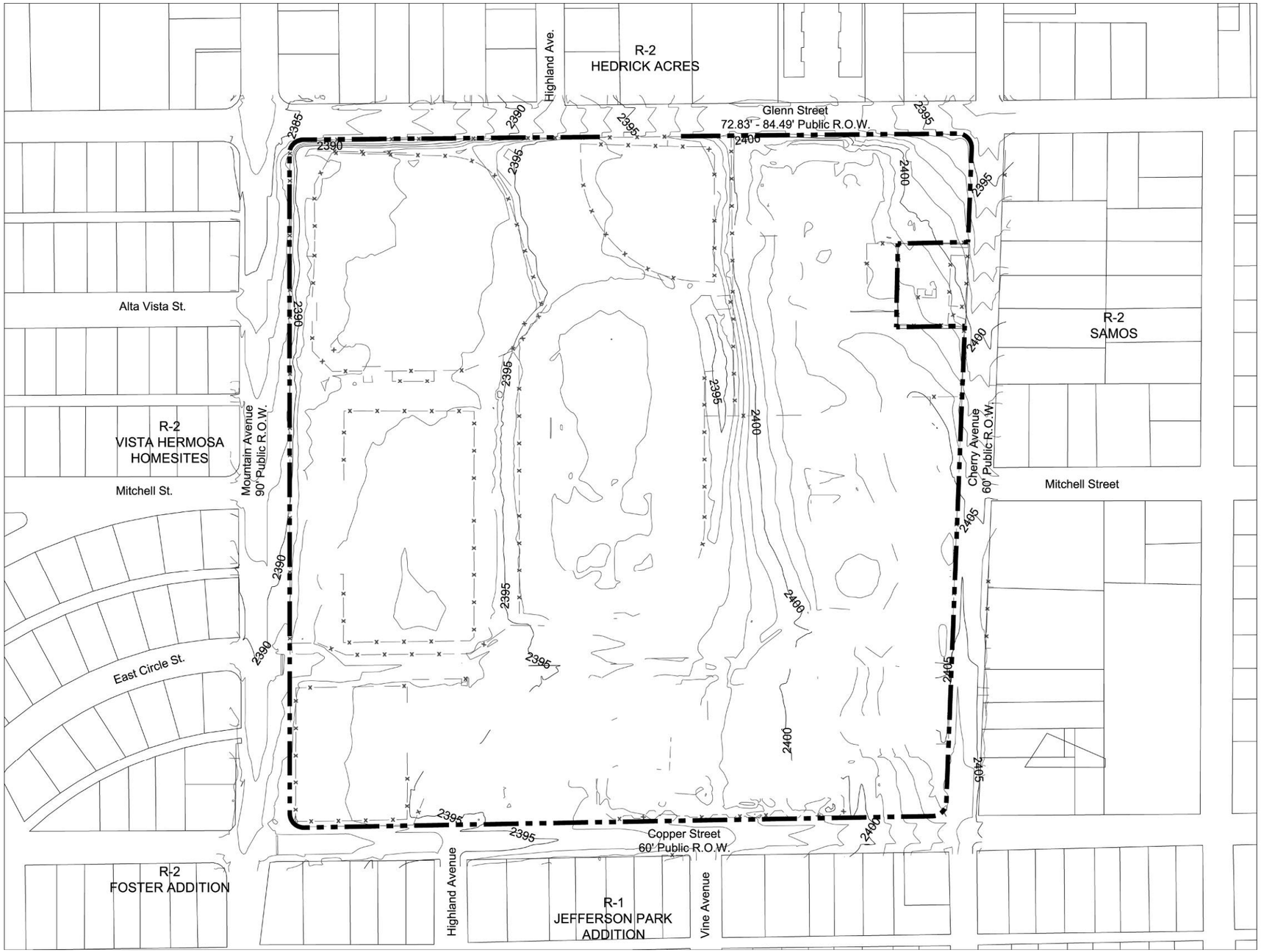
Average Cross Slope = [I x L x 0.0023] / A

Where:

I = contour interval (2 feet)
L = total length of contours (22,937 feet)
0.0023 = conversion of “square feet” into “acres x 100”
A = total site in acres (33.5 acres)

[2’ x 22,937’ x 0.0023] / 33.5 = 3.15%

Exhibit B.9.1: Topography



LEGEND

- Project Boundary
- 1' Elevation Contours
- Existing Fences

Note:
There are no slopes 15 percent or greater, no rock outcrops, and no peaks or ridges on the site.

NORTH 0' 100' 200'

FILE NAME: SHS-01_TOPO.DWG/TOPO

10. Vegetation and Wildlife

10.1 Vegetative Communities' Densities and Plant Associations On-Site

As discussed in the topography section, the entire site has been previously disturbed. However, the use of low water use vegetation is present along the existing landscaped borders. There are existing landscape borders along Mountain, Copper and Cherry. Glenn Street along the ball fields does not have a landscape border. The Mountain right-of-way was recently landscaped by the City of Tucson. This landscape border ranges from +/- 22 to 31 feet in width in addition to an existing oleander shrub buffer, which surrounds the student parking at the southwest corner of the site. Along Cherry and Copper, there is landscaping inside of the 8-foot wrought iron fence. These landscape borders range from 5 to 10 feet in width. According to Pima County Mapguide, the entire site is Agricultural/Developed/Water/Bare Ground.

10.2 CSBC Habitat Map

There are no Critical or Sensitive Biological Communities located on-site.

10.3 Wildlife Habitats

According to information provided by the Arizona Game and Fish Department (AGFD) there are two special status species identified occurring within a two-mile radius of the project site: a bat colony and the Arizona metalmark.

See Exhibit B.10.1: AGFD Online Environmental Tool on page 43.

Exhibit B.10.1: AGFD Online Environmental Tool

Search ID: 20080226005322
Project Name: SHS-01
Date: 2/26/2008 9:52:51 AM

Project Location

Project Name: SHS-01
Submitted By: Wade Wietgrefe
On behalf of: CONSULTING
Project Search ID: 20080226005322
Date: 2/26/2008 9:52:45 AM
Project Category: Development Within Municipalities,Public (school, library, church) and associated infrastructure,Maintenance/expansion/rehabilitation of existing facilities
Project Coordinates (UTM Zone 12-NAD 83): 504671.255, 3568791.154 meter
Project Area: 37.958 acres
Project Perimeter: 1651.263 meter
County: PIMA
USGS 7.5 Minute Quadrangle ID: 1728
Quadrangle Name: TUCSON NORTH
Project locality is not anticipated to change

Location Accuracy Disclaimer

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 2 miles of Project Vicinity:

Name	Common Name	ESA	USFS	BLM	State
Bat Colony					
Calephelis rawsoni arizonensis	Arizona Metalmark		S		

Page 1 of 5 APPLICATION INITIALS:

11. Geology and Soils

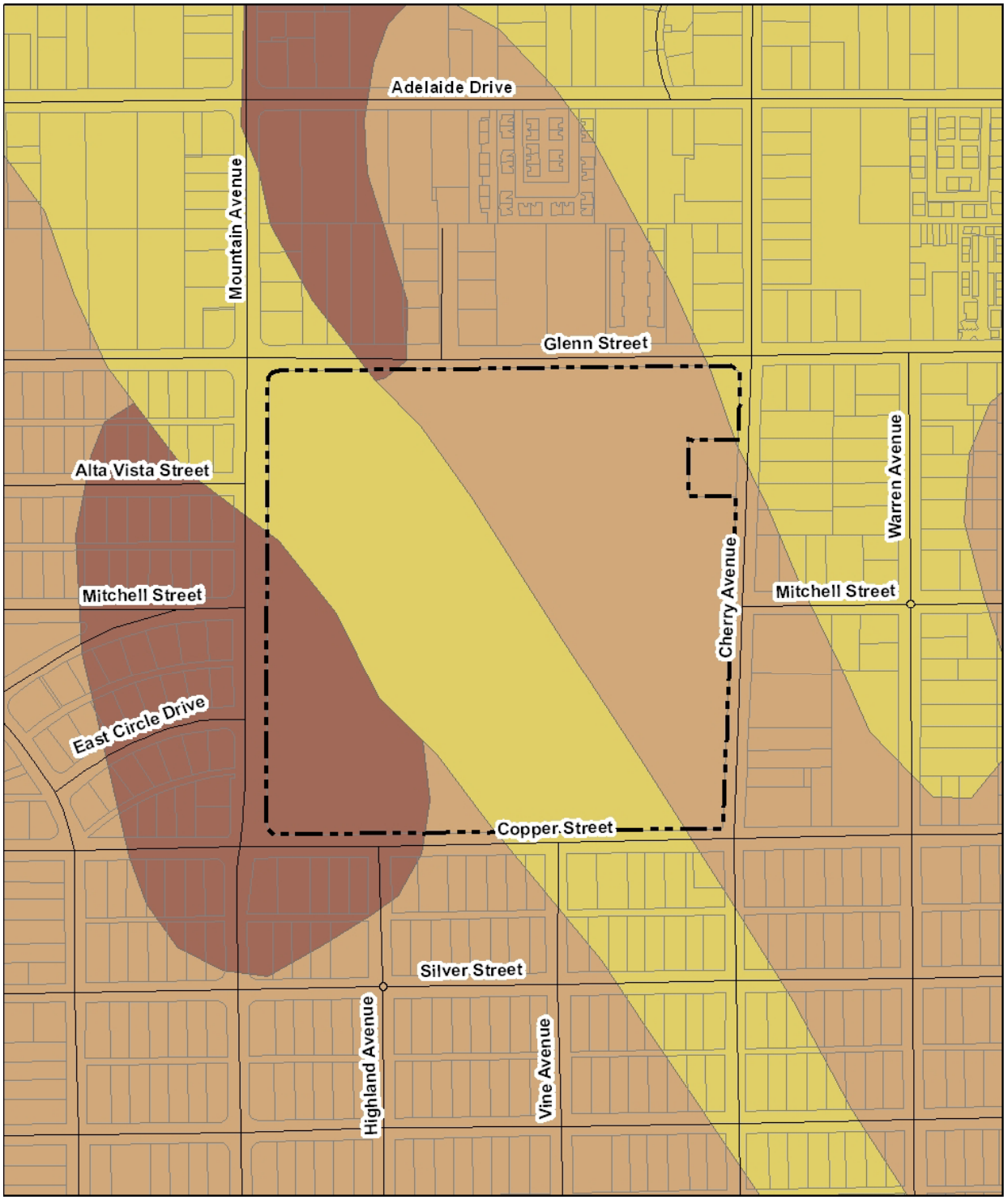
No soils testing have been done on the site. According to Pima County data, the PAD District is generally covered by the Mohave, Sahuarita, and Cave Soils. Table B.11.1: Soil Association Characteristics provides major characteristics of these soils found from the Soil Data Mart on the National Resources Conservation Service website.

See Exhibit B.11.1: Soils Map (page 45) and Table B.11.1: Soil Association Characteristics.

Table B.11.1: Soil Association Characteristics

Soil Association	Mohave and Urban Land	Sahuarita, Mohave, and Urban Land	Cave Soils and Urban Land
Characteristics	Deep and well drained. Found on a fan terrace. 1 to 8% slopes. They have brown and light yellowish brown sandy loam surface layer about 11 inches thick.	Deep and well drained. Found on a fan terrace. 1 to 5% slopes.	Shallow and well drained. Found on a fan terrace. 0 to 8% slopes. The pan is underlain at about 30 inches by variably cemented pale brown gravelly sandy loam surface layers.
Runoff	Slow	Slow	Moderate
Permeability	Moderately slow	Moderately slow	Moderately rapid above the pan and very slow through the pan.
Hazard of Erosion	Slight	Slight	Slight

Exhibit B.11.1: Soils Map



12. Viewsheds and Visual Analysis

The proposed PAD District is located in a developed area, surrounded by single-family residential uses. Currently, Salpointe buildings vary in height from one to two stories along the southern, eastern, and northeastern boundaries of the site. The football stadium grandstand is the tallest structure on the site at approximately 40-50 feet tall. The site is partially visible from all sides of the property. Photos of the project site are shown on the following pages in Exhibit B.12.3. Exhibit B.12.2: Photo Key Map (page 47) indicates the locations from which the photos were taken.

12.1 Viewsheds Onto and Across the Site

Viewsheds onto and across the site are minimal. Landscape borders and existing structures prohibit views toward the center of the site. Views from the north across the site are of a 10 to 20-foot high chain link fences parallel to the baseball fields and Glenn Avenue which are highly visible off-site. There is no vegetation along this side of the boundary. (See Exhibit B.12.3: Site Photos, photo 11, page 49.) The priory and the horseshoe driveway are buffered with mature vegetation, but are highly visible from Glenn Avenue.

Views from the south contain landscape borders, 8-foot wrought iron fencing and existing school building facades, which are highly visible from Copper Street. Views from the east also contain landscape borders, 8-foot wrought iron fencing and existing building facades, which are highly visible from Cherry Avenue.

Views from Mountain Avenue are minimal due to a 10- to 15-foot landscaped border within the right-of-way recently installed by City of Tucson. This landscape border provides privacy and limits the amount of visibility towards the center of the site. On the inside of the buffer, there is a chain link fence. Additionally, adjacent to the Mountain Avenue egress, there is an oleander shrub border, which also surrounds the student parking at the southwest corner of the site.

12.2 Site Views

Noteworthy views from the site include the four major mountain ranges surrounding Tucson. The Catalina Mountains are the most visible from the site. The Tucson Mountains are also moderately visible and the Rincon and Santa Rita Mountains are minimally visible from an on-site location.

Exhibit B.12.2: Site Photo Key Map

LEGEND

Site Boundary

4 Photo ID & location photo was taken

NORTH 0' 150' 300'

FILE NAME: SHS-01\6x8_photokey.mxd
SOURCE: Pima County DOT GIS, 2008

Exhibit B.12.3: Site Photos

Photo 1: Looking north on Cherry from Copper showing Salpointe High School on the left, existing homes on the right.

Photo 2: Looking north across Copper at the gymnasium.

Photo 3: Looking east on Copper showing landscape border on the left and existing homes on the right.

Photo 4: Looking north on Mountain along the bike path with the existing landscape border on the right and the Catalina Mountains in the background.

Photo 5: Looking east through the gated entrance on Mountain.

Photo 6: Looking north onto the existing football stadium.

Photo 7: Looking North across the track and field facility located in the middle of the property.

Photo 8: Looking north across the student parking lot in the middle of the property.

Photo 9: A view from inside the Junior Patio.

Photo 10: Looking west across the baseball stadium.

Photo 11: Looking east on Glenn from Mountain down the bike path and fence that shields the baseball field.

Photo 12: Looking southeast at the corner of Mountain and Glenn with the baseball stadium in the background.

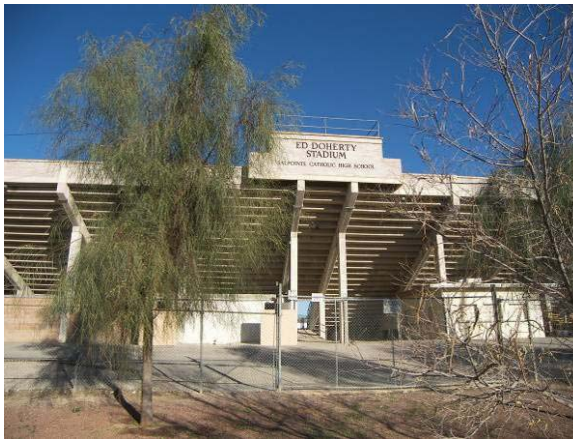


Photo 13: A view of the football stadium grandstand from Mountain.

Photo 14: Looking north on Highland across Glenn with the Catalina Mountains in the background.

Photo 15: Looking south across Glenn at the current priory access point.

Photo 16: Looking south across Glenn at the priory.

Photo 17: Looking north at the Tucson Water Facility located along Copper.

Photo 18: Looking south on Cherry from Glenn with vacant land on the right and existing homes on the left.

13. Paleontological and Cultural Resources

The Arizona State Museum (ASM) was contacted to conduct a record search of the subject property with the following results.

13.1 Arizona State Museum Letter

A search of archaeological records found that no archeological investigations have been completed, and no cultural resources area documented with the project area. Thirty-one archaeological inspections have been completed within a mile of the project area between 1981 and 2004. No cultural resources are documented to be within a mile radius of the property.

Although the subject parcel has never been archaeologically inspected, the staff at ASM recommends that the proposed project proceed as planned. Expectation that cultural resources may be in the area is low, partially due to the fact that no significant resources have been identified within a mile of the PAD District boundary. In addition, because the ground surface within the project area is completed obscured with paving, landscaping and permanent structures, any archaeological inspection of this property would be rendered useless. Although, it is highly unlikely that any significant cultural resources may become exposed during the course of completing this project, it is possible that intact cultural resources lie below the ground surface. Staff at ASM may request that a qualified professional archaeologist or City Archaeologist be contacted to evaluate the significance of any cultural resources in the unlikely event that any area is exposed during the course of project work.

Pursuant to Arizona Revised Statutes §41-865, if any human remains or funerary objects are discovered during the project work, all effort will stop within the area of the remains and Mr. John Madsen, ASM Associate Curator of Archaeology, will be contacted immediately. See Exhibit B.13: Arizona State Museum Letter, page 52.

Exhibit B.13: Arizona State Museum Letter

Arizona State Museum

THE UNIVERSITY OF ARIZONA
TUCSON ARIZONA

P.O. Box 210026
Tucson, AZ 85721-0026
Tel: (520) 621-6302
Fax: (520) 621-2976

RECEIVED

ARCHAEOLOGICAL RECORDS SEARCH RESULTS

Letter **Request Received:** 2/18/2008 **Search Completed:** 2/26/2008

Requester Name and Title: Kelly Lee, Project Manager
Company: The Planning Center
Address: 110 S. Church, Ste. 6320
City, State, Zip Code: Tucson 85701
Phone/Fax/or E-mail: 623-6146

Project Name and/or Number
Parcel 113-10-0010/TPC Project # SHS-01

Project Description
Private school renovation, reorganization, & construction

Project Area Location: Salpointe Catholic High School, between Copper & Glenn Streets & Cherry & Mountain Avenues, Tucson, Pima County, Arizona.

Legal Description: a portion of the NW, SE, S31, T13S, R14E, G&SR B&M, Tucson, Pima County, AZ.

Search Results: A search of the archaeological records retained at the Arizona State Museum (ASM) found that no archaeological investigations have been completed in, and no cultural resources are documented in, the project area. Thirty-one archaeological inspections have been completed within a mile of the project area between 1981 and 2004. No cultural resources are documented to be within a mile radius of the property. A color orthophotograph, enclosed with this letter, depicts a totally developed land parcel. No native soil is visible in the project area.

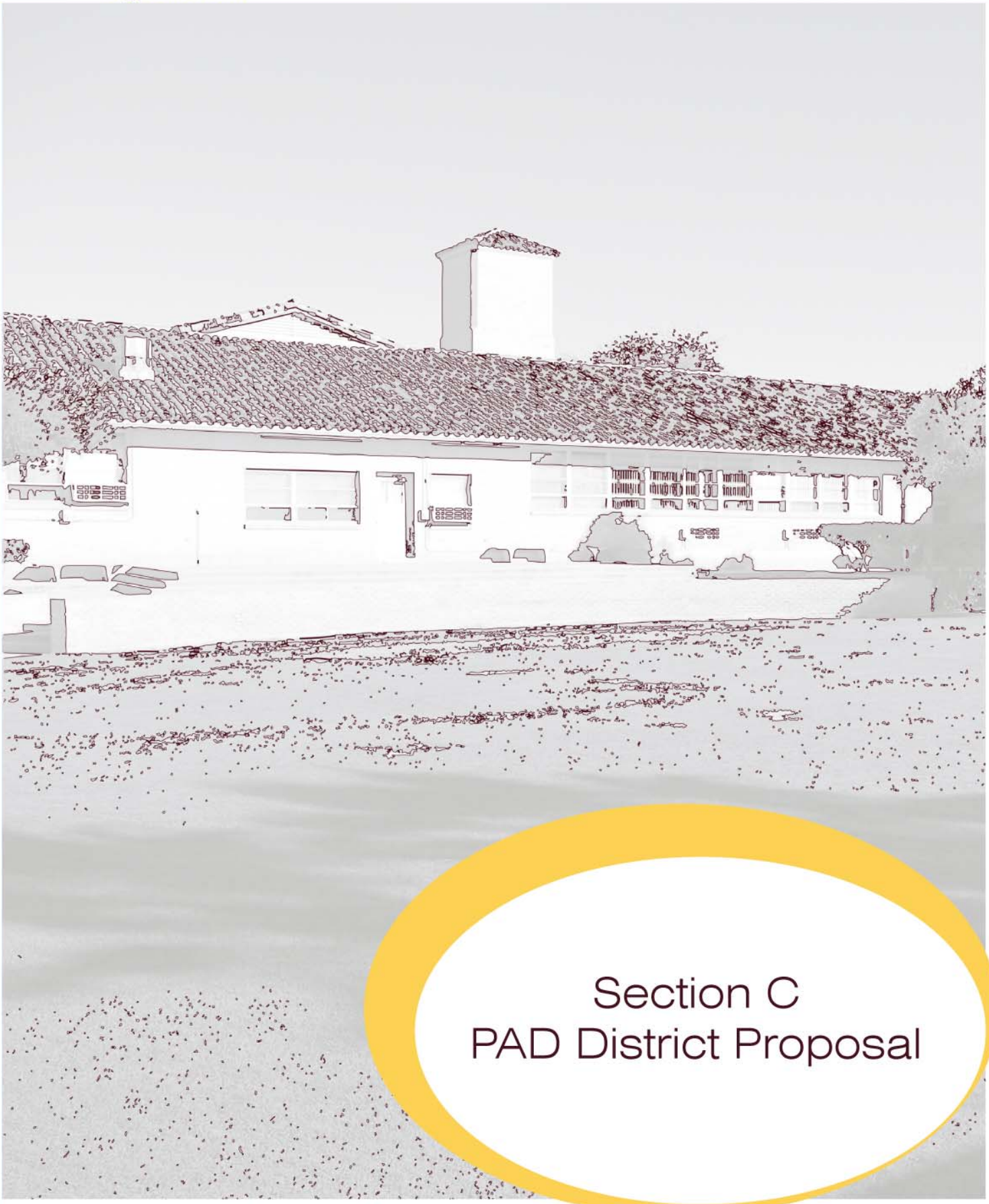
Sites in Project Area: none is recorded. The project area, however, has never been completely inspected, so there could be intact, buried, cultural deposits within the parcel.

Recommendations: Although the subject parcel has never been archaeologically inspected, the staff at the ASM recommend that the proposed project proceed as planned. Expectation that cultural resources may be in the area is low, partially due to the fact that no significant resources have been identified within a mile of the project boundary. In addition, because the ground surface within the project area is completely obscured with paving, landscaping, and permanent structures, any archaeological inspection of this property would be rendered useless. Although it is highly unlikely that any significant cultural resources may become exposed during the course of completing this project, it is possible that intact cultural resources lie below the ground survey. Staff at the ASM request that a qualified professional archaeologist or City Archaeologist Jonathan Mabry ([520] 791-4505, ext.147) be contacted to evaluate the significance of any cultural resources in the unlikely event that any are exposed during the course of the project work.

Pursuant to *Arizona Revised Statutes* §41-865, if any human remains or funerary objects are discovered during the project work, all effort will stop within the area of the remains and Mr. John Madsen, ASM associate curator of archaeology, will be contacted immediately at (520) 621-4795.

If you have any questions about the results of this records search, please contact me at the letterhead address or at the phone number or E-mail address as follows.

Salpointe Catholic high school



Section C
PAD District Proposal

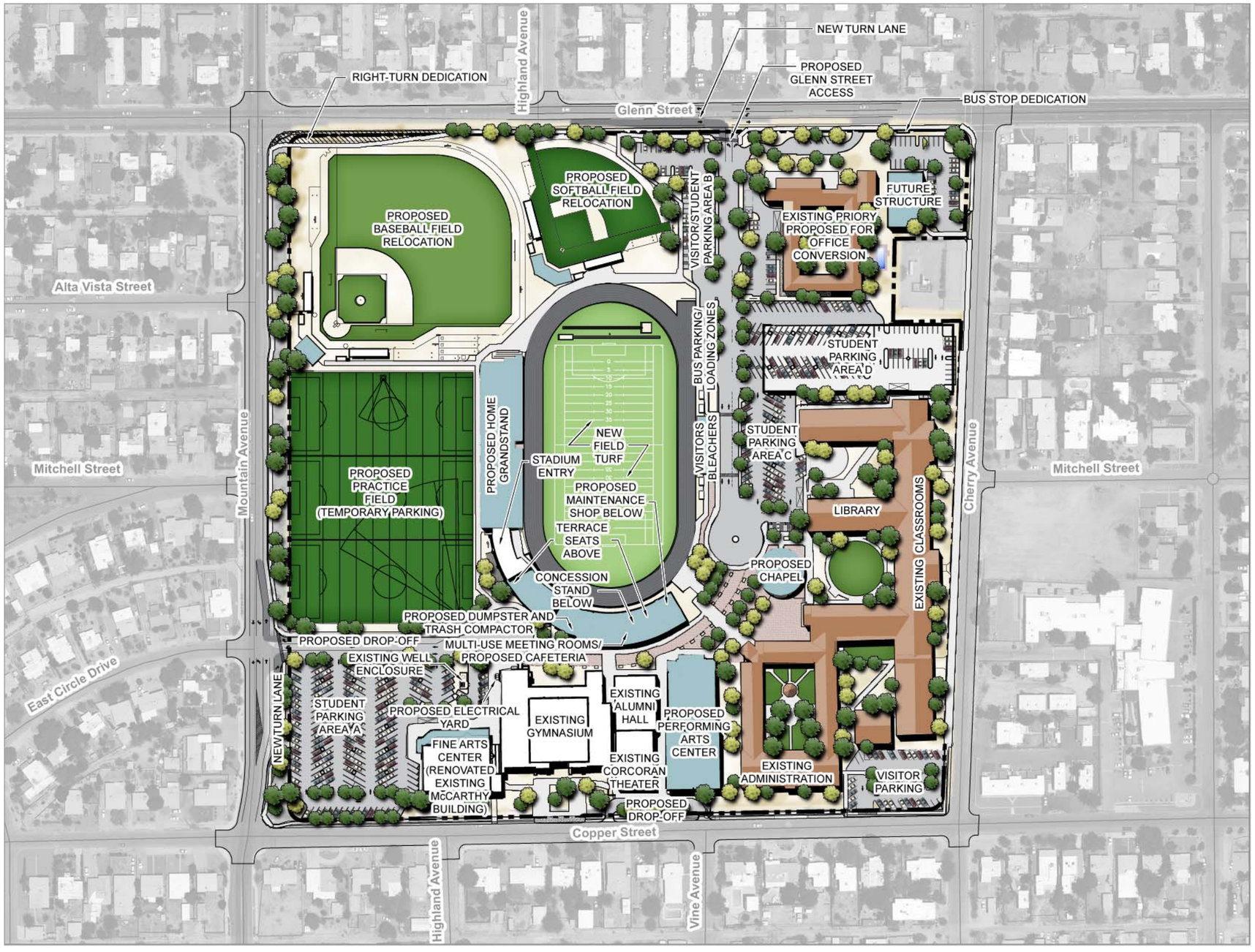
Section C: PAD District Proposal

1. PAD Overview

1.1 Purpose and Intent

The Salpointe PAD consists of a single zoning district based on a modified O-3 zone. All new development, redevelopment, vehicular use areas, screening and landscaping shall conform to the regulations and standards in the PAD. Where these regulations and standards vary from the LUC, Development Standards, City of Tucson Lighting Code, the PAD regulations and standards shall control. Where the PAD is silent, the LUC provisions for the O-3 zone and other relevant City standards shall control. Existing Development including buildings, sidewalks, and pedestrian paths, walls, roadways, landscaping and other structure already constructed within the PAD District shall be permitted to remain in place, as is, until that portion of the PAD District in which the existing development is located is developed and/or redeveloped. At that time the existing development shall be brought into compliance with the PAD or, where the PAD is silent, the LUC provisions or other relevant City standards which apply. See Exhibit C.1.1: Conceptual Land Use Plan, page 55. Definitions for this PAD can be found in Section C.9 and LUC Section 2.4.3.

Exhibit C.1.1: Conceptual Land Use Plan



The conceptual land use map is for illustrative purposes only. The illustration is based upon the preliminary scope for campus renovations and is meant to serve only as a general guideline. It will vary based upon timing, consideration of the Salpointe Design Review Committee and funding from outside sources.

2. Land Use Regulations

The existing Salpointe facilities do not in all cases comply with the new or revised City of Tucson Land Use Code requirements. This PAD recognizes that all existing development that is modified and/or redeveloped shall comply with this PAD or the City of Tucson Land Use Code when actual structures or development associated with development plans or building plans are approved.

2.1 Permitted uses

Permitted uses within the PAD District shall include all those permitted by LUC Section 2.4.3 in the O-3 zoning district and shall include the following modifications and additional permitted uses without a special exception review. There may be unusual circumstances where an event may not be able to conclude by the specified hours of operation.

- Civic Use Group, Sec 6.3.4
    - Educational Use: Elementary and Secondary Schools, subject to:
        - Exemption from the required business tax license because Salpointe is a corporation exempt from federal tax under Section 501© of the Internal Revenue Code.
        - Hours of operation from 7:00 am to 11:00 p.m.
    - Cultural Use, subject to:
        - Hours of operation from 7:00 a.m. to 11:00 p.m.
        - Outdoor lighting shall be shielded from adjacent residential uses.
        - The use must provide a visual border where adjacent to a residential uses or zones. This can be accomplished by a setback of buildings or uses, screen wall or landscape borders.
- Residential Use Group, Sec 2.3.6.1.2.a.4
    - Group Dwelling, subject to:
        - Priories, which are reserved for priests, Salpointe staff and guests only.
        - Maximum number of priory dwelling units allowed within the PAD District is 20.
- Commercial Services Use Group, Sec. 6.3.5
    - Food Service, subject to:
        - Educational, athletic, extracurricular and special events for student and non-student activities.
    - Entertainment, subject to:
        - Concerts and/or dances will be conducted entirely within an enclosed building, or the activity shall be setback at least 250 feet from any residential property lines.
        - Educational, athletic, extracurricular and special events limited to student and non-student activities.
        - Special events are limited in hours of operation from 7:00 a.m. to 11:00 p.m.

- Communications, subject to:
  - Wireless communication towers and antennae, subject to: Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.1,
- Retail Trade Use Group, Sec. 6.3.10
  - General Merchandise Sales, subject to:
    - Educational, extracurricular or special event functions, such as but not limited to: school fundraisers concession stands, campus book store, and the school cafeteria
- Industrial Use Group, Sec. 6.3.6
  - Salvaging and Recycling, subject to:
    - Collection of recycling materials only
    - The use must provide a visual border where adjacent to a residential use or zones. This can be accomplished by a setback of buildings or uses, screen wall or landscape borders.

2.2 Secondary uses

- Commercial Services Use Group, Sec. 6.3.5
  - Alcoholic Beverage Service, subject to:
    - Special events for non-student activities.
    - Special events are limited in hours of operation from 7:00 a.m. to 11:00 p.m.
  - Child Care, subject to:
    - Licensing is required by the State of Arizona
    - Hours of operation are limited from Monday to Friday from 6:00 a.m. to 11:00 p.m.
    - All Child care centers are limited to the PAD District boundaries. There shall be no requirement for separation between child care center and residential zones.
    - The maximum number of children cared for is 100 children.
    - The child care center may front and have vehicular access on any street adjacent to the PAD District, including Glenn, Copper, Cherry or Mountain.
    - Vehicle use areas maybe located anywhere within the PAD District.

3. Development Regulations

The performance criteria for the PAD District are based on the O-3 zoning regulations. In order to configure the PAD for Salpointe needs, the O-3 zone is hereby modified accordingly. See Table C.3: Development Standards and Exhibit C.3: PAD Perimeter Setbacks, page 59.

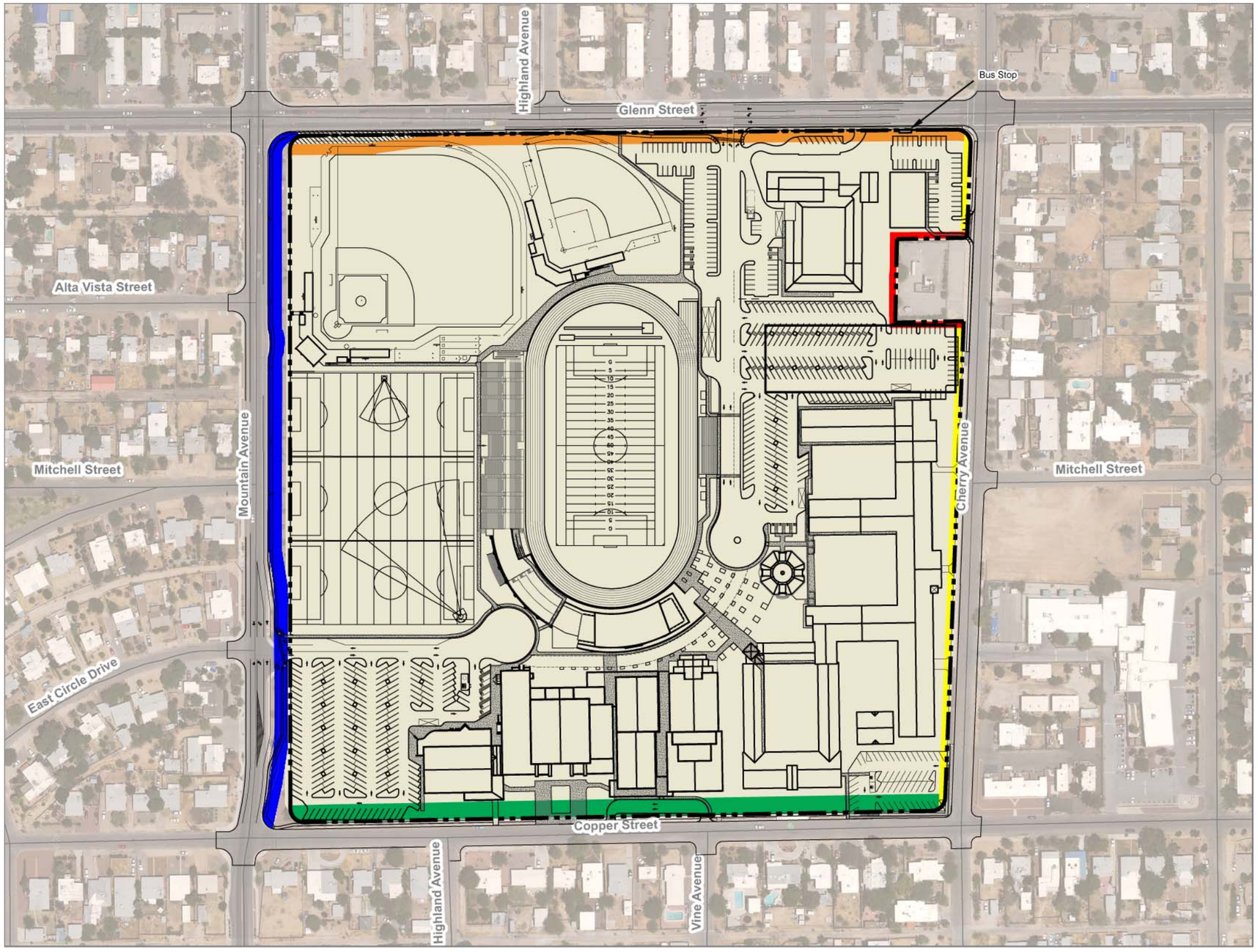
Table C.3: Development Standards

Development Option	Proposed PAD (applies to all new structures)	
Minimum Site Area	0 (see Appendix A: Waiver to the 40-acre PAD District approval Letter)	
Maximum Lot Coverage	None	
Maximum Building Height	• Football stadium shall not exceed 80 feet • Performing arts center shall not exceed 60 feet • Clock tower shall not exceed 50 feet • Other future structures shall not exceed a maximum of 40 feet	
FAR (Building Footprints)	0.75	
PAD perimeter setbacks requirements (based upon an ADT of 1,000 or greater) (See Exhibit C.3: PAD Perimeter Setbacks, page 59)	North (Glenn Street)	20 feet
	South (Copper Street)	30 feet from the property line
	East (Cherry Avenue)	10 feet from the property line
	East (adjacent to the Tucson Water well site)	Zero setback to the Tucson Water well site
	West (Mountain Avenue- Major Street)	25 feet from future curb

[2] The setback is measured from the back of existing curb or future curb location.

(H) The height of the proposed exterior wall of the building

Exhibit C.3: PAD Perimeter Setbacks



LEGEND

- 10' setback from property line to proposed structure
- 30' setback from property line to any new structure
- 25' Setback from future curb to proposed structure
- 0' setback from Tucson Water well site to proposed structure
- 20' setback from back of future curb
- MS&R Right-Turn Dedication

NORTH 0' 100' 200'

Imagery: PAG Fall, 2005

3.1 Building Height

Maximum building height for the football stadium shall not exceed 80 feet. The football stadium is proposed to be relocated to the center of campus moving it away from the western property boundary and further from residential subdivisions. See Figure 1: Football Stadium Cross Section on page 74. The proposed building height for the performing arts center shall not exceed 60 feet. The clock tower shall not exceed a building height of 50 feet. Other future structures shall not exceed a maximum of 40 feet. The determination of building height shall be in conformance with the City of Tucson Land Use Code. See Section 9: Definitions for the calculations on building height.

3.2 Interior Lot Lines/Parcels

The PAD District will be considered a single lot or parcel for the purpose of setbacks, borders and other similar development standards that apply. All new buildings, structures, renovations, and reorganization of campus shall conform to applicable City building, ADA compliance and fire codes.

3.3 Streets, Parking Area Access Lanes (PAALs) and Curbs

All PAALS within the PAD District are privately owned. All new development and/or redevelopment of private streets, PAALS, and access shall comply with Section 3.5.3.7 and City of Tucson development standards and the City of Tucson Major Streets and Routes with the following modifications:

- Existing access points located on Major Streets and Routes and all Non-Major Streets and Routes right-of-way shall remain.
- The interior PAALS shall also serve as fire lanes.
- A 20- to 24-foot PAAL is permitted throughout the PAD District.
- Glenn Street right-of-way varies from 59 to 64 feet adjacent to the north boundary of the site. The future right-of-way is 64 feet. Preliminary discussions with TDOT have indicated that right-of-way dedication is necessary for Glenn Street. The right-of-way dedication shall be determined by the Tucson Department of Transportation for the future right turn lane at Glenn and Mountain and the future bus stop location proposed approximately 100 feet west of the northeast property corner.

3.4 Vehicular and Bicycle Parking

According to the City of Tucson LUC, the parking requirements for high schools are 1 space per every 5 students. There are approximately 1,200 students enrolled for the 2008-2009 school year resulting in a student-parking requirement for 240 spaces. The total amount of existing parking on campus is 632 spaces, which exceeds the required number of spaces by the City of Tucson Land Use Code, as shown on Table C.3.4.

Table C.3.4: Parking Requirements

Land Use	Parking Required	Accessible Spaces Required	Parking Provided
Educational*	1 space per every 5 students (1,200 students/ 5= 240 spaces)	11	541
Priory Residential	10 dwelling units and 1.5 spaces per dwelling unit (10x1.5= 15)	2	40
Temporary Parking Field			420
Parking Deck		3	130
Total	**258**	**16** (3 of which will be van accessible)	**1131**

* All student/visitor and teacher parking is spread throughout campus

The proposed parking reconfiguration plan will improve the parking situation by encouraging on-site parking. Although the current amount of parking spaces exceeds the amount needed for daily school activities, there is a need for additional parking during home football games. At least five times a year, a home football game brings additional traffic from alumni, students, parents and other fans, and as a result on-street parking occurs. Through meetings with neighbors and neighborhood associations, Salpointe has found that neighbors have concerns with on-street parking and would like Salpointe to improve the situation.

The proposed plan includes more than 1,100 on-site parking spaces, which could include the construction of a one-story parking deck depending on funding. (See Table C.3.4: Parking Requirements.). The proposed practice fields adjacent to Mountain Avenue will also serve as event parking areas with a potential of approximately 420 additional parking spaces. See Exhibit C.3.4 (page 63) for a typical cross-section of the temporary parking proposed within the practice fields. Additionally, Salpointe will be encouraging on-site parking by distributing parking limitations to students, teachers and parents, which will be posted in school publications to students and parents.

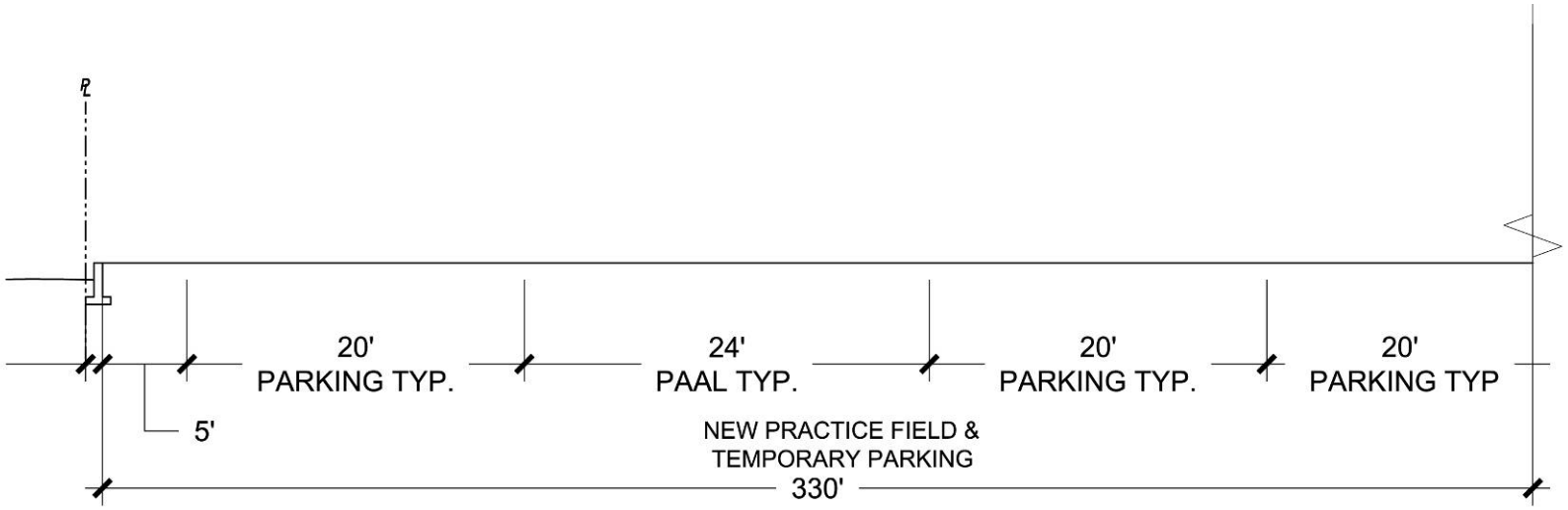
All private roadways including PAAL's, vehicle use areas and passenger drop-off areas within the PAD shall be maintained by Salpointe Catholic High School. Private roadways may consist of asphalt. Other options for pavement include permeable pavement options including pavers, (grass or concrete), concrete, or porous concrete.

The vehicular and bicycle parking improvements shall comply with Article III of the LUC, Motor Vehicle and Bicycle Parking Requirements, and Development Standards, Section 3-05, except for the following:

- Bicycle: One space per 40 students/employees - all Class 2. The maximum number of bicycle parking spaces required is 50.
- Temporary Use parking is permitted on the artificial turf on the practice fields during school sponsored events. Dust control measures will be taken. Sprinklers will water down the practice fields preceding football games.

See Exhibit C.1.1: Conceptual Land Use Plan on page 55 for a conceptual parking plan and Exhibit C.3.4 (page 63) for a typical cross-section of the temporary parking proposed with the practice fields.

Exhibit C.3.4: Temporary Practice Field Parking Cross Section



3.5 Sidewalks and Pedestrian Routes

The site is surrounded by sidewalks on all sides with the exception of corners of Copper Street and Mountain Avenue, and Glenn Street and Cherry Avenue, which will be constructed to ADA requirements as part of the PAD development plan process. The interior sidewalks are proposed to provide pedestrian connectivity throughout the site from the athletic fields to parking areas and educational structures. The existing through campus access will be closed as part of the pedestrian improvements. Both the Mountain entry drive and Glenn entry drive are proposed to end in cul-de-sacs and the area between the existing track and gymnasium that was once a PAAL will be used as for pedestrian gathering space.

All new development shall comply with LUC Section 3.2.8.4: Pedestrian Facilities and the corresponding Development Standard Requirements for building, street, and parking connectivity, as well as ADA requirements, with the following modifications:

- A minimum separation of 0 feet between a sidewalk and any adjacent structure is permitted.
- Sidewalks required for all new development and any future redevelopment shall be a minimum of 3 feet wide except where adjacent to a structure, wall or fence. Sidewalks adjacent to a structure, wall or fence shall be a minimum of 4 feet wide.
- A continuous 4 feet (minimum) wide public sidewalk will be provided around the perimeter of the site.

See Exhibit C.3.5: Pedestrian and Bicycle Circulation, page 66.

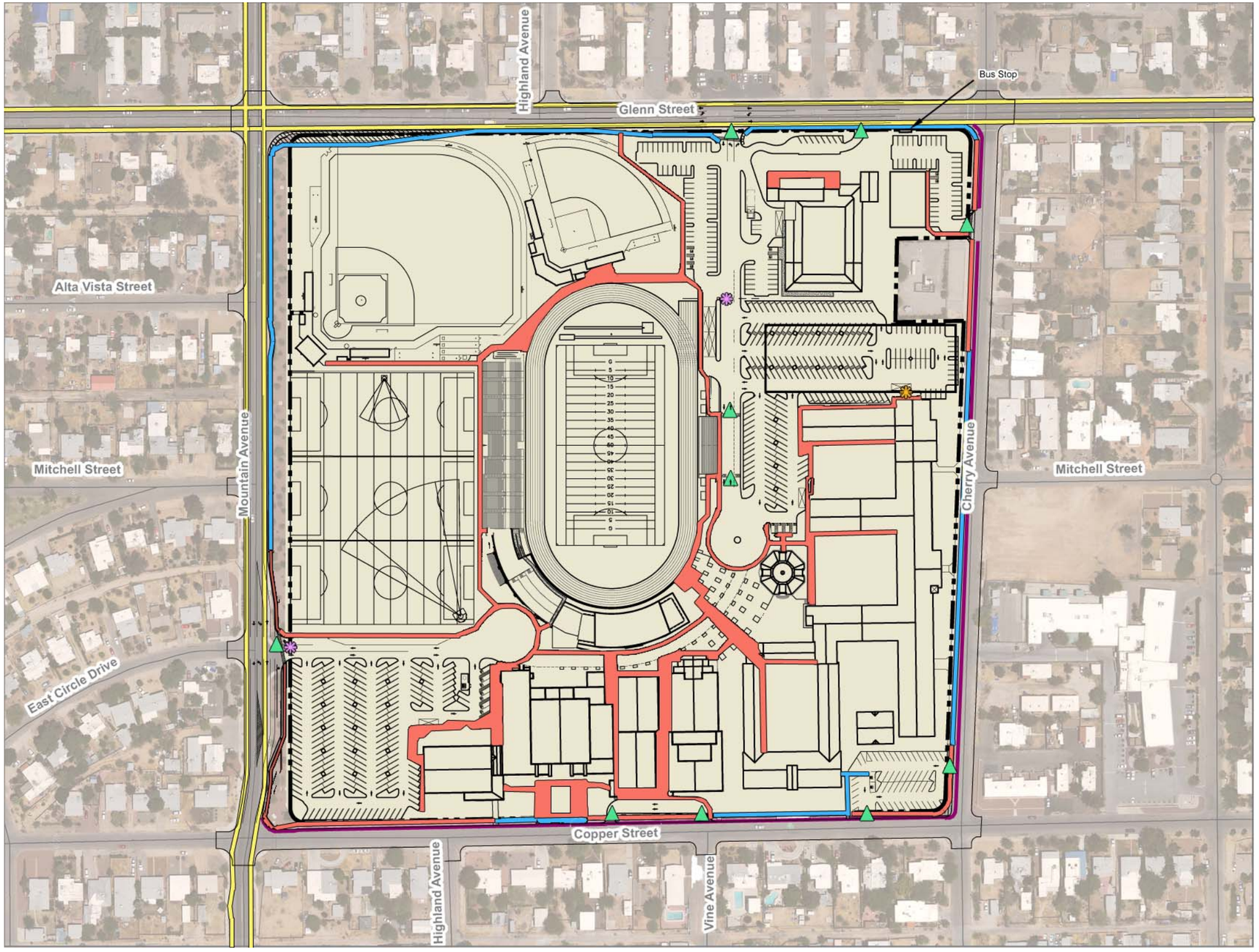
3.6 Accessibility

All new additions and existing modifications of the PAD District will comply with ADA (Americans with Disability Act) by adhering to the 2006 IDC, Chapter 11 and ICC/ANSI 117.1, 2003 Edition. All existing structures that are currently not ADA complaint will remain as is until the structure has been modified or renovated. The improvements to the PAD District and public rights-of-way will be privately funded and improvements to both private property and public rights-of-ways will comply with the ADA standards for curb ramps, sidewalks, detectable warnings and marked crosswalks. (See Exhibit C.3.5: Pedestrian and Bicycle Circulation, page 66.) The PAD District future development plans will include improvements in conformance with ADA requirements to the Glenn and Mountain entrances, the interior pedestrian circulation system and portions of the public rights-of-way adjacent to the site that do not contain continuous sidewalks, such as minor segments along Cherry and Copper.

Handicapped parking will also be provided in accordance with ADA requirements from the 2006 IDC, Chapter 11 and ICC/ANSI 117.1, 2003 Edition. The handicapped parking will be spread throughout the site to make it convenient for those physically disabled to park in close proximity to school facilities including educational building, athletic fields and the priory building. Accessible spaces and “Van Accessible” spaces will connect to the accessible route as required by the 2006 IDC, Chapter 11 and ICC/ANSI 117.1, 2003 Edition. This will include all new parking areas and modified parking areas. Newly constructed and modified sidewalks, detectable warnings and curb ramps will comply with accessibility requirements as required. Accessible crossing within new construction of modification to the modified areas will be marked in compliance with the code.

Approximately 15 handicapped accessible parking spaces will be provided based upon the total amount of parking spaces proposed given that the parking deck is actually built. If the parking deck is not built due to funding issues, the total amount of handicapped accessible parking will be 13 spaces with at least 3 van accessible parking spaces per the IDC requirements.

Exhibit C.3.5: Pedestrian and Bicycle Circulation



LEGEND

- Existing Pedestrian Routes
- Proposed ADA Accessible Pedestrian Routes
- Existing Bike Route with Striped Shoulder
- Bike Route Opportunity on Residential Street
- Proposed Bike Parking
- Gate
- MS&R Right-Turn Dedication
- Marked Crosswalks (includes curb ramps and detectable markings)

NORTH 0' 100' 200'

Imagery: PAG Fall, 2005

3.7 Off-Street Loading

Required Off-Street Loading spaces shall be in conformance with LUC Section Article 3, Section 4 with the following exceptions:

- All proposed loading zones and loading areas are internal to the campus and will not be screened due to security concerns.
- The location of loading zones throughout campus shall be determined by the Salpointe at the development plan stage.
- Access and maneuvering for loading spaces may use private streets, PAALs and driveways within the PAD District.
- A minimum of two loading zones shall be provided. The loading zones shall be a minimum of 10 by 20 feet.

3.8 Passenger drop-off areas

The PAD District currently contains no official passenger drop-off areas. Parents typically drop off students along Copper Street and Cherry Avenue. Passenger drop-off areas will be provided as part of the PAD District. The passenger drop-off areas shall comply with City of Tucson LUC, Division 5 Performance Criteria, Section 3.5.3.7.G: Educational Uses. Proposed drop-off locations occur along the south end of the Glenn entryway to the school, along a proposed curb cut along Copper Street and along the Mountain Avenue entry adjacent to the practice fields. All proposed drop-off locations are preliminary and the final locations will be determined during the development plan process.

3.9 Outdoor Activity

All outdoor activity is currently located along the western and northern property lines. All proposed outdoor activity shall be 50 feet away from the nearest residential property line (the setback includes right-of-way).

The use of loudspeakers, amplifiers, or similar type of outdoor equipment for athletic fields' games/practices is not permitted on the school site within 100 feet of the nearest residential property line (the setback includes right-of-way) with the exception of:

- The use of loudspeakers, amplifiers or similar type of outdoor equipment for baseball or softball games/practices will be permitted within 70 feet from the nearest residential property line (setback includes right-of-way) underneath a shade canopy. This reduction in setback will face the loudspeakers toward the baseball and/or softball field and away from residential properties.

3.10 Hours and Days of Operation

Educational Uses are limited in hours of operation from 7:00 a.m. to 7:00 p.m., Monday through Friday in conformance with the LUC with the exception of the following:

- Athletic events and practices are permitted Monday through Saturday from 6:00 a.m. to 10:00 p.m.
- Extracurricular, athletic, and special events may occur on a Saturday or Sunday between 6:00 a.m. and 11:00 p.m.
- There may be unusual circumstances where an event may not be able to conclude by the outlined curfew.

3.11 General Landscape and Screening Guidelines

The proposed landscape program includes the enhancement of a number of existing landscape borders and the creation of new landscape borders and off-street parking landscaping. A few areas around the site will remain as is. The landscape program shall adhere to the City of Tucson Land Use Code, Division 7, Landscaping and Screening and Development Standards No 2-06 Landscaping and Screening Standards (as approved July 2008) with minor modifications. See Section C.3.12: Landscape Plan and Section C.3.13: Screening Plan for modifications. In addition, the landscaping and program is subject to the following general guidelines:

- To the greatest extent practical, the existing landscape and aesthetic context of the Salpointe campus will be honored. New landscape and site elements within the campus will be designed and/or chosen to fit well within the existing environment of the site and the neighborhood context.
- One tree per every four parking spaces will be provided in all redeveloped parking areas except for the southeast parking lot at Cherry and Copper. The perimeter of this parking lot will be screened but the parking area will remain in its existing state.
- The sports fields may consist of turf or artificial turf.
- All landscape borders proposed with public right-of-ways will require approval from the City of Tucson Department of Transportation.
- The majority of new landscaping shall be listed by the Arizona Department of Water Resources/City of Tucson approved plant list and/or low-water use once established.

3.11.1 Irrigation

Artificial turf is proposed on the football field and practices fields. As a result, the amount of irrigation will be significantly decreased. All irrigation shall be designed and maintained to be as efficient as possible and shall be implemented in the following manner:

- Drip irrigation for trees, shrub beds and areas of ground cover to eliminate evaporation losses.
- Efficient sprinkler irrigation that may employ low volume heads and a high irrigation efficiency rating.

3.11.2 Native Plant Preservation

The entire site has been disturbed as it is an existing high school campus. There are no native plants existing on-site. An NPPP shall not be required with each submittal of a development plan.

3.11.3 Water Harvesting

Salpointe PAD will not meet the requirements of the City of Tucson Commercial Rain Water Harvesting Ordinance #10597 as these requirements do not apply to this site. Salpointe PAD will meet the goals and objectives set forth in the City of Tucson's Water Harvesting Guidance Manual October 2005 Ordinance #10210. Rain Water Harvesting within the Salpointe PAD area will be a qualitative approach and no quantitative requirements will be set forth or met.

Techniques used to meet the water harvesting goals may include, but are not limited to, the following:

- Recessed Planting Areas – Depress planting areas adjacent to pervious areas such as walks and parking lots to capture and retain rainwater to benefit plantings.
- Microbasins – Intercept and collect stormwater surface flows in localized basins for landscape benefit and ground water recharge.
- Curb cuts or flush curbs – Direct minor sheet flows toward curb openings and/or utilize flush curbs to direct water to planting areas.
- Structural Soils – Provide adequate percolation and minimize compaction of planting areas adjacent to impervious areas by means of loosening the soil and/or utilizing structural soils.

3.12 Landscape Border Plan

Exhibit C.3.12: Landscape Border Plan (page 72) depicts details of specific landscape borders around the PAD District perimeter, including the width and vegetation required. All vehicle use areas consist of landscape border and special screening standards as described in Section 3.13: Screening Plan. All PAD District boundaries are located adjacent to public rights-of-way.

In addition, Mountain Avenue, along the western boundary, is unique in that the streetscape consists of the City of Tucson Department of Transportation (TDOT) maintained landscape border approximately 22 to 31 feet in width located within the 90-foot right-of-way adjacent to the Salpointe's western boundary. Preliminary discussions with TDOT officials have indicated that Salpointe may utilize the Mountain Avenue right-of-way as its landscape border in exchange for Salpointe taking over the irrigation and maintenance of the Mountain Avenue right-of-way landscaping located along the western boundary of the Salpointe property. See Appendix C: TDOT Right-of-Way Agreement Letter. Areas of Copper Street and Cherry Avenue will also utilize the right-of-way for landscaping requirements.

Other improvements to the Mountain Avenue landscape border will be required due to proposed right-of-way improvements for a right-turn and center turn lane. The southwest corner adjacent to the vehicle use area will be approximately 5-feet wide and will need to be revegetated.

It will also require additional screening improvements due to the removal of an existing vegetation screen of oleanders located adjacent to the vehicle use area in the southwest corner of the PAD District along Mountain and Copper Street. The oleanders may be required to be removed in order to provide for additional on-site parking.

Except as otherwise provided in this PAD, LUC Division 7, Landscaping and Screening regulations shall apply to the PAD District with the exception of the following:

These modified landscape borders shall conform to the following figures.

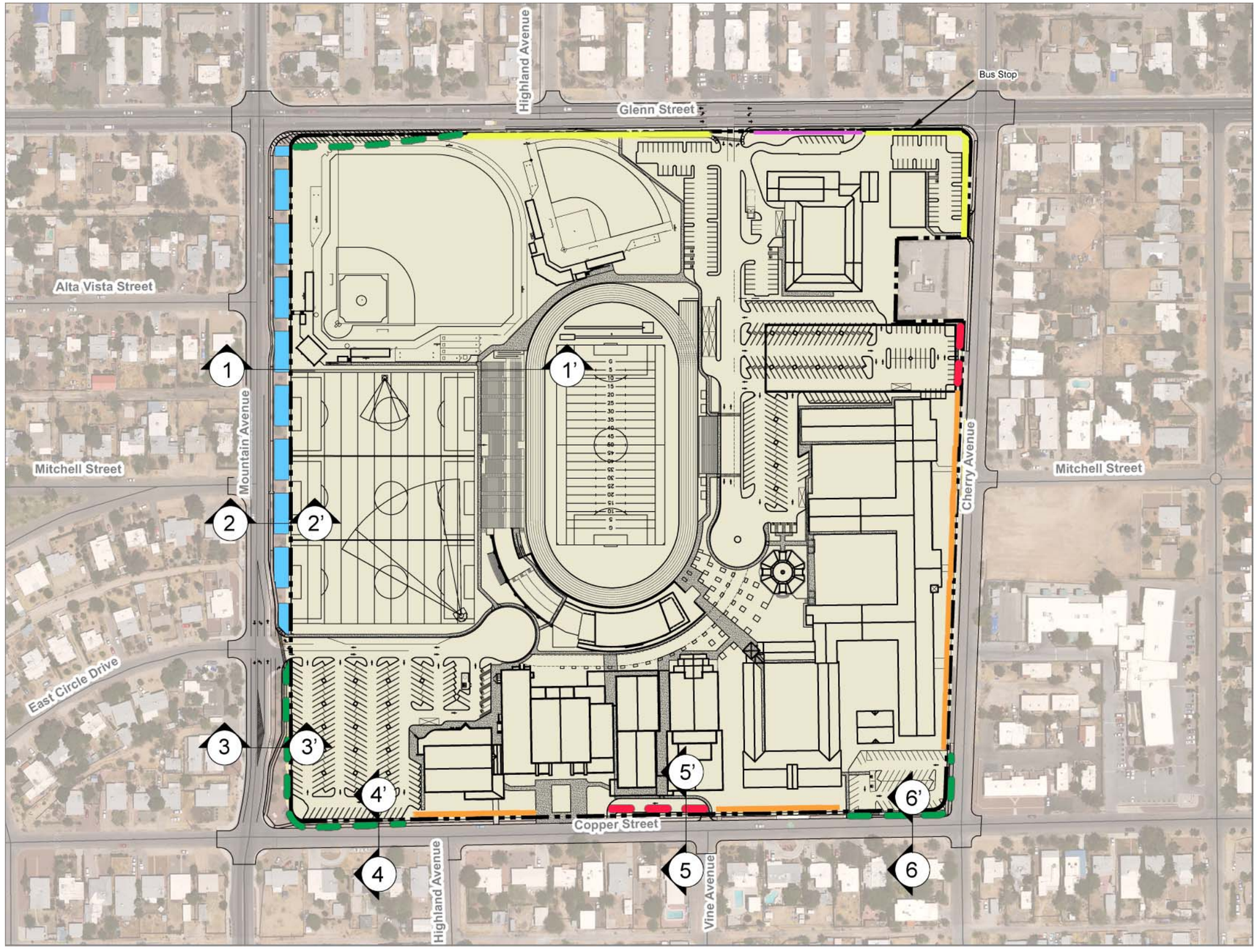
- **Figure 2** (page 75) depicts athletic fields along the western boundary adjacent to Mountain Avenue with landscaping in the right-of-way.
- **Figure 3** (page 75) depicts vehicle use area in the southwest corner of the site adjacent to Mountain Avenue with landscaping in the right-of-way.
- **Figure 4** (page 76) depicts the vehicle use area in the southwest corner of the site adjacent to Copper Street with landscaping in the right-of-way.
- **Figure 5** (page 76) depicts the conceptual landscape border adjacent to the proposed passenger drop-off area on Copper Street.
- **Figure 6** (page 77) depicts the vehicle use area in the southeast corner of the site near the Copper and Cherry intersection.

3.13 Screening Plan

The Salpointe campus is unique because the school requires visibility from the streets onto campus for security purposes. For protection of students and neighbors, all boundaries should consist of screening materials that allows for visibility onto and off campus. Except as otherwise provided in this PAD, LUC Division 7, Landscaping and Screening regulations shall apply to the PAD District with the exception of the following modification as shown below and within Exhibit C.3.13: Screening Plan.

- All security fencing adjacent to athletic fields are permitted to have chain link fencing.
- All other security fencing for the PAD District may consist of wrought iron fencing, except for:
  - All screening adjacent vehicle use areas may include but not limited to: chain-link fence with slats or vines, wrought iron with vines, opaque vegetative screen, or a wall.
- All other new screening materials may consist of wrought iron, masonry, corrugated metal, concrete, block, stucco, stone, brick, metal, and other similar materials approved by the Salpointe Architectural Review Board.

Exhibit C.3.12: Landscape Border Plan



LEGEND

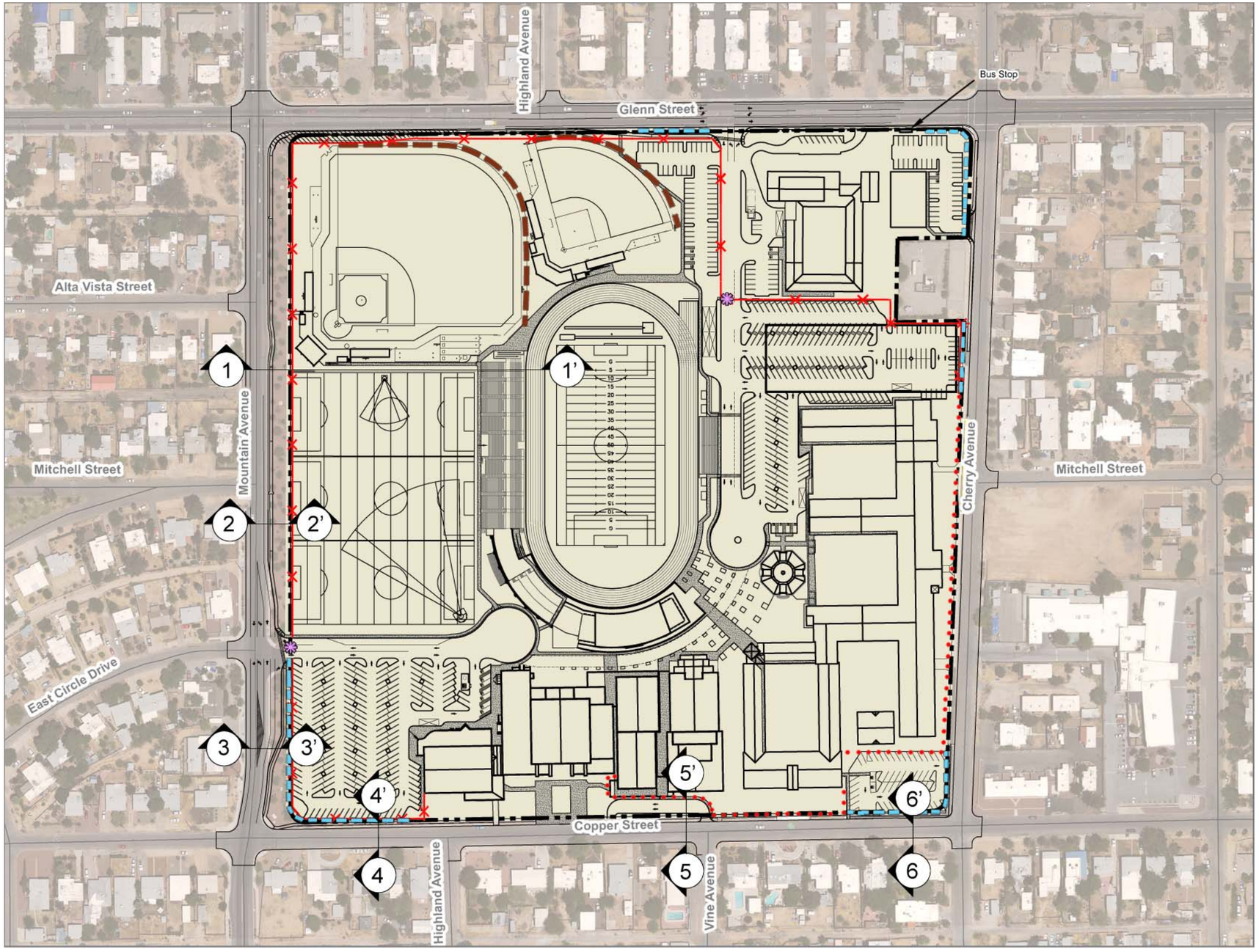
- 10' Landscape Border: Existing vegetation to remain-No new plantings required
- 10' Landscape Border: 3 trees every 100'
- 9' Landscape Border: Existing vegetation to remain-No new plantings required
- 22'-31' Landscape Border: Within R.O.W. existing vegetation to remain-No new vegetation required*
- 5' Landscape Border: Tree every 33' within R.O.W.
- 6' Landscape Border: Tree every 33'
- Figure Location
- MS&R Right-Turn Dedication

*Note: This width will be reduced to 5' adjacent to the Mountain and Copper vehicle use area when the street is widened to accommodate turn lanes.

NORTH 0' 100' 200'

Imagery: PAG Fall, 2005

Exhibit C.3.13: Screening Plan



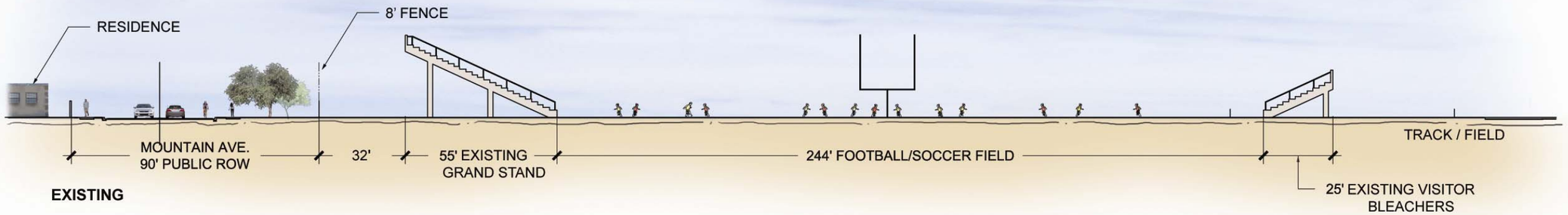
LEGEND

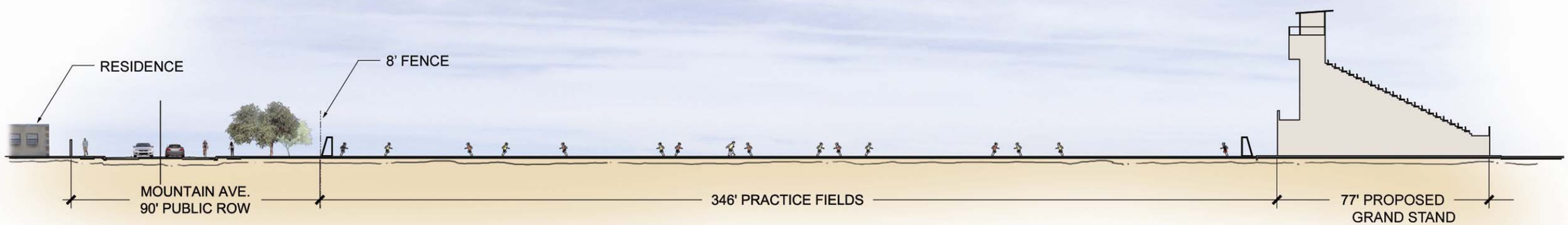
- 30" Screen: (Screen may include, but not limited to, opaque vegetative screen, security fence with slats or vines, wrought iron with vines, masonry/metal wall or similar material or combination thereof.)
- 6'-8' Wrought Iron Fence
- 6'-8' Security Fence
- 20' Home Run Netting
- Gate
- Figure Location
- MS&R Right Turn Dedication

NORTH 0' 100' 200'

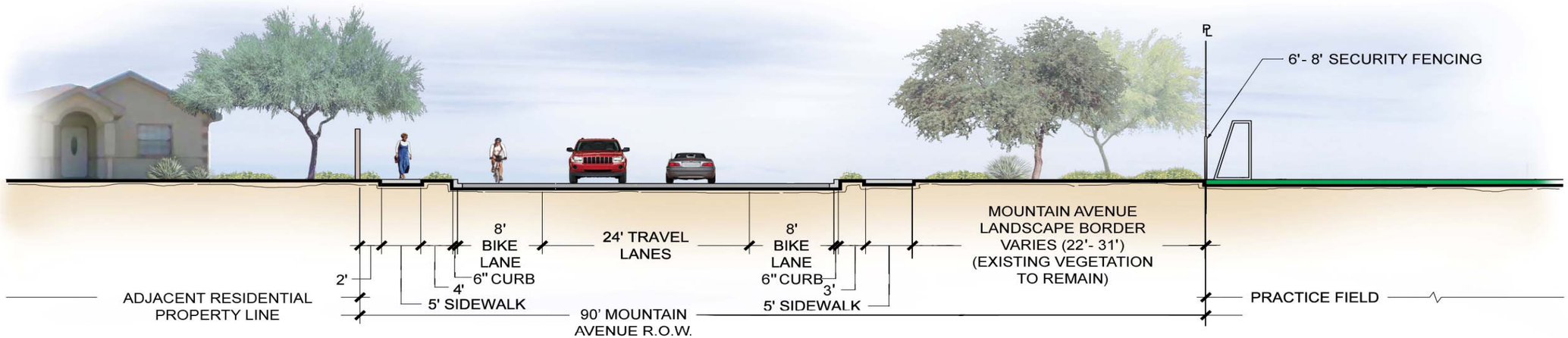
Imagery: PAG Fall, 2005

Figure 1: Football Stadium Cross Section

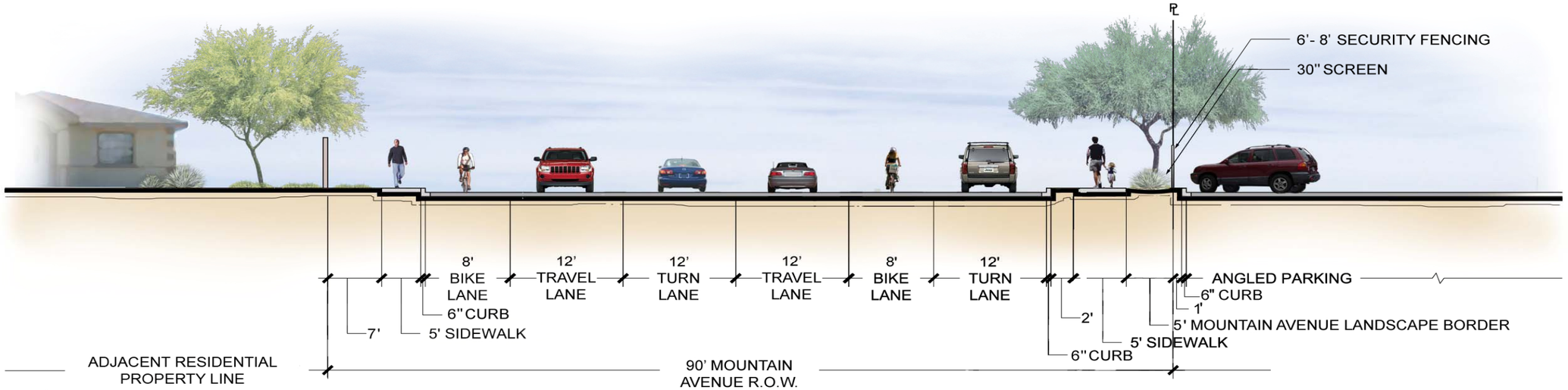




Figures 2 and 3: Landscape Border Modifications

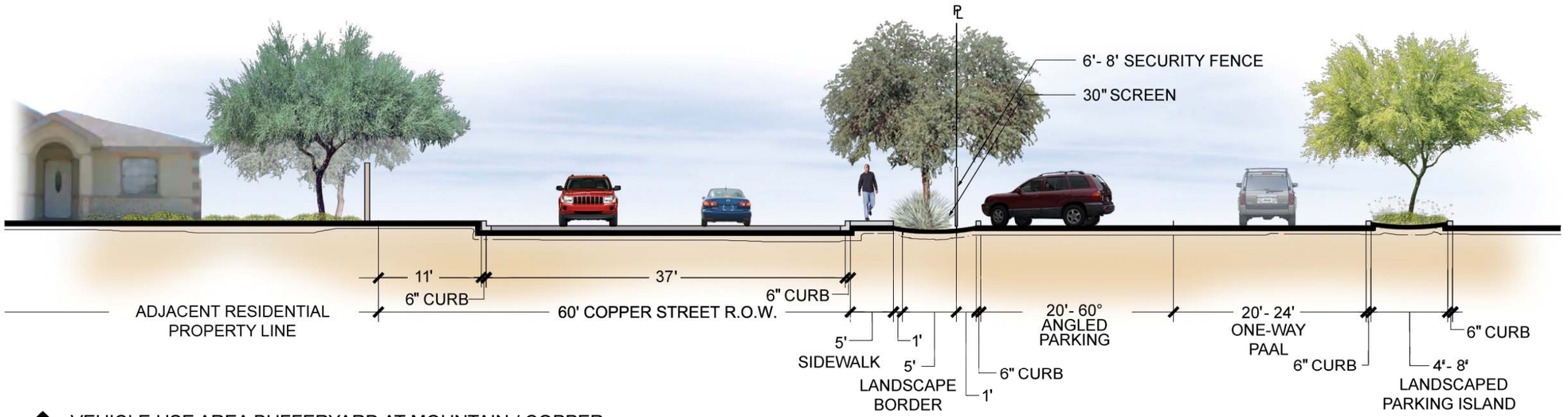


2 BUFFERYARD ADJACENT TO PRACTICE FIELDS

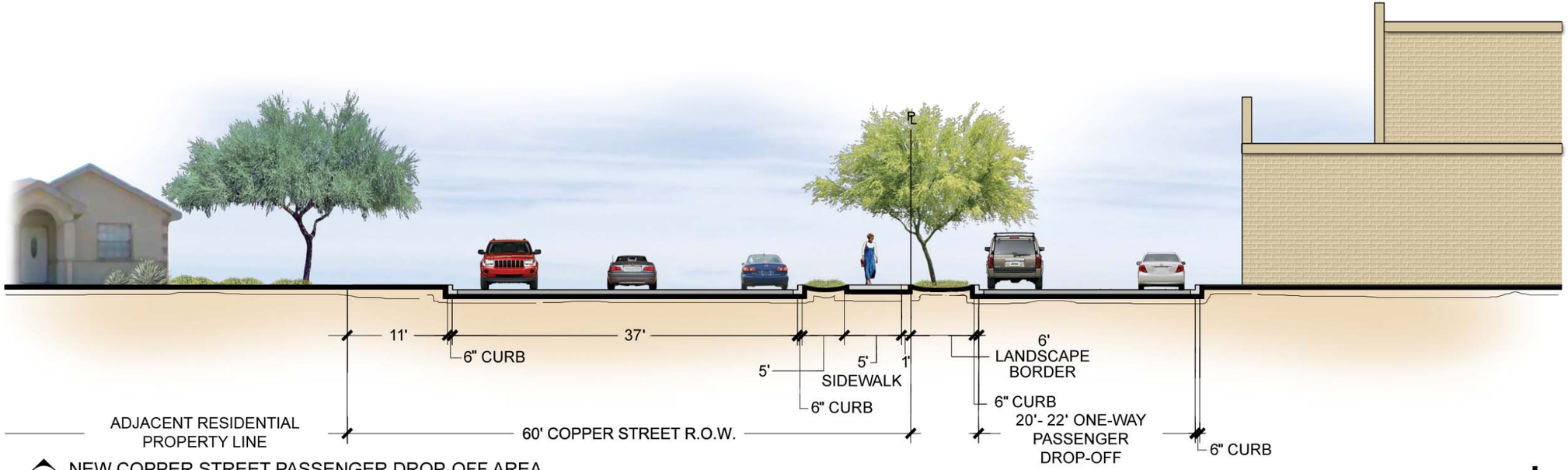


3 WEST BUFFERYARD ADJACENT TO MOUNTAIN/COPPER VEHICLE USE AREA

Figures 4 and 5: Landscape Border Modifications

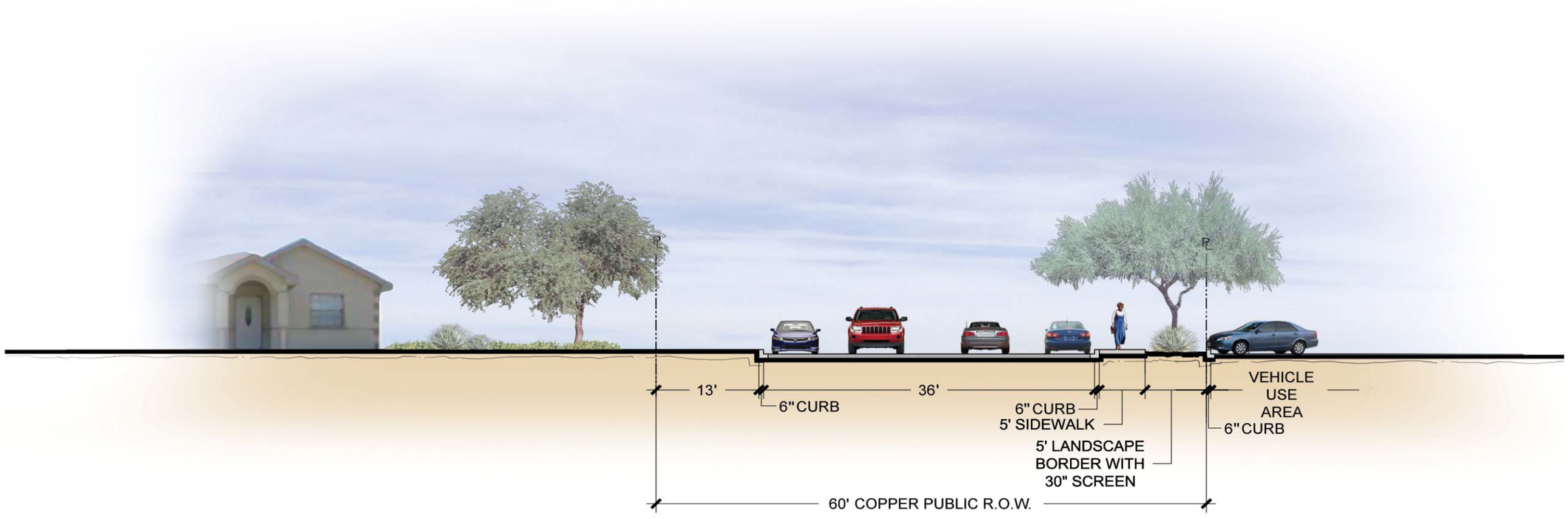


4 VEHICLE USE AREA BUFFERYARD AT MOUNTAIN / COPPER



5 NEW COPPER STREET PASSENGER DROP-OFF AREA

Figure 6: Landscape Border Modifications



6 VEHICLE USE AREA LANDSCAPE BORDER AND SCREEN

3.14 Noise Mitigation

Any new noise generating uses, such as trash compactors, dumpsters and loading zones shall be located on the interior of the PAD District at least 50 feet away from any residential property lines not visible to the general public. In addition, as shown in Section 3.11, 3.12 and 3.13: Landscape and Screening Plan, additional mitigation measures will be taken adjacent to the baseball and softball fields along Glenn Street. A 5- to 10-foot landscape bufferyard will be added along Glenn Street adjacent to the fields with trees located every 33 feet. The most prevalent change to aid in noise mitigation will be changes to the football field. As shown on Figure 1 (page 74), the football field will be moved toward the middle of the site moving it away from residential properties surrounding the site. The existing football stadium is approximately 32 feet from the western property line. The proposed football field location is approximately 346 feet from the western property line.

3.15 Signage

All signage shall adhere to the City Sign Code requirements with the following exceptions:

- Maximum on-site sign area: 0.75 square foot per foot of street frontage. The area of internal signs (i.e. signs not visible from off-site) does not count against otherwise allowable signage area.)
- Real estate signs are prohibited.

An inventory of signage visible from off-site is included in this PAD as Appendix D. Sign permit applications for signage other than internal signs shall be accompanied by an updated sign inventory in the same format as the inventory included in Appendix D.

3.16 Architectural Character

Salpointe High School campus consists of "Southwest Territorial" with an "Angelico" architectural influence throughout the majority of the campus. These buildings are constructed primarily of neutral brownish red brick at the classroom buildings with red tile roofs to tan colored concrete masonry block with parapet flat roofs at the large congregate spaces. The Priory located at the northeast corner of the campus is of "Southwest Spanish Colonial" architecture with mature landscaping that creates a sanctuary that holds its own place on campus. This style of architecture was achieved by constructing the building with cement stucco over masonry with red tile roofs. Future development of this campus will use all of these influences to create strong elements that define each use by common areas like "Heart of Campus" to compliment and span the overall architecture throughout the campus.

The new development of Salpointe High School will be overseen by the "Salpointe Design Review Committee", which is made up of a total of 15 people including alumni, parents, architects, engineers, surveyors, and a neighborhood representative. This committee's goal is to review the new architectural designs

to help span this dated campus into a modern high school campus that is influenced by the tradition of Salpointe Catholic High School. A letter of self certification advising the City on architectural design approval will be provided to the City at the time of each development plan submittal.

4. Conservation Standards

4.1 Energy Efficiency

Energy efficient construction techniques and materials will be considered and energy efficient heating and cooling systems might be installed within all new development.

4.2 Cultural Resources

Although the subject parcel has never been archaeologically inspected, the staff at the Arizona State Museum recommends that the proposed project proceed as planned. Expectation that cultural resources may be in the area is low, partially due to the fact that the majority of the site has been disturbed.

In the unlikely event that any cultural resources are identified on site, a qualified professional archaeologist or City of Tucson Archeologist shall be contacted to evaluate the significance of any cultural resources.

4.3 Conservation Methods for Viewsheds

The existing buildings on the Salpointe campus are approximately 20 to 30 feet tall and currently block the views from adjacent properties through campus. The tallest structure on campus is the football stadium. One of the main goals of the PAD District is to relocate the existing football stadium, bleachers and grandstand to the center of the site. This will open up the view corridor along the western side of the site and place the highest structure in the middle of the site, where there is the largest setback from surrounding properties. This will also help in noise and light mitigation. Figure 1 displays a cross-section of the existing location of the football stadium in comparison to the proposed football stadium location.

In addition, there are very few areas where there is visibility onto campus due to existing buildings or heavy landscaping. The boundary along the northeast perimeter of the PAD District has visibility onto the existing sports fields. The existing sports fields are proposed for improvements but there aren't any building plans proposed in this area and through the proposed PAD improvements, the landscaping and screening will beautify this portion of the perimeter of campus and maintain the existing view corridors.

5. Circulation

5.1 Existing Conditions

The existing traffic impacts affecting the PAD District are detailed in the Traffic Impact Analysis (TIA) prepared by Mathieu Engineering Corporation, submitted under separate cover. The analysis is required for this development to ensure

that safety in traffic operations are maintained on Mountain Avenue site access driveway, the Mountain Avenue/Glenn Street intersection, the relocated Glenn Street site access driveway and at the Campbell Avenue/Glenn Street intersection. The study has determined the recommended improvements for the above-mentioned roadways and determines the expected trips associated with this high school using the ITE trip generation rates and from a survey given to the current students, faculty and staff.

5.2 Future Conditions

The main component of the PAD is to increase compatibility with surrounding neighborhoods by reducing traffic impacts to the surrounding neighborhoods and improving internal and external circulation and pedestrian safety. As shown on Exhibit C.5: Vehicular Circulation Plan (page 82), Salpointe Catholic High School will take their main access via two site driveways; one at Mountain Avenue and another at Glenn Street. The student access to Cherry Avenue, a residential street, will be closed to lessen traffic impacts to surrounding neighborhoods. A new access point is proposed along Cherry Avenue to gain future access for proposed structures, the use is undetermined at this point. The site access driveways located at the southeast corner of Cherry Avenue and Copper Street will remain as is. All proposed crosswalk locations within the public right-of-way will require approval from City of Tucson Department of Transportation staff.

In accordance with the TIA, both site driveways at Glenn and Mountain will be full access intersections. Based upon a warrant analysis, the following auxiliary lanes are recommended:

- Mountain Avenue Access
    - A northbound right-turn lane is warranted.
    - A southbound left-turn is warranted.
- Glenn Street Access
    - An eastbound right-turn lane is warranted.

The Mountain Avenue driveway is an existing driveway, which will be improved to a three-lane cross-section. The most recent improvement made by the City of Tucson was installing a left turn lane into the neighborhood heading north. This is not shown on Exhibit C.5.2: Plan View of Mountain Entrance Improvements (page 84) due to the date of the aerial imagery. The improvements include moving the entrance to align with East Circle Drive with two of the lanes will be for outbound traffic and one lane for inbound traffic. The existing security gated entrance will be maintained at this new location and no vehicle turnaround will be required or installed. The public improvements will include a new right turn lane into the site and left and right turn lanes out onto Mountain Avenue.

The Glenn Street driveway is also an existing driveway; however, the driveway will be located approximately 40 feet west of its present location to ensure Glenn is a straight drive when going south. (See Exhibit C.5.1: Plan View of Glenn Entrance Improvements, page 83.) Public improvements will include a new right turn lane into the site and left and right turns out onto Glenn Street. The security gate will be placed approximately 250 feet south of the entry providing sufficient

space for a turnaround. In addition, right-of-way dedication will occur on Glenn Street at the Mountain and Glenn intersection to provide for a future right hand turn lane and dedication will also occur near the northeast corner of the site in order to accommodate a bus stop.

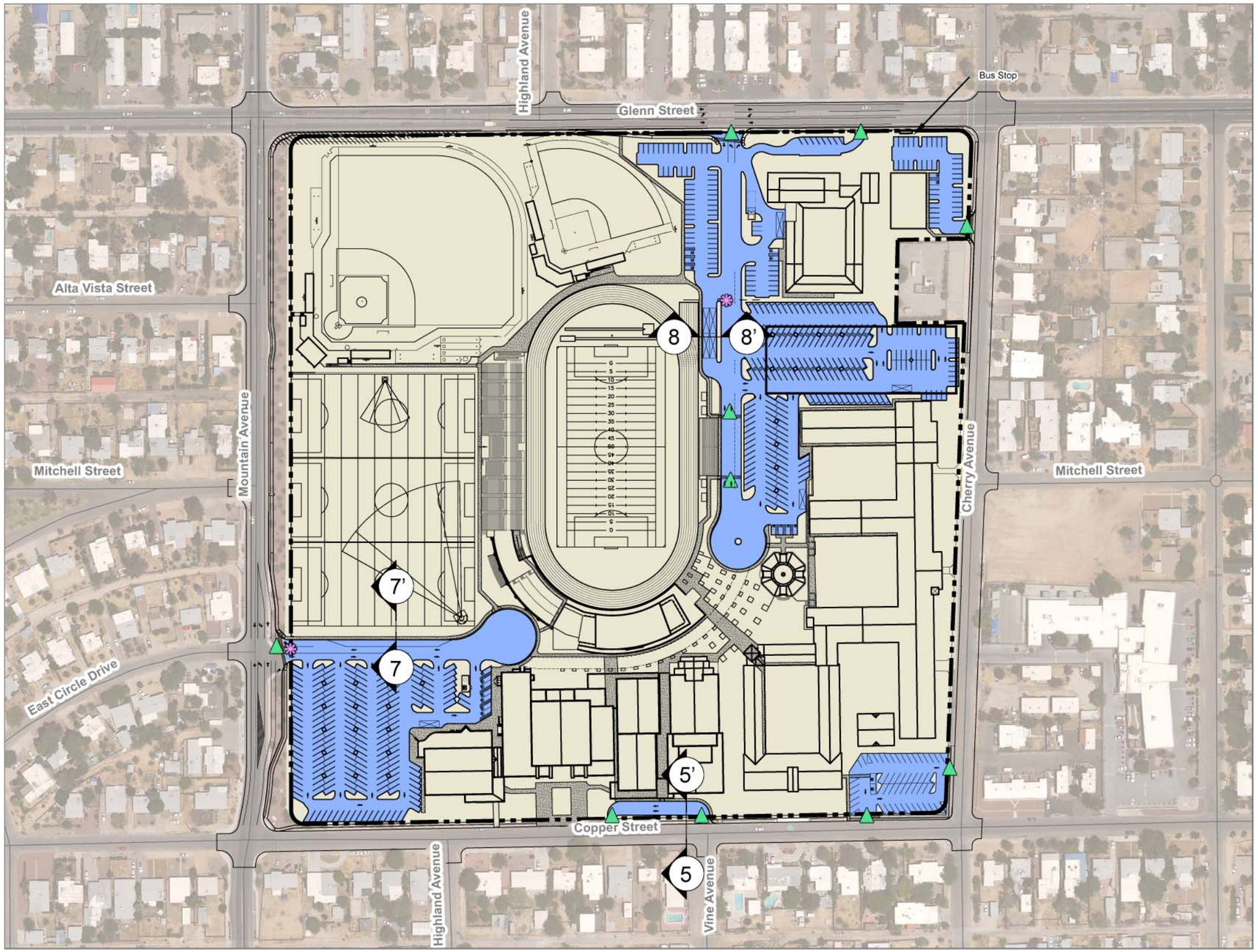
In addition, a single access point will be added off Cherry for the future priory located near the northeast corner of the site. This will service the priory for residential purpose serving approximately 10 priests.

The circulation plan is proposed to close the on-site interior loop road by installing cul-de-sacs at the end of the Glenn and Mountain entry driveways. The Glenn driveway will include the main passenger drop-off area discouraging student passenger drop-off on the surrounding streets. It will also include a visitor bus drop off area for athletic teams. The Mountain Avenue entry drive PAAL also consists of proposed passenger drop off areas. Both passenger drop-off areas are in proximity to educational and athletic land uses. Additionally, a passenger drop off area is proposed along Copper Street.

The following figures illustrate proposed modifications to improve the impact on the adjacent neighborhoods:

- **Exhibit C.5.1** (page 83): A new vehicular entry will be created off Glenn Street, an urban collector, with a right-turn lane, new signage, fencing, and gate.
- **Exhibit C.5.2** (page 84): The main entry off of Mountain Avenue will be expanded to include a new right turn lane into the site and left and right turn lanes out onto Mountain Avenue.
- **Figure 5** (page 85): A new drop-off and pick-lane will be added off of Copper Street adjacent to the existing cafeteria. (Same figure is included within the landscape border figures on page 76.)
- **Figure 7** (page 86): New visitor bus drop off area and passenger drop-off lanes along the Glenn Street entrance roadway.
- **Figure 8** (page 86): A new passenger drop off area will be added to the Mountain Avenue entrance roadway.

Exhibit C.5: Vehicular Circulation Plan



LEGEND

- Vehicular Circulation
- Gate
- Figure Location
- MS&R Right-Turn Dedication
- Marked Crosswalks (includes curb ramps and detectable warnings)

Notes:

All proposed crosswalk locations within the public right-of-way will require approval of TDOT staff.

NORTH 0' 100' 200'

Imagery: PAG Fall, 2005

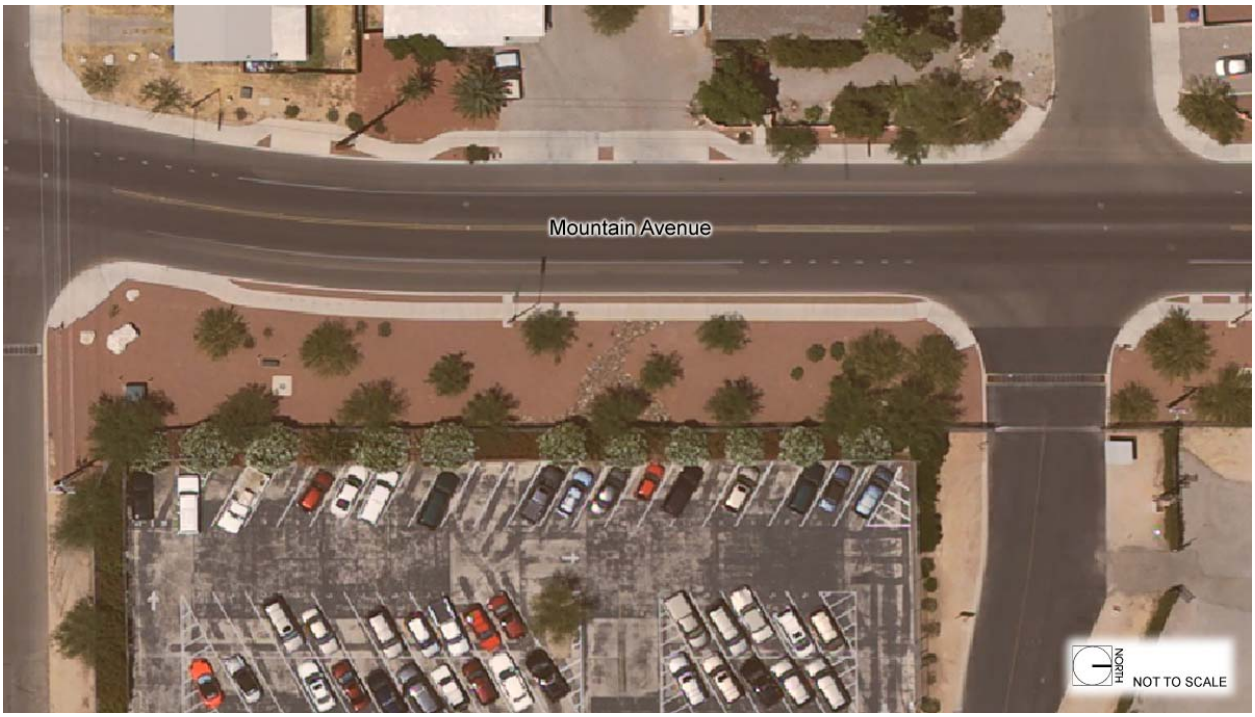
Exhibit C.5.1: Plan View of Glenn Entrance Improvements

Before

After

Imagery: PAG, Fall 2005

Exhibit C.5.2: Plan View of Mountain Entrance Improvements

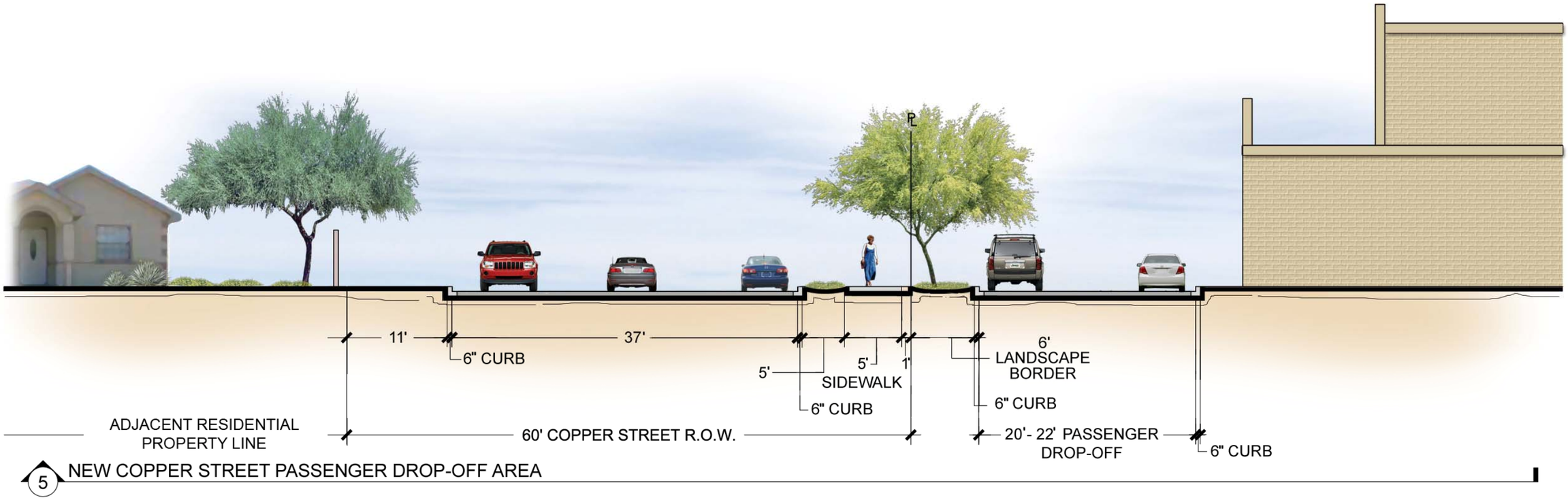


Before

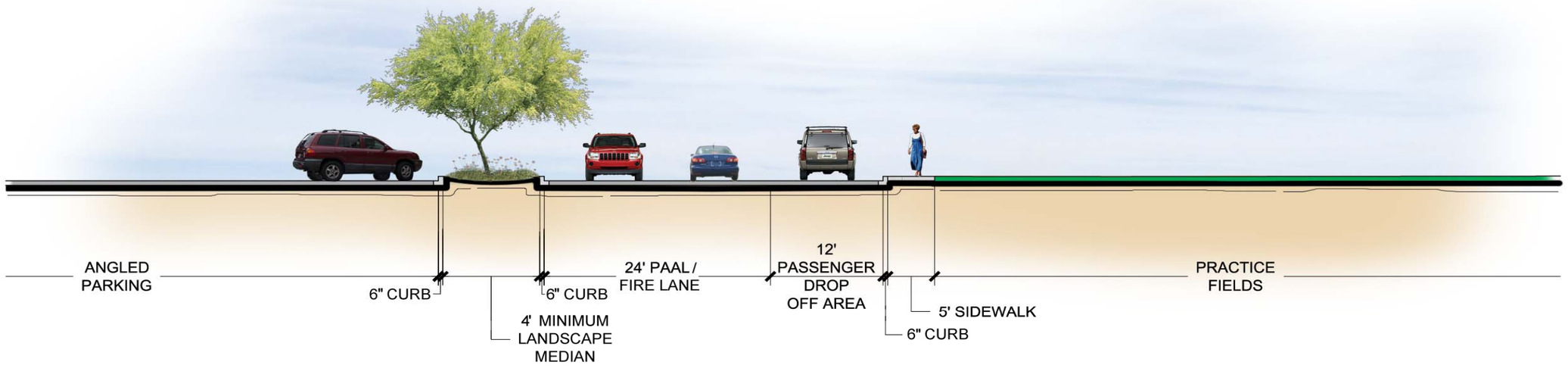
After

Imagery: PAG, Fall 2005

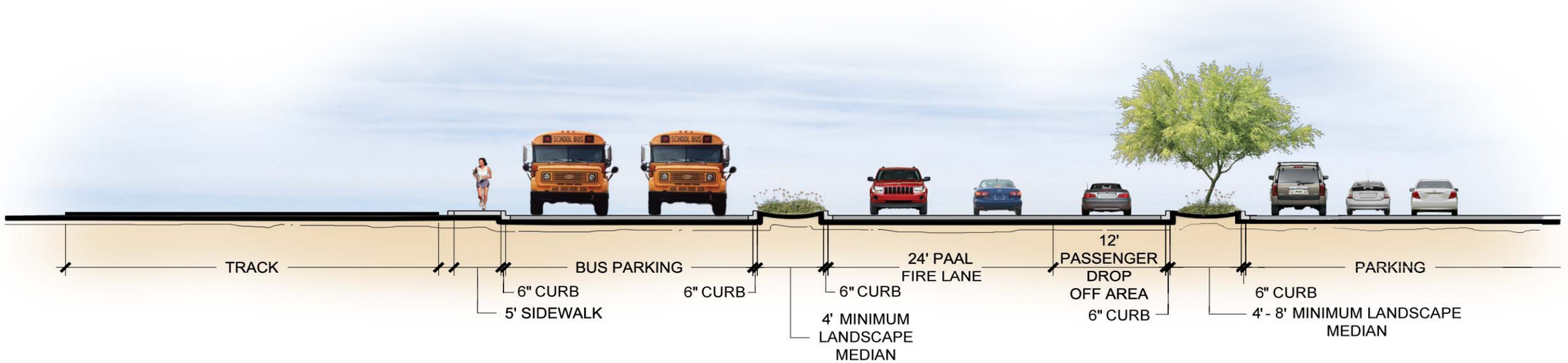
Figure 5: Circulation Improvements



Figures 7 and 8: Circulation Improvements



7 MOUNTAIN AVENUE ENTRANCE DRIVEWAY IMPROVEMENTS



8 GLENN STREET DRIVEWAY INTERIOR PAAL IMPROVEMENTS

5.3 Traffic Control Needs

The TIA indicates that the existing school traffic has a minimal impact on the Glenn Street driveway, the Mountain Avenue driveways, the intersection of Glenn Street and Mountain Avenue and the intersection of Campbell Avenue and Glenn Street. (See the TIA prepared by Mathieu Engineering Corporation, submitted under separate cover.) The traffic gaps in the Mountain Avenue and Glenn Street traffic allow for ingressing and egressing left and right-turn movements to and from the proposed site access driveways. The recommended road improvements include internal traffic control devices at the proposed Glenn Street and Mountain Avenue driveways.

6. Drainage Design

All new on-site improvements shall be designed and constructed in a manner that will reduce the amount of off-site storm water flow. The reduction in storm water flow shall be accomplished by utilizing progressive storm water management techniques. These techniques shall consist of a combination of water harvesting; above ground detention and possibly below ground detention and retention; all as appropriately designed at the time of the phased improvements. Salpointe shall submit a master hydrology report for review and approval as part of the first development plan submitted in association with this PAD. This analysis shall be developed in accordance with the City of Tucson drainage standards manual and drainage design and floodplain management.

Drainage design associated with all future improvements shall ensure that the total Q's leaving the site will be at or below the existing Q's leaving the site.

The following options are included as possible storm water management solutions. Other solutions may be considered at the time when a specific project is designed.

1) Permeable pavement
2) Underground Retention
3) Underground Detention / Infiltration
4) Above ground retention
5) Water Harvesting (Cisterns; Landscape areas; etc.)

Permeable pavements shall not be used in the public right-of-way without City Engineer permission. At locations where the onsite improvements transition into public right-of-way, construction must be approved by the City Engineer.

7. Infrastructure Phasing and Construction

Impacts to existing utilities will be consistent with expected in-fill development and existing utility grid networks in the area.

7.1 Sewage Disposal

The site is served by Pima County Wastewater Reclamation Department (PCWWRD) and is expected to be adequate for all future development within the PAD. In the event the sewer line needs to be extended, Salpointe will coordinate with PCWWRD on available treatment and conveyance capacity. Additionally, the need for sewer improvements will be analyzed with each major renovation and/or addition to the PAD.

7.2 Effluent Use

In the event that effluent becomes available within the vicinity of the site, Salpointe will consider converting from their existing water source to effluent for landscaping and sports field irrigation purposes.

7.3 Stormwater Drainage

By implementing environmentally sensitive stormwater management procedures, the future site enhancement will significantly reduce flow from the school site to the surrounding storm drain infrastructure. Additionally, The PAD shall implement water harvesting practices consistent with current and future City water harvesting ordinances.

7.4 Solid Waste Disposal

Solid waste from renovations and new construction is expected to have a minimal increase. Solid waste is currently disposed of off site and it will continue to be disposed of off site. Therefore, no infrastructure construction for solid waste is needed. The details for refuse and recycle pick-up, including circulation and dumpster location will be addressed during the development plan stage and will comply with development standard 6-01.0.

7.5 Public Utilities

Infrastructure for water, telephone, electricity, and gas currently exist within the PAD District. Future improvements for water, telephone, electricity and gas and other communication techniques may require upgrades to the existing system. Any future development will require working with the public utility service provider as necessary and part of each future development plan.

8. Implementation and Administration

8.1 Project Phasing

New development with the Salpointe PAD District will be phased over a number of years depending on Salpointe's expansion needs and contributions from alumni and/or outside sources. As shown on Exhibit C.8.1 on page 97, the Conceptual Phasing Plan depicts the development goals within individual phases but may be built in no particular order. The timing for all phases is undetermined.

Existing Football Stadium/ Soccer Field Upgrade Phase

The existing football stadium/soccer field is located along the western edge of the property. This phase consists of a replacement of the existing natural grass field with a new artificial turf field with similar infiltration properties as natural grass. There will be no increase to the impervious area. The existing lights will remain at their current locations.

No new underground utilities; parking; or landscaping, screening, hydrology or circulation or ADA accessibility will be upgraded during this phase. The amount of irrigation will be significantly decreased as a result of this phase.

Electrical Yard / Well Enclosure Phase

The existing well site located at the northeast corner of the existing student parking west (Area A) will be upgraded with a new masonry screen wall enclosure. Attached to this enclosure will be a new Electrical Yard that will accommodate new electrical service that will serve the existing campus as well as future buildings and the ball fields. No increase or decrease to the impervious area will occur during this phase.

No parking, landscaping, circulation, ADA accessibility or hydrology will be upgraded during this phase.

Baseball and Softball Fields Phase

The existing fields are currently located along the north property line. The softball field will be relocated to the south and west from its current location and will be rotated 180 degrees. The baseball field shall be completely refurbished with an upgraded field. Both fields will have new dugouts; covered bleachers; restrooms; and concession stands. New field lights will be installed at new locations around all sides of the fields. The electric and water utilities shall be extended from the new electrical yard construction. A new sewer line will be constructed to serve the new rest rooms and concession stands; and will be designed to accommodate the future Stadium construction.

There is an existing storm drain (located between the existing baseball and softball fields) that has an existing inlet located at the northeast end of the existing track. This drain and associated manholes shall be modified/re-located out of the way of the softball field and will be coordinated with the future layout. The flows in this storm drain will be at or below the existing flows and will meet the City of Tucson design standards. There will be a slight increase in the impervious area due to the construction of the bleachers and associated hardscapes. The increased storm water generated by this increased area will be retained on site in nearby landscaped areas. The outfields will be slightly sloped/depressed for storm water detention to accommodate the increase in impervious area from future phases that may drain to this location. The actual amount of detention will be designed and be a part of the Master Drainage Report that will be completed and approved prior to this phase being implemented.

No Parking or circulation will be upgraded as a part of this phase. The landscaping along Mountain Avenue will not be modified as a part of this phase (no improvements or upgrades are required). The landscaping along Glenn (up to the west edge of the existing Priory) will be upgraded as a part of this phase. The screening along Mountain Avenue and Glenn Street will be upgraded (for the extents directly adjacent to the fields) as a part of this phase.

Visitor/Student Parking North (Area B) and Glenn Entry PIA Phase

A new main entry to the campus will be constructed off Glenn. This entry drive will be located west of the existing Priory and east of the relocated softball field. The Public Improvements will include a new right turn lane when heading east on Glenn, and will accommodate left turn and right turn lanes out onto Glenn from the school. A new parking lot accommodating +/- 70 vehicles will also be constructed at the new Glenn entry location including accessible parking spaces. This lot will be north (outside) of a new campus security gate. This accomplishes the requirements for vehicle turnaround area; provides a new delivery drop off / loading zone; and upgrades the existing priory parking as well as provides visitor parking and additional queuing when the gate is closed. The parking lot will have a connection to the existing East Parking lot that will allow passenger vehicles and delivery traffic to use this new main entry.

The increased storm water that will be generated due to the increased impervious area of this (and all future) phase may be accommodated by one of three methods; 1) Grate inlets and oversized underground pipes located under the drive way would be sized to detain the storm water and would drain into the existing storm drain discussed above, at a rate at or below the current rate; 2) The storm water would be routed to the depressions in the outfield of the new ball fields; or 3) Pervious pavement would be installed that would thereby not increase the amount of storm water generated. The actual method used would be determined at the time of construction based on the costs and technologies available at that point in time and would be in accordance with the Master

Drainage Report that will be completed and approved prior to this phase being implemented.

Landscaping as required for the parking lot will be installed as a part of this phase. The existing sidewalk and landscaping directly in front of the Priory does not require any upgrades or improvements. The landscaping improvements along Glenn from the east edge of the existing Priory, east to the corner at Cherry will be upgraded as a part of this phase (the sidewalk already exists along this area). The new sidewalk and landscaping improvements that are required along Cherry, from the corner at Glenn, south to the north edge of the existing classroom building, will be installed as a part of this phase)This includes closing off the existing parking lot driveway that is located on the west side of Cherry, and installing screening.

Student Parking East (Areas C and D) and Glenn Entry Drive Extension Phase

The existing East parking lot (north and west of the existing classroom wings) will be re-graded; repaved; and restriped to improve on campus parking in accordance with ADA requirements and accessible parking standards. Two new loading zones will be installed at this time. The Glenn Entry Drive will be extended south to a new cul-de-sac turn around. The existing through campus drive that is between the existing track and gymnasium/cafeteria will be closed and replaced with a fire lane. This will improve pedestrian safety on campus. New retaining walls will be installed along the east side of the existing track to accommodate the grading. Visiting team bus parking has been planned at the north east corner of the track. This area can also double as additional loading zones during normal school business Bicycle parking will be incorporated along the north side of the existing classrooms. Electric, water, sewer and dry utilities will be relocated / upgraded / accommodated as required during this phase (so as to not disturb the new pavement in the future). This includes adding the required fire hydrants for the entire site as a part of this phase.

The increased storm water that will be generated due to the increased impervious area of this phase / all phases will be accommodated as described in the Visitor/Student Parking North Phase.

Landscaping and irrigation as required for the parking lot will be installed as a part of this phase. No screening will be required.

Stadium, Grandstands and Cafeteria Phase

The natural grass located within the existing track infield will be replaced with a new artificial turf for football, soccer and other athletic uses. The new artificial turf field will have similar infiltration properties to grass and therefore, will not generate any additional storm water runoff. The actual amount of irrigation will be significantly decreased as a result of this phase.

A new stadium (with locker rooms, rest rooms, weight room, offices, training rooms, wrestling/cheerleader practice room, storage, etc.); grandstand seating; and a new cafeteria (two story, which will include outside seating/dining areas, kitchen, meeting rooms, concessions, rest rooms, new maintenance shop, storage, etc.) will be constructed to ADA requirements as a part of this phase. The existing restroom and maintenance building located at the south end of the existing track will be demolished and relocated in the new structure. A new trash compactor, garbage bins and recycling bins will be accommodated in an enclosed yard as a part of the Cafeteria building. New field lighting will be installed at new locations around all sides of the stadium / track. The Electric, water, sewer and dry utilities will be relocated and upgraded as required during this phase (so as to not disturb the new pavement in the future). The existing cafeteria building may or may not be demolished at this time (the building may be converted to a different use; with that decision being made at that point in time).

The increased storm water that will be generated due to the increased impervious area of this phase/all phases will be accommodated as described in the Visitor/Student Parking North Phase; with the modification that the existing storm drain inlet at the Mountain Avenue entry would be used as the controlled release point for the over sized underground pipe option.

Landscaping as required for the fire lane and adjacent hardscaped areas will be installed as a part of this phase. No circulation or parking improvements will be required.

Practice field Phase

After the new Stadium is constructed, the existing grandstands located along the west side of the campus will be demolished. New practice fields will be installed by expanding the existing football/soccer fields with additional artificial turf material to the limits of the practice field area. The artificial turf field will have similar infiltration properties as the natural grass field, and therefore will have no increase to the impervious area. New field lights will be installed at new locations around all sides of the practice field.

The landscaping along Mountain Avenue will not be modified as a part of this phase (no improvements or upgrades are required). The screening along Mountain Avenue will be upgraded (for the extents directly adjacent to the fields)

as a part of this phase. This practice field will also be allowed to be used as temporary/event parking.

Chapel Phase

A new chapel will be constructed to ADA requirements west of the existing Junior Patio/classroom building and at the south end of the East Parking Lot and Glenn Entry Drive Extension lot described above. This area is located where there is currently existing pavement for the parking lot, and as a result, there will be no net change in the impervious area. The electric, water, sewer and dry utilities will be relocated / upgraded / accommodated as required during this phase (so as to not disturb the new pavement in the future). Landscaping, as required for adjacent hardscaped areas, will be installed as a part of this phase. No screening, circulation or parking improvements are required.

Student Parking West (Area A) and Mountain Avenue Entry PIA Phase

The Mountain Avenue entrance will be realigned; moved to the north to align with the neighborhood street (East Circle Drive) to the west. The Public Improvements will include a new right turn lane when heading north on Mountain; and new left turn lanes when heading both north and south on Mountain, and will accommodate left turn and right turn lanes out onto Mountain from the school. The required queuing from Mountain into the school will occur on site along the 440' drive and cul-de-sac; therefore the length of the right turn lane can be the minimum required by COT striping standards. The existing security gated entrance will be maintained at this new location (no vehicle turnaround will be required or installed). The existing southwest parking area will be regraded; enlarged; repaved; and restriped to improve on campus parking in accordance with ADA requirements and accessible parking standards. A new loading zone is also being installed as a part of this phase. The Mountain Entry Drive will be extended east to a new cul-de-sac turn around located at the southwest entry into the Stadium and will provide drop off access to the Fine Arts Building, Gymnasium, and the Cafeteria. Electric, water, sewer and dry utilities will be relocated / upgraded / accommodated as required during this phase (so as to not disturb the new pavement in the future).

The increased storm water that will be generated due to the increased impervious area of this phase/all phases will be accommodated as described in the Visitor/Student Parking North Phase.

Landscaping as required for the future parking lot areas will be installed as a part of this phase. The landscaping along Mountain Avenue will need to be modified due to the disruption of the existing landscaping as a result of the new turn lanes At this time, Salpointe will be required to take over the maintenance and irrigation of the Mountain Avenue landscape border from Copper to Glenn.

New sidewalks and landscaping improvements are required along Copper Street, from the corner at Mountain, east to the eastern edge of the Fine Arts Building (existing McCarthy Building) where the existing sidewalk currently stops and will be installed as a part of this phase. The existing sidewalk and landscaping directly in front of the existing school from the west edge of the Gym, east to the west edge of the existing visitor parking lot, does not require any upgrades or improvements.

The screening along Mountain Avenue and Copper Street will also be upgraded (for the extents directly adjacent to the improved parking area) as a part of this phase.

McCarthy Building Renovation/Fine Arts Building Phase

The existing McCarthy Building will be remodeled into the New Fine Arts Building including ADA requirements, after the existing weight room and coaches offices are re-located to the new Stadium. The new Fine Arts building will include some additional new square footage (new lobby on the north and west sides of the existing building), as well as some remodeling of the interior space.

The increased storm water that will be generated due to the increased impervious area of this phase will be accommodated as a part of the Student Parking West/Mountain Avenue Entry PIA Phase. Landscaping as required for adjacent hardscaped areas will be installed as a part of this phase. The landscaping or screening along Copper Street will not be modified as a part of this phase (no improvements or upgrades are required since this is an existing building and the side along Copper is not being significantly modified). No parking or circulation improvements are required.

Performing Arts Building Phase

A new Performing Arts building will be constructed between the existing Alumni Gym/Theatre and the Administration/Freshman Classroom Wing. This area is located at the existing Cafeteria. The Cafeteria would be demolished prior to the new Performing Arts Building being constructed. The building would include a full Auditorium with stage and fly loft; lobby; classrooms; rest rooms; offices; storage; etc.

The increased storm water that will be generated due to the increased impervious area of this phase will be accommodated as a part of the Stadium, Grandstands and Cafeteria Phase. The Electric, water, sewer and dry utilities will be relocated / upgraded / accommodated as required during this phase.

Landscaping as required for adjacent hardscaped areas, as well as improvements to the buffer area along Copper Street immediately adjacent to this new building will be installed as a part of this phase. No new screening, parking or circulation improvements will be required.

Copper Street Passenger Drop-Off Zone Phase

A new 24-foot-wide (2) lane passenger drop-off zone will be installed on the north side of Copper, immediately in front of the existing Theatre and Cafeteria Buildings. The drive will be left in and right in from Copper; one way, west travel only flow; with a right turn only out onto Copper Street. This area will have a very slight increase in impervious area that will have the additional storm water runoff offset as a part of the Student Parking West / Mountain Avenue Entry PIA Phase, and therefore the drainage will be allowed to discharge directly onto Copper.

Landscaping and modified sidewalks and modified security fencing as required for this area along Copper Street immediately adjacent to this passenger drop-off zone will be installed and modified as required as a part of this phase.

Visitor/Teacher Parking Southeast

The existing southeast parking lot is currently used for both visitors and faculty parking. This parking lot is an "existing non-conforming use" due to the existing deficient dimensions, layout, and lack of landscaping. The lot will be allowed to remain as-is, with the exception that a new sidewalk, screening for headlights, and a modified (5 foot wide) landscape buffer will be installed along the south and east sides of the lot. There will be no net increase or decrease to the impervious area and no storm water modifications will be required for this phase. Landscaping as required for new parking lots will not be required for this existing lot (since this would decrease the number of parking spaces and put increased pressure on street parking).

The existing sidewalks, screening and landscaping to the west and north of this existing lot (adjacent to the existing buildings) will not be modified as a part of this phase (no improvements or upgrades are required).

Future Building Site (Northeast corner of the PAD District)

A new building at the northeast corner of the property is proposed for a future, yet to be determined use. The building would be a maximum of two stories, with a maximum square footage that could be accommodated on that portion of the site only (considering building set-backs, space available for parking, landscaping, etc.).

The increased storm water that will be generated due to the increased impervious area of this phase will be accommodated on this area of the site (retention as required).

The sidewalks and landscaping along Glenn and Cherry (adjacent to this portion of the site) will have already been modified as a part of the North Parking Lot and Glenn Entry PIA Phase.

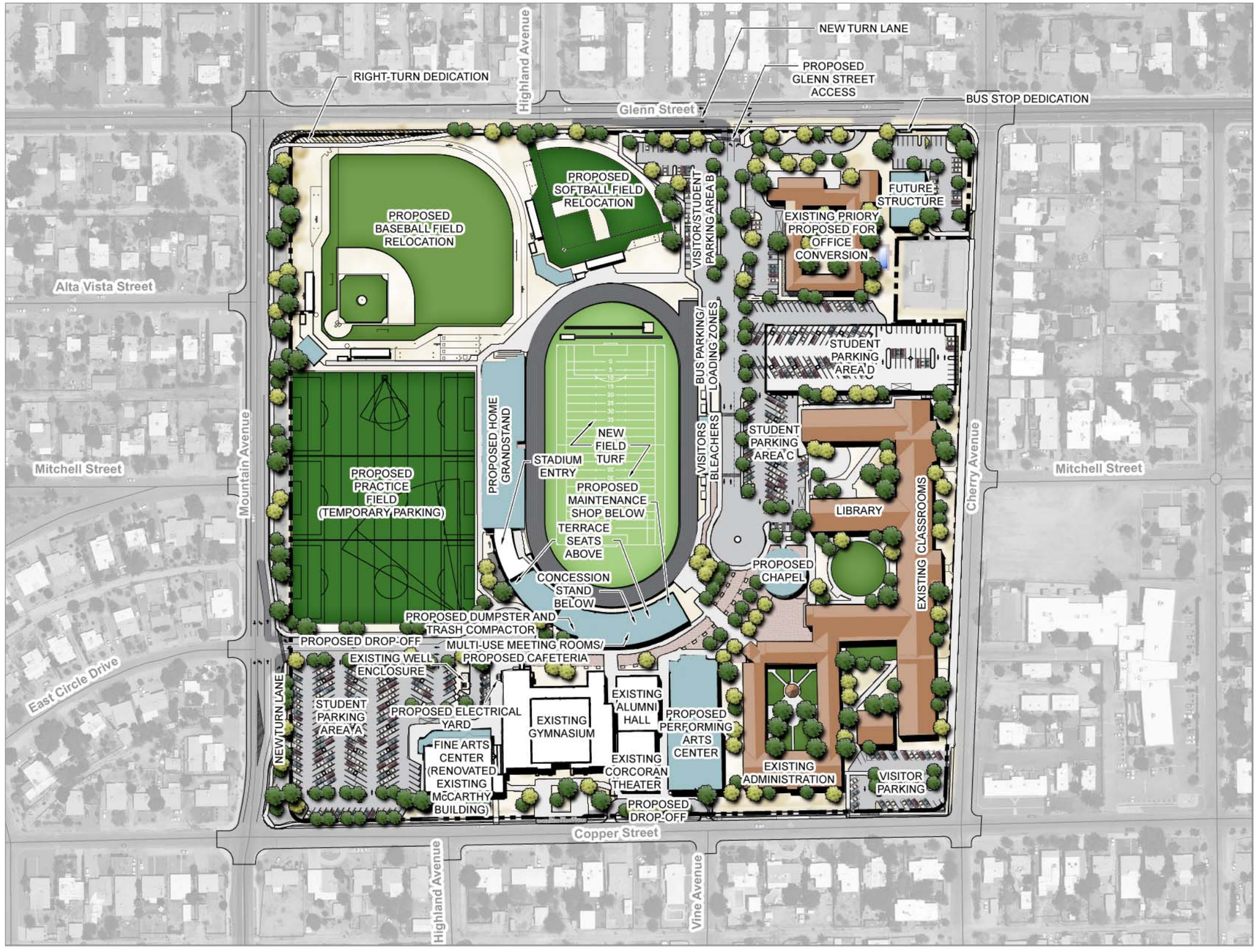
Parking Deck Phase (undetermined- will depend on funding)

A new 130- space parking deck would be constructed above Area D. This deck could be constructed in order to maintain the existing total number of parking spaces on campus that currently exist, after all of the improvements are made. The actual construction of the proposed parking deck depends on alumni funding and sponsorship from other entities. If the parking deck is not built, the campus still has the required parking (including ADA / accessible spaces) and will still be able to accommodate the additional vehicles during on campus events by providing temporary parking within the practice fields.

Miscellaneous

The phasing for the Major Streets and Routes right turn dedication for the right turn lane from Mountain turning east onto Glenn Street, as well as a new bus stop dedication near the Glenn/Cherry intersection, will be determined by the City of Tucson Department of Transportation.

Exhibit C.8.1: Conceptual Phasing Plan



The conceptual land use map is for illustrative purposes only. The illustration is based upon the preliminary scope for campus renovations and is meant to serve only as a general guideline. It will vary based upon timing, consideration of the Salpointe Design Review Committee and funding from outside sources.

8.2 Responsibility for Maintenance

8.2.1 Public Roadways

Mountain Avenue, Glenn Street, Cherry Avenue and Copper Street public right-of-ways shall be maintained by the City of Tucson. Salpointe shall take over the maintenance and irrigation of the landscaping within the Mountain Avenue right-of-way and portions of the Cherry Avenue and Copper Avenue right-of-way as shown within the phasing plan within Section 8.1: Phasing.

8.2.2 Private Access

All private roadways including PAAL's, vehicle use areas and passenger drop-off areas within the PAD shall be maintained by Salpointe Catholic High School. Private roadways may consist of asphalt and integral curb. Other options for pavement include including pavers, (grass or concrete), concrete, or porous concrete or another pavement. (

8.2.3. Drainage Facilities

All on-site drainage facilities will be financed and maintained by Salpointe Catholic High School. All other adjacent drainageways within public rights-of-way will be maintained by the City of Tucson.

8.2.4 Landscape

Landscaping and irrigation within the PAD District boundaries is to be maintained by Salpointe. Several of the landscape borders will be enhanced along the boundaries of the site. All boundaries will require the following:

- Majority of landscape to be low-water use, native, and/or climate adapted vegetation requiring minimal irrigation is required along PAD boundaries, parking areas, and entryways.
- Existing landscape located along Mountain Avenue adjacent to the western Salpointe boundary will be maintained and irrigated by Salpointe Catholic High School upon modifications to the Mountain Avenue right-of-way. See Section 8.1: Phasing.
- Proposed landscape borders located within portions of the Cherry Avenue and/or Copper Street right-of-ways shall be irrigated and maintained by Salpointe High School upon approval of modifications to these areas. See Section 8.1: Phasing.
- All landscaped areas within the PAD District will be regularly maintained by a Salpointe staff.
- Dead plants will be removed and replaced within 90 days or less.

- Periodic maintenance of all perimeter areas, parking areas, and entryways areas to remove litter and debris will be conducted.

8.3 Amendments, Interpretations and Minor Revisions

8.3.1 Purpose

The regulations and guidance contained within this PAD District prescribe the implementation of development on the Salpointe campus. The sections below shall apply to existing property intended for renovations, development or redevelopment. Existing Development including buildings, sidewalks, and pedestrian paths, walls, roadways, landscape and other structure already constructed within the PAD District shall be permitted to remain in place, as is, until that portion of the Pad District in which the existing development is located is developed and/or redeveloped, at which time the existing development shall be brought into compliance with the PAD or, where the PAD is silent, the LUC provisions or other relevant City standards shall apply.

8.3.2 Effect of PAD District on Adopted City Zoning Regulations

The PAD District regulations, performance criteria and development standards supplement and supersede existing zoning within the PAD District. The development regulations section of the PAD District addresses only those areas that differ from the City of Tucson Land Use Code. If an issue, definition, condition, or situation arises that is not addressed in the PAD, the LUC, Development Standards or other applicable City regulations shall control.

8.3.3 Amendments

Amendments to this PAD may be needed over time in order to respond to the changing financial conditions and functional needs of Salpointe Catholic High School. Non-substantial changes to the PAD shall be subject to the following:

- Any analogous interpretation of the list of permitted, excepted, secondary and accessory uses proposed within this PAD.
- Modifications to building locations as long as setbacks and buffers are maintained.
- Modifications to the PAD District infrastructure that do not change the intent of the PAD.
- Modifications to the Phasing Plan as market and financial conditions dictate.
- Any other items that are not expressly defined as substantially based on LUC, Section 2.6.3.11.B.3

8.3.4. Substantial changes

Substantial changes to the PAD shall be subject to LUC Section 2.6.3.11.A and B.3. a through g and Section 2.6.3.11.B.4. Substantial changes are those defined in the LUC Section 2.6.3.11.B.3. The PAD amendment process for substantial changes shall conform to LUC Section 2.6.3.11.B.4, which includes the following classifications of a substantial change:

- Allows uses not otherwise permitted in the PAD District or a section of the PAD District; or
- Varies or changes a PAD District policy; or
- Increases the number of proposed residences per acre by more than ten (10) percent or exceeds the maximum number of dwelling units permitted within the adopted PAD District; or
- Changes designated buffers or perimeter landscaping, as delineated in the PAD District, which was established to adapt the PAD District to specific site characteristics or mitigate development impacts on the site and surrounding area; or
- Varies the building height, FARs, lot coverage, or building setbacks by more than ten (10) percent of that delineated in the adopted PAD District; or
- As a consequence of more than one (1) nonsubstantial change submitted concurrently, cumulatively results in a significant change in the objectives or goals of the PAD District; or
- Results in a significant change in pedestrian or traffic circulation within the PAD District or in the surrounding area.

9. Definitions

Unless specified herein, the terms used in the PAD have those definitions commonly applied in the City of Tucson Land Use Code (LUC):

Alumni Hall: The Distinguished Alumni Hall of Fame honors in perpetuity outstanding alumni, faculty and support staff who through their contributions to the arts, business, education, government, humanities, science and philanthropy have brought honor to themselves, Salpointe Catholic High School and the community.

Athletics: Salpointe offers athletic opportunities for high school students. Athletics conducted on campus include, but not limited to, football, softball, baseball, track and field, soccer, basketball, wrestling, lacrosse, volleyball, and dance.

Building Height: The vertical distance of a building is measured from design grade elevation, at any individual point within the building footprint, to the highest point of a flat roof; to the deck line of a mansard roof; or to the middle (between the eave and ridge) of the highest gable of a pitched or hipped roof. See also LUC.

Campus Store: Salpointe sponsored retail store supplying students with books, dress code polos, pride clothing, and school supplies.

Chapel: a building used as a place for fellowship and of worship for students and faculty of Salpointe Catholic High School. The existing chapel is available for prayer at any time during the school day. Liturgy is celebrated daily at 7:20 a.m. All are welcome.

Cragin Keeling Area Plan, adopted by the Mayor and Council on March 12, 1990: City of Tucson Area Plan document with which the Salpointe PAD must be consistent and to which it must conform.

Educational events: Salpointe main curriculum requirements include english, mathematics, theology, science and social studies. Other elective classes offered include art, band, ceramics, painting, photography, band string ensemble, jazz ensemble, 20th century music, show choir and drama, computers, clothing, accounting, economics, strength conditioning and introduction to law.

Extracurricular activities: Student activities other than athletics, include but not limited to: chess, speech and debate, spirit line, student assistants, leadership program, theatre, student liturgies, art club, bike club, bowling club, forensics, homeroom senate, intramurals, math club, mariachi, mock trial, national honor society, outdoor adventure club, peer counselors, ping pong club, quill and scroll, Salpointe charity coalition, society for concerned students, Star Tutors, student council, student athletic trainers, students against destructive decisions, students for earth survival, teenage republicans, thespian society international, unity club and young democrats.

Lot Coverage: The area of a site occupied by buildings, storage areas, and vehicular use areas (See also LUC).

A. Any area of a building within the outside edges of the exterior walls at ground level (design grade). Any raised extensions of the ground floor, such as bay windows and stairs that are less than six (6) feet above the ground, are considered part of the building's lot coverage.

B. Vehicular use areas, measured within the outside edges of any area allocated to vehicle use, whether improved or unimproved. To determine the size of an unimproved vehicular use area, the minimum dimensions for parking spaces, access lanes, and pedestrian facilities, as required by the appropriate Development Standard, are used to determine lot coverage.

C. Storage areas, measured from outside edge to outside edge of any area allocated to storage use. Storage areas include enclosed or open areas used for storage or display of materials, equipment, refuse, or vehicles.

Nearest Residential Property Line: Two (2) or more parcels or lots bordering each other or separated by public right-of-way. The right-of-way width counts toward a setback to an adjacent residential property line.

Permeable Pavement: paving method for roads, parking lots and walkways that allows the movement of water or air through the paving material.

Salpointe Design Review Committee: Approximately 15 people including alumni, parents, and business leaders in the community, architects, engineers, surveyors, and Salpointe leadership will comprise the DRC. The DRC will make decisions on the establishment of the master plan to meet the present and future needs of Salpointe.

Priory: A priory is a house of men or women under religious vows headed by a prior or prioress.

Special events: An event held involving Salpointe students, faculty and/or alumni. such as a fundraising activities or school sponsored activities, including but not limited to school dances, art fairs, carnivals, parties, bake sales, ceremonial dinners, banquets, holiday celebrations

Salpointe Catholic High School: Salpointe is a private, Catholic college-preparatory high school enrolling approximately 1200 students. The school is certified by the Western Catholic Educational Association and accredited as a college-preparatory school by the North Central Association of Colleges and Schools.

Salpointe Planned Area Development (PAD): zoning document that enables regulations relating to uses, physical character, and intensity of development and impact of proposed development on adjacent land use. Where the PAD varies from the LUB or

other relevant City standards, the PAD shall control. Where the PAD is silent, the LUC provisions for the O-3 zone and other relevant City standards shall control.

Traffic Impact Analysis: Traffic Analysis dated April 2008, prepared by Mick Mathieu for the Salpointe PAD submitted under separate cover.

Appendix A: PAD Waiver Approval Letter

CITY OF TUCSON
OFFICE OF THE CITY CLERK

March 7, 2008

RECEIVED
MAR 10 2008

Subject: **Zoning: Salpointe Catholic High School for Pad-16, Waiver of Minimum Acreage Requirement for PAD District**

Please be advised that at the regular meeting of March 4, 2008, the Mayor and Council voted 6 to 0 (Council Member Leal absent/excused) to authorize a Planned Area Development District (PAD) for the 33-acre school site, south of Glenn Street between Cherry and Mountain Avenues.

If you have any questions regarding this matter, please contact the Development Services Department at 791-5550.

Sincerely,

Roger W. Randolph
City Clerk

RWR:SM:dsc
PAD

The Planning Center
Attention: Kelly Lee
110 S. Church, Ste 6320
Tucson, AZ 85701

cc: City Manager
Development Services Department
Engineering Division
Real Estate
Traffic Engineering, Dale Kelch

P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4213 • FAX (520) 791-4017 • TTY (520) 791-2639
www.cityoftucson.org

Appendix B: Public Participation

Samos Neighborhood Association

Making a Good Neighborhood Great!

January 26, 2008

City of Tucson
Ward 3 Office
ATTN: Councilmember Karin Ulrich
1510 East Grant Road
Tucson, Arizona 85719

RE: Proposed Salpointe Catholic High School Improvements

Dear Councilmember Ulrich:

At the January 22, 2008 meeting of the Samos Neighborhood Association Father Fred Tillotson presented the most current version of the proposed Salpointe campus improvement plans and along with the project planners answered questions from neighborhood residents. Over the course of the last 6-9 months Father Fred has provided previous preliminary versions of proposed developments and solicited review and comment by our residents and those of adjacent neighborhoods.

Meeting attendees were excited about this project and felt that the needs of the Samos neighborhood have been well considered.

We understand that development at this 37-acre site will be undertaken according to the Planned Area Development (PAD) process. Although minimum parcel size for a PAD is 40 acres according to City requirements we support Salpointe and their planners request for a PAD wavier so that the proposed improvements can become a reality. A motion was made and passed unanimously to support this development.

A list of residents who supported this motion is attached. If you have any questions or require additional information, please call me at 971-9166.

Sincerely

Henry Jacobson, Secretary, Samos Neighborhood Association

NEIGHBORHOOD MEETING NOTES

Salpointe Catholic High School PAD
July 30
6:30 pm
Salpointe Catholic High School Cafeteria

ATTENDANCE:

Father Fred Tillotson, Salpointe
Kelly Lee, The Planning Center
Greg Aiken, Salpointe
Kay Sullivan, Salpointe
Jocelyn Cotter, Salpointe

Seven neighbors were present for the neighborhood meeting on July 30, 2007 concerning the Salpointe PAD. All seven neighbors reside in proximity to the subject property and wanted to know more about the project. Our impression was the neighbors were in support of the proposed project.

A meeting fact sheet was handed out at the beginning of the meeting as shown below.

Project Acreage:	33.5 acres
Existing Zoning:	R-2 (Single Family Residential)
Proposed Zoning:	PAD (Planned Area Development)

Neighborhood Benefits:

- The proposed PAD will allow for campus renovations and reorganization that will result in benefits to the surrounding neighborhoods including (and not limited to): reduced on-street parking and student drop-off, traffic safety, improved perimeter landscaping and screening, renovations of existing buildings, and improved community character and privacy.

Physical Improvements:

- The existing football stadium on Mountain Avenue will be relocated moving it away from the western boundary and further from residential subdivisions.
- The perimeter screening and landscaping will be enhanced and water harvesting will be implemented wherever feasible.
- The McCarthy Building is proposed for renovations and the existing cafeteria will be replaced with a new performing arts center.

Circulation and Parking Improvements:

  - Additional parking will be provided with more than 500 parking spaces and the practice fields adjacent to Mountain Avenue will serve as temporary event parking areas.
  - Primary campus access will be located along Glenn Avenue and Mountain Avenue. The Cherry Avenue campus access point will be closed.
  - New student drop-off/pick up areas will be located along the Glenn Street entry driveway within campus to discourage student drop-off /pick-up on residential streets.

Other student drop-off/pick up areas will be along the Mountain Avenue entry driveway and a new off-street student drop-off/pick up area off Copper Street.

- Mountain Avenue entry will be improved with a northbound right-turn lane and a southbound left-turn lane.
- Glenn Street access will be improved with an eastbound right-turn lane.

Display boards of the proposed conceptual land use plan, aerial and comprehensive plan map, and the rezoning process were exhibited throughout the meeting.

Neighborhood Questions and Planning Center Responses

Neighbor: I understand the practice fields will be used for event parking. What type of covering will be used for the fields?
Response: grass

Neighbor: What is your timeline for construction?
Response: We don't have a timeline at this point. We need to raise the funds in order to begin construction. We need about 30 million dollars for the project. Everything will be done one step at a time.

Neighbor: What are your plans for hydrology?
Response: There are two options for drainage at this point. We can do underground retention or detention. All water currently flows toward the Mountain Avenue entrance and the intersection of Glenn Street and Mountain Avenue. The proposed drainage solution will reduce the amount of flows into these areas. We are also considering utilizing pervious pavement.

Neighbor: Can you elaborate on impervious/pervious pavement?
Response: *Pervious pavement* is designed to allow percolation or infiltration of stormwater through the surface into the soil below where the water is naturally filtered and pollutants are removed. In contrast normal pavement is an impervious surface that sheds rainfall and associated surface pollutants forcing the water to run off paved surfaces directly into nearby storm drains. Impervious does not allow any water to seep through the pavement.

Neighbor: Does Reid Park have pervious pavement?
Response: *We don't know.*

Neighbor: Will you be utilizing solar application in any of the proposed buildings?
Response: the new cafeteria and performing arts center have potential for solar applications. Currently I read that there is an 8-year payoff when using solar. It all depends if Salpointe raises enough money to consider it.

The meeting concluded at 7:00 pm.

Appendix C: TDOT Right-of-Way Agreement Letter

THE PLANNING CENTER
a division of T.P.C. Group, Inc.

March 26, 2009

ANDY –
I AM O.K. WITH THIS –
PLEASE ADVISE –
GARY –

OK
ACD.
4/9/09

Gary Wittwer
City of Tucson
Department of Transportation
201 N Stone Ave. 5th Floor
Tucson, Arizona 85701

Subject: **Salpointe Catholic High School PAD (Landscape Borders)**
SHS-01

Dear Gary:

Salpointe Catholic High School is in the process of updating their zoning on the property to a Planned Area Development zone (PAD). The PAD zone will allow Salpointe to establish distinct development regulations unique to the property's site characteristics. As part of this process, Salpointe is proposing to utilize proportions of existing landscape within public rights-of-way as well as install new plant material within public rights-of-way to meet the proposed landscape border requirements as noted in the Salpointe Catholic High School Planned Area Development (PAD) submittal. In return, Salpointe will commit to the maintenance and irrigation of these areas used for landscape border requirements.

The following is a summary of what the Salpointe PAD is proposing:

1. Mountain Avenue Landscape Border – Along the eastern side of the Mountain Avenue right-of-way the Salpointe landscape border will be located wholly within the public right-of-way (see exhibit 1.A). The area between back of walk and the property line (security fence) and all plant material within will be designated as the landscape border along Mountain Avenue (see exhibit 1.B).

    a. *Size*: Length = 1,225 linear feet. Width = 5' – 32' (approximate)
    b. *Quantities*: The landscape border plant quantities include existing plant material deemed alive, healthy, and viable at time of pad approval (including trees, shrubs, accents, and ground cover).
    c. *Maintenance* – Salpointe Catholic will irrigate and maintain the landscape within the area noted above as long as Salpointe Catholic is utilizing this area and the plants within to meet the landscape border requirements. *Should the City of Tucson need to disturb the plant material in this area for any reason, it will be the responsibility of Salpointe Catholic to replace such material.*

a 110 s church ste 6320 tucson az 85701
p 520.623.6148
f 520.622.1950
w azplanningcenter.com

2. Vehicle Use Area Landscape Border – For portions of Copper Street and Cherry Avenue (see exhibit 1.A) a 5-footwide landscape border will be located with the public right-of-way (see exhibit 1.C). area between back of walk and the property line (security fence) and all plant material within will be designated as the landscape border.
    a. *Size:* Length = 450 linear feet Width = 5 feet (approximate)
    b. *Quantities*: xx (3 trees per 100 linear feet)
    c. *Maintenance* – Salpointe Catholic will install, irrigate, and maintain the landscape with this area. *Should the City of Tucson need to disturb the plant material in this area for any reason, it will be the responsibility of Salpointe Catholic to replace such material.*

Note: With your acceptance of this letter, Salpointe Catholic commits, in concept, to irrigate and maintain landscape improvements within the public rights-of-way (noted above). Details of how this will be irrigated and maintained will be finalized at the time of proposed improvements and/or development plan submittal and prior to issuance of a right-of-way use permit for such work.

If you are in agreement with the previous description of the landscape borders at Salpointe Catholic High School please indicate by signing and dating below.

Signature _____ Date 4/9/09

Name and Title ANDY DINAUER
CITY ENGINEER

Sincerely,
THE PLANNING CENTER

Timothy S. Johnson, RLA, LEED
Director of Landscape Architecture

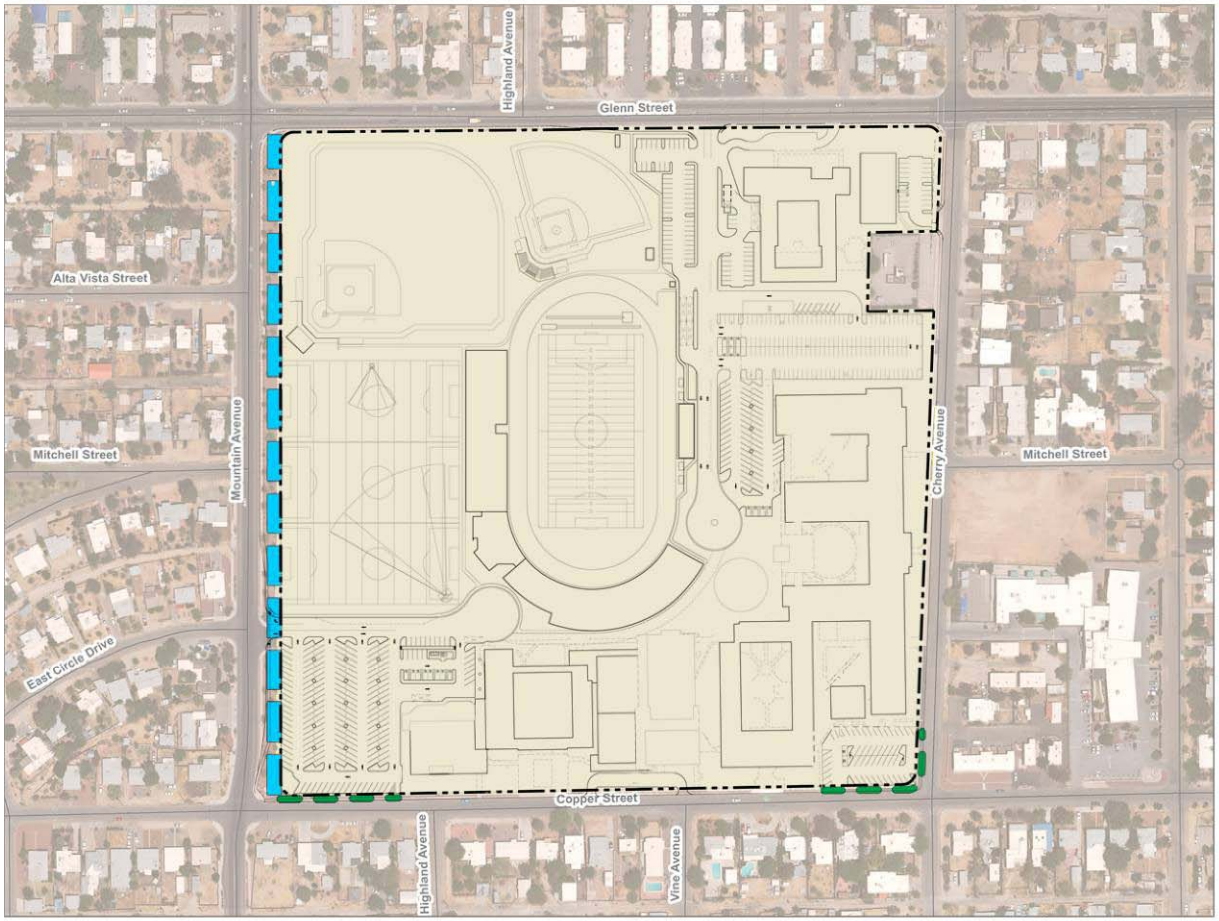
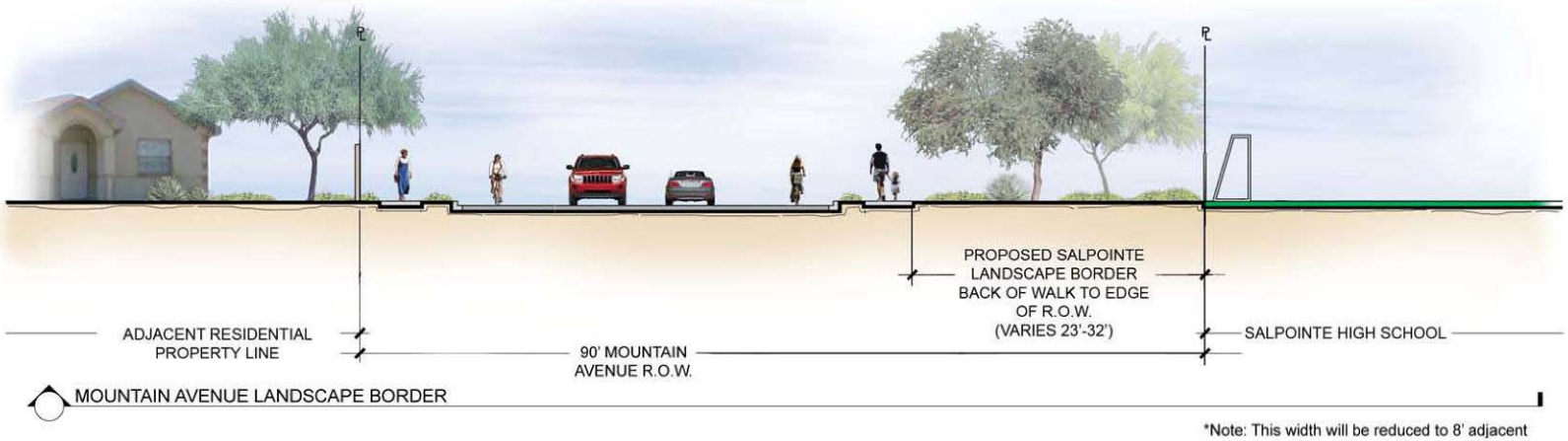

Highland Avenue
Glenn Street
Alta Vista Street
Mitchell Street
Mountain Avenue
East Circle Drive
Cherry Avenue
Mitchell Street
Copper Street
Highland Avenue
Vine Avenue
LEGEND
Mountain Avenue Landscape Border
Vehicle Use Area Landscape Border
NORTH
0'
100'
200'
Imagery: PAG Fall, 2005

Exhibit: 1.B



*Note: This width will be reduced to 8' adjacent to the Mountain and Copper vehicle use area when the street is widened to accomadate turn lanes.

SALPOINTE CATHOLIC HIGH SCHOOL

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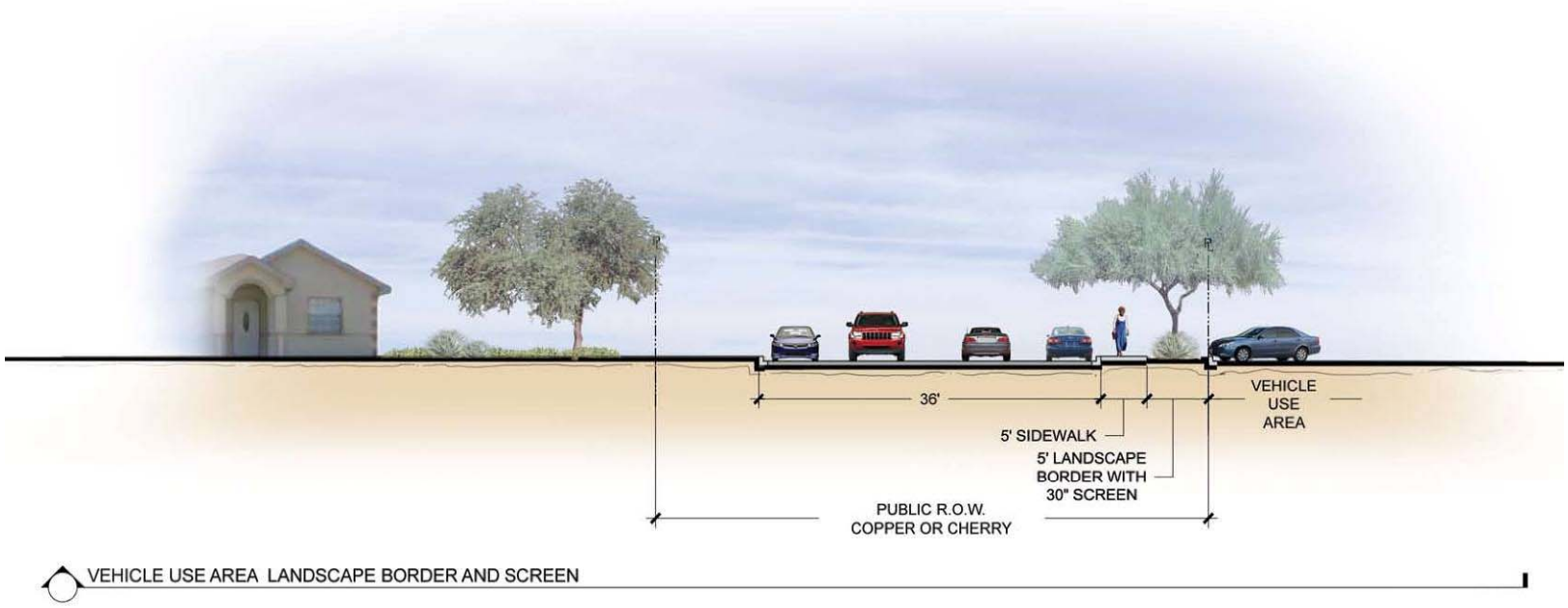
Exhibit: 1.C



SALPOINTE CATHOLIC HIGH SCHOOL

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Appendix D: Inventory of Signage Visible from Off-Site

SALPOINTE CATHOLIC HIGH SCHOOL PERIMETER SIGNAGE -June 17,2009

Inventory of signage visible from off-site

	Type	Sign Copy	Dimensions	Height from Ground	Location	Construction Materials	Attached	Illuminated	Distance from Curb
1)	Wall	Ed Doherty Stadium Salpointe Catholic High School	18' wide x 5' high	32' bottom - 37' high	West-Mountain Avenue, Grandstand	Wrought Iron	Inset w/adhesive	No	80'
2)	Perimeter Fence	Private Property No Trespassing	18' wide x 12' high	5' bottom - 6' high	West-Mountain Ave., 2 identical signs, outside Ed Doherty Stadium and outside Baseball Field	Steel w/paint copy	12 gauge wire on corners	No	45'
3)	Perimeter Fence	Private Property No Trespassing	18' wide x 12' high	6'6" bottom - 7'6" high	North Glenn Street, oustide Softball Field	Steel w/paint copy	12 gauge wire on corners	No	9'
4)	Property Fence	Possession of a deadly weapon on school gounds is unlawful. Violators will be prosecuted	24' wide x 18' high	6' bottom - 7'6" top	East-Cherry Avenue, Student/Faculty/Monastery Parking	Steel w/paint copy	12 gauge wire on corners	No	15'
5)	Property Fence	No Trespassing Bishop Security 797-9409	24' wide x 18' high	6' bottom - 7'6" top	East-Cherry Avenue, Student/Faculty/Monastery Parking	Steel w/paint copy	12 gauge wire on corners	No	15'
6)	Property Fence	Drug Free school zone. High profile enforcement zone. Violations in this area will be aggressively prosecuted A.R.S 13-3411	18' high x 24' wide	5' bottom - 7' top	East-Cherry Avenue, Student/Faculty/Monastery Parking	Steel w/paint copy	12 gauge wire on corners	No	15'
7)	Wall	Gerke School Vocational Arts	9' wide x 2' high	20' bottom - 22' top	East Cherry Avenue, Classroom Wing	Wrought Iron	Inset w/adhesive	Yes 2- 60 watt incandescent bubls recessed in eve with frosted glass covers	39'
8)	Wall	Sculpture Cross	6" x 5 wide	26' bottom - 36' top	East Cherry Avenue, Classroom Wing	Square Tubular Steel	Inset w/adhesive	No	33'
9)	Wall	Bradsma Hall	7'6" wide x 6" high	10' bottom - 10' 6" top	South Copper Street, Bradsma Hall	Wrought Iron	Inset w/adhesive	No	122'
10)	Wall	Salpointe Catholic High School	10' wide x 3'6" high	20' bottom - 23'6" top	South Copper Street, Administration	Paint	Plaster Wall	No	50'
11)	Wall	Sculpture Cross	4' wide x 2' wide	26' bottom - 32' top	South Copper Street, Administration	Tubular Square Steel	Inset w/adhesive	No	50'
12)	Wall	Francis J. Green Center for Student	12' wide x 2' high	8' bottom - 10' top	South Copper Street, Corcoran Theatre	Wrought Iron	Inset adhesive	No	50'
13)	Wall	Sculpture Cross	4" wide x 2' high	15' bottom - 17' high	South Copper Street, Cafeteria	Tubular Square Steel	Inset w/adhesive	No	50'
14)	Wall	Salpointe Catholic High School	30' wide x 1' high	7' bottom - 8' high	South Copper Street, Gymnasium	Wrought Iron	Inset w/adhesive	No	100'
15)	Wall	Sculpture Cross	6" wide x 12' high	20' bottom - 32' top		Tubular Square Steel	Inset w/adhesive	Yes - Inset fluorescent bulbs backlit from within	100'
16)	Wall	Henry J. and Rose C. McCarthy Multi-Purpose Building	18' wide x 2'6" high	10" bottom - 12' top	South Copper Street, McCarthy Building	Wrought Iron	Inset w/adhesive	No	50'
17)	Wall	Sculpture Cross	6" wide x 8' high	24' bottom - 32' high	South Copper Street, Gymnasium	Tubular Square Steel	Inset w/adhesive	No	55'
18)	Perimeter Fence Entry Gate	SC (school logo) twoon tubular steel gates	3' wide x 3' high	2'6" bottom - 5'6" top	West Mountain Avenue, Mountain Ave. Access Point	Plate Steel	Spot Welded	No	50'

Bibliography

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City of Tucson Land Use Code:

- Article II, Division 5. Commercial Zones
- Article III, Division 2. Development Criteria
- Article III, Division 3. Motor Vehicle and Bicycle Parking Requirements
- Article III, Division 7. Landscaping and Screening Regulations
- Article VIII. Watercourse, Amenities, Safety and Habitat

FEMA Flood Insurance Rate Map, Pima County, Arizona.

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