



June 30, 2023

Planning & Development Services
City of Tucson
201 N. Stone Ave.
Tucson, AZ 85701

Re: Escalera Design Review Committee – June 30, 2023, Meeting Certification

Dear PDS Staff:

On June 30, 2023, our firm conducted the initial meeting (“Meeting”) of the Escalera Design Review Committee (“DRC”). The meeting was conducted via MS Teams, and a link to the meeting is provided below. Pursuant to the Escalera Planned Area Development (“PAD”), the DRC must be formed to review and approve the applicable Design Standards and project design prior to any development within the PAD area. The members of the DRC are:

- Developer Representative: Eric Cheney, AMH Homes
- Arizona State Land Department Representative: Karen Dada, ASLD
- Consultant Team Representative: Craig Hunt, Bowman Engineering
- Neighborhood Representative: Al Wiruth, Rita Ranch Neighborhood Association

This letter is to certify that the DRC took the following action at the Meeting:

1. Approved by unanimous vote the Escalera Design Standards, as they apply to the MLDR Planning Area. The Design Standards are at **Enclosure A**.
2. Approved by unanimous vote the Site Design for Phase I of the MLDR Planning Area. The Site Design presented at the Meeting is at **Enclosure B**.

The Meeting agenda is found at **Enclosure C**, and the minutes of the meeting are available upon request. Please do not hesitate to reach out if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rory Juneman', with a stylized flourish at the end.

Rory Juneman, Esq.

Enclosures

cc: DRC Members

Escalera PAD Design Standards

June 30, 2023

I. Introduction

The Escalera Planned Area Development (“PAD”), approved by the City of Tucson (“City”) City Council on September 20, 2019, encompasses approximately 344.5 acres at the southwest corner of Valencia Road and Houghton Road (“Escalera” or “Neighborhood”). The PAD is subject to the goals and policies of the Houghton Area Master Plan (“HAMP”), a City Area Plan that provides guidance for land use planning and development within its boundaries. The PAD permits a variety of uses, densities and intensities, and supports a flexible method of land use planning responsive to dynamic economic conditions. *Part V: Implementation and Administration* of the PAD document requires prospective developers to establish Design Standards prior to development. These Design Standards shall be reviewed by a Design Review Committee (“DRC”) established for the Escalera development, and by the City’s Planning and Development Services Department (“PDSD”) to ensure compliance with PAD regulations and HAMP policies. Thereafter, each phase of development within Escalera will be reviewed by the DRC prior to development.

These Design Standards will guide all development within the boundaries of the PAD. Design Standards in *Section III* of this document are established to guide only single-family residential and other related uses within the Medium to Low Density Residential (“MLDR”) planning area as depicted in *Exhibit III.B: Illustrative Land Use Plan*. As of the adoption of these Design Standards, only single-family residential are planned for the MLDR planning area, and no uses (e.g., commercial, multifamily residential) have been identified for areas outside of the MLDR planning area. Therefore, additional design standards will be created in the future as development progresses within Escalera. This document has reserved space for those future design standards.

As of the adoption of these Design Standards, the initial developer intends to build several portions of the PAD with single-family residential uses, potentially in four development phases (“Phase 1”, “Phase 2”, etc.) within the PAD’s MLDR planning area (collectively, the “Residential Portion”). Each phase of this development will eventually be part of a larger Escalera development.

II. HAMP Compliance

A. Compliance with the HAMP

According to the PAD, the DRC and PDSD must review these Design Standards to ensure compatibility with the goals and policies of the HAMP. Exhibit 5 of the HAMP identifies the following conceptual land use planning areas within the PAD:

- Neighborhood/Low Density Residential
- Village Center Periphery/Medium to High Density Residential
- Open Space/Riparian Habitat
- Village Center

The PAD requires development within each of these HAMP planning areas to comply with a list of “fundamental themes” specifically tailored to that area.

B. Neighborhood/Low Density HAMP Compliance

The Residential Portion of development within Escalera will be within the Neighborhood/Low Density Residential (“Neighborhood”) planning designation. According to *Section IV.B: Land Use* of the HAMP, areas designated as Neighborhoods are social/physical units based on an optimal walking radius of a quarter of a mile to half a mile. Neighborhoods should include a neighborhood center, which acts as a social and recreational focal point accessible from all surrounding residential developments.

1. The Residential Portion will conform to the following fundamental themes of Neighborhoods (HAMP, *Section IV.B.5*):

- a. **Variety of Housing:** Housing within neighborhoods will consist of a range of densities. The minimum average density for the entire Neighborhood, including the neighborhood center, should be four residential units per acre. Medium densities (apartments, duplexes, townhomes, condominiums, patio homes, and attached single family, with a minimum of 8 residential units per acre) may be found in and around neighborhood centers, and in areas near village centers. Very low densities (lower than 4 residences per acre) may be appropriate in areas severely constrained by drainageways and/or environmental conditions.

The Residential Portion represents the initial development of the Escalera PAD and will ultimately contribute to the creation of a development pattern which will integrate places for people to live, work and play. The Escalera Neighborhood at final build-out is expected to have approximately 972 individual residential lots on 183.82 acres of property for an average density of approximately 5.2 residences per acre (“RAC”), well-above the 4 RAC minimum required for the entire Neighborhood by the HAMP.

- b. **Mix of Uses:** Though neighborhoods are to be primarily residential, they will include a neighborhood center that incorporates a neighborhood park and a transit stop, and may include non-residential uses such as a recreation or senior center, a daycare, preschool, or elementary school, and convenience commercial uses.

The Residential Portion will consist of a variety of parks, including one 5-acre park/amenity area near the center of the Neighborhood. The park/amenity area may include, but is not limited to, an open space area, an outdoor seating and BBQ area, sport courts, a recreational center/building and adjoining surface parking. Smaller parks will be located within the Residential Portion.

- c. **Mobility Options:** Circulation within neighborhoods will be provided primarily by local streets and internal trail systems that lead to the neighborhood center and connect with larger trail networks. Collector streets provide direct access between adjacent neighborhood centers and respective village centers; yet, neighborhood circulation systems should create pedestrian and bicycle friendly environments. Residents should have multiple routes for shorter trips within and between neighborhoods, and to village centers. On-street parking is permitted.

The Residential Portion will contain many new local streets and sidewalks and a series of trails that will provide residents a safe, internal circulation system that prioritizes pedestrians, bicyclists and other modes of transportation. The internal trail system

planned along the south and western boundaries of Phase 1 will serve as an example for the other phases. This trail will connect to the existing Harrison Greenway located on the west side of the PAD, which provides direct access to Mesquite Elementary School, the Rita Verde and Rancho Antigua Neighborhoods, Rita Road and Valencia Road. The Residential Portion also limits the number of cul-de-sacs used in its site design to provide residents multiple routes for shorter trips and avoid the creation of dead-ends and areas of low connectivity.

- d. **Open Space:** At the neighborhood scale, natural open space should serve to define the edges of neighborhoods, rather than bisect them. Each neighborhood will incorporate pocket parks into its center. Neighborhood trails should facilitate internal pedestrian and bicycle travel, while providing connections to larger trail networks.

The Residential Portion will incorporate an internal trail system surrounded by a variety of native trees and shrubs, exemplified in Phase 1. Trails systems and linear parks will be located along the western edges of the Escalera Neighborhood and connect to existing trail networks nearby. The entire northeastern edge of the Residential Portion (part of Phase 4) will be designed in a way which preserves the natural open space around the Atterbury Wash Tributary as required by the PAD.

- e. **Phased Development:** Neighborhoods and their respective centers should be designed as cohesive units. Care should be given to ensure that components, such as schools and parks, are integrated with the surrounding neighborhood and function effectively throughout the build-out period.

The PAD's MLDR planning area will be built-out in up to four separate phases. The Escalera Neighborhood will be connected internally by Paseo Gran Escalera, the main collector road linking all four phases of the Residential Portion. The Residential Portion's long-term, phased approach to development will ensure increased efficiency of infrastructure and services for residents over time.

- 2. The Residential Portion conforms to the HAMP's Circulation and Mobility policies (HAMP, Section IV.C):

- a. **Major Streets:** The major street system for the HAMP should be organized and developed according to the *Conceptual Land Use and Circulation Map* (see Exhibit 5) and the *Cross-Section for Major Streets* (see Exhibit 6).

Valencia Road north of the Residential Portion is a two-lane paved roadway as of the adoption of these Design Standards. Houghton Road east of the Residential Portion is a newly built 6-lane divided roadway. The Residential Portion will dedicate the requisite amount of property for the future roadway expansion of Valencia Road. The Residential Portion will eventually connect to Houghton Road via Paseo Gran Escalera, the PAD's main collector roadway.

- b. **Collector and Local Streets:** Together, collector streets and local streets will create an interconnected circulation system that facilitates local travel throughout villages, and within and between neighborhoods. Collector streets are to provide direct access from

village centers to neighborhood centers, and between adjacent neighborhood centers. Local streets are to provide access throughout neighborhoods, including multiple routes to neighborhood centers and individual residences. Local streets, in conjunction with trails, will augment collector streets by providing additional routes to village centers and to adjacent neighborhoods.

The PAD's main collector, Paseo Gran Escalera, will provide access from nearby village centers to neighborhoods and between all phases of the Escalera Neighborhood. The Residential Portion's local streets and trails will provide connectivity throughout the Escalera Neighborhood and adjacent areas. Circulation design within the Residential Portion will limit the number of cul-de-sacs, increasing connectivity within the neighborhood and allowing for a variety of different routes through the neighborhood.

- c. **Pedestrian and Bicycle Environment:** In general, pedestrian travel will consist of short trips within and between neighborhoods, to and from neighborhood and village centers, and along the open space system, according the *Parks and Trails Map (see Exhibit 7)*. Short distance travel, such as between residences and parks, open space, or neighborhood centers, should be facilitated via local streets and trails. Travel between residences and adjacent neighborhoods or village centers should be primarily facilitated via local streets and trails, but may include travel via collector streets. Long distance pedestrian travel, such as between neighborhoods and the town center or along the open space system, should be facilitated by the pedestrian facilities located along major streets, urban trails, and the open space system.

Bicycle trips may vary greatly in distance depending on their commuter or recreational nature. Commuter trips typically warrant direct and convenient access between origins and destinations, and may be accommodated by dedicated bicycle facilities along streets. Recreational trips may rely more on convenient access to and from recreational facilities such as trails and parks. Multiple routes between neighborhoods, centers, parks, and trails will foster a bicycle-friendly environment.

The pedestrian and bicycle environments of the Residential Portion are designed to be safe, convenient and practical for all community members. These environments will provide for a wide range of travel distances and contribute to an interconnected mobility system within the Escalera Neighborhood itself and between the Neighborhood and other nearby neighborhoods, schools, parks and commercial uses.

3. The Residential Portion conforms to the HAMP's Open Space policies (*HAMP, Section IV.D.1*):

Open Space: Preserving the existing wash system is an excellent opportunity to maintain the natural drainage functions of the washes and preserve wildlife and habitat corridors within an integrated system of open space. This will provide residents with an immediate connection to nature, while respecting the ecological context of southeastern Tucson. Generally, the wash areas that contain 100-year floodplains are not easily developed, and are often set aside from development. Therefore, preserving the wash system and integrating it into the built environment is a relatively inexpensive way to create a sustainable and valuable amenity, and to establish the basis of a cost-effective means of flood control.

As part of the overall goal, a minimum of 30% of open space needs to be provided for the entire HAMP area, which includes 100-year floodplain/riparian habitat areas, regional and sub-regional detention/retention basins, parks, and Fantasy Island.

The Residential Portion does not encompass the Atterbury Wash Tributary area; however, the Residential Portion intends to integrate the PAD's existing wash and drainage system into the design of the Escalera Neighborhood. The Residential Portion recognizes the Wash's importance to the surrounding ecosystem and will be designed to help preserve the Wash area, its natural drainage functions and its wildlife-supporting corridors. The Residential Portion will not be designed in a way which would prohibit any future construction of a trail system connected to the Atterbury Wash Tributary, as depicted in Exhibit 7 of the HAMP. The Residential Portion will not disturb the Atterbury Wash Tributary's existing floodplain.

- C. [Reserved – HAMP Village Center Periphery/Medium to High Density Residential]
- D. [Reserved – HAMP Open Space/Riparian Habitat]
- E. [Reserved – HAMP Village Center]

III. Residential Subdivision Design Standards (MLDR Planning Area)

A. Purpose

The purpose of these Design Standards is to foster the establishment of quality residential development within the Residential Portion by:

1. Encouraging a variety of architectural styles and houses within Escalera.
2. Establishing quality interactions between individual lots and adjacent streetscapes through thoughtful design.
3. Creating pedestrian-friendly neighborhood streets through walkable sidewalks and enhanced landscaping.
4. Providing visual relief and shade through landscaping along streets, common entryways, common areas and on individual lots.
5. Integrating roads, sidewalks, paths, trails and amenity spaces within the neighborhood and through adjacent neighborhoods for greater connectivity.
6. Incorporating parks, open space and other amenities into the fabric of the neighborhood.

B. Applicability

1. These Design Standards shall apply to any residential subdivision containing one or more lots within the established boundaries of the Residential Portion.
2. Residential subdivision plans should conform with the provisions of the Design Standards.

C. Neighborhood Design Plan Basic Standards

1. Basic standards. The Neighborhood's design plan shall be at a minimum comprised of the following basic standards as described below to accomplish the purpose of this section.
2. Site planning standards.

- a. Streetscape standards. All subdivision street plans shall depict street layouts, including the location of curbs, sidewalks and landscaping and their relationship to building frontages.
 - b. Common area and recreation area standards.
 - 1) Open spaces and Neighborhood parks shall comply with all relevant development regulations of Sections IV.A.5 (Open Space) and IV.B.3 (Park Standards) of the PAD.
 - 2) The Neighborhood trail system should include at least one point of connection if possible to existing City or County regional parks and trail systems.
 - c. Street trees.
 - 1) A local street plan shall provide sidewalks adjacent to collector roads separated from the curb by a landscaped curbway not less than 3 feet wide. Canopy trees may be planted within this landscaped curbway between the sidewalk and the curb.
 - 2) Along collector roads, at least 1 canopy tree shall be planted every 33 feet or fraction thereof within a landscape border, excluding vehicular ingress and egress points. Trees may be planted at varying distances apart.
 - 3) Along front yard street frontages, at least 1 canopy tree shall be planted in each lot. Landscape borders are not required along front yard street frontages.
 - 4) The property owner or homeowners' association shall maintain all common area landscaping and collector road right-of-way as provided for in a written agreement with the City.
 - 5) All trees and plants shall be drought-tolerant and/or native to the Tucson region.
3. Entry and edge standards.
- a) Entry landscaping.
 - 1) The primary entrance to the Neighborhood should create a sense of arrival, introduce characteristic materials used within the Residential Portion and provide a backdrop for signage or monumentation. The primary entrance shall be landscaped in a visually appealing manner to enhance the character of the neighborhood and complement the surrounding uses and community. Primary entrance statement walls may use, but are not limited to, a combination of slump block walls and gabion basket stone walls.
 - 2) Secondary entry landscaping treatments shall be used at access locations other than the main entrance to the subdivision and shall look similar to primary entrances but may be smaller in scale and number of materials used.
 - b) Edge landscaping. Where a subdivision abuts an existing collector or arterial, the applicant shall provide a landscape plan for the abutting right-of-way in consultation with City PDSD or a City engineer.
 - c) Irrigation. All plants shall be on an underground drip irrigation system unless other irrigation features such as, but not limited to, passive stormwater harvesting are implemented in a landscaped area. Depressed landscaped areas used for passive stormwater harvesting shall not exceed 9 inches in depth.
 - d) Perimeter walls.
 - 1) Walls visible from the public right-of-way and adjacent existing residential development shall be earthtone in color and match the surrounding desert color palette.

- 2) Theme walls fronting major streets and collector road shall be made of a combination of slump block with decorative slump caps on top. Theme wall heights shall vary and be either 6 feet 0 inches or 6 feet 8 inches to ensure privacy and create a visually appealing variation in height. At primary and secondary entrances to the Neighborhood, theme walls shall be 6 feet 8 inches in height. Theme walls abutting Neighborhood trails and their corresponding points of entrance and exit shall be 6 feet 0 inches in height.
- 3) Secondary theme walls shall be incorporated within the interior of the Neighborhood along side yards abutting local streets, drainage areas, and mini-parks and shall be made of 6-inch concrete masonry unit (CMU) blocks. Secondary theme walls shall be 6 feet 0 inches in height.
- e) Walls or fences separating lots and backyard areas shall be a minimum of 5 feet in height.

D. Residential Design Plan Basic Standards

1. Architectural standards.
 - a. Multi-story development: A maximum building height of 36 feet, or 2 stories, is permitted throughout the Residential Portion. Maximum building height along the southern and western boundaries of the Residential Portion shall be limited to a single-story unless the rear boundary of proposed lots abuts common area or drainage infrastructure and is a minimum of 50 feet from the PAD boundary.
 - b. Garage layout. Garages may be flush with, project in front of, or recess from the outermost plane of the livable space of the dwelling.
 - c. Color. Color schemes other than a dwelling's trim color shall primarily consist of natural desert colors. The residential design plan shall include a color palette that ensures variety along the streetscape and within the neighborhood. The plan shall describe how the color palette will be implemented.
 - d. Front dwelling facade. The residential design plan shall incorporate a range of details and massing conditions for each dwelling that, when placed together, will provide an attractive, unique street scene. Each front dwelling facade on any residential street shall include at least three of the following design features, or shall present an alternative that achieves the intent of these regulations:
 - 1) Varied roof lines, wherein elements of the dwelling display different heights, or where roof design changes more than two planes or directions.
 - 2) Visually appealing external window treatments, including, but not limited to windows recessed at least two inches from the building wall, casement windows, bay windows, decorative or functional shutters, visually appealing window frames or other similar projections that emphasize the windows from the street.
 - 3) A front facade that displays a variety of building materials, colors and/or textures, including, but not limited to, stone, brick, stucco, and wood.
 - 4) Garages entered from a side street crossing a side lot line of the lot or a side entry garage located perpendicular to the front facade of the dwelling. The wall of the garage facing a street shall include at least one window.
 - 5) Visually interesting garage door with a visually appealing external pattern and/or texture.

2. Individual lot landscaping

- a. An individual lot shall contain a minimum of one tree or shrub planted in the front yard.
 - b. A minimum of 50% of all residential lots within the Residential Portion shall contain at least one tree or extra-large shrub. No two adjacent lots shall contain less than one tree or extra-large shrub planted in the front yard.
 - c. Where drainage permits, landscaping shall be required within abutting side yards between two adjacent dwellings.
 - d. All screen walls enclosing individual front, side and/or rear yards shall be uniform throughout the Residential Portion and shall be designed to incorporate color or contrasting materials or design elements. No uncolored grey block shall be allowed. View fencing may be required in certain locations where houses back onto natural features or other amenities.
 - e. Air conditioners, pool equipment, or other mechanical equipment shall be fully screened from view by a screen wall.
3. Building materials. Appropriate materials may include, but are not limited to, stucco, brick, adobe, rock, flagstone, wood, metal, and other similar distinct materials. Where metal is used, including for window shades or awning, it shall be treated so that its light reflective value does not exceed 50%.
4. Architectural variety.
- a. For subdivisions with 30 lots or more, design plans for the Residential Portion shall include at least four different base models with three different front elevations per model; the number of elevations per model may be reduced to two if the residential design plan provides five or more models.
 - b. For subdivisions with fewer than 30 lots, the residential design plan shall include at least two different base models with two elevations per model.
 - c. For subdivisions with 30 lots or more no front elevation may be repeated more than one house in every three along a single side of a street.
 - d. For subdivisions with fewer than 30 lots no two houses shall display the same elevation.
 - e. The base color of a house may be repeated no more than one house in every three along a single side of a street.

IV. Residential Subdivision Design Standards (VC Planning Area)

[Reserved]

V. Commercial Design Standards

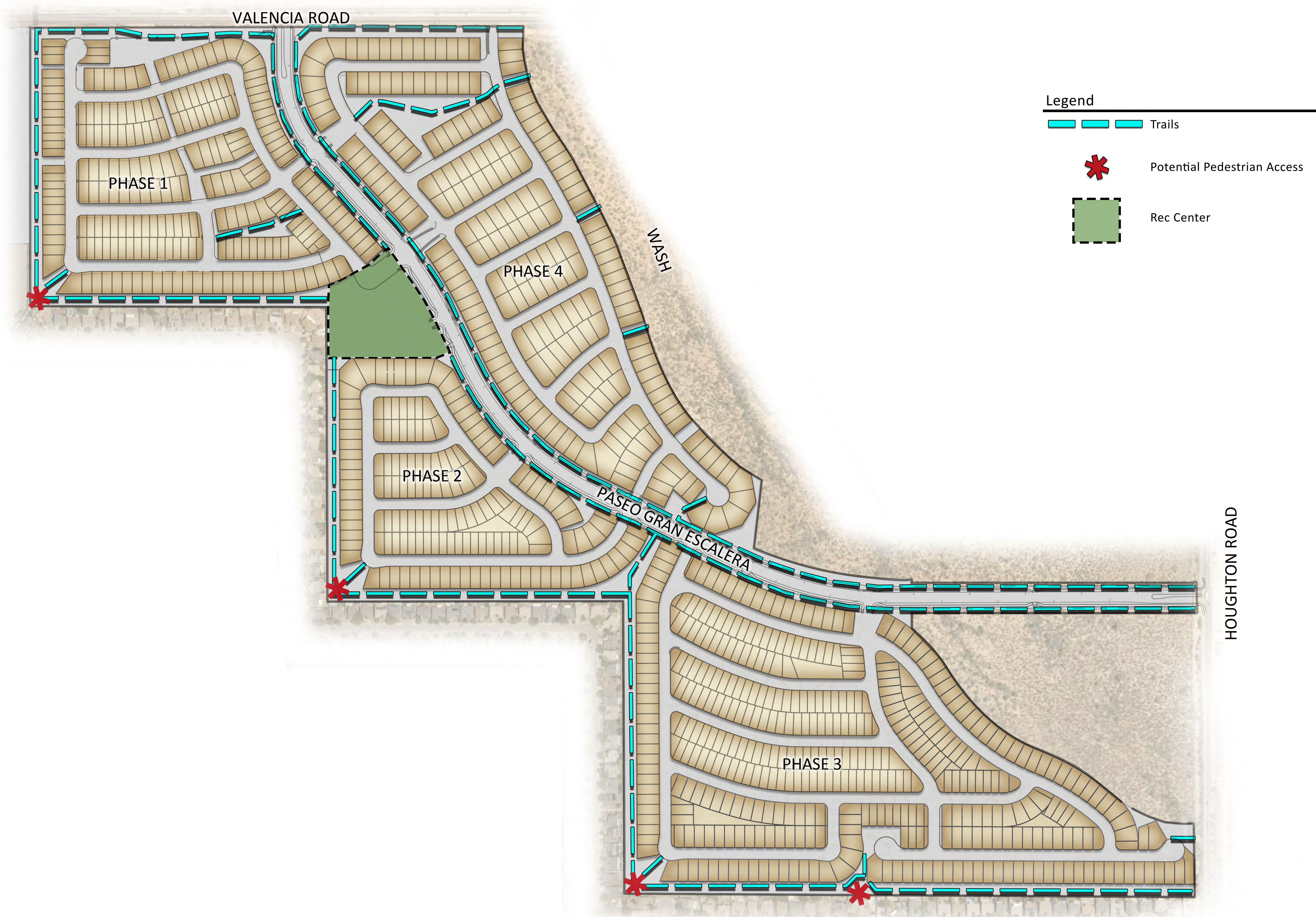
[Reserved]

VI. Other Design Standards

[Reserved]

ESCALERA

DESIGN PRESENTATION
TUCSON, ARIZONA



VALENCIA ROAD

ENTRY MONUMENT

SIDEWALK ALONG VALENCIA ROAD PER CITY OF TUCSON IMPROVEMENT PLANS.

PLANT MATERIALS LEGEND

Mitigation Trees	Size	Quantity	Notes
Cercidium microphyllum	15 gal.	157	Low Breaking
Foothills Palo Verde			
Olneya tesota	60" cal.	-	Multi-Trunk
Desert Salvaged		9	
Prosopis velutina	24" Box	36	Multi-Trunk
Velvet Mesquite			
Salvage (TOS) Trees	Size	Quantity	Notes
Cercidium microphyllum	*Salvage/TOS	70	Low Breaking
Foothills Palo Verde			
Prosopis velutina	*Salvage/TOS	6	Multi-Trunk
Velvet Mesquite			
Mitigation Front Yard Trees	Size	Quantity	Notes
Cercidium microphyllum	15 gal.	105	Locations May Vary per Builder
Foothills Palo Verde			
Front Yard Trees to be installed at the time of home construction.			

NOTES:

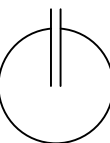
- GROSS SITE AREA PER CIVIL: 1,306,800 S.F.
- FUNCTIONAL OPEN SPACE PROVIDED PER CIVIL: 302,952 S.F.
- TOTAL LANDSCAPE AREA PER DG AREA & LANDSCAPED CHANNELS: 270,000 S.F.
- NORTH PROPERTY LINE - LANDSCAPE BORDER WIDTH = +/- 15'-23', LENGTH = 752 LF, AREA = 27,356 SF, 33 TREES
- EAST PROPERTY LINE - LANDSCAPE BORDER = WIDTH +/- 20', LENGTH = 1,109 LF, AREA = 23,804 SF, 38 TREES
- WEST PROPERTY LINE - LANDSCAPE BORDER = WIDTH +/- 26', LENGTH = 1,212 LF, AREA = 45,643 SF, 33 TREES
- SOUTH PROPERTY LINE - LANDSCAPE BORDER = WIDTH +/- 10', LENGTH = 1,322', AREA = 2,712 SF, 22 TREES

Extra Large Shrubs	Size	Qty.
Celtis pallida	15 gal.	24
Desert Hackberry		
Dodonaea viscosa 'Emerald Ice' PPAP		
Hopbush	5 gal.	148
Hyptis emoryi		
Desert Lavender	15 gal.	29
Tecoma x 'Orange Jubilee'		
Orange Jubilee	15 gal.	48
Tecoma 'Red Hot' PP31610		
Bells of Fire	5 gal.	63
Large Shrubs	Size	Qty.
Eremophila hybrid		
Summertime Blue	5 gal.	228
Justicia californica		
Red Chuparosa	5 gal.	65
Larrea tridentata		
Creosote	5 gal.	307
Lycium fremontii		
Fremont Lycium	5 gal.	42
Simmondsia Chinensis		
Jojoba	15 gal.	86
Medium Shrubs	Size	Qty.
Eremophila decipiens		
Winter Blaze	5 gal.	48
Encelia farinosa		
Brittlebush	5 gal.	190
Ericameria larcifolia 'Butterbloom' PP33157		
Turpentine Bush	1 gal.	151
Eriogonum fasciculatum 'Little Rascal'		
Buckwheat	1 gal.	119
Ruellia californica		
Sonoran Desert Ruellia	5 gal.	9
Simmondsia Chinensis 'Vista'		
Compact Jojoba	5 gal.	86
Small Shrubs	Size	Qty.
Ambrosia deltoidea		
Triangle Leaf Bursage	5 gal.	530
Calliandra californica x eriophylla 'Maricopa Red'		
Maricopa Red Fairy Duster	5 gal.	59
Sphaeralcea ambigua 'Orange Crush' PPAP		
Desert Mallow	1 gal.	57
Groundcovers	Size	Qty.
Calylophus berlandieri 'Tucson Sun'		
Paper Flower	1 gal.	106
Chrysactinia mexicana		
Damianita	1 gal.	49
Lantana montevidensis		
Purple Trailing Lantana	1 gal.	108
Melampodium leucanthum		
Blackfoot Daisy	1 gal.	22
Cacti/ Accents	Size	Qty.
Agave bovicornuta	5 gal.	3
Cow Horn Agave		
Agave macroacantha	5 gal.	34
Black Spine Agave		
Agave parryi 'truncata'	5 gal.	13
Parry's Agave		
Agave ovatifolia	5 gal.	14
Whale's Tongue Agave		
Agave salmiana ssp. Ferox	5 gal.	4
Salm's Agave		
Agave weberi		
Weber's Agave	15 gal.	10
Asclepias subulata 'Butterfly Magic' PPAP		
Desert Milkweed	5 gal.	77
Bouteloua gracilis		
Blond Ambition	1 gal.	29
Carnegeia gigantea		
Sanguaro	6'-9' spear	11
Dasyliro quadrangulatum		
Mexican Grass Tree	5 gal.	19
Dasyliro wheeleri		
Desert Spoon	5 gal.	131
Ferocactus cylindraceus	5 gal.	71
Barrel Cactus	Salvage (TOS)	1
Euphorbia antisiphilitica		
Candelilla	5 gal.	27
Fouquieria splendens	5 gal. / 8 cane min.	23
Ocotillo	Remain-in-Place	1
Cylindropuntia versicolor (Opuntia)		
Staghorn Cholla	5 gal.	47
Opuntia bigelovii		
Teddy Bear Cholla	5 gal.	14
Opuntia Engelmannii		
Native Prickly Pear	8 Pad Min.	154
Opuntia ficus indica		
Indian Fig Prickly Pear	8 Pad Min.	105
Opuntia microdasys		
Bunny's Ears Prickly Pear	8 Pad Min.	44
Stenocereus thurberi	3 head min.	
Organ Pipe Cactus	5' tall	20
Yucca baccata		
Banana Yucca	5 Gal.	22

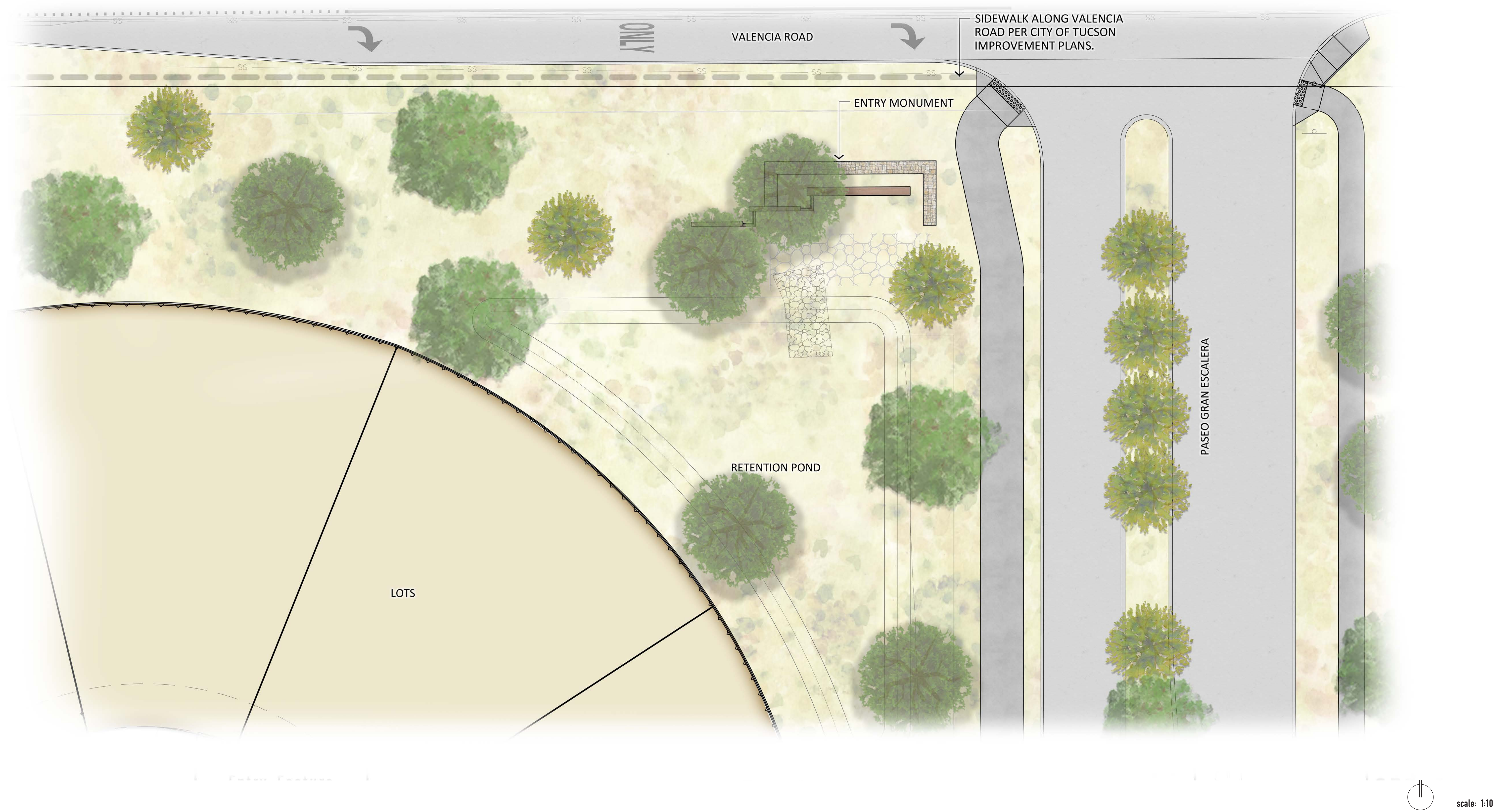
UDC 7.6.4.C.2.e.Vegetative Ground Cover

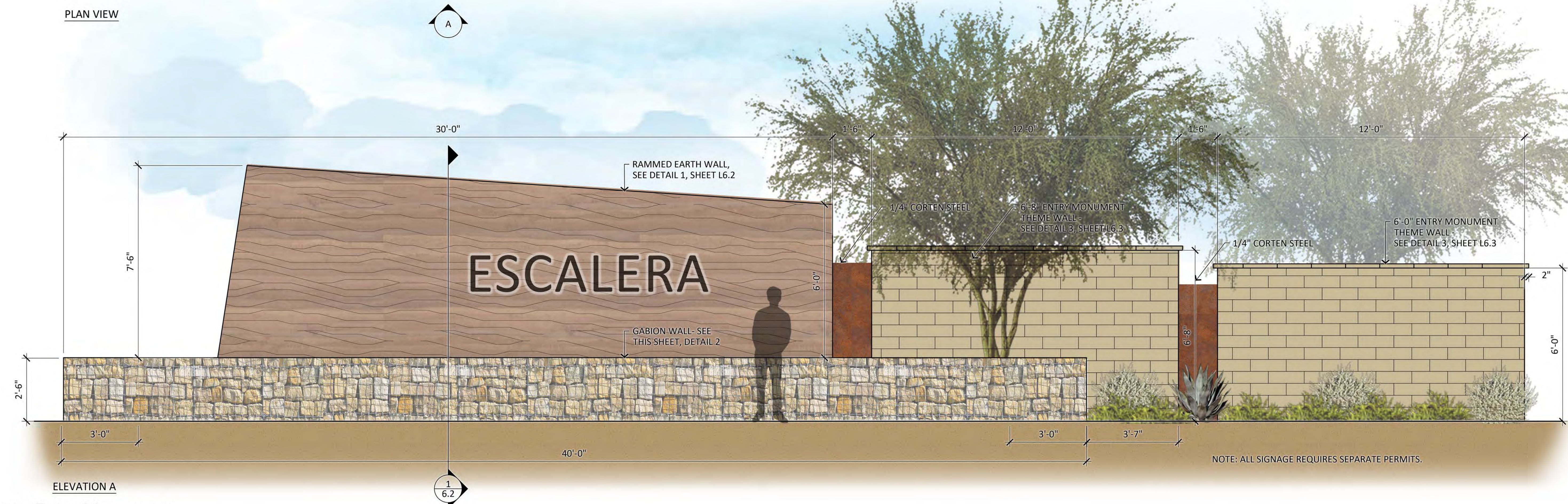
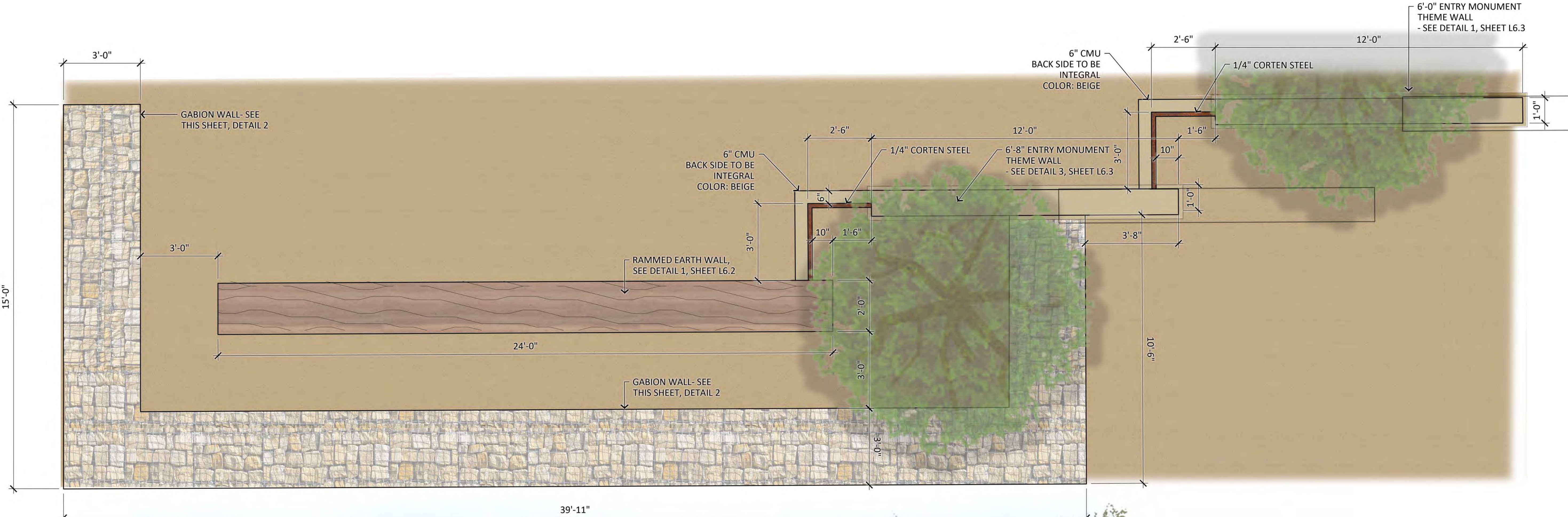
Valencia Road	1058 l.f.	10283 s.f.
Trees Required:	1 per 33ft	32
Trees Provided:	1 per 33ft	32
Shrubs Required:	50%	5142 l.f.
Shrubs Provided:	51.06%	5251 l.f.

TRAIL CONNECTION IS PART OF THE REC CENTER PLANS. SEPARATE SUBMITTAL.



scale: 1:60





1

Entry Monument

SCALE: 1/2"=1'-0"

ENTRY MONUMENT

VALENCIA ROAD

PHASE 4

E. FRIEDEL DR

PHASE 1

PASEO GRAN ESCALERA

LALAS WAY

PLANT MATERIALS LEGEND

Trees	Size	Quantity by phase				Total
		1	2	3	4	
Acacia smallii	36" box	2	0	0	2	4
Sweet Acacia	-	-	-	-	-	-
Cercidium microphyllum	15 gal.	22	30	25	35	112
Foothills Palo Verde	-	-	-	-	-	-
Chilopsis linearis 'Sweet Bubba' PP33091	24" Box	17	15	8	17	57
Desert Willow - Sweet Bubba	-	-	-	-	-	-
Oleaya tesota	60" cal.	-	-	-	-	-
Ironwood	Desert Salvaged	1	2	2	0	5
Parkinsonia hyb.	36" box	22	10	11	17	60
'Desert Museum' Palo Verde	-	-	-	-	-	-
Parkinsonia microphylla	36" box	-	-	-	-	-
Foothills Palo Verde	Salvage	2	0	0	2	4
Prosopis velutina	24" box	22	12	9	14	57
Velvet Mesquite	Salvage	-	-	-	-	-
Sophora secundiflora 'Silver Sierra'	-	-	-	-	-	-
Texas Mountain Laurel	24" box	5	3	7	4	19
Salvage (TOS) Trees	Size	Quantity by Phase				Total
		1	2	3	4	
Cercidium microphyllum	*Salvage/TOS	8	2	3	1	14
Foothills Palo Verde						
Prosopis velutina	*Salvage/TOS	1	0	1	0	2
Velvet Mesquite						
Extra Large Shrubs	Size	1	2	3	4	Total
Tecoma 'Red Hot' PP31610	5 gal.	25	0	0	4	29
Bells of Fire	Size	1	2	3	4	Total
Large Shrubs	Size	1	2	3	4	Total
Justicia californica	5 gal.	30	40	35	54	159
Red Chuparosa						
Larrea tridentata	5 gal.	54	38	40	82	214
Creosote	Size	1	2	3	4	Total
Medium Shrubs	Size	1	2	3	4	Total
Dalea frutescens	5 gal.	179	148	131	184	642
Black Dalea						
Encelia farinosa	1 gal.	13	0	17	20	50
Brittlebush						
Ericameria larcifolia 'Butterbloom' PP33157	1 gal.	377	145	128	227	877
Turpentine Bush						
Eriogonum fasciculatum 'Little Rascal'	1 gal.	4	0	0	6	10
Buckwheat						
Simmondsia Chinensis 'Vista'	5 gal.	6	0	0	6	12
Compact Jojoba	Size	1	2	3	4	Total
Small Shrubs	Size	1	2	3	4	Total
Ambrosia deltoidea	1 gal.	460	357	315	396	1,528
Triangle Leaf Bursage						
Calliandra californica x eriophylla 'Maricopa Red'	5 gal.	10	0	0	0	10
Maricopa Red Fairy Duster						
Sphaeralcea ambigua 'Orange Crush' PPAF	1 gal.	26	0	0	0	26
Desert Mallow	Size	1	2	3	4	Total
Groundcovers	Size	1	2	3	4	Total
Calylophus berlandieri 'Tucson Sun'	1 gal.	60	0	0	7	67
Paper Flower						
Chrysactinia mexicana	1 gal.	232	111	79	52	474
Damianita						
Melampodium leucanthum	1 gal.	54	23	9	15	101
Blackfoot Daisy						
Cacti/ Accents	Size	1	2	3	4	Total
Agave 'Blue Glow'	5 gal.	23	0	0	9	32
Blue Glow Agave						
Agave parryii 'truncata'	5 gal.	56	0	0	4	58
Parry's Agave						
Agave ovatifolia	5 gal.	106	62	53	96	317
Whale's Tongue Agave						
Asclepias subulata 'Butterfly Magic' PPAF	5 gal.	6	0	0	0	6
Desert Milkweed						
Carnegiea gigantea	6'-9' spear	29	23	11	17	80
Saguaro						
Dasyliirion quadrangulatum	5 gal.	102	77	79	152	410
Mexican Grass Tree						
Dasyliirion wheeleri	5 gal.	68	34	44	60	206
Desert Spoon						
Echinocereus grusonii	5 gal.	47	0	0	8	55
Golden Barrel						
Euphorbia antispyhillitica	5 gal.	159	82	57	26	324
Candellilla						
Fouquieria splendens	8 cane min.	22	10	12	25	69
Ocotillo						
Opuntia Engelmannii	5 gal.	97	61	57	93	308
Native Prickly Pear						
Opuntia microdasys	8 Pad Min.	57	32	20	21	130
Bunny's Ears Prickly Pear	3 head min.	51	24	20	46	141
Stenocereus thurberi	5' tall					
Organ Pipe Cactus	5 Gal.	6	7	0	8	21
Yucca baccata						
Banana Yucca						
Inerts	Quantity by phase	1	2	3	4	Total
Decomposed Granite 1/2" Screened - Superior Gold 5/8" Minus		59,943 s.f.	40,144 s.f.	34,000 s.f.	54,691 s.f.	188,778
Kalamazoo Materials						
Root Barrier	See Root Barrier Detail 5, Sheet L7.1	1,125 l.f.	630 l.f.	585 l.f.	1,035 l.f.	3,375 l.f.
Boulder Legend	Size	1	2	3	4	Total
1/2 Ton Boulder	2'x2'x2'	128	68	63	78	337
See Detail 3, 4 Sheet LA7.2						
1 Ton Boulder	3'x3'x2'	103	40	39	52	234
See Detail 3, 4 Sheet LA7.2						
2 Ton Boulder	4'x3'x3'	29	12	12	16	69
See Detail 3, 4 Sheet LA7.2						



scale: 1:60

La Escalera Design Review Committee

MEETING NOTICE AND AGENDA

Notice is hereby given to the members of the La Escalera Design Review Committee (DRC) of the following meeting:

Friday, June 30, 2023 at 10:30 AM

Virtual Meeting Via Microsoft Teams

All materials related to the agenda items are being provided with this notice. Meeting materials will also be presented as part of the virtual meeting.

To join the DRC virtual meeting from your computer, tablet or smartphone:

[Click here to join the meeting](#)

Meeting ID: 277 850 107 830

Passcode: FHRmM6

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Or to join by phone (audio only), call this number:

[+1 646-838-1582,,61642440#](#) United States, New York City

Phone Conference ID: 616 424 40#

For questions about meeting agenda or materials, please contact Rory Juneman (RJuneman@LSLawAZ.com) or Jackson Cassidy (JCassidy@LSLawAZ.com).

AGENDA:

- 1. Roll Call**
- 2. Review of Design Guidelines** (*Requires Action*)
- 3. Review Site Design** (*Requires Action*)
- 4. Future Agenda Items**
- 5. Adjournment**

Members:

- Karen Dada
- Al Wiruth
- Eric Cheney
- Craig Hunt