

HOUGHTON ROAD CORRIDOR
TUCSON, ARIZONA
SUMMARY OF RELEVANT EXISTING
REPORTS AND OTHER DATA

Prepared for

Arizona State Land Department

Task I-A-1 Deliverable

UPP No. 47-111563

June 19, 2008

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INTRODUCTION

A team of consultants has been retained by the Arizona State Land Department (ASLD), through the Westcor Company II, LP (the project Permittee), to provide this summary of relevant existing reports and other data for the Houghton Road Corridor (HRC) project, an approximately 12,000-acre Plan Area located in the City of Tucson, Arizona. Figure 1 shows the location of the Plan Area within the City of Tucson and the relationship between the Plan Area and the Houghton Area Master Plan (HAMP) boundaries. Relevant documents identifying policy statements and physical characteristics of the site, which could influence development of the Plan Area have been reviewed. The findings of the team's initial research and analysis are described in this report and will serve as the basis for the preparation of further planning efforts under the Scope of Work for the HRC Urban Planning Permit (UPP) No. 47-111563. Recommendations have also been provided regarding the future use of this existing information in the performance of future required tasks under this UPP scope.

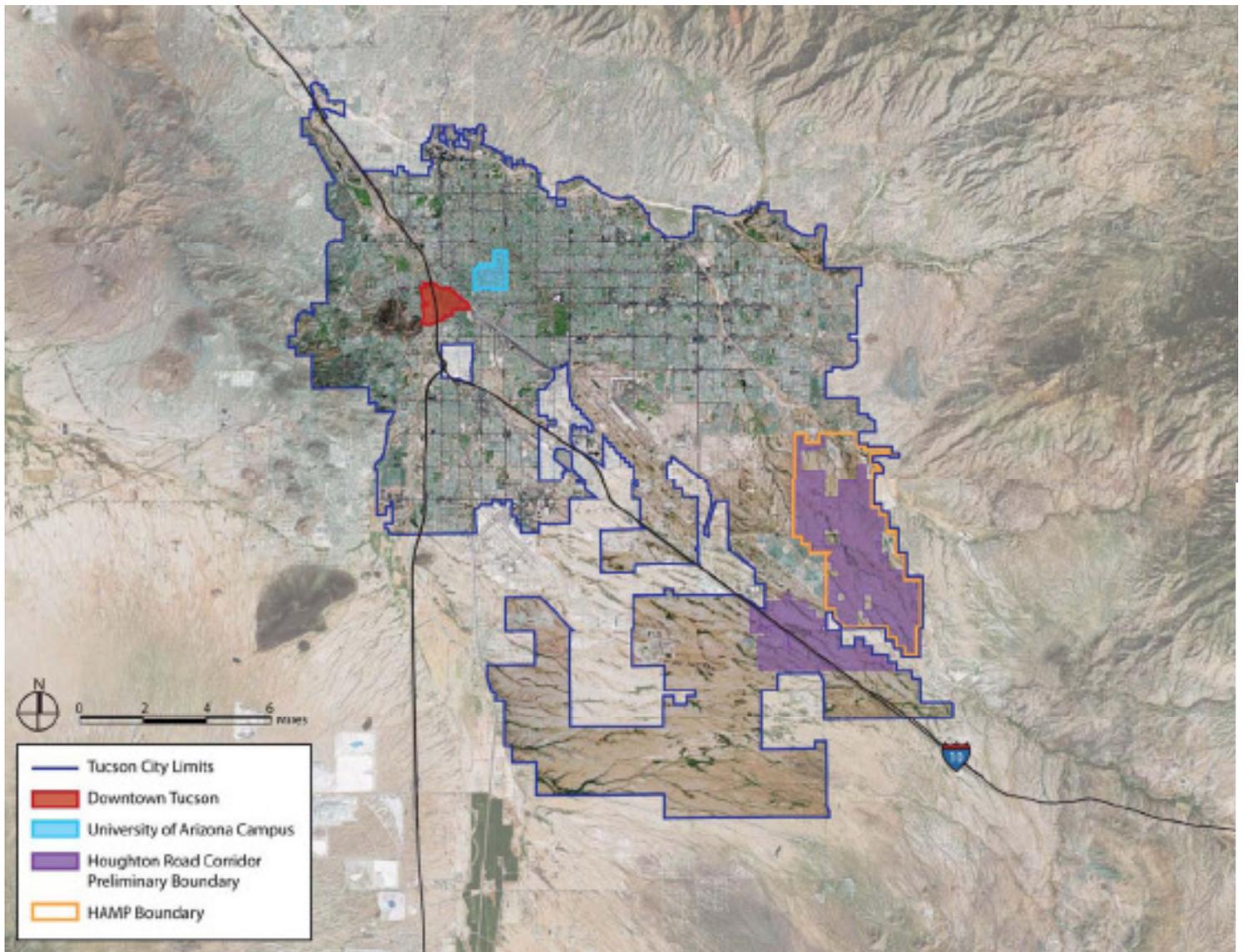
Executive Summary

This report summarizes all relevant data reviewed, identified, and/or collected by the Permittee, suggests updates to Appendix A (project library) of the UPP as needed, and contains the Permittee's recommendations regarding the future use of such data or information in the performance of the required tasks of the UPP scope.

This report also analyzes the following additional information which is relevant to the HRC Plan Area:

- Surrounding land uses - existing and proposed
- Existing general plans, area plans, and specific plans
- Applicable ordinances - existing and proposed
- Existing zoning and area rezoning activity in the vicinity of HRC
- Local development projects and major planned developments in the vicinity of HRC
- Preliminary area circulation studies based on available city, county, and state data
- Relevant infrastructure and/or master drainage studies
- Pima Association of Governments (PAG) Data
- Population projections
- Capital improvement program(s), impact fee program(s), development fee program(s), infrastructure connection fee programs, and development agreement(s) within the local jurisdiction.

Houghton Road Corridor Plan Area Location



Source: EDAW, 2008

CONCLUSIONS & RECOMMENDATIONS

Conclusions

This Report has attempted to thoroughly summarize all relevant data and presently-available information, to date, as was reviewed, identified, and/or collected by the Permittee of the Houghton Road Corridor (HRC) Urban Planning Permit (UPP).

This Report also analyzed the pertinent information that could materially influence ultimate development within the Plan area pertaining to land use, zoning, governmental policy directives, infrastructure, local regulatory ordinances, and applicable general and specific plans.

It has been determined that the reports contained within this document, specifically the reports prepared by URS for ASLD, are useful as reference materials but do not replace the work further contemplated under this UPP Number 47-111563 Scope of Work.

Recommendations

The Permittee recommends certain updates and amendments to Appendix A of the UPP Scope of Work and further suggests the use of these additional reports and sources in the performance of the Required Tasks under the UPP Scope.

Additional Documents for Appendix A of the UPP Scope of Work

It is recommended that the following documents be added to Appendix A of the UPP and become a part of the HRC library:

1. Arizona Department of Transportation (ADOT)
I-10 and I-19 Corridor Studies (on-going)
2. City of Tucson Urban Design Booklet
http://www.tucsonaz.gov/planning/resources/publications/dgbooklet_web.pdf
3. City of Tucson Land Use Code (LUC)
http://www.tucsonaz.gov/planning/codes/luc/complete_luc.pdf

4. City of Tucson General Plan
<http://www.tucsonaz.gov/planning/plans/genplan/gpintro.pdf>
5. Pima Association of Governments 2030 Regional Transportation Plan
<http://www.pagnet.org/documents/RTP/RTP2030/RTP2030FullUpdateSeptember2006.pdf>
6. City of Tucson Major Streets and Routes Plan (MSRP)
<http://www.tucsonaz.gov/planning/plans/all/msr.pdf>
7. Civano Master PAD
<http://www.tucsonaz.gov/planning/plans/redevelopment/civanopadall.pdf>
8. City of Tucson
Approved Five-Year Capital Improvement Program Fiscal Years 2008 through 2012
<http://www.tucsonaz.gov/budget/docs/08BOOK-CIP.pdf>
9. Pima Association of Governments Transit Element of the 2030 Regional Transportation Plan
<http://www.pagnet.org/Programs/TransportationPlanning/PlansandPrograms/RegionalTransportationPlanandStudies/2030RegionalTransportationPlan/2030RTPDocuments/2030RTPBackground/tabid/385/Default.aspx>