HOUGHTON ROAD CORRIDOR

TUCSON, ARIZONA

DEVELOPMENT APPROACH SUMMARY

Prepared for

Arizona State Land Department

Task II-B-4 Deliverable

UPP No. 47-111563

SEPTEMBER 25, 2008

By EDAW, INC.
INTRODUCTION

EDAW, Inc. has been retained by the Arizona State Land Department (ASLD), through the Westcor Company II, LP (the Permittee), pursuant to an Urban Planning Permit (UPP), to prepare this Development Approach Summary for the Houghton Road Corridor Plan Area (Plan Area), comprising an approximately 12,000-acre Planning Area, owned by the State of Arizona (State) and located completely within the City of Tucson, Arizona (City).

This document summarizes the site data and other information collected including but not limited to a summary of the analyses performed by other consultants of physical and engineering base lines, biological resources, political and entitlement context, and key business planning issues. This document also includes context and site analysis maps that depict existing site conditions and development opportunities and constraints.

Context

The Plan Area is located in the City of Tucson, approximately 17 miles (24 minute drive) from downtown Tucson and 128 miles (2 hour drive) from Phoenix, as indicated in Figure 1-1. The Plan Area encompasses approximately 11,756 acres (18.5 square miles) of largely vacant land located within southeast Tucson, as illustrated in Figure 1-2. The Plan Area is comprised of two irregularly shaped parcels of land intersected by Union Pacific railroad tracks and Interstate 10 (I-10). The boundary is generally bordered by East Irvington Road to the north, the Pantano Wash to the east, Pima County Fairgrounds to the south, and Davis-Monthan Air Force Base to the west, as illustrated in Figure 1-3. The "Fantasy Island" bike area is located in the northern portion of the Plan Area. Various planned communities including Civano, Mesquite Ranch, Rita Ranch, Rancho Del Lago, and Rocking Ranch are located within and/or adjacent to the Plan Area. The Saguaro National Park is located on the east side of the Plan Area. The University of Arizona Science and Technology Park, a premier research and development facility, is located off of I-10 to the west of the southern parcel of the Plan Area. Scattered along the eastern boundary of the Plan Area are several surface mining sites, which at the current time act as a visual nuisance to areas adjacent to them. South of Irvington Road but not part the Plan Area is a former landfill site, the Irvington Landfill.
Driving times from Houghton Road Corridor Plan Area

<table>
<thead>
<tr>
<th>Destination</th>
<th>Distance</th>
<th>Driving time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Tucson</td>
<td>17 mi.</td>
<td>24 min</td>
</tr>
<tr>
<td>Phoenix</td>
<td>128 mi.</td>
<td>2h 2 min</td>
</tr>
<tr>
<td>Nogales (border)</td>
<td>78 mi.</td>
<td>1h 14 min</td>
</tr>
<tr>
<td>Flagstaff</td>
<td>273 mi.</td>
<td>4h 9 min</td>
</tr>
<tr>
<td>Yuma</td>
<td>252 mi.</td>
<td>3h 41 min</td>
</tr>
</tbody>
</table>

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Figure 1-1: Regional Context
Figure 1-2 Local Context

Houghton Road Corridor Development Approach Summary

Projection: NAD 83 State Plane Arizona Central

Note: County-wide data for all other dry utility networks unavailable.
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Figure 1-3: Plan Area

- HRC Project Boundary - 11,756.40 Acres (Wood & Patel May 8th 2008)
- Transmission Facilities
- Underground Fiber Optic
- Major Streets
- Local Roads
- Rail

Projection: NAD 83 State Plane Arizona Central

September 2008