

HOUGHTON ROAD CORRIDOR  
TUCSON, ARIZONA  
DEVELOPMENT APPROACH SUMMARY

Prepared for

Arizona State Land Department

Task II-B-4 Deliverable  
Supplement

UPP No. 47-111563

March 2009

By WRG DESIGN, INC

## Background and Purpose of “What If” Diagrams and Conceptual Planning

In January 2008, Westcor was awarded an Urban Planning Permit (“UPP”) by the Arizona State Land Department to perform due diligence and commence conceptual planning efforts on property located in the city limits of Tucson along Houghton Road, consisting of approximately 12,000 acres and known as the Houghton Road corridor property (“HRC Property”). Westcor completed tasks I-A, I-B, I-C, I-D, I-E and II-B-1-4 of the UPP for the HRC Property.

Task II-B-4 under the UPP is a Development Approach Summary, summarizing the due diligence performed in prior tasks, including existing conditions, site constraints, entitlements and land use considerations, environmental resources, transportation and circulation, parks and open space, and public facilities and infrastructure. Task II-B-4 requires some preliminary “What If” Land Use Diagrams but does not require detailed land use planning which is a focus of later phases of the UPP that has not been performed by Westcor.

As part of its internal due diligence and planning efforts, Westcor prepared some draft “What If” diagrams and land plans incorporating more detail than the conceptual planning efforts required under the Development Approach Summary. The Westcor diagrams include potential allocations of residential, retail and mixed uses and conceptual phasing plans for the entire HRC Property, prepared in the context of possible auction parcel configurations for portions of the 12,000-acre HRC Property.

Westcor is providing these preliminary planning efforts to the Arizona State Land Department as a courtesy to the Arizona State Land Department and makes no representation or warranty regarding their feasibility or accuracy. This supplement to Task II-B-4 is not a required task or deliverable under the terms of the HRC Property UPP.

Without limitation, the preliminary planning efforts contained in this supplement are conceptual in nature and have not had the benefit of review by the City of Tucson Planning Department, Staff or City Council, the public or other interested parties. This supplemental information does not represent the views of, nor has it been endorsed by, the Arizona State Land Department, the City of Tucson, Pima County, area residents or other stakeholders interested in the HRC Property.

### **I. “What if” Land Use Diagrams**

A core element of all the plans is the mixed use Village Center at the intersection of Houghton Road and Valencia Road. The Village Center includes retail, entertainment, employment, public facilities and a variety of higher density housing options. It is envisioned that the site planning for the parcels will promote a pedestrian and bicycle friendly environment. The pedestrian/ bicycle element is reinforced by the fact that this area is accessible by the Urban Pathway system and other trails within the project. Additionally, the overall roadway design of the project has been designed to facilitate access from the core to other portions of the project by

private vehicle or public transportation. Several options were developed that include traditional single family development within the 4 quadrants of this intersection . These options include various amounts of land; total area for the different scenarios ranges from a high of 3818 acres to a low of 824 acres.

## **II. “What if” Regional Retail Site Plans**

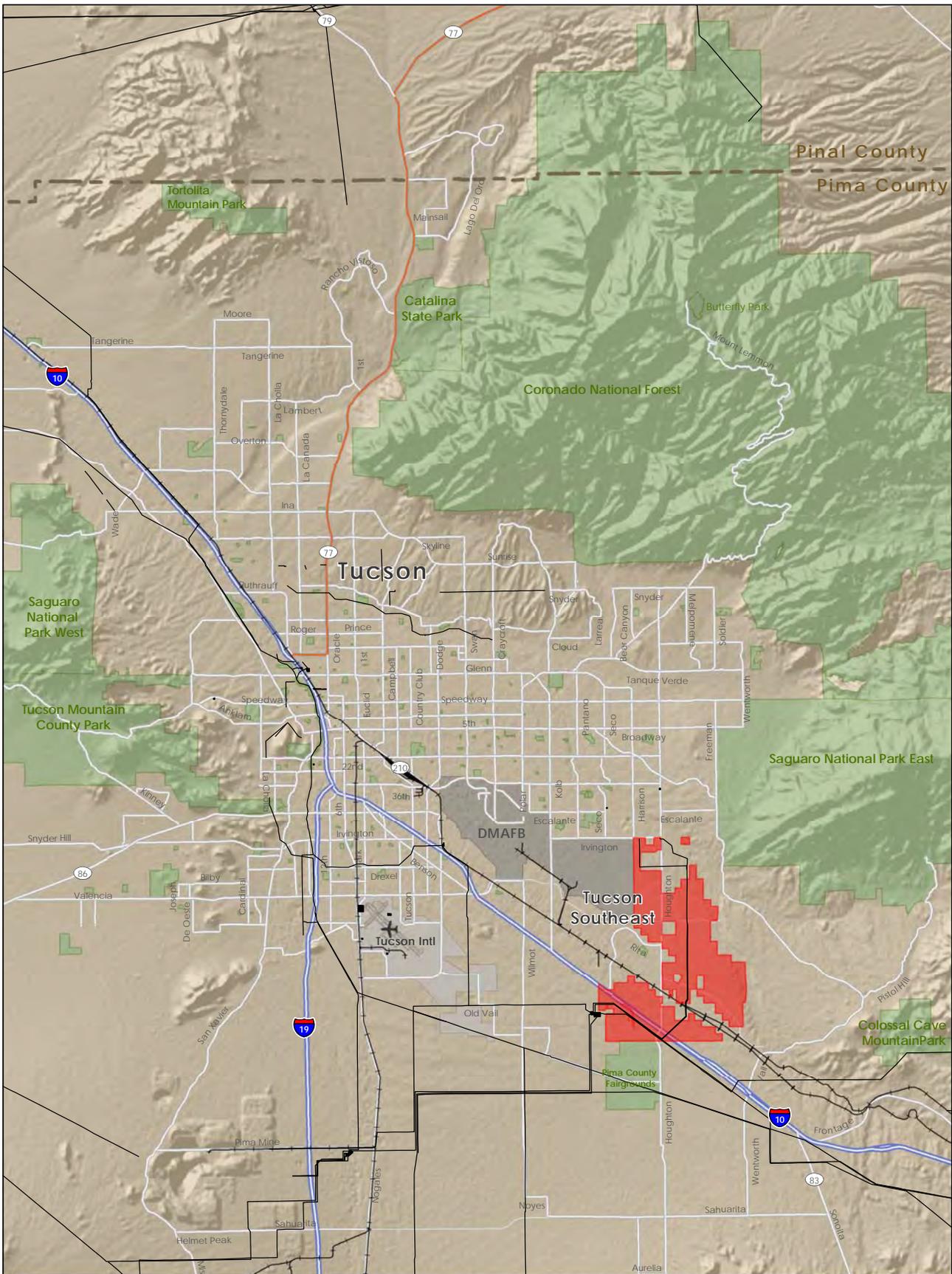
As a preliminary step in testing the suitability of the regional retail site located at the Houghton Road and I-10 interchange, 2 schematic site plans were developed to better understand site access and circulation, visibility from I-10, and building to parking relationships.

## **III. “What if” Auction Parcels**

Based on the preliminary conceptual planning efforts, exhibits were prepared to illustrate the overall auction parcels for two different scenarios. Areas of these parcels varied significantly: the larger is 1184 acres and the smaller is 617 acres.

## **IV. “What if” Phasing Plans**

In this exercise, the entire HRC planning area was evaluated in terms of additional phases of development. The purpose of the conceptual phasing plans was to explore the development phasing of the entire HRC planning area as infrastructure is extended and additional demand for future development occurs over many years.



# Houghton Road Corridor Development Approach Summary

Figure 1- Local Context



- Houghton Road Corridor Project Boundary
- Interstates
- Highways
- Local Roads
- Railroads
- Transmission Lines
- Transmission Facilities

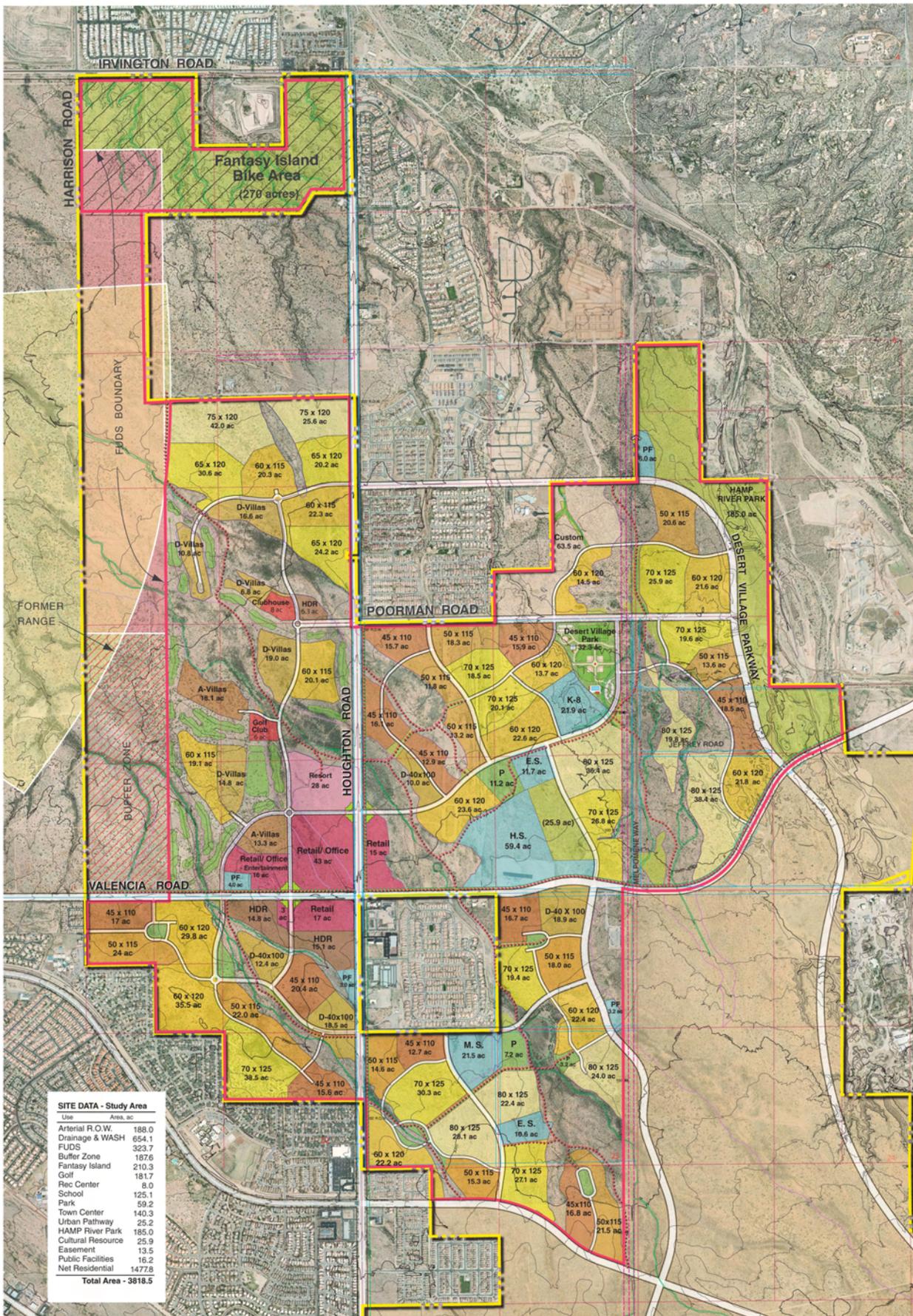
\*Note - County wide data for all other dry utility networks are unavailable.

Source: Pima County GIS

September 2008



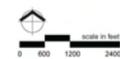
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# Houghton Road Corridor Development Area

Figure 2-1

“WHAT IF” LAND USE DIAGRAM A



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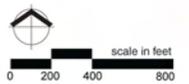
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DESIGN INC.

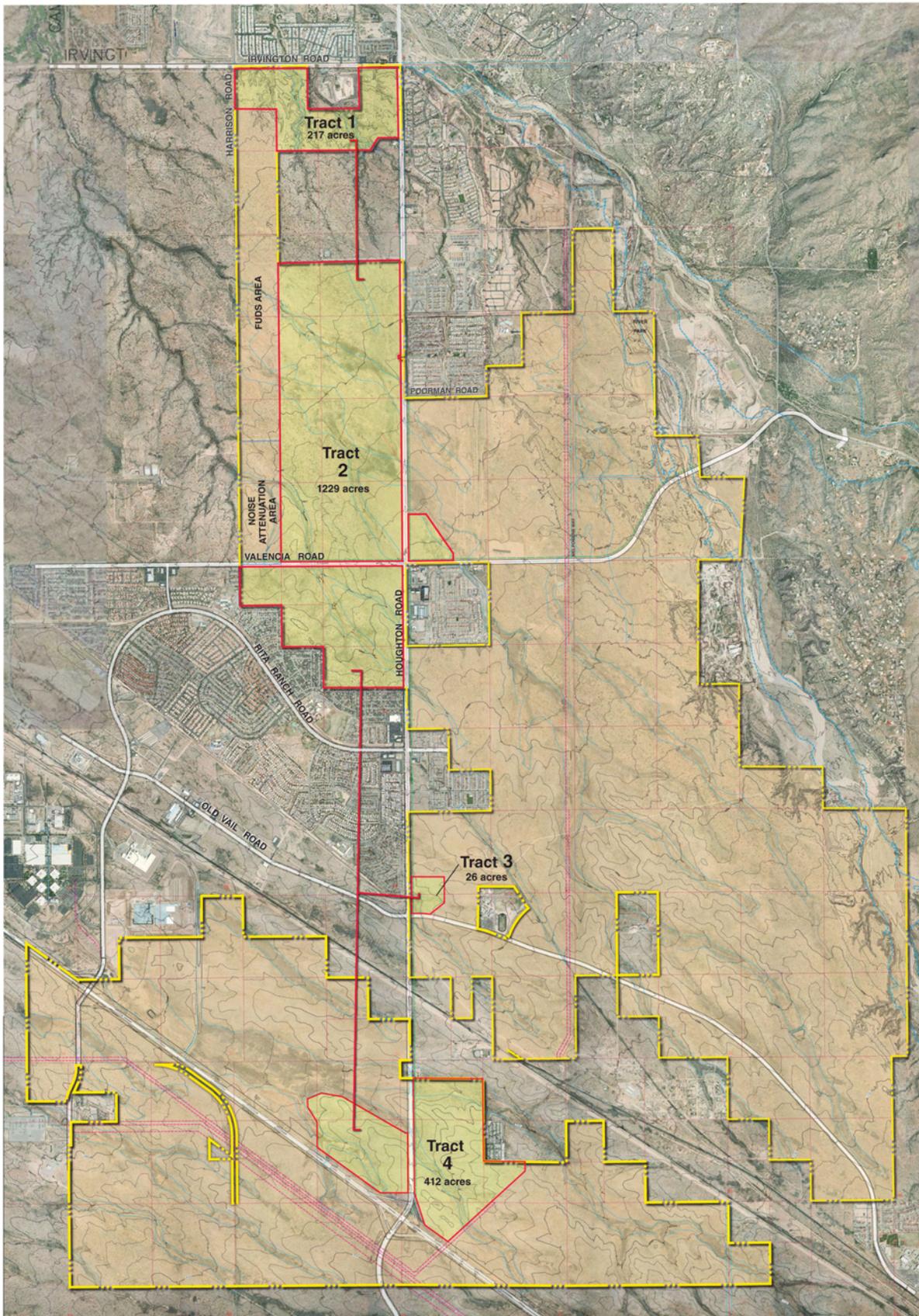


# Houghton Road Corridor Development Area

Figure 3-1

“WHAT IF” REGIONAL RETAIL SITE PLAN 1

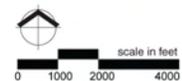


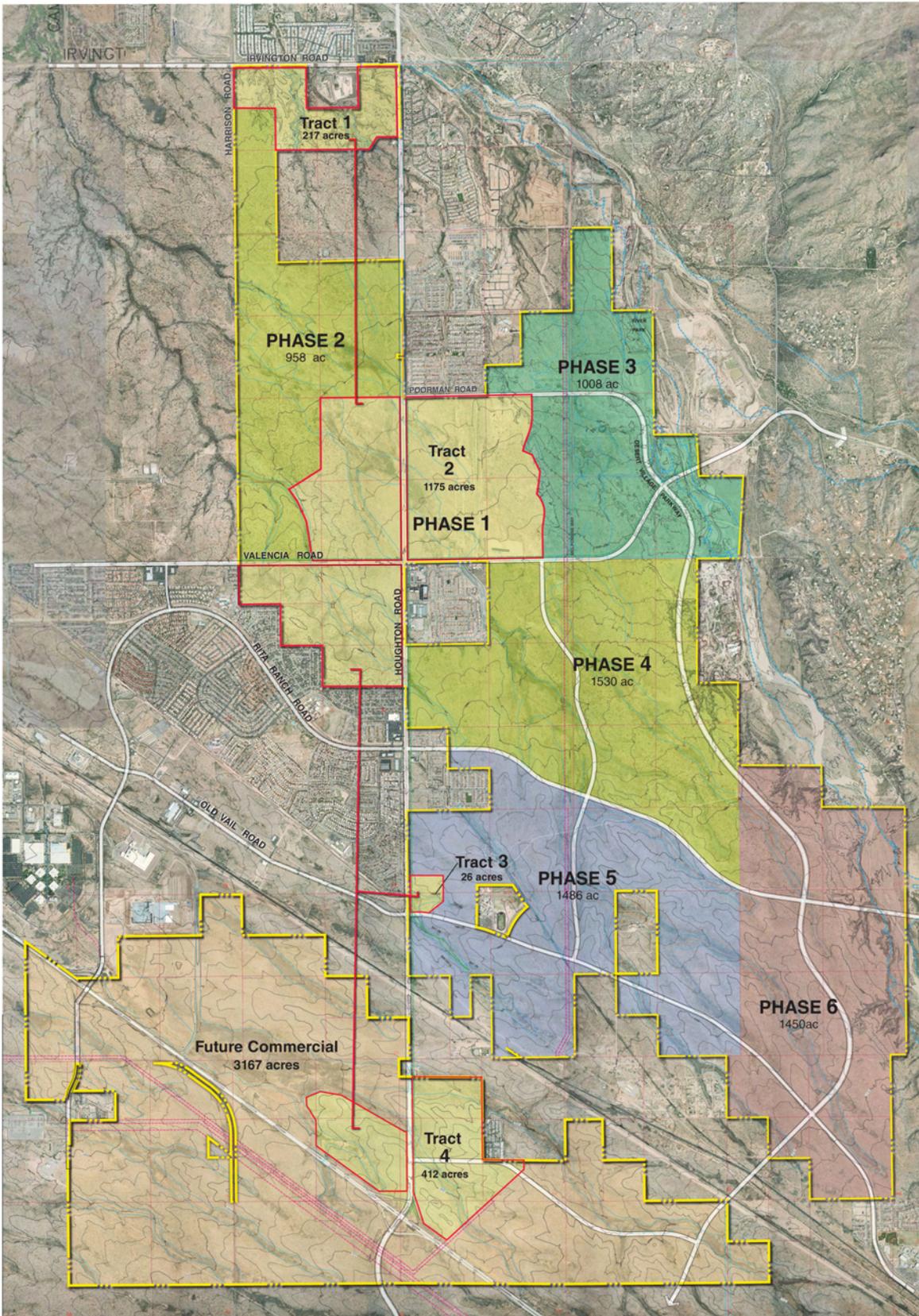


## Houghton Road Corridor Development Area

Figure 4-1 "WHAT IF" AUCTION PARCEL 1

Tract	Gross Area, ac	Net Area, ac
1	217	0
2	1229	824
3	26	22
4	412	338
<b>total</b>	<b>1884</b>	<b>1184</b>





# Houghton Road Corridor Planning Area

“WHAT IF” PHASING PLAN 1

Phase	Area, ac
Phase 1	1830
Phase 2	958
Phase 3	1008
Phase 4	1530
Phase 5	1486
Phase 6	1450
Future Comm'l	3167
Existing Roadways	406
<b>total</b>	<b>11,835</b>

