

# Oro Valley Village Center

Southwest Corner of Oracle Road  
and Tangerine Road  
Oro Valley, AZ

## Viewshed Analysis and View Preservation Plan

**Prepared For:**

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## **EXHIBITS**

<b>Exhibit A:</b>	<b>Location Map</b>
<b>Exhibit B:</b>	<b>Key Vantage Point Perspective Location Map</b>
<b>Exhibit C:</b>	<b>Topography and Building Heights</b>
<b>Exhibits D.1.A – D.12.A:</b>	<b>Viewshed Perspectives – Existing Condition</b>
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## **A. Introduction**

This viewshed analysis and view preservation plan has been prepared for the Oro Valley Village Center project (formerly known as Oro Valley Marketplace). It is being submitted in conjunction with a proposed amendment to the Rancho Vistoso Planned Area Development (PAD) and a Conceptual Site Plan (CSP).

## **B. Viewshed Analysis**

The primary purpose of the viewshed analysis is to identify vistas across the site, with primary focus on the views of the Catalina Mountains lying east of the site. This viewshed analysis was conducted from the existing residential neighborhoods to the west of the site. These neighborhoods include Catalina Shadows, Catalina Shadows Estates, Palisades Point and Palisades South. The vantage points chosen are primarily located in the eastern portions of these subdivisions where visibility to the subject property is greatest.

Also, two viewshed perspectives are provided from Oracle Road, east of the Oracle Apartments and from Tangerine Road, north of the Tangerine Apartments.

*Exhibit B* identifies the location of the viewshed perspectives that were chosen for this report.

*Exhibit C* identifies the topography of the area and the heights of existing and proposed buildings.

*Exhibits D.1.A through D.10.A* illustrate the current views from each of these locations.

## **C. View Preservation Plan**

### **1. Methodology.**

In order to demonstrate how the buildings on the site will appear in a post developed condition, a computer model was created. The following is a brief description of the methodology used to create this model:

- AutoCAD linework was used to provide accurate locations of the buildings on the site.
- The AutoCAD linework was then imported into Google Sketchup and draped over existing terrain for the site.
- The Sketchup file was then exported to Google Earth, allowing the three-dimensional proposed buildings to be viewed from vantage points off the property.
- The key vantage points selected as part of the viewshed analysis were used and still images were created from ground level at these same locations. Actual photos were used to show existing foreground vegetation.

*Exhibit B* identifies the location of the viewshed perspectives that were chosen for this report. *Exhibits D.1.B* through *D.12.B* illustrate views from each of these locations in the post developed condition. For ease of comparison, the existing viewshed appears immediately before the post developed simulated condition.

## 2. Focus of the Study.

The focus of the post developed condition model is on four proposed development areas as follows:

### *The Tangerine Apartments*

This part of the proposed development is located in the northwestern portion of the site and consists of an apartment complex containing up to five-story buildings and a total of 500 units. The maximum height of the buildings is 75 feet.

### *Tangerine Hotel*

This hotel is located in the northwestern portion of the site and immediately east of the Tangerine Apartments. It is anticipated to be a four-story building with a maximum height of 49 feet containing 150 rooms.

### *Oracle Hotel*

This hotel is located in the southeastern portion of the site and near the intersection of Water Harvest Way and Oracle Road. It is anticipated to be a four-story building with a maximum height of 49 feet containing 120 rooms.

### *Oracle Apartments*

This part of the proposed development is located in the southeastern portion of the site and consists of a podium style multi-family residential building. The maximum height for this building is 59 feet. 230 units are proposed.

## 3. Architectural Character

The architectural character for the proposed buildings has been conceptually developed and is illustrated on the post development viewshed perspectives. Architectural style and character will be consistent the Rancho Vistoso Architectural and Landscape Community Association Design Guidelines and the Design Guidelines of the Town of Oro Valley. Conceptual architecture is not yet available for the other proposed buildings and as such these buildings are shown in tan on the post development viewshed perspectives.

Please note that the purpose of this view preservation plan is to provide a representation of the proposed building locations and heights as viewed from offsite locations to the west of the site. It is not intended to demonstrate the specific

architectural character of the buildings, which will be done through the Conceptual Architecture process of the town.

#### 4. Topography

Topography is a significant consideration in the viewshed analysis and viewshed preservation plan. The eastern portions of the above-mentioned subdivisions are higher in elevation than the project site. Depending on the location, the residential subdivisions are 15 to 50 feet higher than the site. The foothills area of the Catalina Mountains east of the site begin at an approximate elevation of 2,700, which is approximately 20 feet higher than the highest developed portions of the site. The mountains rise to an elevation just over 9,000 feet. Refer to *Exhibit C: Topography and Building Heights*.

The four buildings discussed in this analysis are proposed to have finished floor elevations that are lower than the elevations of the adjacent roads. The proposed finished floor elevations, per the Conceptual Site Plan, are as follows.

- The Tangerine Apartments' proposed finished floor elevation is 2681.5 feet, which is approximately 8.5 ft lower than the adjacent portion of Tangerine Road.
- The Tangerine Hotel's proposed finished floor elevation is 2676.5 feet, which is approximately 14.5 feet lower than the adjacent portion of Tangerine Road.
- The Oracle Hotel's proposed finished floor elevation is 2643 feet, which is approximately 10 feet lower than the adjacent portion of Oracle Road.
- The Oracle Apartments' proposed finished floor elevation is 2653.5 feet, which is approximately 6.5 ft below Oracle Road.

#### 5. Proximity of Existing Residential Subdivisions to the Site

Another important consideration of this analysis is the distance between the site and the residential communities to the west of the site. The distance between the nearest residential lots and the proposed development areas ranges from approximately 800 to 1,500 feet.

Also, Big Wash lies between the site and the residential communities to the west. It acts as a natural buffer area containing existing mature vegetation, some of which was planted as part of a 77-acre xeroriparian revegetation project. This vegetation will remain and will not be impacted by the proposed project.

### D. Observations and Conclusions

The following observations and conclusions are offered based on the analysis completed:

- The heights of the proposed buildings are generally consistent with the building heights in the immediate area and as such are not out of context with the area.
- The architectural character and colors used will be harmonious with the natural colors of the area.
- The proposed buildings will not diminish scenic qualities of the area. The existing homes to the west of the site will continue to enjoy expansive views of the Catalina Mountains.
- The physical distance between the existing residences to the west of the site and the site itself reduces the visual prominence of proposed buildings.

## EXHIBITS

PROJECT  
LOCATION

Tangerine Road

Oracle Road

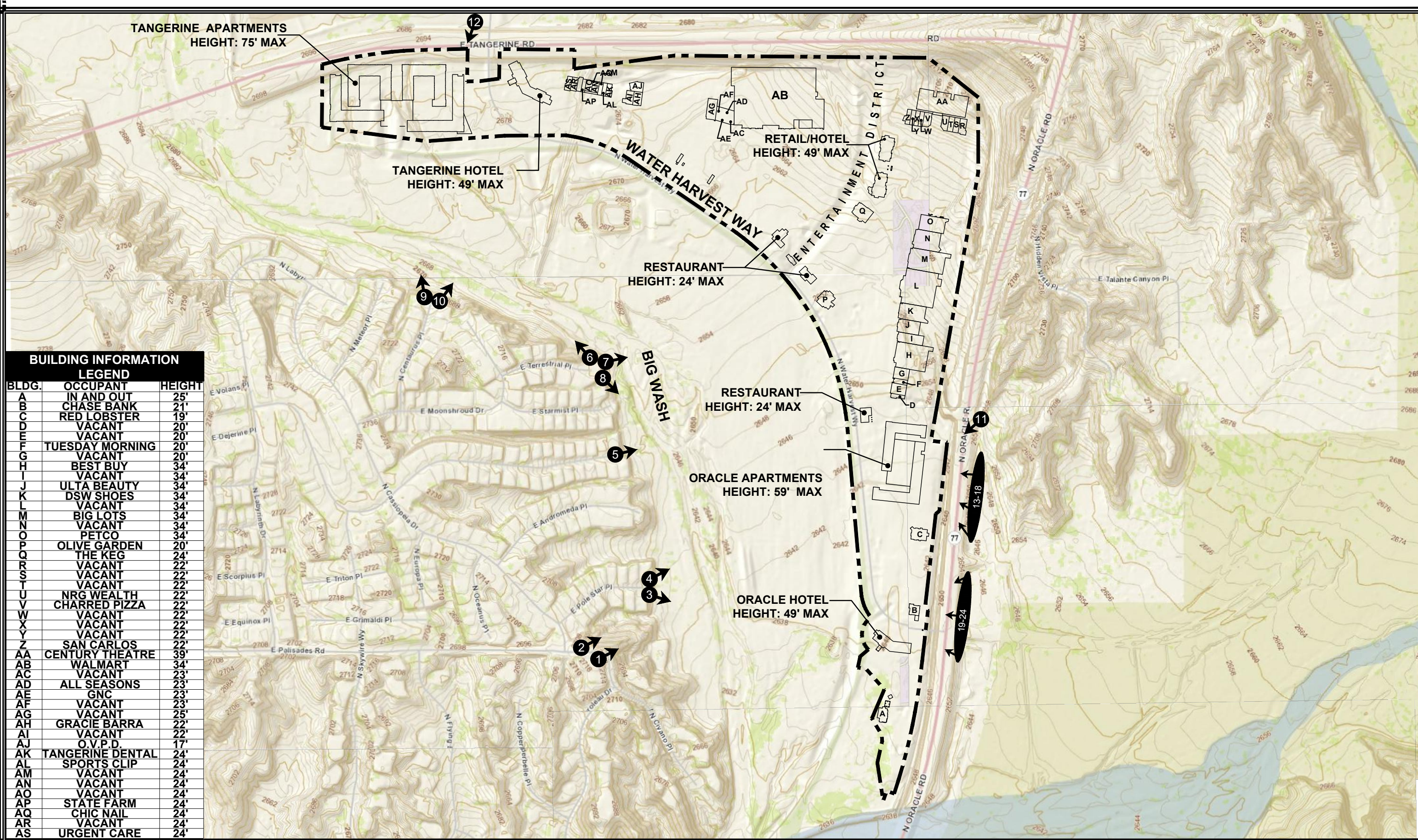
First Avenue











BUILDING INFORMATION		
LEGEND		
BLDG.	OCCUPANT	HEIGHT
A	IN AND OUT	25'
B	CHASE BANK	21'
C	RED LOBSTER	19'
D	VACANT	20'
E	VACANT	20'
F	TUESDAY MORNING	20'
G	VACANT	20'
H	BEST BUY	34'
I	VACANT	34'
J	ULTA BEAUTY	34'
K	DSW SHOES	34'
L	VACANT	34'
M	BIG LOTS	34'
N	VACANT	34'
O	PETCO	34'
P	OLIVE GARDEN	20'
Q	THE KEG	24'
R	VACANT	22'
S	VACANT	22'
T	VACANT	22'
U	NRG WEALTH	22'
V	CHARRED PIZZA	22'
W	VACANT	22'
X	VACANT	22'
Y	VACANT	22'
Z	SAN CARLOS	22'
AA	CENTURY THEATRE	39'
AB	WALMART	34'
AC	VACANT	23'
AD	ALL SEASONS	23'
AE	GNC	23'
AF	VACANT	23'
AG	VACANT	25'
AH	GRACIE BARRA	22'
AI	VACANT	22'
AJ	O.V.P.D.	17'
AK	TANGERINE DENTAL	24'
AL	SPORTS CLIP	24'
AM	VACANT	24'
AN	VACANT	24'
AO	VACANT	24'
AP	STATE FARM	24'
AQ	CHIC NAIL	24'
AR	VACANT	24'
AS	URGENT CARE	24'































































































































































































