

Proposed New Use and Standards for the Oro Valley Marketplace

Focus Area 1: Catalina Shadows Subdivision
August 5, 2021



All participants are
currently on mute with
video off. Host will
provide directions
when meeting starts.

Town of Oro Valley

Phone passcode: 429841



Town of Oro Valley

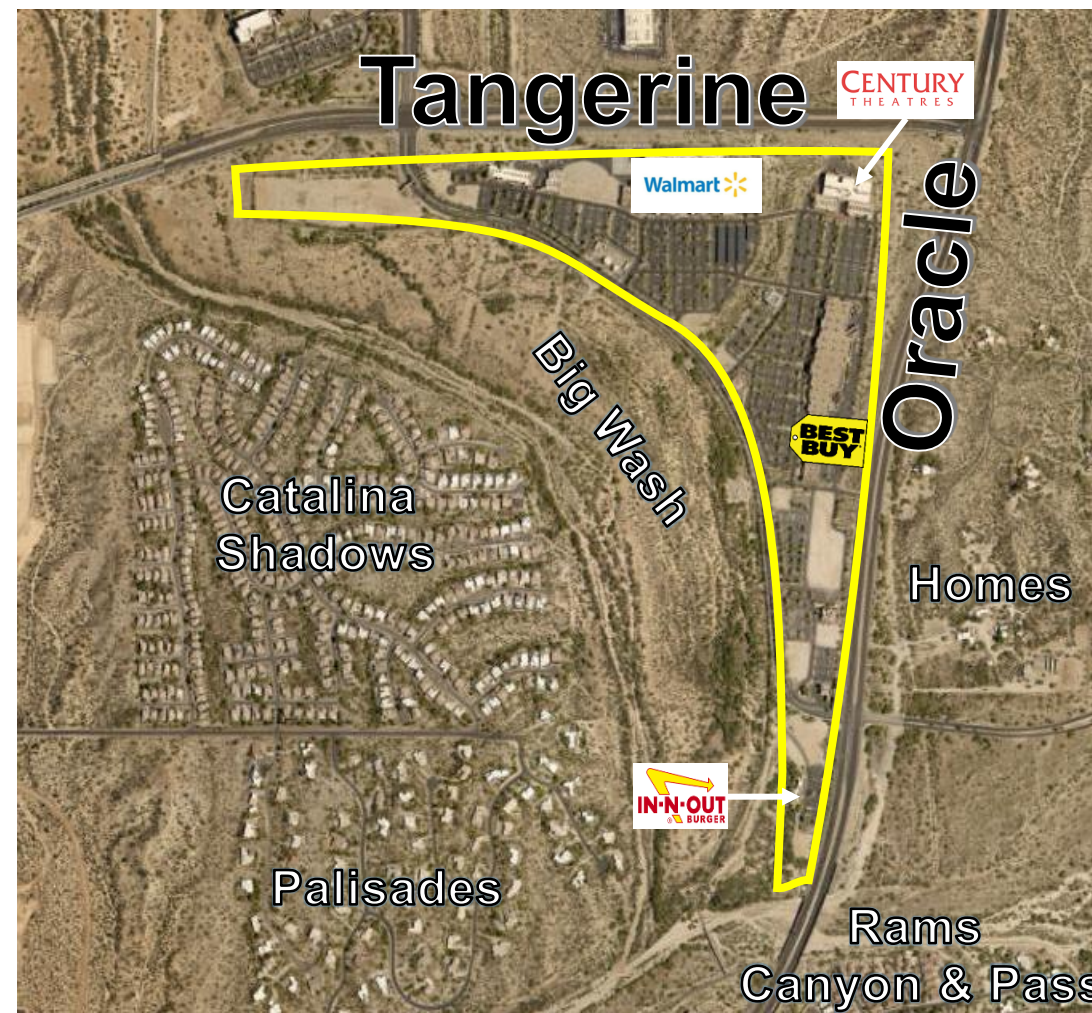
Purpose – Focus Area Meeting #1

► INFORM, LISTEN AND ADDRESS YOUR CONCERNS

- I. Opportunities to stay involved
- II. Brief overview by staff
- III. Applicant presentation

III. YOUR TURN!

- IV. Upcoming meetings



Please contact Milini Simms, 520-229-4836 for ZOOM assistance.



Town of Oro Valley

Tonight's Meeting

- ▶ Goal #1: a fair, efficient and productive meeting
- ▶ Details:
 - ▶ Audio: One speaker unmuted at a time
 - ▶ Video: Speaker video on
 - ▶ Time: 6 to 7:30 PM
- ▶ Project information at OVprojects.com

www.OVprojects.com

Please contact Milini Simms, Principal Planner, at 229-4836
for additional ZOOM assistance.

Phone passcode: 429841

Review Process

- ▶ 1. Revise code standards by amending the Zoning (PAD)
- ▶ 2. Reclassify the OV Marketplace wash to allow development of the entertainment district and relocate vegetation
- ▶ 3. Revised site and landscape design

1st Neighborhood Meeting held on March 10, 2020

Formal submittal and resubmittal

Staff reviews

Informational Video Posted on July 20, 2021

We
Are
Here

4 Focus Area Meetings– August 5 -18, 2021

2nd Neighborhood Meeting – September 13, 2021

Planning and Zoning Commission public hearing – TBD

Town Council public hearing – TBD

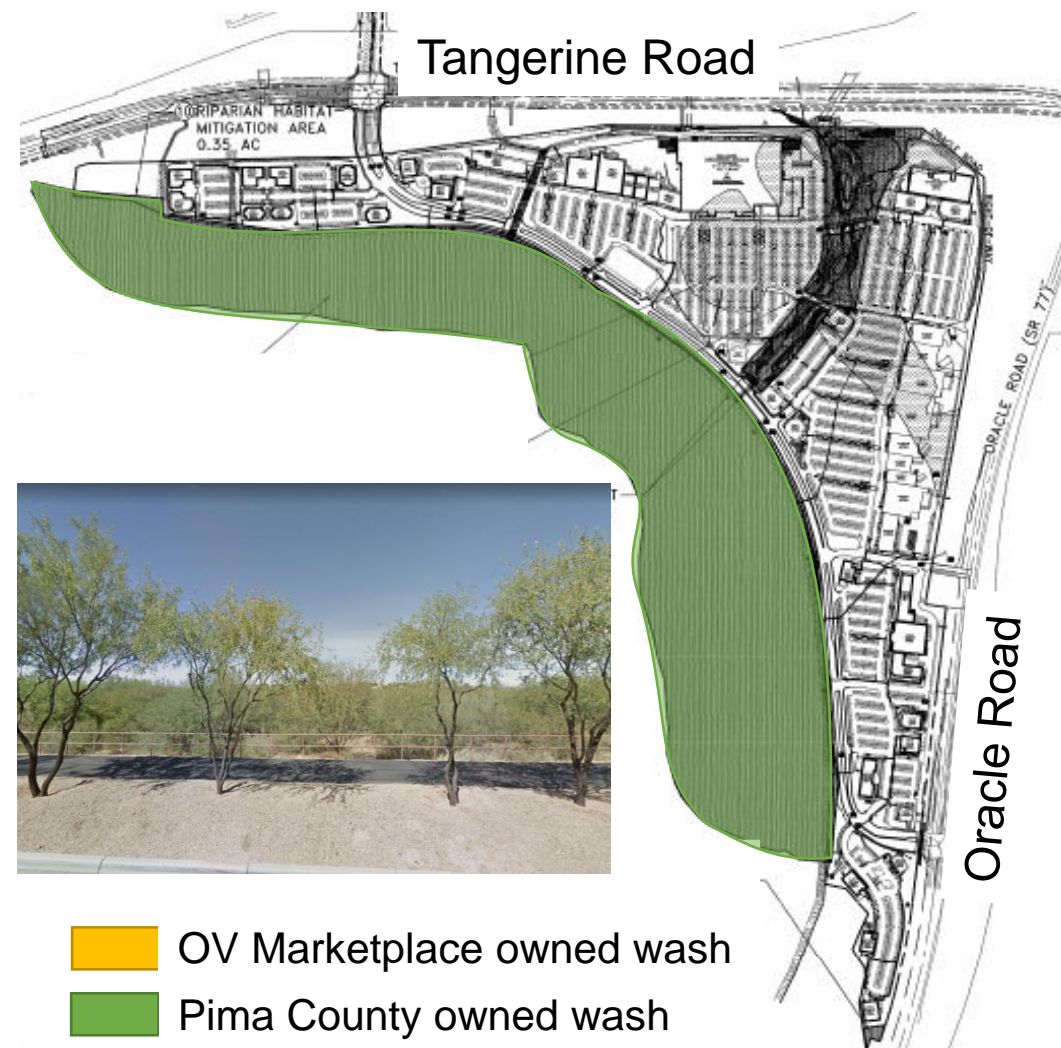
Questions: ask@orovalleyaz.gov
Info: www.OVprojects.com



Town of Oro Valley

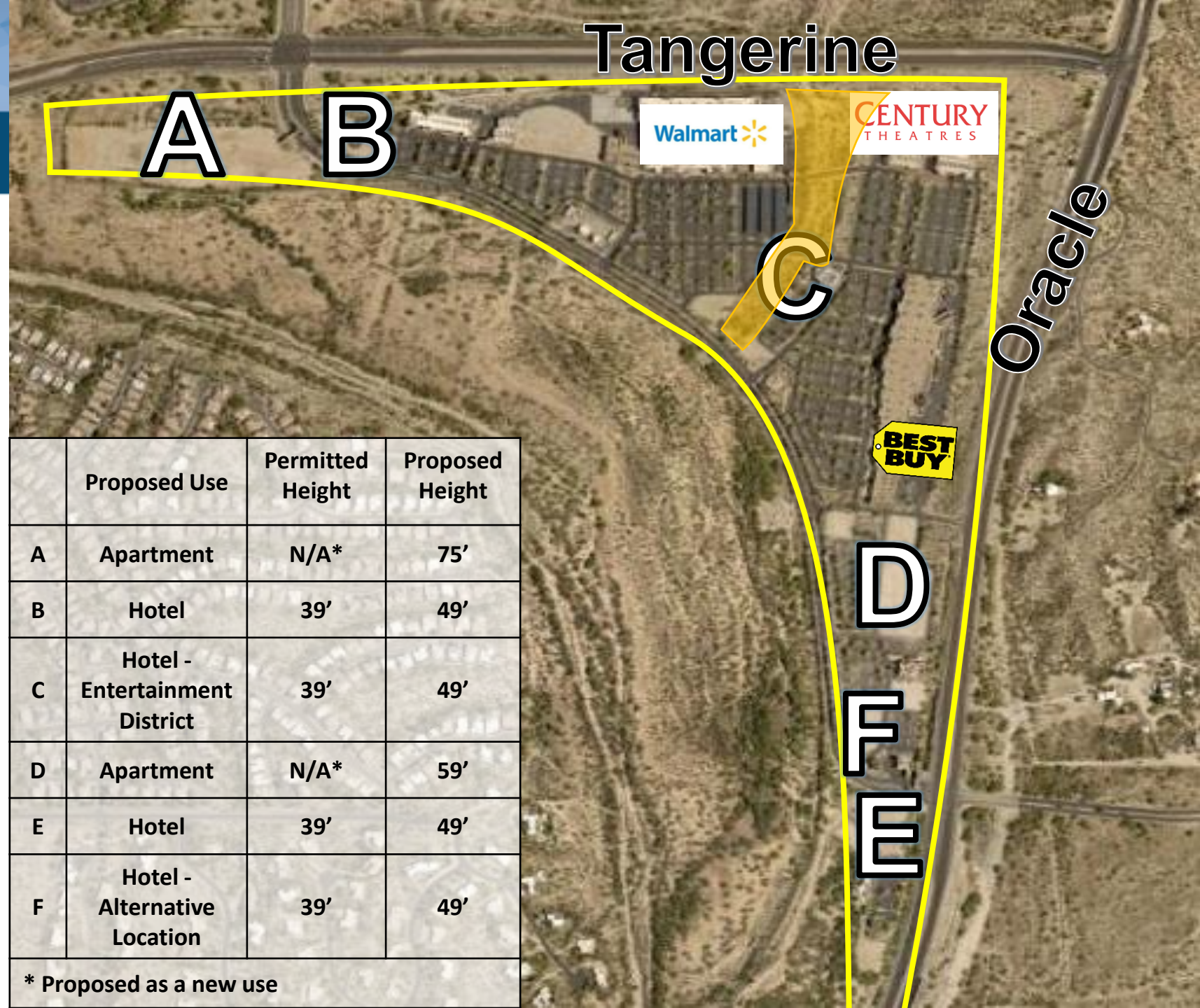
Brief history of Oro Valley Marketplace

- ▶ Approved in 2006 and opened in 2008
 - ▶ Extensive public participation process
 - ▶ 803K sf of retail, restaurant and office space
 - ▶ **239K sf (30%) remains undeveloped**
- ▶ Multi-use path connecting to county trail system
- ▶ Restoration of the significant open space areas
- ▶ Ownership of Big Wash to Pima County for permanent protection



Applicant's Requests:

- ▶ 1. Revise code standards by amending the zoning (PAD)
 - ▶ Permit Apartments
 - ▶ Adjust height for the apartments and hotels, landscape buffers and setbacks
- ▶ 2. Reclassify the OV Marketplace wash to allow development of the entertainment district and relocate vegetation
- ▶ 3. Revised site and landscape design
 - ▶ New building placement and Entertainment District
 - ▶ Detailed parking and circulation design of undeveloped areas



	Proposed Use	Permitted Height	Proposed Height
A	Apartment	N/A*	75'
B	Hotel	39'	49'
C	Hotel - Entertainment District	39'	49'
D	Apartment	N/A*	59'
E	Hotel	39'	49'
F	Hotel - Alternative Location	39'	49'

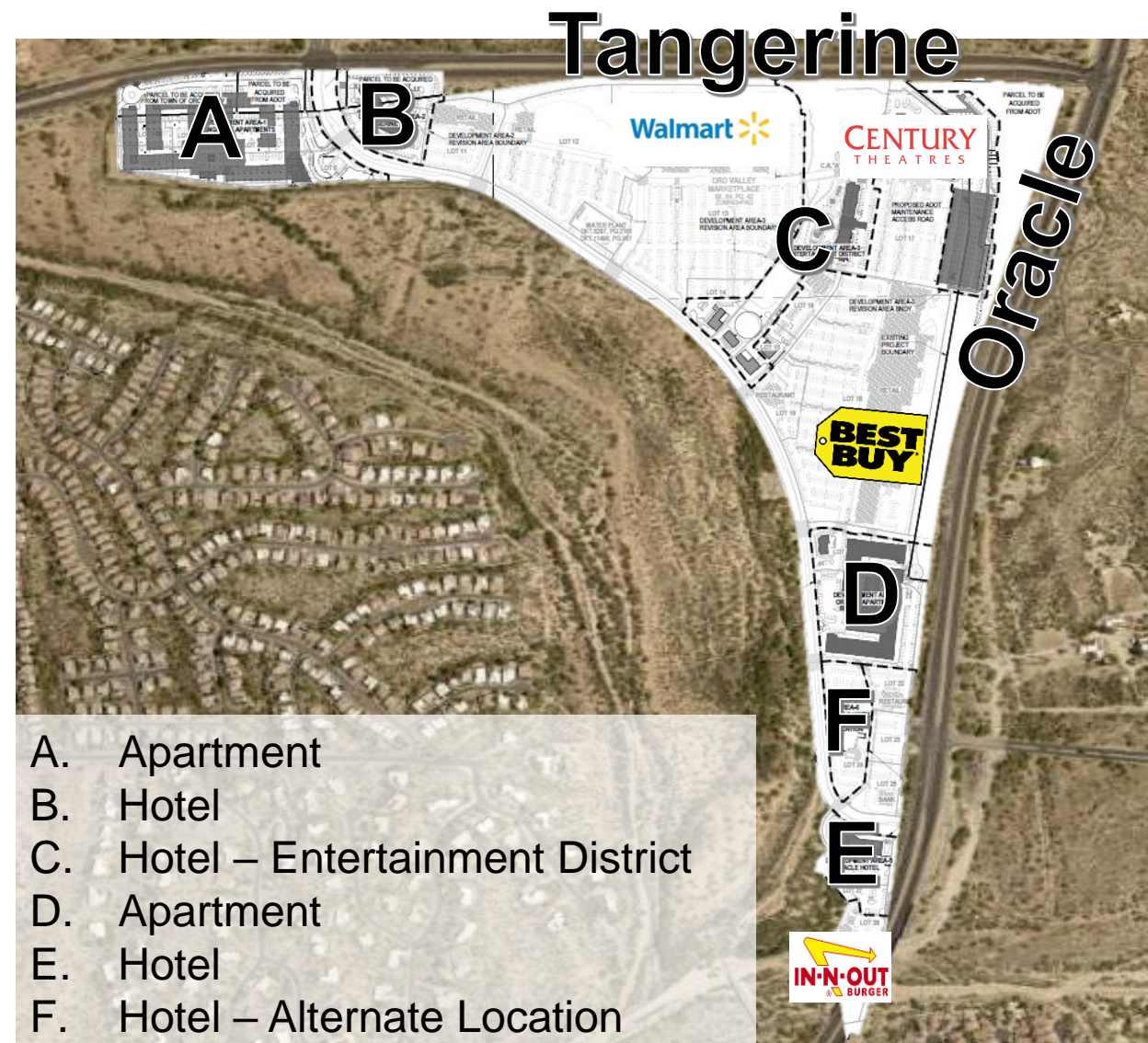
* Proposed as a new use



Town of Oro Valley

Key Concerns from the 1st Neighborhood Meeting

- ▶ Need and number of units for the proposed apartments
- ▶ Proposed height and view impacts
- ▶ Parking and traffic impacts
- ▶ Lighting
- ▶ Noise
- ▶ Project phasing and timeline



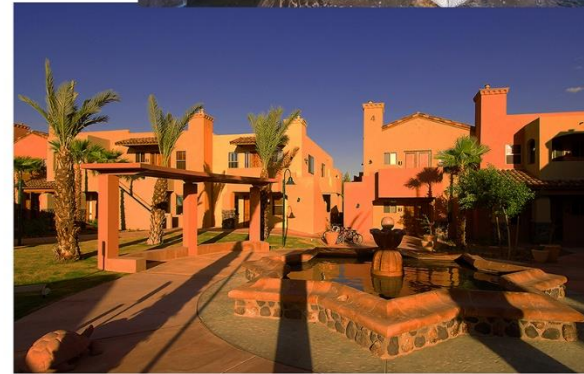
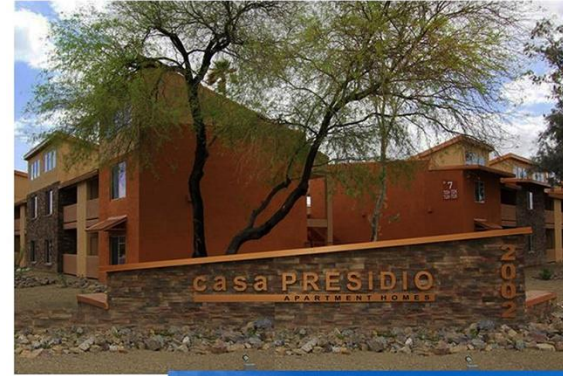
Oro Valley Village Center

A Reimagining of Oro Valley Marketplace by Town West Realty, Inc.



Town West Realty

- Family-owned developer in Tucson for over 40 years
- Many successful local projects, owned, developed and reimagedined



Prime Location

- 105 acres on SW corner of Oracle and Tangerine Rd.
- Established area near existing facilities
- New developments to North
- 51,000 cars per day at that intersection



The Challenge

- Shopping preferences are changing
- However, we are still going out for connection and entertainment
- Oro Valley Marketplace in current form, is not sustainable



The Solution

The Marketplace has the infrastructure and undeveloped areas to make this a successful destination by reimagining it into:

Oro Valley Village Center

Live, Work and Recreation in a Walkable Setting



Reimagining

Lifestyle, Entertainment, Dining, Special Events, Residential, Hospitality



Undeveloped Areas

- A** VACANT PAD: PROPOSED APARTMENTS
- B** VACANT PAD: PROPOSED HOTEL
- C** VACANT PAD: PROPOSED RETAIL
- D** VACANT DRAINAGE WAY: PROPOSED: PUBLIC PARK DEVELOPMENT
- E** VACANT PAD: PROPOSED RESTAURANT
- F** VACANT PAD: PROPOSED RESTAURANT
- G** VACANT PAD: PROPOSED RETAIL
- H** VACANT PAD: PROPOSED APARTMENTS
- I** VACANT PAD: PROPOSED RETAIL/ALTERNATE HOTEL SITE
- J** VACANT PAD: PROPOSED HOTEL



NOT TO SCALE

Concept Site Plan

- A TANGERINE APARTMENTS
- B TANGERINE HOTEL
- C OASIS PARK LIFESTYLE AND ENTERTAINMENT CENTER
- D ORACLE APARTMENTS
- E ORACLE HOTEL
- F ALTERNATE HOTEL SITE



Concept Site Plan

- A TANGERINE APARTMENTS
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Oasis Park

Lifestyle & Entertainment Center

Public Events

Recreational Opportunities

Restaurants

Hospitality

Retail

Pedestrian Connectivity



T

W

Oro Valley Village Oasis Park

Inspiration Board



Oasis Park center with
recreational water features



T
W Oasis Park center
ORO VALLEY
VILLAGE CENTER

Oro Valley Village Oasis Park

Inspiration Board



Tree lighting ceremony & seasonal ice skating rink



Rock climbing, playgrounds, recreational wade in pools and splash pads



Oasis Sand Bar & beach playground



recreational pools



Beer Garden



Bike friendly



Miniature Golf

INSPIRATION BOARD

T Oasis Park amenities
W ORO VALLEY VILLAGE CENTER

Oro Valley Village Oasis Park

Cultural and Social Entertainment Area



View from the west

Preliminary View



Oro Valley Village Oasis Park



View from the west
Recreational Water Feature

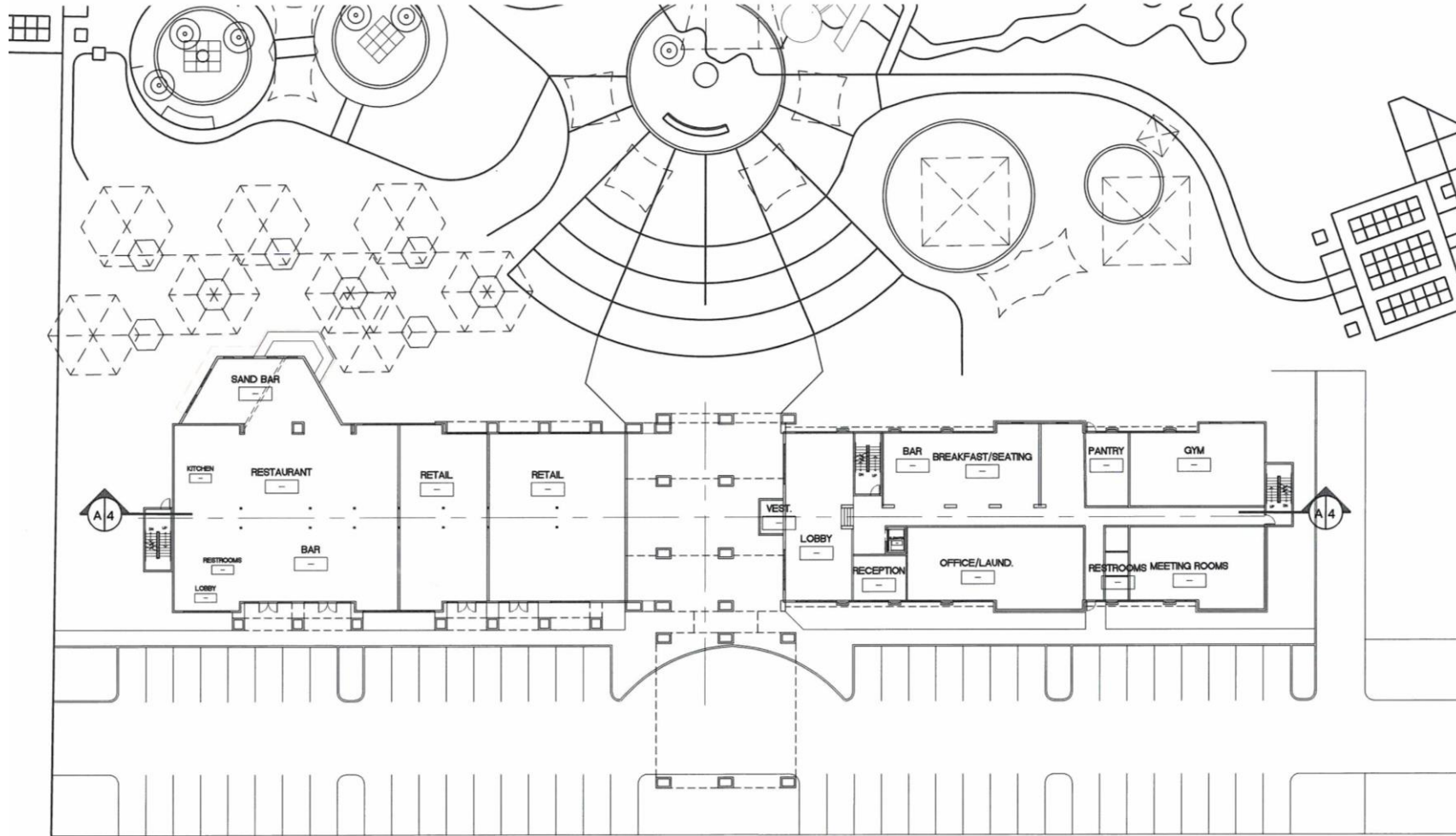
Oro Valley Village Oasis Park



View from the east
Hotel



Oro Valley Village Oasis Park



Hotel Site Plan

Oro Valley Village Oasis Park



View from the northeast
Hotel

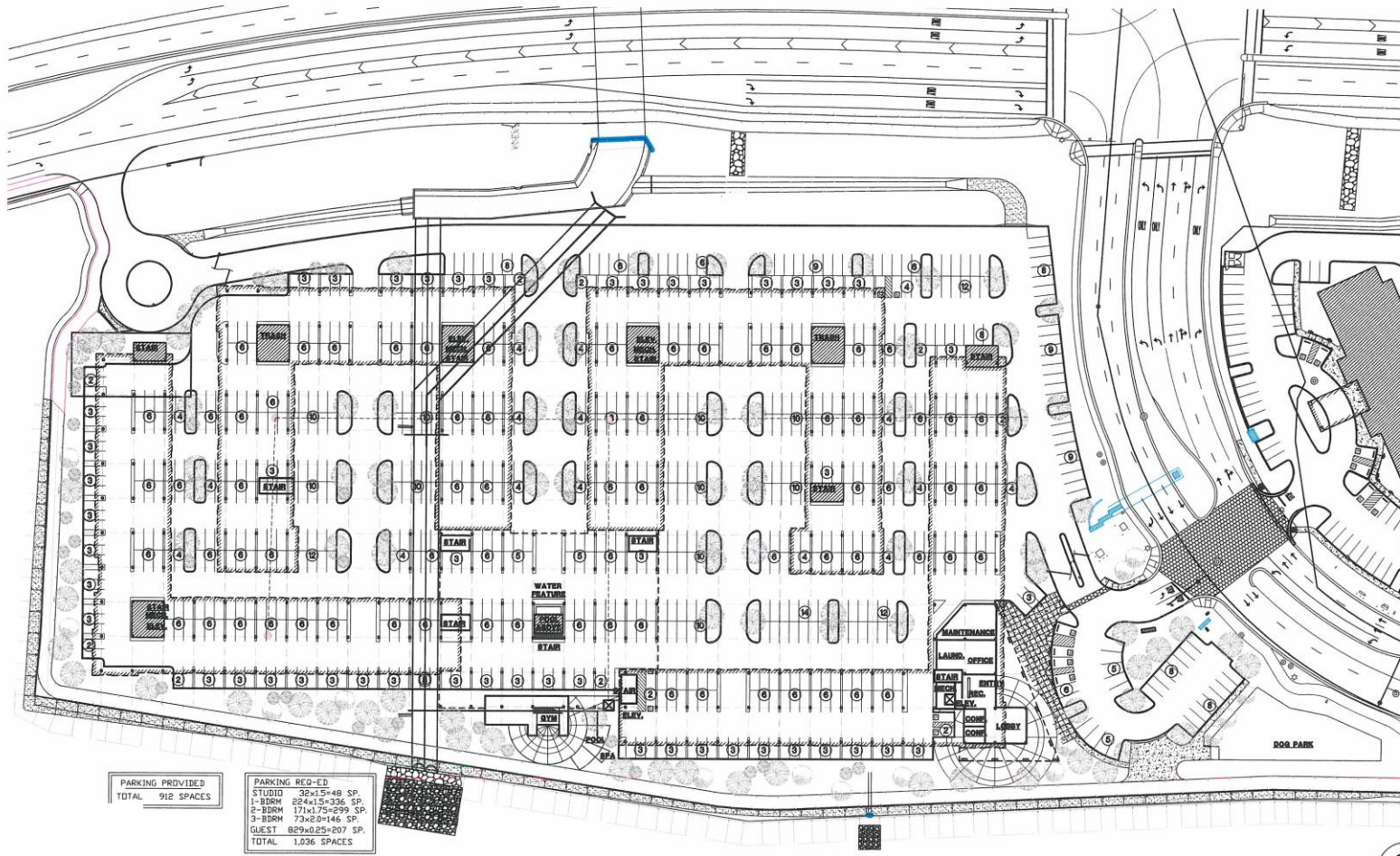
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Luxury Apartments

Tangerine Rd.



Ground Level and Parking Plan – Approximately 500 units in 5 stories with corner lofts

Luxury Apartments

Tangerine Rd.



2nd, 3rd, 4th Level Floor Plans

Luxury Apartments

Tangerine Rd.



5th Level Floor Plan

Luxury Apartments

Tangerine Rd.



View from the southeast

Luxury Apartments

Tangerine Rd.



View from the southwest



Viewsheds from Catalina Shadows – 6, 9 and 10



From end of Terrestrial (#6) - Existing



From end of Terrestrial (#6) - Model



From end of Centaurus (#9) Existing



From end of Centaurus (#9) Model



From end of Centaurus (#10) Existing



From end of Centaurus (#10) Model



Concept Site Plan

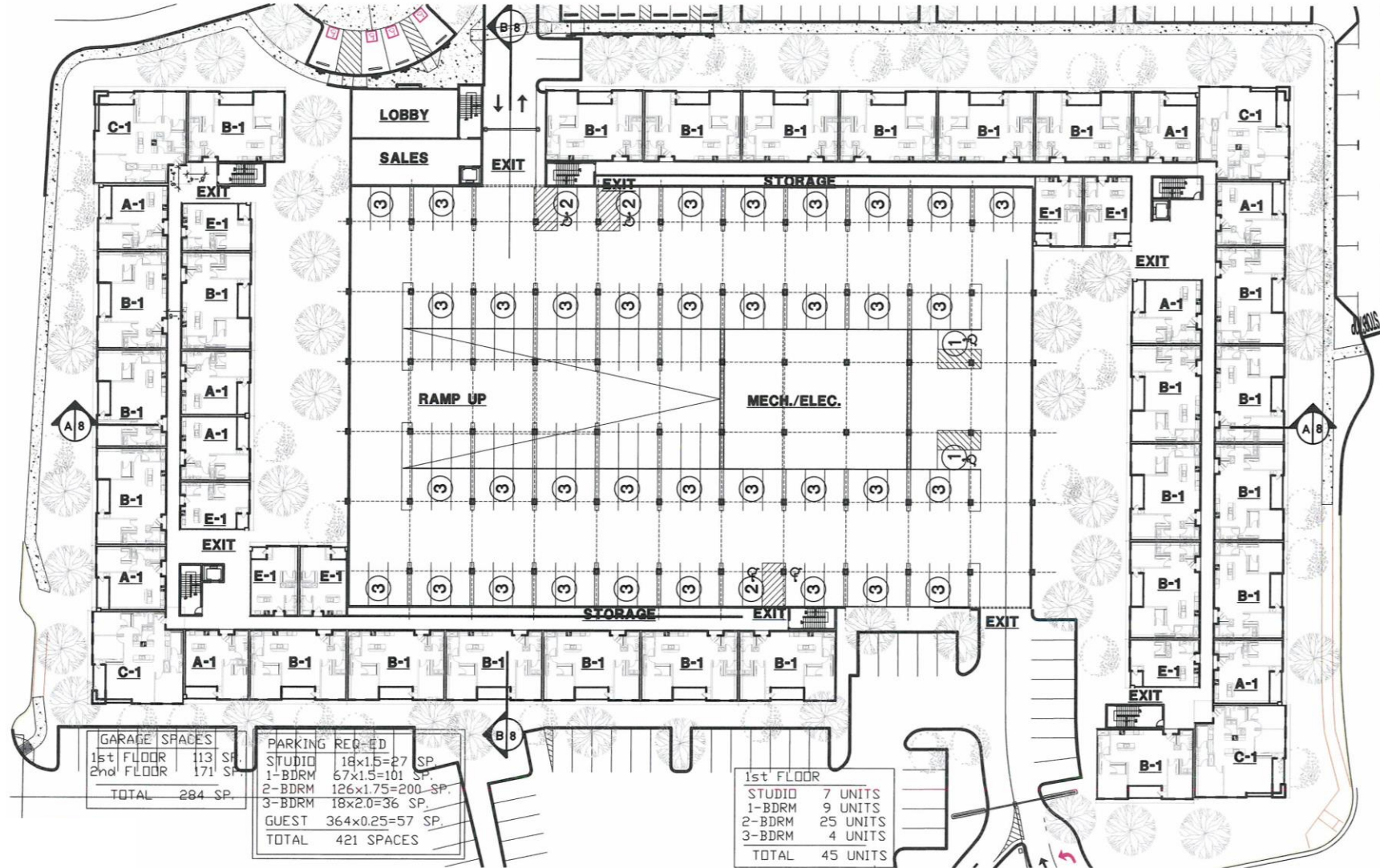
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Luxury Apartments

Oracle Rd.

Ground Level and
Parking Plan

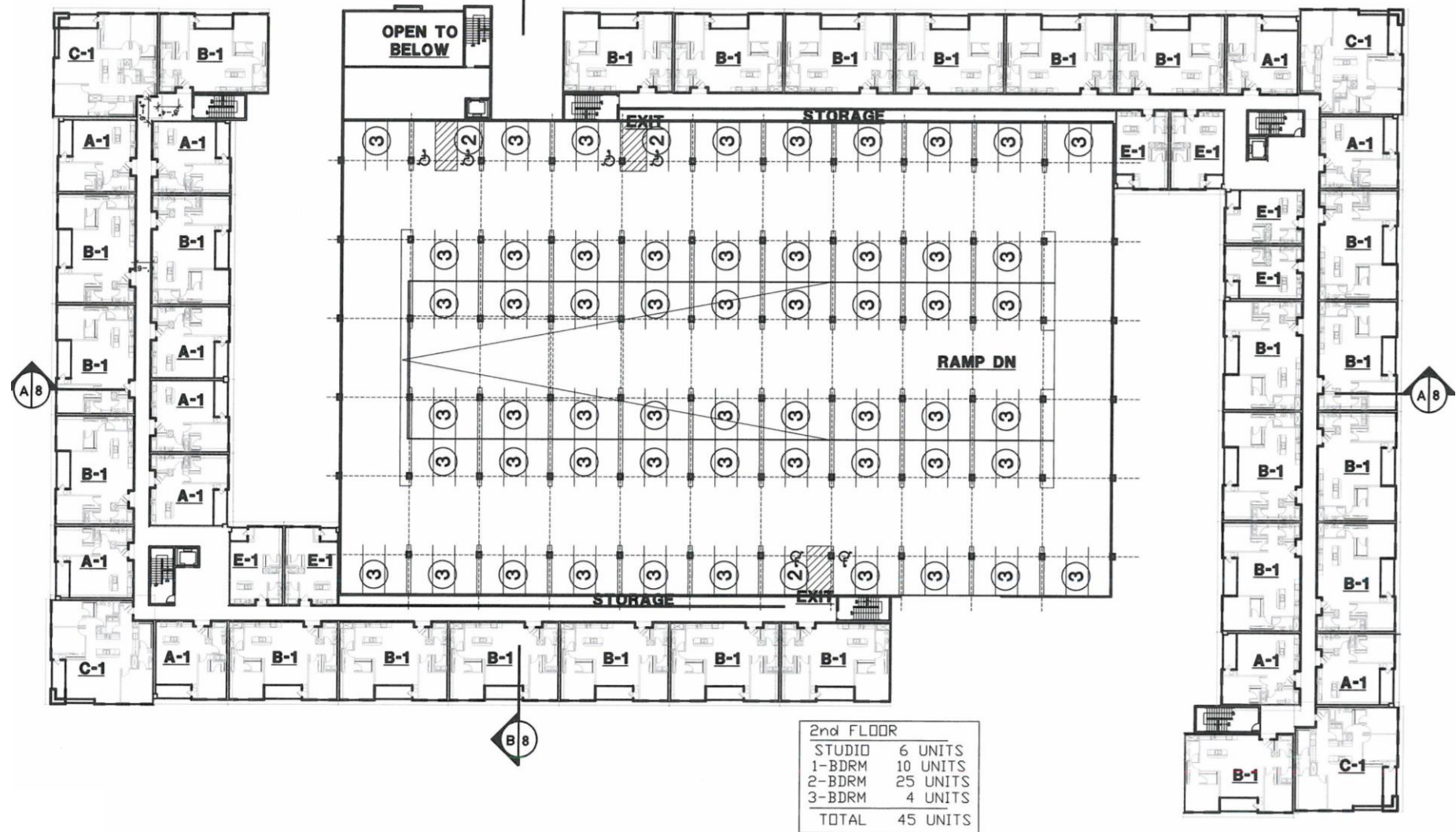


Approximately 229 units in a 4 and 5 story building on a lower elevation site

Luxury Apartments

Oracle Rd.

2nd Level Plan

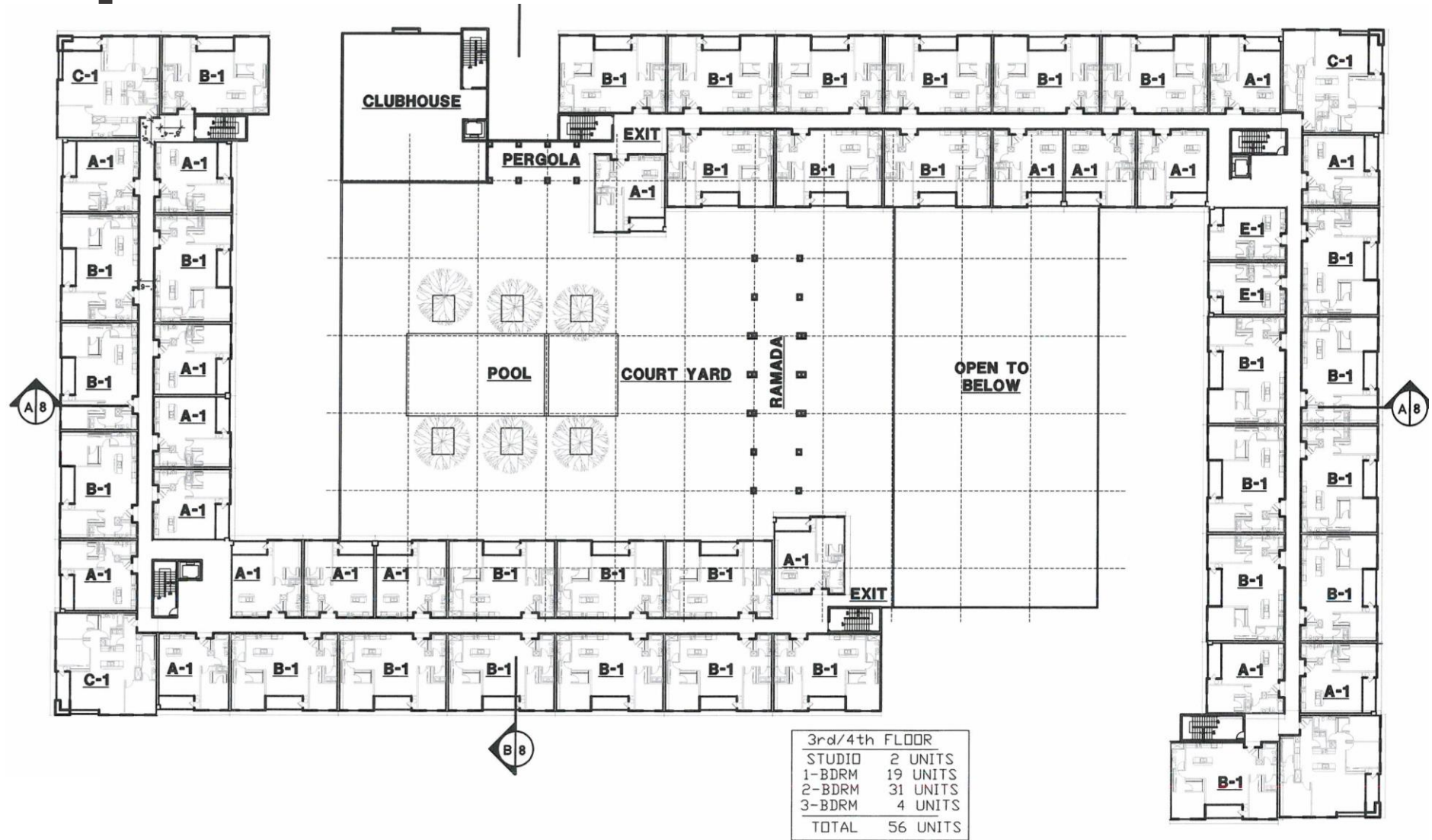


Approximately 229 units in a 4 and 5 story building on a lower elevation site

Luxury Apartments

Oracle Rd.

3rd & 4th Level Plan

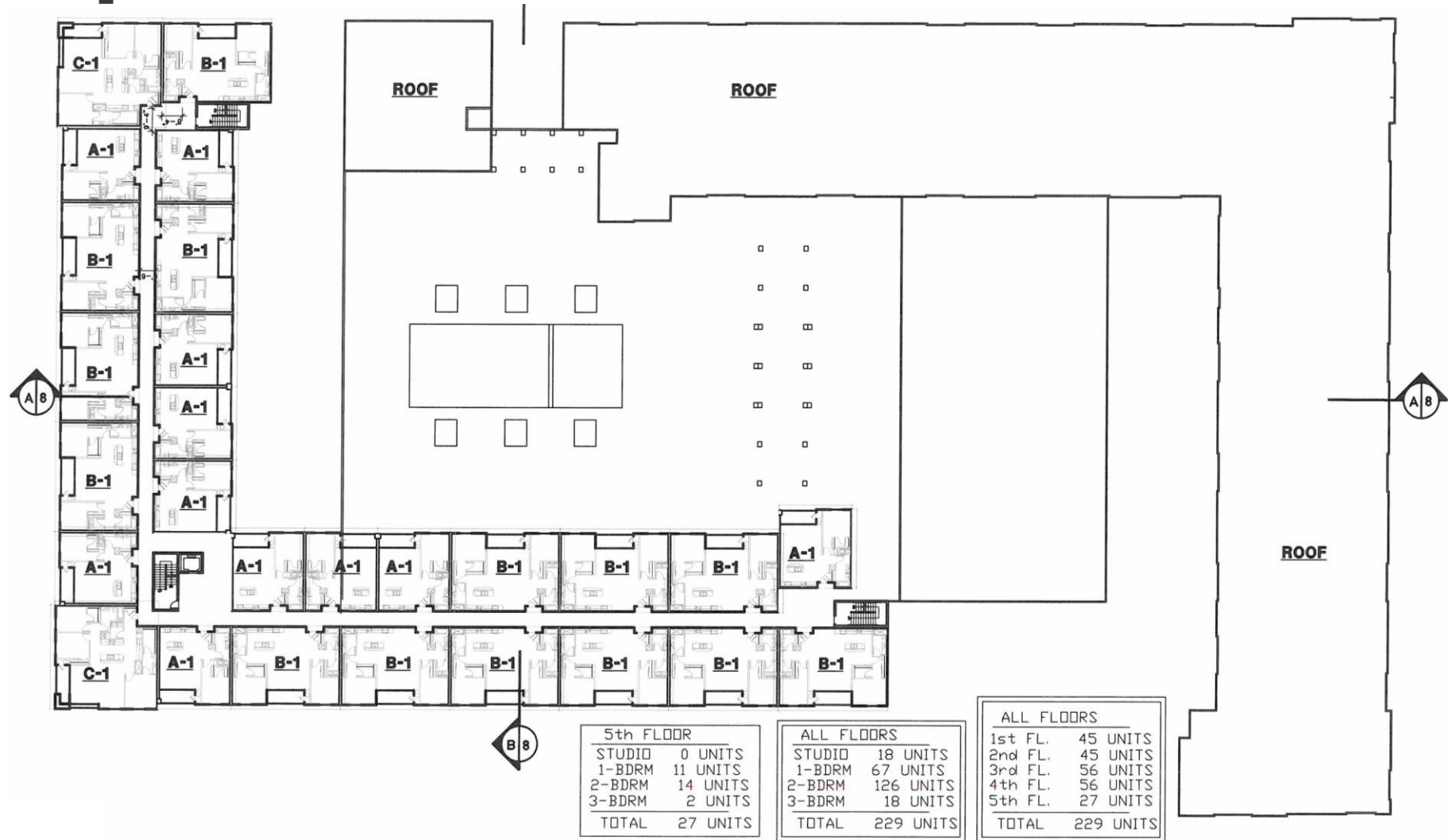


Approximately 229 units in a 4 and 5 story building on a lower elevation site

Luxury Apartments

Oracle Rd.

5th Level Plan



Approximately 229 units in a 4 and 5 story building on a lower elevation site

Luxury Apartments - Oracle Rd.

- Varied in height with corner units, balconies and architectural features
- Central courtyard with swimming pool and recreational facility
- Designed to meet established design guidelines for the Oro Valley Marketplace



Luxury Apartments - Oracle Rd.



Courtyard

Luxury Apartments - Oracle Rd.



View from Northwest
Restaurant building in the foreground

Luxury Apartments – Other Cities



Inspiration Board

Viewsheds from Catalina Shadows – 1, 2, 4, 5, 7, 8



From end of Palisades (#1) - Existing



From end of Palisades (#1) - Model



From end of Palisades (#2) - Existing



From end of Palisades (#2) - Model



From end of Pole Star Place (#4) - Existing



The
WLB
Group

WLB

EXHIBIT D.4.A: VIEWSHED PERSPECTIVE 4- EXISTING CONDITION

G:\185050\WT-02 - Town West Due Diligence\Planning\viewshed Model\Report and Graphics\Existing Condition\Exhibit D.4.A Viewshed Perspective 4 Existing Condition.dwg Plotted: Jun. 01, 2020

From end of Pole Star Place (#4) - Model



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WLB
Group

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EXHIBIT D.4.B: VIEWSHED PERSPECTIVE 4 - PROPOSED CONDITION

Q:\185050\WT-02 - Town West Due Diligence\Planning\Viewshed Model\Report and Graphical\Proposed Condition\Exhibit D.4.B Viewshed Perspective 4 Proposed Condition.11.23.20.dwg Plotted: Dec. 04, 2020

From end of Ganymede Dr. (#5) – Existing



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WLB
Group

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EXHIBIT D.5.A: VIEWSHED PERSPECTIVE 5 - EXISTING CONDITION

Q:\165050\WT-02 - Town West Due Diligence\Planning\Viewshed Model\Report and Graphics\Existing Condition\Exhibit D.5.A Viewshed Perspective 5 Existing Condition.dwg Plotted: Jun. 01, 2020

From end of Ganymede Dr. (#5) – Model



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WLB
Group

EXHIBIT D.5.B: VIEWSHED PERSPECTIVE 5 - PROPOSED CONDITION

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From end of E. Terrestrial (#7) – Existing



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WLB
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WLB

EXHIBIT D.7.A: VIEWSHED PERSPECTIVE 7 - EXISTING CONDITION

Q:\118050\W-02 - Town West Due Diligence\Planning\viewshed Model\Report and Graphics\Existing Condition\Exhibit D.7.A Viewshed Perspective 7 Existing Condition.dwg Plotted: Jun. 01, 2020

From end of E. Terrestrial (#7) – Model



The
WLB
Group

WLB

EXHIBIT D.7.B: VIEWSHED PERSPECTIVE 7 - PROPOSED CONDITION

Q:\185050\WV-02 - Town West Due Diligence\Planning\Viewshed Model\Report and Graphics\Proposed Condition\Exhibit D.7.B Viewshed Perspective 7 Proposed Condition.dwg Plotted: Nov. 24, 2020

From end of E. Terrestrial (#8) – Existing



From end of E. Terrestrial (#8) – Model



Concept Site Plan

- A TANGERINE APARTMENTS
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- D ORACLE APARTMENTS
- ★ E ORACLE HOTEL
- F ALTERNATE HOTEL SITE



Hotels



Tangerine Hotel



Oracle Hotel

Hotels



Inspiration Board

Tangerine Hotel



Oracle Hotel



Our Vision

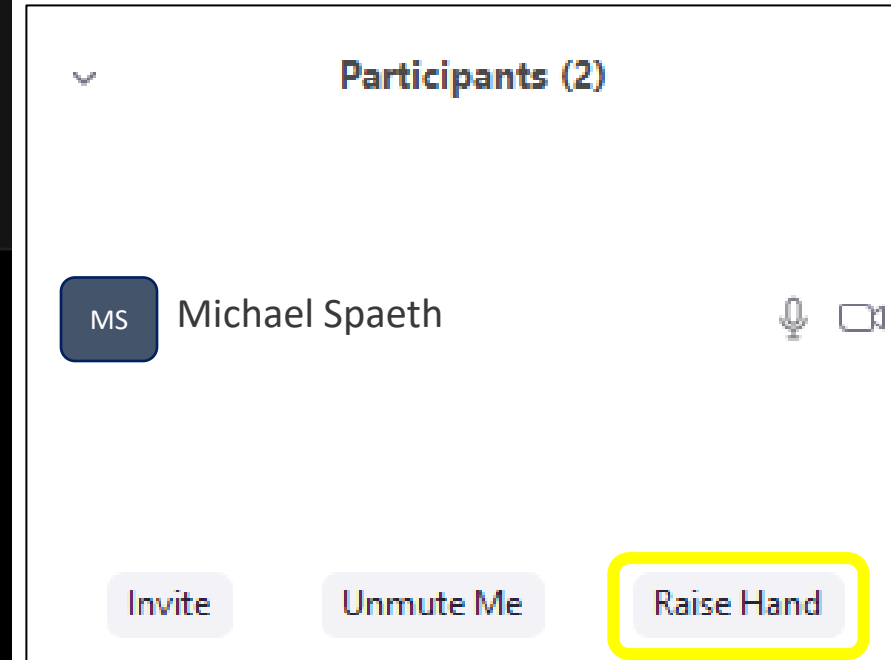
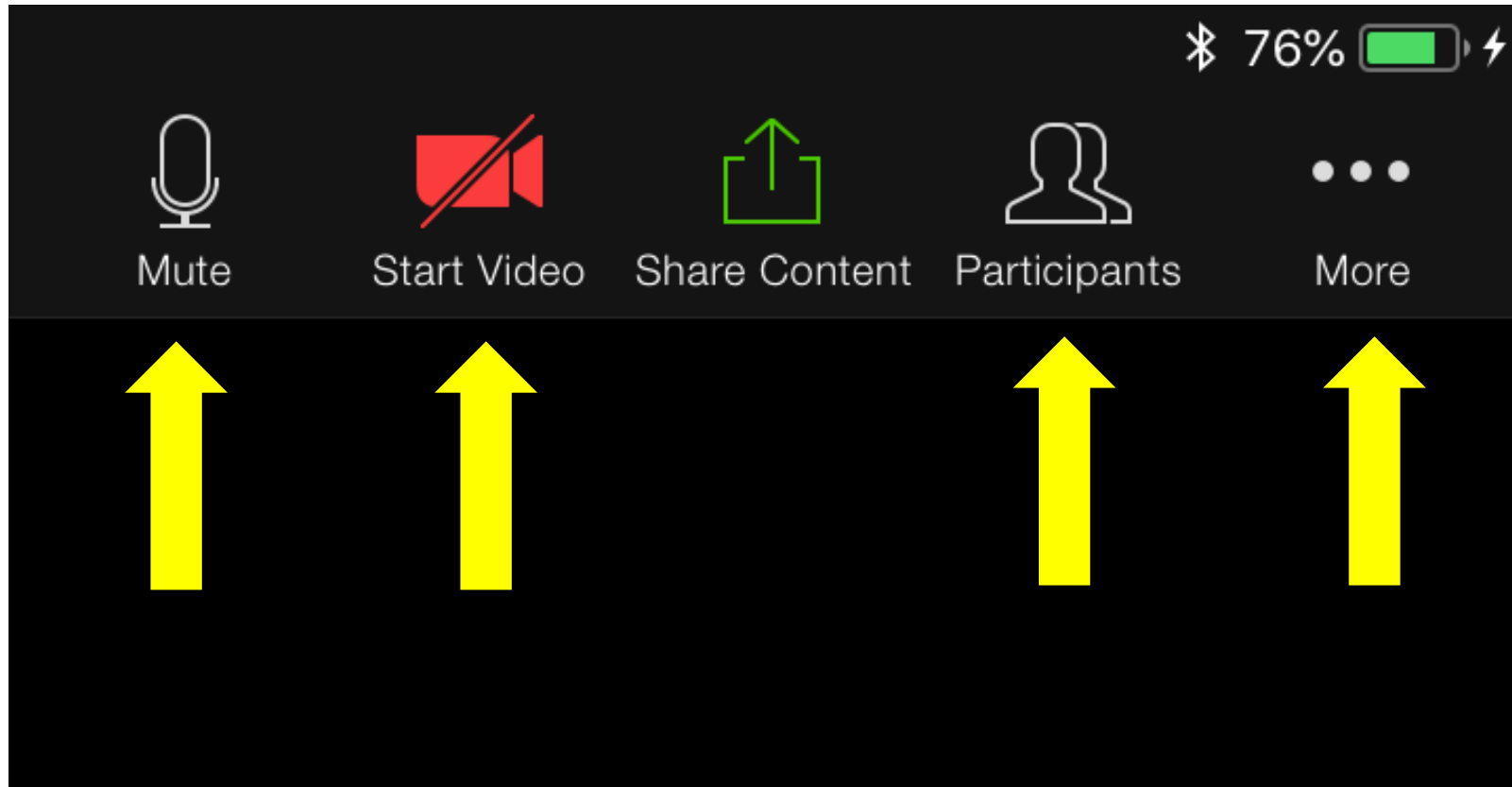
We are committed to re-imagining the Oro Valley Marketplace into a vibrant place where residents and visitors can gather to work, play, shop, live and stay while enjoying the beauty of Oro Valley.



Town of Oro Valley

Zoom – Raising your hand to ask a question

Phone passcode: 429841



Please contact Milini Simms, Principal Planner, at 229-4836 for additional ZOOM assistance.

Upcoming Meetings

► Focus Area Meetings:

► **Meeting 2: Thursday, August 12, 2021**

Rams Canyon and Rams Pass subdivisions

► **Meeting 3: Tuesday, August 17, 2021**

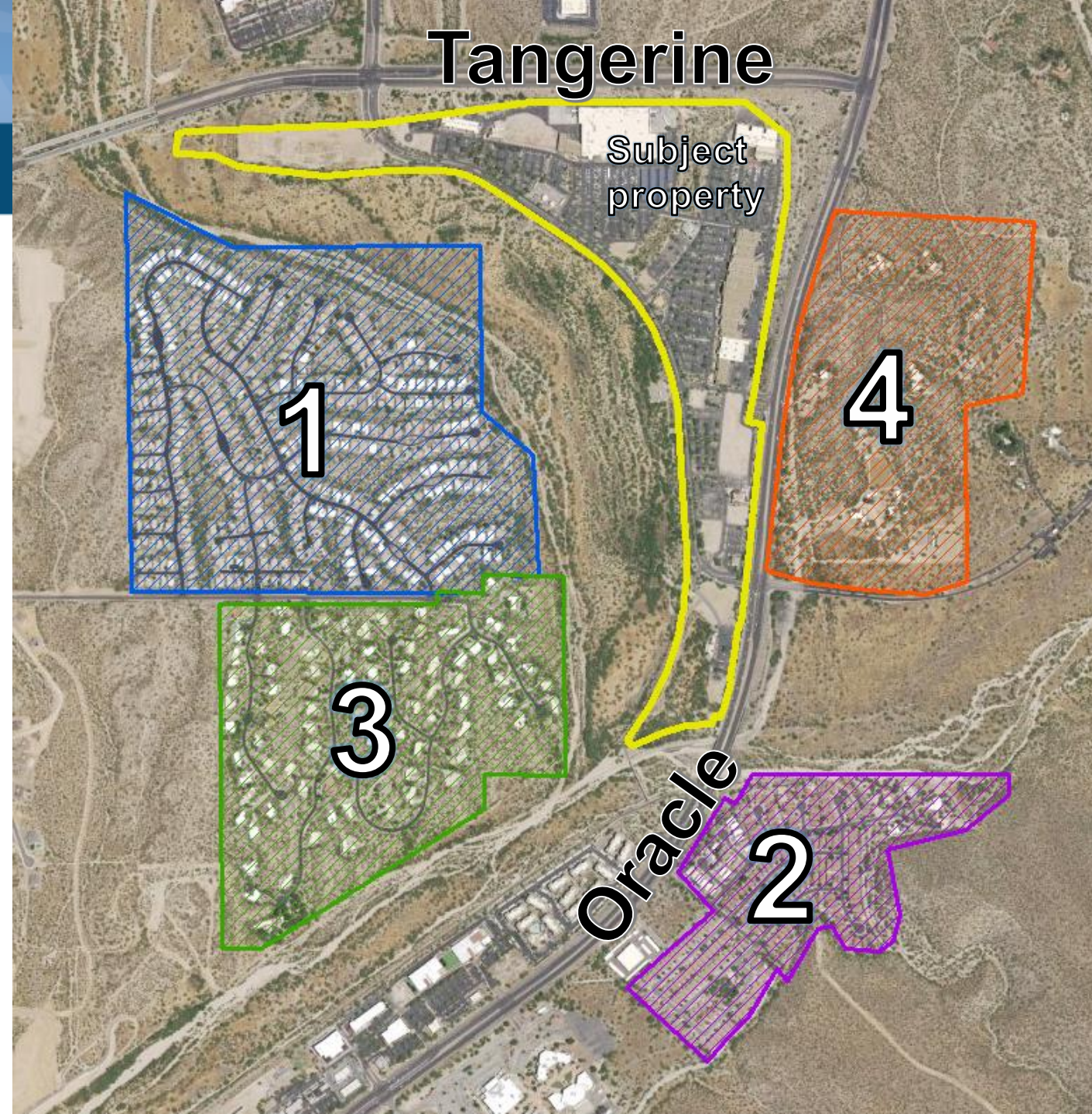
Palisades and Palisades South subdivisions

► **Meeting 4: Wednesday, August 18, 2021**

Homes near the SE intersection of Oracle and Tangerine

► 2nd Formal Neighborhood Meeting on September 13, 2021

All focus area meetings will begin at 6PM and be held online via Zoom. **Please check [Ovprojects.com](https://www.ovprojects.com) for more information.**



Staff Contact and Project Website

Jessica Hynd, Constituent Services Coordinator

Phone: (520) 229-4711

ask@orovalleyaz.gov

Next Meetings:

Focus Area Meetings: August 12, 17, 18

2nd Neighborhood Meeting – September 13th

For more information about the project and upcoming meetings, go to Ovprojects.com under the name:

“SW intersection of Oracle and Tangerine – OV Marketplace– Rezoning and site design, 2001300”

Town of Oro Valley
www.orovalleyaz.gov

