



Town of Oro Valley

**Focus Area Meetings Summary**  
**Southwest corner of Oracle and Tangerine – Oro Valley Marketplace**  
**Conducted on-line via Zoom**  
**August 5, 2021, August 12, 2021, August 17, 2021 and August 18, 2021**  
**6:00 – 7:30 PM**

**Introductions and Welcome**

Meeting facilitator and project manager for the Town, Principal Planner, Michael Spaeth, introduced the agenda for the meeting. Members of Town Council and the Planning and Zoning Commission attended each meeting. All four meetings included the same Staff presentation summarized below:

**Town Staff Presentation**

Michael Spaeth, Principal Planner and the Town's project manager for the applicant's proposal, provided a presentation that included:

- Subject property
- Project Timeline
- History of the development
- Brief overview of the applicant's requests
- Summary of questions and comments heard during the 1<sup>st</sup> community-wide neighborhood meeting

**Applicant Presentation**

The applicant, Keri Silvyn, from Lazarus and Silvyn representing the property owner, provided a presentation that included:

- Subject property
- Challenges of the site
- Proposed designs including renderings of buildings
- Viewshed analysis

**Public Questions & Comments – Focus Area Meeting 1**

Following is a summary of questions and comments from neighbors in the Catalina Shadows subdivision.

1. Noise attenuation and how it will be mitigated for existing residents adjacent to the site as well as future apartment residents within the site.
2. Timing of development and associated phases
3. Water use, specifically water planned splash pads and wading pool.

### **Public Questions & Comments – Focus Area Meeting 2**

Following is a summary of questions and comments from neighbors in the Rams Canyon and Rams pass subdivisions.

1. Possibility, and timing of, installation of a traffic light at Oracle Road and Rams Field Pass.
2. Tax impacts once the previously approved incentive ends.
3. Light pollution/plan for new common areas, hotel and apartments facing the Catalina Mountains.
4. Looking forward to more shopping options
5. Happy it is development in a previously disturbed area
6. Oracle road paving – how far north will it be repaved
7. What is the effort being done to fill existing vacant suites at the marketplace?
8. What about the new employees at the marketplace? With regard to housing and public transportation
9. Will a safe pedestrian route from Rams Canyon and Rams Pass to the marketplace be considered?

### **Public Questions & Comments – Focus Area Meeting 3**

Following is a summary of questions and comments from neighbors in the Palisades and Palisades South subdivisions

1. Timing of development and associated phases
2. Capacity rate of area hotels and apartments. Is there a need for more apartments in this area?
3. Building height (75') of Tangerine Apartments. Could the height be lowered?
4. Multi-use path already seems busy. Is there enough capacity with the new influx of people?
5. Traffic concerns at Water Harvest Way and Tangerine Road.
6. If approved, what makes sure they build the entertainment district amenities?
7. Support from neighbor regarding excitement at the possibility of reimagining the area.

### **Public Questions & Comments – Focus Area Meeting 4**

Following is a summary of questions and comments from neighbors in homes near the southeast intersection of Oracle and Tangerine Roads.

1. How will water be provided? Water table in the area has been receding.
2. View impacts of apartments on Tangerine Road. Could the height be reduced?

### **Conclusion**

The applicant and Town staff addressed the questions and comments related to the proposal and the associated impacts. Mr. Spaeth laid out the project timeline moving forward, thanked everyone for their attendance and encouraged them to email [ask@orovalleyaz.gov](mailto:ask@orovalleyaz.gov) with any additional thoughts, comments or concerns.