



Town of Oro Valley

**2<sup>nd</sup> Neighborhood Meeting Summary**  
**Southwest corner of Oracle and Tangerine – Oro Valley Marketplace**  
**Conducted on-line via Zoom**  
**September 13, 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. There were approximately 60 neighbors and interested parties in attendance. Mayor Winfield, Vice Mayor Barrett, Councilmembers Greene and Bohen and Planning and Zoning Commissioners Gambill, Posey, Sturmon and Bergsma all attended the meeting.

**Town Staff Presentation**

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

- Purpose of tonight's meeting
- 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 and focus area meetings.

**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

**Public Questions & Comments**

Following is a summary of the issues discussed:

1. Accessibility to existing stores in sites for the community
2. Traffic concerns
3. Need for so many apartments
4. Noise from apartments
5. Support for the amount of apartment units
6. Entertainment for adults
7. Reason for switching the heights of the apartments/ increasing the Tangerine apartment height
  - a. Could parking be placed underground to reduce the Tangerine apartment height?

8. Is work with the State being done to develop Oracle Road?
9. Why not do condos instead of apartments?
10. Are upscale retailers interested?
11. With the acquisition of Arizona Department of Transportation (ADOT) right-of-way how close will the Tangerine apartments be to the road?

**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.