



Town of Oro Valley

1st Neighborhood Meeting Summary
Proposed Revitalization with New Uses of the Oro Valley Marketplace
Town Hall, 11000 N. La Cañada Drive
March 10, 2020
6:00 – 8:00 PM

Introductions and Welcome

Meeting facilitator and Town Principal Planner, Michael Spaeth, introduced the agenda for the meeting. Approximately 115 residents and interested parties attended the meeting including Vice Mayor Barret, Council members Nicholson, Piña, Solomon and Rodman and Planning and Zoning Commission Chair Gambill and Commission members Bergsma, Sturmon, Harrington, Posey and Hong.

Town Staff Presentation

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

- Subject property
- History of the development
- Existing and allowed zoning standards and uses
- Review tools and process for the applicant's requests

Applicant Presentation

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

- Subject property
- Challenges to the site
- Proposed designs and requests

Public Questions & Comments

Following is a summary of questions and comments

Filling existing vacancies

1. What is the current occupancy rate for the site?
2. Are you working with local business and/or nonprofits to attract and understand their needs for locating in the Marketplace?
3. Is there a plan for the vacant building pad site next to Walmart?
4. Have the rents been raised pricing current tenants out?

Proposed Apartments and hotels

5. Is there a study to identify the need for more apartments or hotels in Oro Valley? Will the data be shared?
6. Do the apartments need to be "luxury" or can they be affordable for all income levels?

7. How many housing units are proposed over the retail space, near the entertainment district?
8. How will the apartments and hotels be maintained?
9. Who are the employers supporting the hotels and apartments?
10. What is the proposed height?
11. How will this impact views? Will they be blocked?

Parking and Traffic

12. Is there enough parking to support the proposed developments?
13. Will the added parking be solar covered?
14. What does a traffic study include? A traffic light is currently needed for residents in Rams Pass and Rams Canyon.
15. Foot traffic needs to increase to support businesses. Will there be a shuttle to help get people to and from the entertainment district.

Lighting and Noise

16. How will noise be addressed? Specifically to keep it from impacting Catalina State Park.
17. How much lighting will be added? How will light pollution be addressed?
18. Will the entertainment district have outdoor entertainment (i.e. bands) that use speakers?

Entertainment District and Project Phasing

19. Will the splash pad be free to the public?
20. Will safety barriers be in place between the amenities and parking areas?
21. What is the proposed order of the development? When will the entertainment district be built so we do not end up with just apartments and hotels?
22. What is the overall timing for completing the proposed development?

Other comments:

23. How much water is needed to support the proposed uses and entertainment district? Where is the water coming from?
24. What other projects have the owners developed? Are they successful?
25. What will the impact be on Catalina State Park? Have they been contacted?
26. Excitement for mixed-use and oasis/ entertainment district.
27. Will the applicant be working with surrounding homeowners associations?
28. Will the Town need to pay for anything (i.e. through a private-public partnership)?
29. View impacts, noise and lighting exist with current development. Appreciation for the project moving forward.
30. Success of the Oro Valley Marketplace is needed to grow tax base and provide necessary services to the public.
31. What is the anticipated tax revenue generated from the proposed project?

Conclusion

The applicant and Town staff addressed some of the questions related to the proposal and the associated impacts. It was determined a second neighborhood meeting will be conducted in addition to smaller focus groups with surrounding neighborhoods.

Mr. Spaeth closed the meeting, thanked everyone for their attendance and encouraged them to contact Ms. Simms with any additional thoughts, comments or concerns.