

Public Outreach Plan

Oro Valley Oracle & Suffolk



May 29, 2020



TABLE OF CONTENTS

I.	Development Team.....	1
II.	Project Overview.....	2
III.	Identification of Interested Stakeholders.....	3
IV.	Proposed Neighborhood Meeting Process.....	4

I. **Development Team**

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II. Project Overview

Thompson Thrift Development (TTD) is excited about the potential development of a new retail commercial project on approximately 4.64 acres at the northeast corner of Oracle and Suffolk (the "Future Development"). The Future Development is currently zoned RS (Residential Service District), which permits office, high density residential and some commercial uses (excluding restaurant and retail uses).

Vicinity Map



Town staff requires that we include the existing office development to the south in our rezone proposal ("Existing Development") to meet the minimum acreage for rezoning. The Existing Development is under separate ownership, will not be part of our development, and there are no current plans for any modifications. The Existing Development owner has agreed to be a part of the proposed rezone. The Vicinity Map identifies the Future Development and Existing Development, and they are collectively referred to as the "Rezoning Property below."

This proposal is to rezone the Rezoning Property to C-1, which is consistent with other properties along Oracle and to the west. C-1 is required in order to develop the proposed retail commercial

use. The Future Development proposed is a total of five buildings to include three retail/restaurant buildings along Oracle Road – approximately 2,600 SF, 3,500 SF and 8,750 SF multi-tenant buildings - all in Phase 1, and an approximately 4,000 SF and 6,500 SF buildings in Phase 2 (the “Project”). The Future Development is currently being marketed to destination full-service restaurants, medical/office providers, and other retail businesses.

Conceptual Site Plan



TTD is committed to creating a quality development that meets the Town’s Design Guidelines, serves the surrounding community, and provides opportunity for investors and businesses in Oro Valley. With the Town’s guidance we hope to make the project successful for all those involved. TTD is a fully integrated, full-service development and construction company with a national scope for thirty plus years. Based in Indiana with offices throughout the country, including Arizona, TTD has developed Class A projects like QC District in Queen Creek and Fishers District, in Fishers, Indiana.

III. Identification of Interested Stakeholders

Interested stakeholders for this Project are primarily the residents in the vicinity of the Project and the adjacent property owners. The Rezoning Property is surrounded by commercial uses to the north and south. Oracle Road, a major arterial and State right-of-way to is directly to the west. To

the east are residential properties. The neighborhood notices will be sent to the Town's required notification area, which is all property owners within 600 feet of the Rezoning Property.

IV. Proposed Neighborhood Meeting Process

The proposed neighborhood meeting will serve two purposes. First, it will be an educational session with neighbors, other stakeholders and the Town's project planner to review and discuss the process and applicable planning and zoning regulations. Second, the meeting will be an opportunity to present the Project, solicit feedback, and address issues and concerns. The neighborhood outreach process will meet or exceed the Neighborhood Meeting Requirements per the Town's Zoning Code and will provide valuable feedback for the Project success.