

Public Outreach Plan

Oro Valley Oracle & Suffolk



May 29, 2020  
Updated August 10, 2020



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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

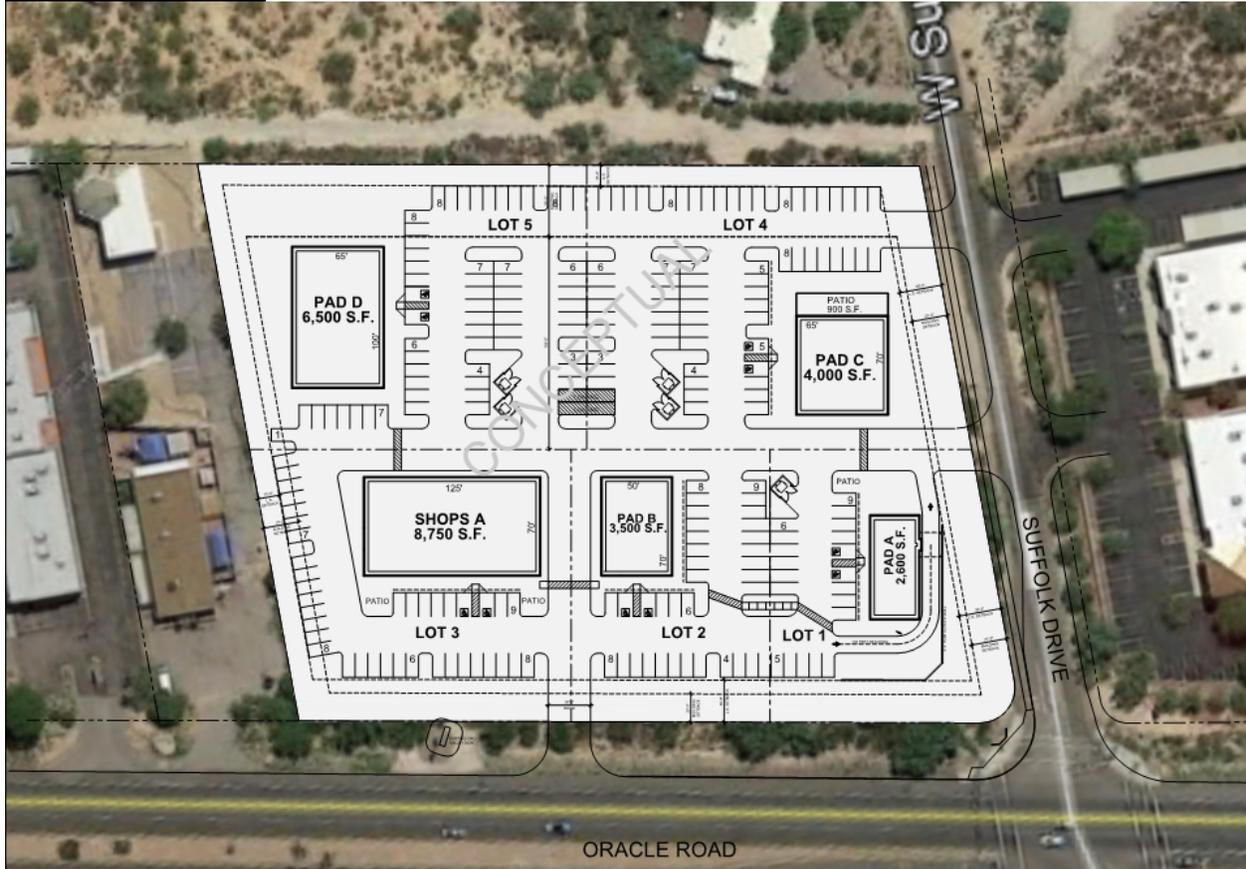


Town staff requires that we include the existing office development to the south in our rezone proposal ("Existing Development") to meet the minimum acreage for rezoning. The Existing Development is under separate ownership, will not be part of our development, and there are no current plans for any 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. The first official neighborhood meeting was conducted on June 16, 2020 as discussed below. A second official neighborhood meeting will take place prior to the Planning Commission public hearing as well.

#### **V. Public Outreach Update, July 8, 2020**

TTD held a virtual neighborhood meeting (facilitated by Town staff) on June 16, 2020, to which all the stakeholders identified in Section III, above, were invited. There were approximately 65 attendees, which includes neighbors and several Oro Valley Town Council Members and Planning & Zoning Commissioners.

The following is a list of questions/comments expressed during the meeting (grouped by subject), along with the TTD team's responses.

##### **Process & Proposed Rezoning**

1. Why is the property to the south included in the rezoning? If approved, can the existing development on the southern property be redeveloped with commercial (e.g. restaurants) uses? If so, what is the process for redevelopment? Who represents the property owner?

*The portion of the rezoning area north of Suffolk Drive measures approximately 4.6 acres. The property to the south is included in the rezoning to achieve the minimum 5-acre requirement for a rezoning to C-1. The property owner has agreed to be a part of the rezoning and is represented by the same project team.*

*The property to the south is already developed with office uses, which have been successful with their tenant occupancy over the years. The owners have no intention to redevelop that property. If in the future, the property owner decides to redevelop that area with new buildings, a public review and approval process (similar to a rezoning) to obtain a change of zoning condition is required to permit modifications to its layout. With this rezoning, if retail uses wanted to explore occupying within the existing building, they could do so.*

2. Has the applicant compared the difference in income they would receive between developing in R-S instead of rezoning to C-1?

*TTD is a retail developer. R-S permits multi-family (apartments) and office uses with only very limited retail uses. TTD does not embark on new projects until they have done extensive market research to ensure a successful retail development. TTD is very confident that the market is there for additional restaurant and retail development along Oracle Road. Because retail/commercial is TTD's business, TTD did not conduct studies*

*to explore other land use options. TTD makes certain that retail/restaurant is desired and would be successful before embarking on new sites like this.*

### **Proposed Commercial Uses**

3. Suffolk Hills is an historic neighborhood and the modern architecture [located across Oracle Road] is not architecturally compatible. How will the proposed commercial center be designed to acknowledge and blend within the residential area?

*The TTD team would like to work with the neighbors and Town to create a project that respects and honors the surrounding neighborhood. The Town has high standards for architectural design, and the project will be required to go through a public architectural review process to ensure the proposed development meets the Town's standards.*

4. Proposed landscaping should blend in with the area, especially for the buffer yard between the proposed development and residential. How tall is the proposed wall along the east side of the property?

*The Oro Valley Zoning Code requires a minimum 5-foot-high wall along the east side with 15-feet of landscaping on the neighborhood side of the wall. Because the wall length is greater than 40 linear feet, the Zoning Code also requires the wall to be staggered. Landscaping will be based on the Oro Valley landscape palette with native, drought tolerant, low-water use vegetation. The elevation on the east is higher than the remainder of the site, so the height of the wall may more effectively screen the uses in the project, which will be lower. TTD will be doing additional work related to that eastern edge and looks forward to working with the neighborhood and the Town on that edge.*

5. Concern regarding crime, specifically shopping from the proposed retail use. How will noise from the uses and trash pick-up be mitigated? Refuse areas should be located away from the residential area. Concern regarding the hours of operation (24 hours) and fast food with the drive-through use.

*The Oro Valley Zoning Code has development standards that address many of these concerns, including locations of refuse areas, loading and drive-throughs. The site plan right now shows the refuse and loading areas between 140 and 150 feet from the east property line within the parking lot. The drive-through is located on the far southwest corner of the project (over 250 feet from the east property line) in order to meet the Code requirements for distance between a neighborhood and a drive-through. In addition, a separate and simultaneous Conditional Use Process ("CUP") is required to permit the proposed drive-through, and details specifically related to that use will be discussed with the CUP. The TTD team looks forward to working with the neighbors to design a quality development that enhances the neighborhood and addresses specific concerns, such as hours of operation, delivery hours, etc.*

6. Is there currently a market for more commercial uses? Specifically, for more restaurants and retail uses.

*TTD does not begin projects like these without conducting market research. The demand for retail and restaurants is strong along this corridor. Some of the vacant spaces along Oracle Road are now older, need updating, and no longer work for newer uses. Newer/updated space is in demand.*

## Traffic

7. What jurisdiction owns the roads, and does the Town coordinate with the respective jurisdictions? Specific traffic-related concerns include the following:
- Is there possibility for a turn-lane from Oracle Road onto Suffolk Dr.?
  - Are speed bumps being considered?
  - Could the access to Suffolk Road be reduced or eliminated?
  - Concern, especially with the drive-through for traffic going through the neighborhood to access other areas of Town.

*A traffic impact analysis (“TIA”) is required as part of the rezoning application. The TIA will analyze the traffic generated by the uses on the property, the existing traffic conditions and the effect this project will have on those conditions, including specific traffic movements into and out of the property. The TIA will also identify/recommend improvements to be constructed to ensure the safe and efficient circulation of the project’s traffic. The TTD team looks forward to working with the neighbors and Town staff to identify strategies to mitigate concerns, specifically mitigating traffic going east on Suffolk.*

*The Arizona Department of Transportation (“ADOT”) has jurisdiction over Oracle Road, and the Town of Oro Valley will work closely with ADOT to carefully review the TIA and to determine improvements necessary to develop the project as proposed.*

*The Town of Oro Valley has jurisdiction over Suffolk. Once the TIA is complete, TTD will work with the Town and the neighborhood to ensure safe access and circulation within the site while working to encourage visitors to exit onto Oracle Road.*

## Other

8. How can you mitigate lighting and odors coming from this development?

*The Town’s Outdoor Lighting Code applies, which requires lower lumen level lighting (night skies), shielding and other strategies to protect adjacent neighborhoods. The Town also has regulations for construction to mitigate odors from restaurants. TTD will work with the neighborhood on additional mitigation strategies as well.*

9. How will the proposed development impact views?

*Multiple buildings are proposed, rather than a single commercial strip building that would impede viewsheds through the property. The maximum proposed building height for the project is 25 feet—the same height permitted under the existing zoning. The TTD team is still working on the preliminary grading plans for the property, but some portions of the property sit at a lower grade than the adjacent neighborhood, which should help minimize impacts to neighbors’ views.*

10. How will the proposed development impact property values for surrounding residents?

*There are many factors that affect property values, and many of them are subjective. What may be desirable to one property owner may not be desirable to another. Much of the valuation is simply based on the condition of the current market. In our experience, when investment is made in an area, and a quality project is developed, property values tend to increase, not decrease.*

Since the meeting in June, TTD has received several emails from Suffolk Hills neighbors asking questions and expressing concerns. The emails reiterated the questions and concerns summarized above. TTD extended a number of offers to meet either one-on-one with individuals, in small groups with those neighbors whose properties are contiguous with the rezoning site, and/or with the Suffolk Hills Neighborhood Association (“Association”). While those offers were initially declined, the leadership of the Association did agree to meet, and the summary of that meeting is below.

The TTD team will continue to make themselves available to meet with any and all neighbors, as requested and desired throughout the rezoning process.

#### **VI. Public Outreach Updated July 20, 2020**

TTD and Keri Silvyn met with a leadership group from the Suffolk Hills Property Owners Association (“Association”) on Monday July 22 along with Town staff representatives. The meeting opened a dialogue directly between the developer of the Project and the neighborhood to begin discussing and understanding neighborhood concerns. The Association group and developer intend to continue discussions about mitigation. The issues discussed included:

- Whether the rezoning is appropriate (this is a continued concern by some neighbors)
- Increased noise (traffic, dumpsters, loading, hours of operation)
- Traffic (increased traffic, improvements required and mitigating cut-through to the east)
- Appropriate uses adjacent to the neighbors (no bars)
- Appropriate lighting (similar to the office complex that is part of the rezoning – low bollards, headlight mitigation from drive-through)
- Transition on the eastern edge (appropriate landscaping and wall on eastern edge)
- Architecture (similar to the office complex that is part of the rezoning; incorporate materials appropriate to history of Suffolk Hills)
- Drainage

TTD and the Association group will meet again the first week of August to discuss ideas to mitigate these concerns. TTD also explained that the application will be filed for the rezoning by the end of July, and the site plan that was presented at the neighborhood meeting will be the site plan that is part of the application. TTD needs staff comments on that site plan at the same time TTD is working with the neighbors. TTD intends to continue working with the neighbors and incorporating any agreed-upon mitigation into the next version of the site plan. TTD also asked the Association to let neighbors know to expect the filing, and to please clarify that the tags on the plants are to take an inventory and do NOT mean all tagged plants will be permanently removed from the Project.

#### **VII. Public Outreach Updated August 8, 2020**

TTD, Keri Silvyn and Town staff met with the Association again on August 6, 2020 to discuss potential mitigation strategies related to the eight topics above. It was explained that the current proposal to C-1 with the drive thru is critical to making the plans work. TTD is committed to helping to mitigate the issues presented. The group discussed additional strategies for the eastern buffer yard including a larger buffer and working with adjacent neighbors on the location of plantings to increase visual mitigation. Other strategies to mitigate noise, light and discourage traffic from existing the new project to the east into the neighborhood. Architecture, drainage and potential use restrictions were also discussed. Another meeting is intended to occur within a 2 to 3-week time period with follow-up requested from both the Association and TTD.