



**Mercado Village
Minor GPA & Rezoning
Citizen Review Plan &
Report January 17, 2024**

The following is an initial citizen review plan and report (“Report”) for the proposed general plan amendment (non-major) and rezoning request by Caliber (“Owner”) for the Mercado Village project located southeast of the southeast corner of Shea Boulevard and 92nd Street (“Property”) to create a development plan for a mixed-use redevelopment project. The development plan includes portions of Owner’s property with an existing development plan from a 2013 rezoning case (Case 6-ZN-2013).

As part of the Citizen outreach we will comply with the City’s requirements as follows:

The City requires the Plan to include, prior to submittal:

1. Where and when the open house will be held
2. How and when the public will be notified

We notified all property owners and stakeholders within 1,250 feet of the property of our open house we held on January 8, 2024 from 6pm to approximately 8pm at Caliber’s corporate offices approximately 1 mile from the Property. During the meeting, the Owners and Mr. Kurt Jones, the Owners representative, were present and delivered a presentation for the attendees to discuss the revised mixed-use proposal. We also posted the site with a large white notification sign facing 92nd Street with information on the request, the date, time and location of the open house and our contact information. Refer to **Tab 1** for a photo and affidavit of the site posting and updated site posting. Refer to **Tab 2** for a copy of the letter that was mailed on 12/28/2023 to all property owners within 1,250 feet of the Property and those listed on the City’s notification list. Refer to **Tab 3** for the list of property owners within 1,250 feet of the Property.

At the open house, there were approximately fifty (50) attendees including Caliber representatives, City Council members, and members of the community. There were also at least two (2) members from the local press at the open house.

With regards to the open house discussion, approximately half of the attendees spoke in opposition to the proposal with the following main points:

- Property should be left commercial/keep medical office. Owner clarified the larger front portion is already zoned for the mixed-use residential and the need to add the two acres of vacant land in the rear (east).
- Property rights of neighbors (neighbors are limited on what they can do on their property; why should Caliber be any different?).



- Attendees don't want apartments and lack of notification of open house meeting. Owner rep walked through city notification requirements.
- Traffic light will cause a backup and create a bigger mess. Attendees don't think nurses or first responders will actually rent it.
- Discussion on City traffic report every two years – the data Caliber is using is two years old and no longer accurate. People moved here for a suburban lifestyle and traffic is getting unbearable.
- Traffic is bad now and adding 250 apartments, it will get even worse. A stoplight and a right turn lane won't solve the problem. Area can't hold the volume.
- McCormick Ranch HOA Board approved it, but they didn't get approval from McCormick Ranch residents.
- Attendee said there are new apartments in the area; Gold Dust; plans for more along Shea; assisted living. There are plenty of other places to live, they don't need to be here. Parking at Sprouts is already challenged.
- Attendee was concerned with crime and these types of projects create more crime.
- Discussion led to a homeless problem with the potential of apartments at this site and effect on tourism

With regards to the attendees in favor of the project, approximately 7-8 attendees spoke about the following:

- Attendee stated it's much improved from the previous version – “love what you've done”.
- Attendee believes plan is a holistic plan that can create walkability experience to the greenbelt, employment, living, retail.
- Attendee spoke about support for apartments. Employers need people to live nearby.
- Attendee spoke about need for apartments in Scottsdale to meet the need. Believed the open house and public process is working. The development has improved – reduced height – and traffic is being mitigated. Zombie buildings are not good for city. We need to get buildings filled again. There's no other land around the current site to build on.
- Attendee appreciated the walkability the lifestyle provides when/if they downsize from their current single family home. Would be a significant improvement from what is there now. There are a lot of empty office buildings post-COVID. We don't need more office buildings.
- Attendee was supportive of the project; medical office will still bring traffic. People want to move back to the area they're from and this is a desirable area, and this project will help bring people back to the area
- Attendee who works in commercial real estate affirmed that the office market has bottomed out and the landscape has changed. Believes the use proposed by Caliber is appropriate and current building is not adaptable to today's office market.
- Attendee who is a McCormick Ranch resident for 36 years. Has lived in a variety of housing stock in the community. Not opposed to this. A variety of types or residences and ages creates a community. Generalized an apartment as unsafe is inaccurate and believes this project is much improved.



While a majority of the open house attendees were not in favor of the revised mixed-use proposal, there were attendees in favor of the revised proposal. The following questions and answers were also discussed during the open house:

Questions:

- Questioned traffic modeling.
 - Talked about the light instead of modeling initially; engineer believes light will drastically improve traffic flows. Walked through increase of medical office trips compared to residential.
- What is vacant land zoned for along Mountain View Road?
 - All HonorHealth property.
 - Approval of this plan limits additional housing to the west because no vehicular access provided.
- How long has site been zoned PUD?
 - Larger portion of property along 92nd Street zoned PUD since 2013. Owner walked through addition of two acres creates a cohesive plan and avoids the orphan lot.
- What will rent rates be? Asked about traffic numbers.
 - Market rate. Owner committed to adding more info on NextDoor for neighbors. Noted traffic numbers were from traffic engineer.
- What's the difference in setbacks? Addition of green space?
 - Owner walked through revised site plan.
- "You've done a tremendous job on elevations." However, you'll have 300 new cars with the apartments – can't people enter and exit through the finger to the north? Can we expand another lane?
 - Owner explained the 'finger to the north' being behind Sprouts/Chompies center
- How has proposal addressed water situation.
 - Owner responded that multifamily is most efficient housing stock as it pertains to water.
- Asked clarification of where traffic light will be; asked about truck traffic route
 - Owner explained proposed truck traffic route
- Question about affordability and being priced out of the market
- Question about Caliber's experience developing residential property.
 - Owner walked through portfolio in Texas, Colorado, and Arizona.
- Will you sell these once you develop them?
 - Owner responded that this one will be owned.
- Asked if condos are still part of the project.
 - Owner responded that in order to meet three stories we had to reduce and eliminate the four story building in the back that would have been condos.

Other Outreach



**TIFFANY
& BOSCO**
P.A.

The Property is located within the McCormick Ranch master planned community. As such, we will work with the McCormick Ranch Property Owners Association (“MRPOA”) for their review and approval of this request. We met with the MRPOA on January 15, 2024, and presented the initial submittal package for the January 2024 submittal. We had a good dialogue with the MRPOA requesting additional information and we will be returning to continue to work with their board. We also have a meeting scheduled for late January with the Scottsdale Ranch master planned communities board. We will continue our outreach post submittal. There have been no phone calls to our office since we sent out the notices. If contacted, we will attempt to explain the request over the phone. If follow-up meetings are required, we will meet with those parties interested.

We will provide an update to this Report if major input is received or there is significant outreach that staff should be aware of.