



CALIBER

THE WEALTH DEVELOPMENT
COMPANY

MERCADO VILLAGE

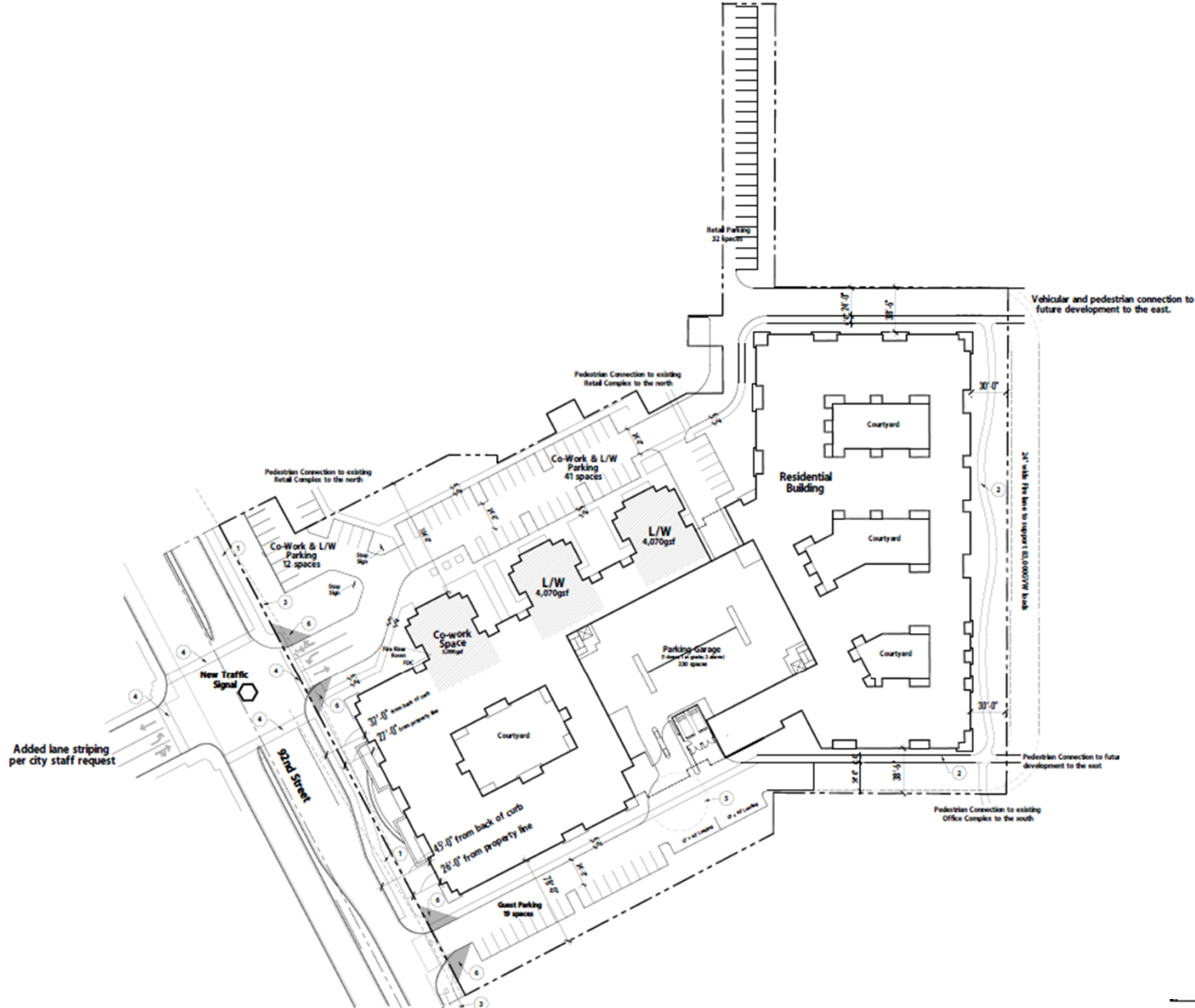


- Amend the existing PUD to include office, live-work, and multi-family.

CALIBER Caliber's history as the owner-developer with this project

- Caliber acquired the site in 2021, assembling three parcels with the primary parcel purchased out of foreclosure.
- Prior Planned Unit Development (PUD) rezoning and site plan application was denied on 12/7/2022. This included:
 - 4-stories (with rooftop amenity)
 - 262 Units
 - 12 Live-Work Units
 - 4,000 sq. ft. of coworking space
 - Included the existing ~24,400 sq. ft. retail area with the rezoning application
- The project team is completing a new rezoning application submittal with the following key changes:
 - 3-stories (with rooftop amenity)
 - 255 units
 - 8 Live Work units
 - 5,000 sq. ft. of coworking space
 - Removes the existing retail from the proposal
- Caliber has received significant feedback to improve the project from city council members, city staff, community associations, and community members.

CALIBER Proposed Site Plan



- Primarily 3-stories
 - 48' to parapet of amenity area
 - Amenity area is 2% of total building sq. ft.
- 255 Units
- 8 Live-Work units
- 5,000 sq. ft. of coworking space
- Vehicular connection to east

CALIBER Improved Pedestrian & Vehicular Access



- Caliber responsible for cost and installation of traffic signal which also serves Honor Health and Sprouts Shopping Center.
- Project provides vehicular access to 9400 Shea Retail Center
- Pedestrian Access from hospital complex improved

Pedestrian Circulation: 
Vehicular Circulation: 

CALIBER Proposed Elevations



48' to Amenity Parapet
36' to 3rd Floor Parapet

North Elevation – Facing Retail



48' to Amenity Parapet
36' to 3rd Floor Parapet
24' to 2nd Floor Parapet

92nd Street Elevation

- 3-stories
 - 24' to top of parapet of 2nd floor along 92nd street
 - 36' to top of parapet of 3rd floor
 - Stepped back 72' from 92nd street
 - 48' to top of pool amenity
 - Stepped back 390' from 92nd street

CALIBER 92nd St Entrance Rendering



CALIBER View from Adjacent Retail - Rendering



CALIBER View from Southwest



The Development Review Board shall review the DP elements and make a recommendation to the Planning Commission, based on the following considerations:

- (1) The design contained in the DP is compatible with development in the area that it may directly affect and the DP provides a benefit to the city and adjacent neighborhoods.
- (2) The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.
- (3) The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.
- (4) The DP promotes connectivity between adjacent and abutting parcels, and provides open spaces that are visible at the public right-of-way and useful to the development.



'Mercado del Rancho' (Retail north of site)



'Mercado del Rancho' (Retail north of site)



'Honor Health' (Medical campus west of site)



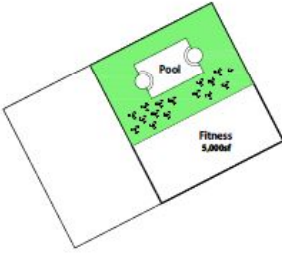
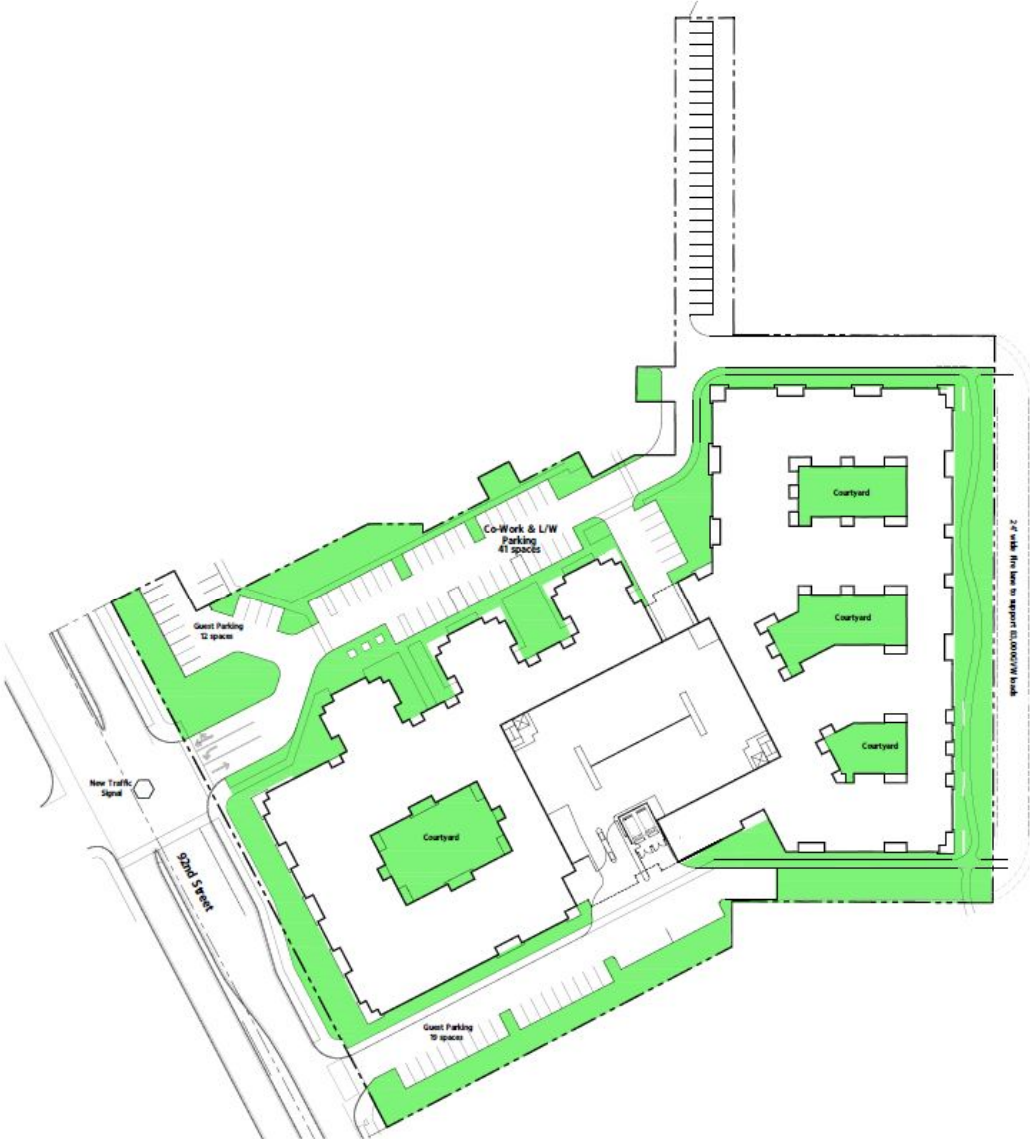
'Honor Health' (Medical campus west of site)

Adjacent Context Images




MERCADO VILLAGE- Scottsdale, Arizona

20157- 6-10-24



Open Space Worksheet

Site Area:	6.64 acres gross (289,152sf)
	6.08 acres net (264,725sf)
Common Open Space Required:	28,915sf (10.0% gross site)
Common Open Space Provided:	84,700sf (29.29%) 
(includes pool deck)	
Private Outdoor Required:	14,457sf (5.0% gross residential area)
Private Outdoor Provided:	30,147sf



MERCADO VILLAGE- Scottsdale, Arizona

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20157- 3-20-24



Landscape / Open Space on 92nd Street

MERCADO VILLAGE- Scottsdale, Arizona

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Solar Shading thru Design

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December 21st 6:00am



December 21st 9:00am



December 21st 12:00pm



December 21st 3:00pm



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September 21st 6:00am



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MERCADO VILLAGE- Scottsdale, Arizona

Solar Analysis

20157- 6-10-2023



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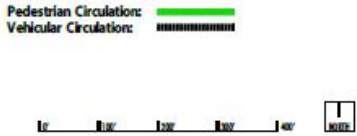


Pedestrian and Vehicular Circulation

The development will have numerous opportunities for pedestrian connectivity to existing retail, restaurant and office venues adjacent to the property.

The project will provide a new signalized crossing at 92 Street and Cochise Drive to provide access from the site to the Honor Health Medical Campus and greenbelt system.

There will be approximately 25.8% of open space located throughout the property in courtyards and pedestrian-oriented locations.



- New proposal makes positive changes from prior submittals, driven by significant engagement
- The new development will contribute to a high quality of life for future residents due to its location to retail, restaurants, medical uses, and transportation network.
- Heavy neighborhood outreach with special interest groups
- No amended development standards

Respectfully Request a Positive Recommendation on
Case # 1-ZN-2024

CALIBER Managing & Reducing Traffic

- **Less Traffic Compared to a Commercial Use:** Medical Office generates 5,521 daily trips while Mercado Village generates 2,029 daily trips.
- **Changing Traffic Patterns:** A new traffic signal at the 92nd / Cochise intersection would improve the levels-of-service at the 92nd / Cochise intersection from “E” and “F” to “A” and “B”.
- **Reducing Short Trips:** The traffic signal will include a pedestrian connection to aid HonorHealth and medical office employees west of 92nd Street either driving or walking to the retail center to the east and new residents to Honor Health campus, retail further to the west, and greenbelt.
- **Available Capacity:** 92nd Street, Mountain View, and 96th Street all under capacity per traffic report.
- **Reducing Use of Shea Blvd:** New traffic signal will reduce trips to Shea while allowing safer southbound turning movements.

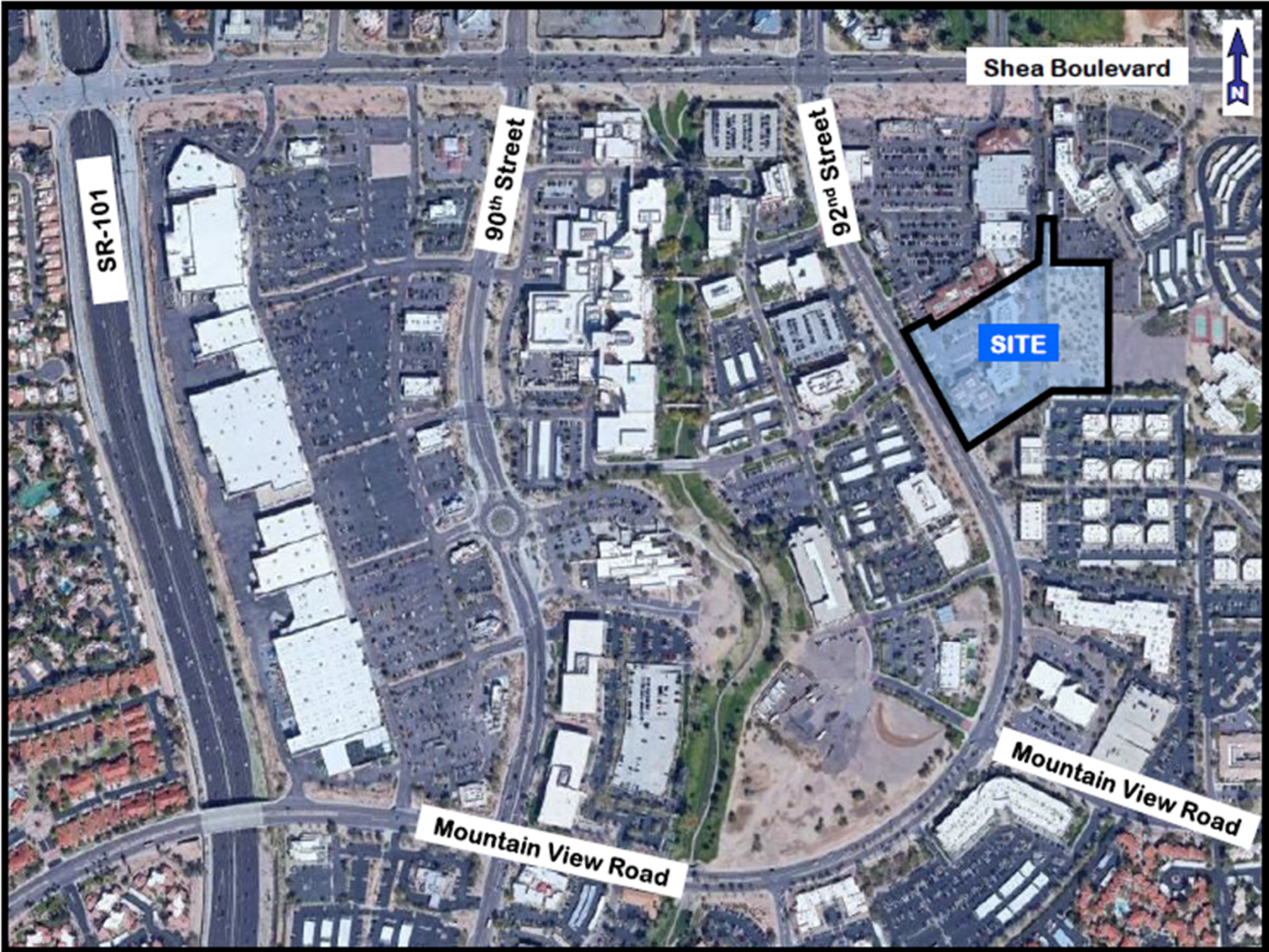


Table 2: EXISTING WATER DEMAND CALCULATIONS

	Area (sf)	Avg. Day Demand (gpm/sf or unit)	Max Day Peaking Factor	Peak Hour Peaking Factor	Avg. Day Demand (gpm)	Max. Day Demand (gpm)	Peak Hour Demand (gpm)
Office	58,048	8.34E-04	2	3.5	48.4	96.8	169.4
Office	14,480	8.34E-04	2	3.5	12.1	24.2	42.3
Totals					60.5	121.0	211.7

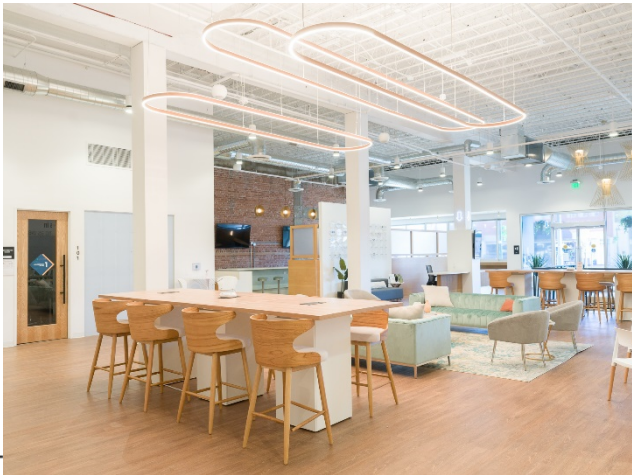
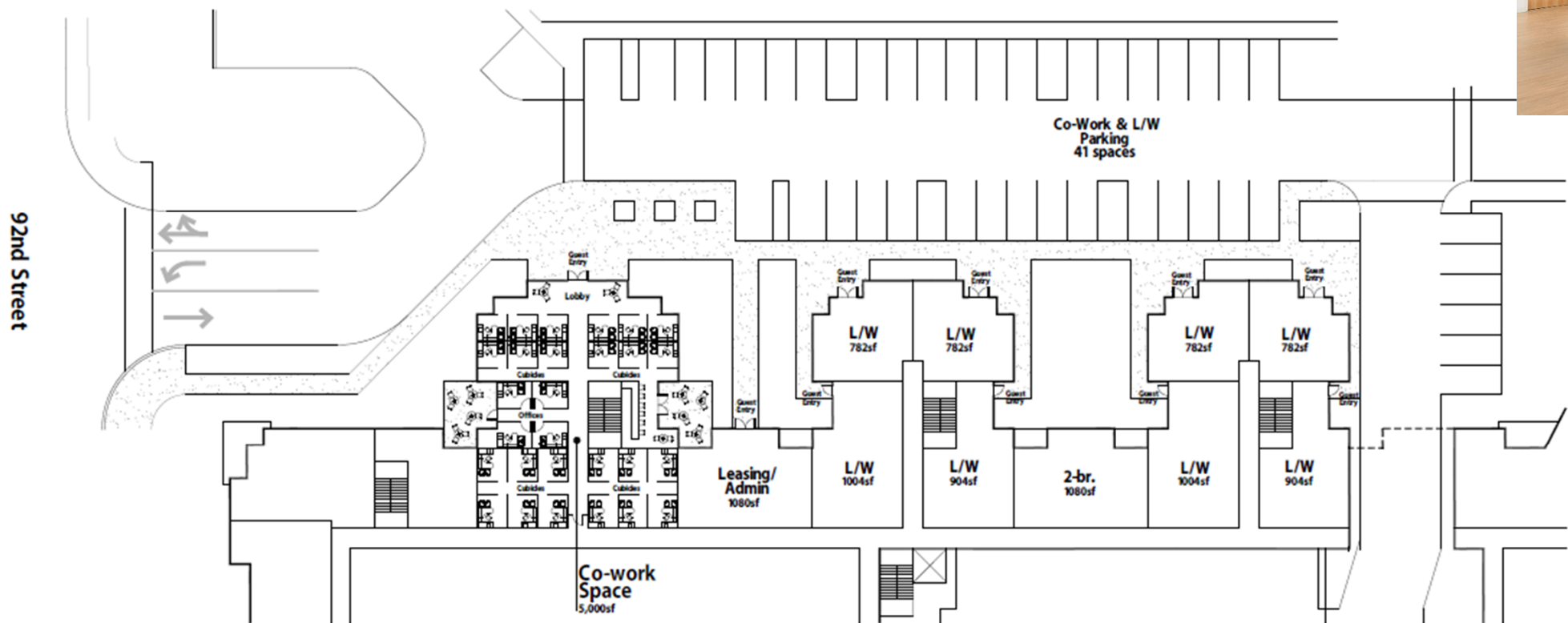
Table 3: PROPOSED WATER DEMAND CALCULATIONS

	Units	Avg. Day Demand (gpm/unit)	Max Day Peaking Factor	Peak Hour Peaking Factor	Avg. Day Demand (gpm)	Max. Day Demand (gpm)	Peak Hour Demand (gpm)
Residential	255	0.27	2	3.5	68.9	137.7	241.0
Office	5,000	8.34E-04	2	3.5	4.2	8.3	14.6
Totals					73.0	146.0	255.6

Note: the average day demand is less than 100,000 gallons so the Water Demand Exhibit is not required.

CALIBER Coworking and Live/Work Unit Plan

Newberry Station Coworking DT Mesa



CALIBER McCormick Ranch HOA Approval

- Received approval with stipulations from McCormick Ranch HOA on March 12, 2024
- Stipulations include
 - Elevated design along 92nd street as shown by perspectives
 - Vehicular connection to the adjacent parcel to the east



McCormick Ranch
Property Owners' Association

ARCHITECTURAL REVIEW COMMITTEE
9248 N 94TH ST
SCOTTSDALE, AZ 85258

March 12, 2024

IRONWOOD 92 PARTNERS, LLC
C/O BRIAN SNIDER
8901 E MOUNTAIN VIEW RD #150
SCOTTSDALE, AZ 85258

RE: 217-39-536, 217-39-537A, 217-39-537B, 217-39-537C and 217-36-989B

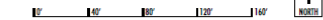
Dear Ironwood 92 Partners, LLC,

The Architectural Review Committee ("ARC") for McCormick Ranch Property Owners' Association, Inc. ("MRPOA"), reviewed your application for Mercado Village. The following requests were reviewed:

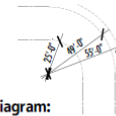
- Contemplated redevelopment of lots 217-39-536, 217-39-537A, 217-39-537B and 217-39-537C to a 255 unit mixed-use apartment building.
- As part of the redevelopment of Phase 1, amend the existing development plan (previously approved in Case 6-ZN-2013) for existing Planned Unit Development within a Planned Community District (PUD PCD) zoning district. (APN: 217-39-536; 217-39-537A; 217-39-537B; 217-39-537C).
- As part of Phase 2 development request a Non-major General Plan Amendment from Commercial to Mixed-Use land use and rezone from Commercial Office within a Planned Community District (C-O PCD) to Planned Unit Development within a Planned Community District (PUD PCD) zoning district. (APN: 217-36-989B).

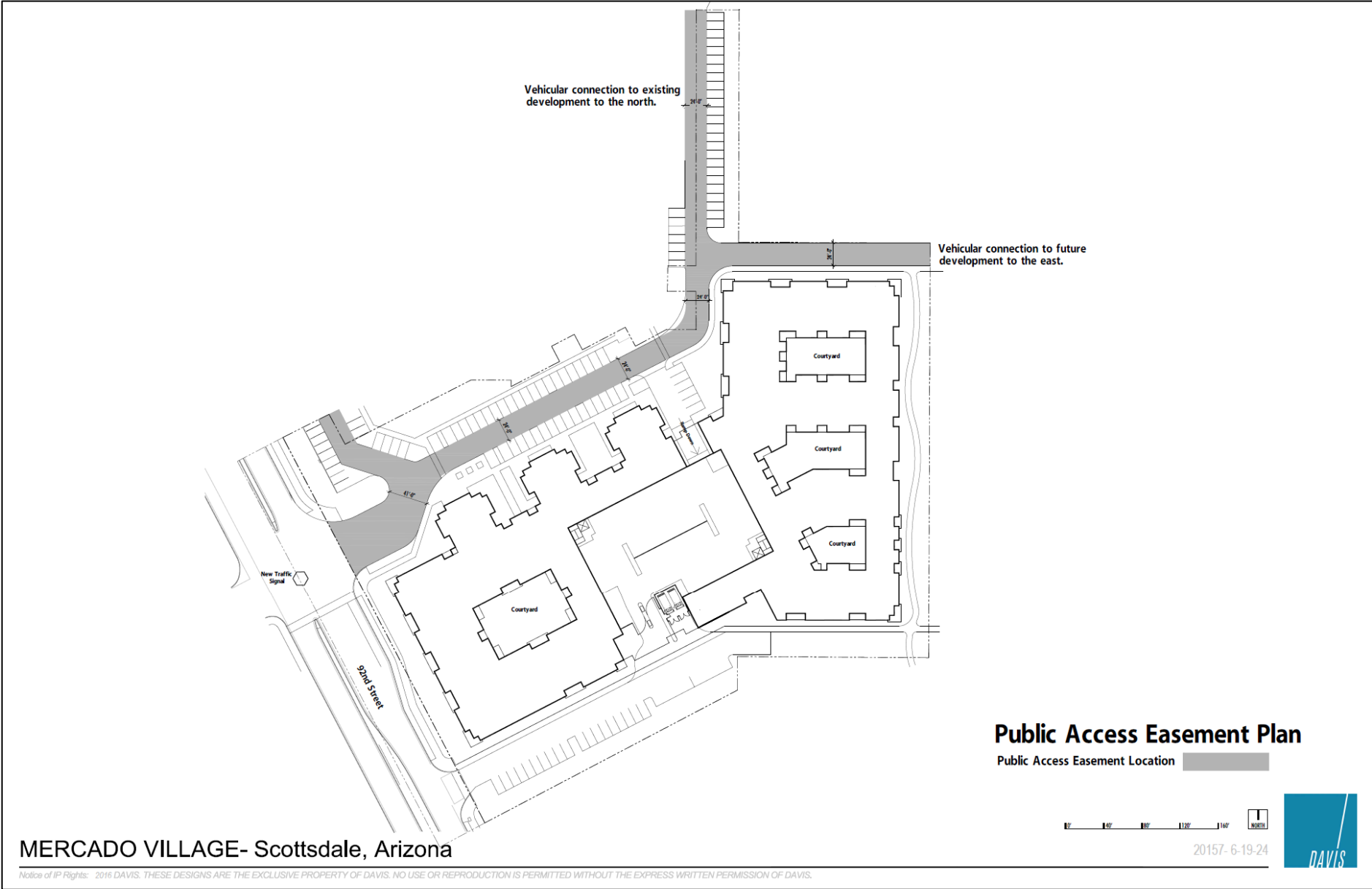
After discussion, the ARC approved the following:

- The site plan submitted for Phase 1 and 2 and dated 1/16/2024, which included a total site area of 6.64 gross acres, as conceptual only. Conceptual approval is general approval for the redevelopment and development of the above-named parcels. It is understood that the proposal submitted is in preliminary form and following the anticipated approval of the zoning changes, Ironwood 92 Partners, LLC, will proceed with preparing detailed plans for all parcels including but not limited to building heights, setbacks, building materials, paint colors, landscape, signage, etc. Submittal shall include hardscape and landscape for review and approval similar to the renderings submitted on 2/29/2024.
- Adherence to the MRPOA Board of Directors Resolution #2023-09272023.
- Requiring Ironwood 92 Partners, LLC, to grant and record a non-exclusive access easement on, over and across tax parcels 217-36-989B and 217-39-537A to the owner(s) of tax parcel 217-36-001P, for the purpose of vehicular and pedestrian access, ingress and egress to and from tax parcel 217-36-001P and 92nd Street. Access Easement Agreement is to be provided to MRPOA prior to any construction taking place and will avoid the detriment of a vacant and unutilized lot while ensuring the project's preservation.

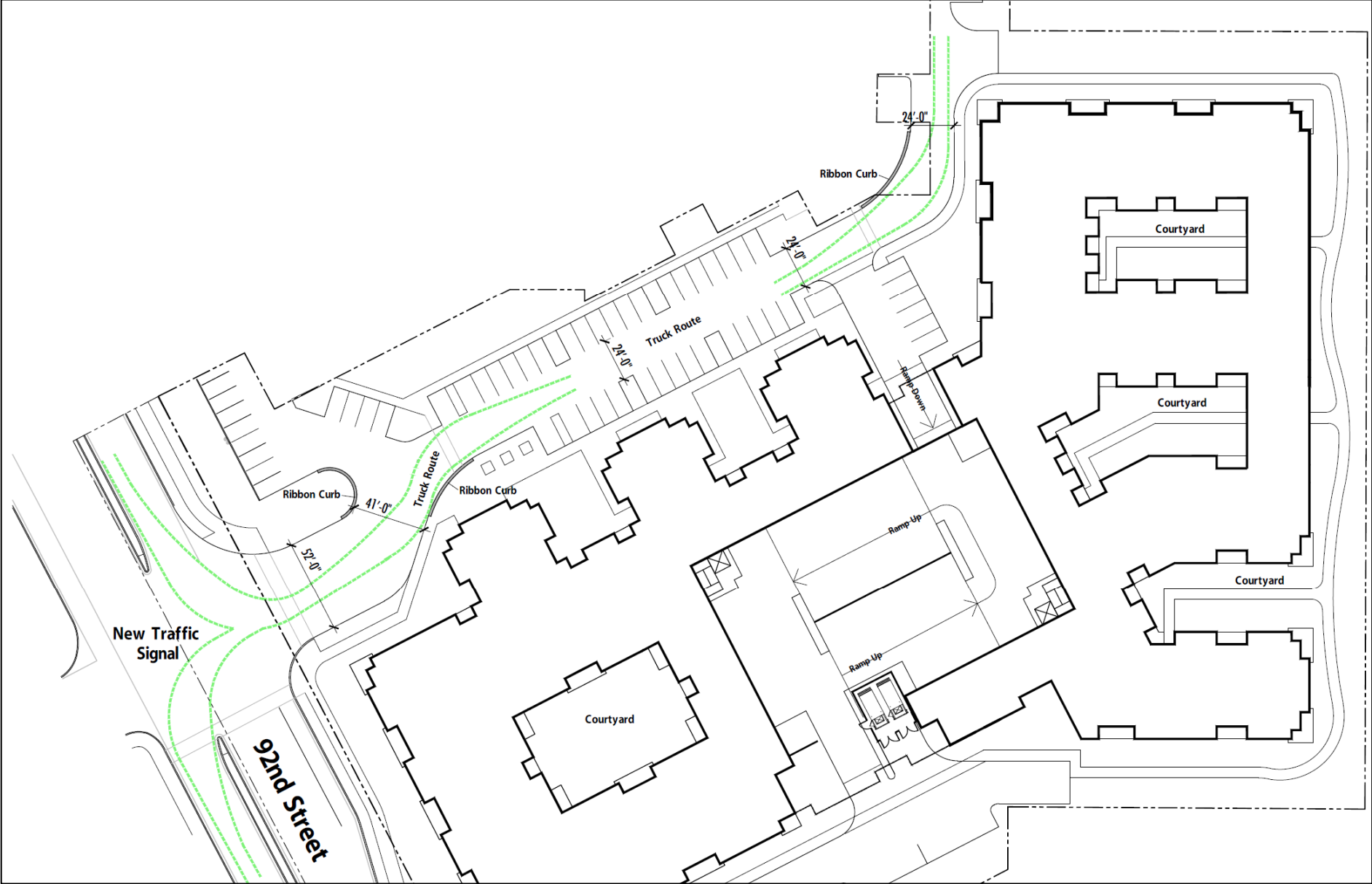


Note: Access roads shall extend to within 300' of all portions of the building.
All required fire lanes are minimum 24'-0" wide.
This residential community is not gated.
Fire lane surface will support 83,000GVW.
Cross access easement agreement required prior to approval.
Key switch/pre-emption sensor required for commercial/multi-family/gated communities.





Truck Access Plan



CALIBER Site, today, is functionally obsolete

