



# CALIBER

THE WEALTH DEVELOPMENT  
COMPANY

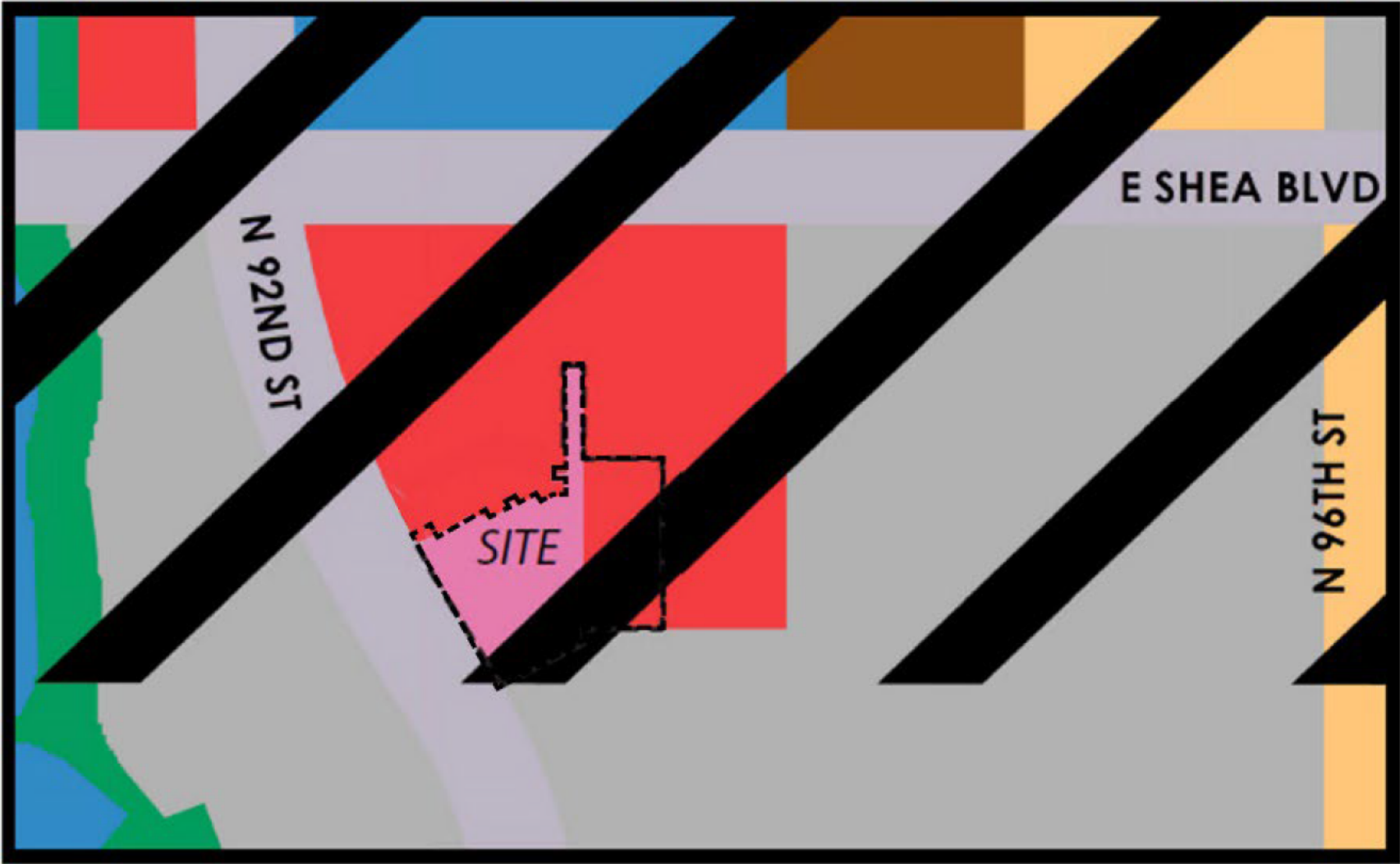
**MERCADO VILLAGE**



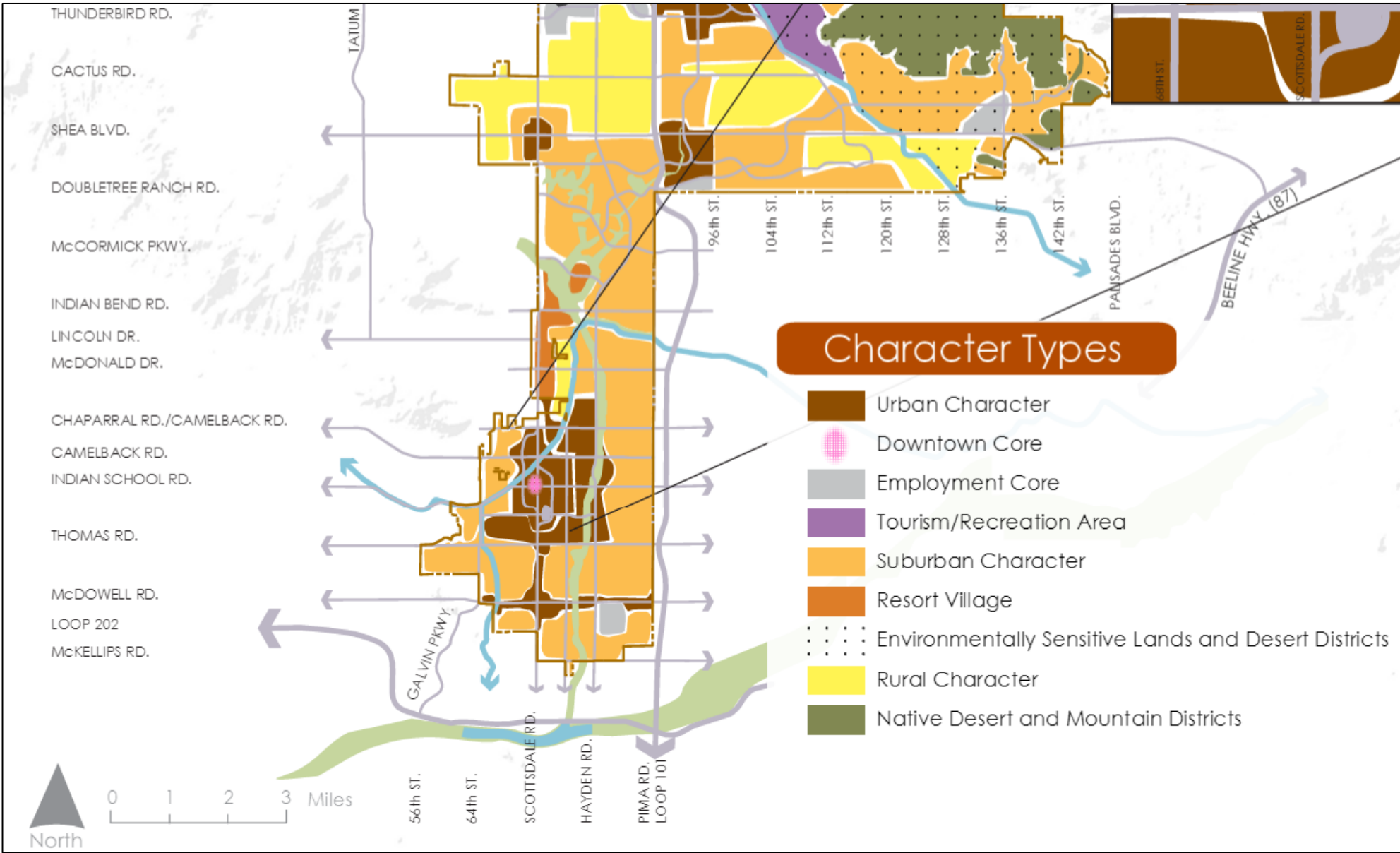
- Amend the existing PUD to include office, live-work, and multi-family.



Existing Land Use: Commercial & Mixed-Use Neighborhoods



# Mercado Village





■ Urban Character Types consist of ***higher-density residential***, non-residential, and ***mixed-use neighborhoods, including apartments***, high-density townhouses, business and employment centers, and resorts. Development in Urban Character Types should have pedestrian orientation, shade, activity nodes, and useable open spaces that encourage interaction among people. Building form and heights typically transition to adjacent Rural and Suburban Character Types. ***Taller buildings may be appropriate in Growth Areas***, depending on context (see Growth Areas Element). Examples include Old Town Scottsdale, a mixed-use center of distinct urban districts; mixed-use portions of the Greater Airpark, particularly along Scottsdale Road; areas within the Scottsdale Road and Shea Boulevard Couplet; ***and the Honor Health hospital/medical campus near Shea Boulevard and 90th Street.***

Scottsdale’s Future Land Uses are distributed as follows:

GENERAL PLAN 2035 LAND USE MIXTURE					
Land Use Group	Land Use Category	General Density	Percentage*	Existing Acreage*	Total Percentage of Group
Residential	Rural Neighborhoods	1 dwelling unit per 1 or more acres	26%	30,955	51%
	Suburban Neighborhoods	More than 1 and less than 8 dwelling units per acre	23%	27,181	
	Urban Neighborhoods	8 or more dwelling units per acre	2%	2,545	
Mixed Uses	Mixed-Use Neighborhoods		3%	4,087	5%
	Resorts/Tourism		2%	1,870	
Non-Residential	Cultural/Institutional or Public Use		3%	3,254	7%
	Commercial		1%	1,311	
	Employment		3%	3,193	
Open Space	Developed Open Space		7%	8,430	37%
	Natural Open Space		5%	5,410	
	McDowell Sonoran Preserve		25%	29,862	



## **HOUSING ELEMENT<sup>‡</sup>**

Since incorporating in 1951, Scottsdale's housing and neighborhoods have shifted and evolved in response to marketplace trends, evolving community character, and family lifestyle preferences. Scottsdale pioneered creative housing solutions in Arizona, such as townhomes, master-planned communities, downtown urban living, and custom single-family desert homes.

In general, Scottsdale maintains higher housing costs and values than comparable housing in other valley communities because of the community amenities, services, and quality of life. Although this is beneficial for property and resale values, housing for the full spectrum of Scottsdale's citizens, service workers, entry-level homeowners, seniors on limited incomes, and citizens with special social or physical needs, has become more difficult.

Scottsdale is a community of choices. As such, the community embraces a variety of housing options that blend contextually with our neighborhoods. At projected build-out in 2055, Scottsdale's population is expected to reach 316,700 residing in 157,034 housing units.<sup>‡</sup> While single-family homes will continue to be the predominant housing type in Scottsdale, an increasing number of people, from young professionals to retirees, seek an urban lifestyle or need more affordable and diverse housing options. As land for housing development becomes increasingly limited, the community will need to focus attention on the revitalization and preservation of established housing stock and seek creative infill development strategies to accommodate Scottsdale's multiple generations.

## 5. CONNECTIVITY

### INTRODUCTION

The way residents, visitors, and employees travel throughout the city affects overall quality of life and community image. Scottsdale is the premier center in the Valley for arts, culture, and tourism; a regional shopping hub; and an importer of employees. Therefore, it is critical to provide a variety of mobility choices and examine transportation challenges and their cost effectiveness at a local, as well as regional level.

The automobile will remain an important means of travel in Scottsdale. To maintain mobility, land use and transportation policies should emphasize a mix of uses and activities served by smart, safe, efficient, affordable, and accessible transportation options. To reduce traffic congestion and adverse impacts on the built and natural environments, Scottsdale must make land use decisions that strive to reduce the length and number of automobile trips. Efficient, accessible, and comfortable mobility choices, as well as employer participation in trip reduction programs, can effectively transform reliance on the automobile and reduce congestion on streets. Offering a variety of accessible mobility choices will also support people in the community with limited or impaired mobility who may not be able to drive.



## 6. REVITALIZATION



To address these challenges, the plan seeks to concentrate higher-intensity uses in Growth and Activity Areas [see Growth Areas Element] to promote infill, better use remaining land resources, limit the spread of higher intensity development, and enable economic provision of public facilities and services. As the city approaches build-out, fewer new homes will be constructed and greater attention will be given to Scottsdale's established neighborhoods. Consequently, neighborhood character and context considerations will often take precedence over competing considerations, and therefore Scottsdale citizens are welcomed as partners in making sure their neighborhoods are the kind in which they want to live, work, and conduct business.

Scottsdale's future as a desirable place to live, work and visit is dependent on a stable economic base and livable neighborhoods. The Revitalization Chapter seeks to create strong neighborhoods; proactively preserve and revitalize Scottsdale's diverse areas; contextually redevelop property; manage growth; and guide the provision of Scottsdale's community services and facilities.

### ELEMENTS IN THIS CHAPTER:

- Neighborhood Preservation & Revitalization
- Conservation, Rehabilitation, & Redevelopment
- Growth Areas



## **GROWTH AREAS ELEMENT<sup>‡</sup>**

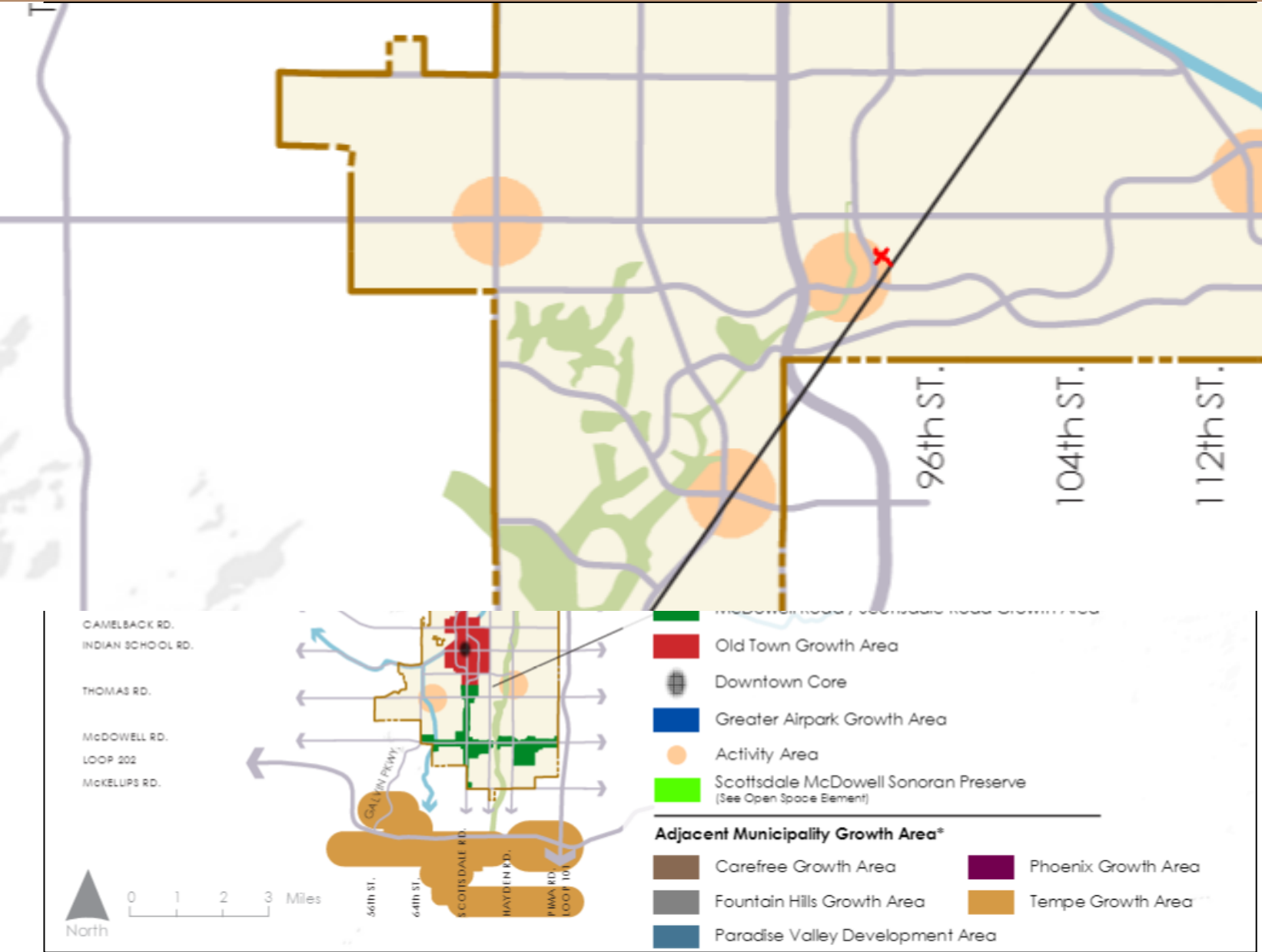
Since 1967, Scottsdale has diligently used its General Plan to guide and direct the internal and external influences affecting growth in the community. Scottsdale continuously seeks to ensure that growth occurs in a responsible and contextually appropriate way. This is accomplished through stringent development standards and by identifying locations needing targeted investment. As a result, Scottsdale has a nationally recognized, high-quality built environment and is an attractive place for businesses and residents alike.

The Growth Areas Element identifies specific locations within the community that are most appropriate for development focus, and will best accommodate future growth, new development, revitalization, and redevelopment. Scottsdale's Growth Areas focus higher intensity development, a planned concentration of land uses, and enhanced transportation and infrastructure in designated areas.

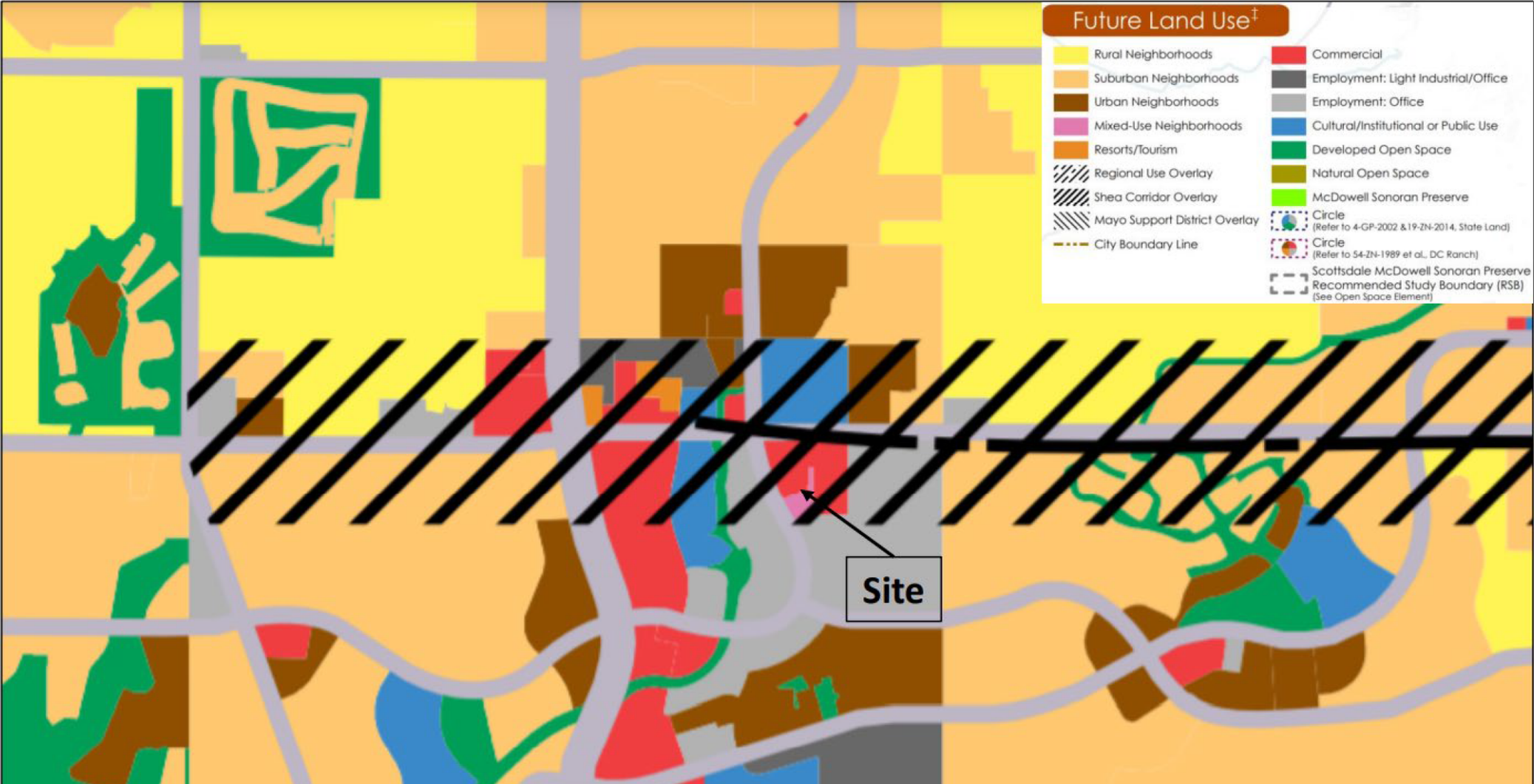
Scottsdale has also designated Activity Areas as locations where development is concentrated, but to a lesser degree than Growth Areas. Activity Areas vary in size, intensity, type of activity, and development. Development in these areas should consider the surrounding context.



CALIBER Mercado Village



Shea Corridor Overlay



## CALIBER Mercado Village

The Shea Area Plan contains policies and guidelines that strive to preserve neighborhoods and character in the Shea Boulevard area.

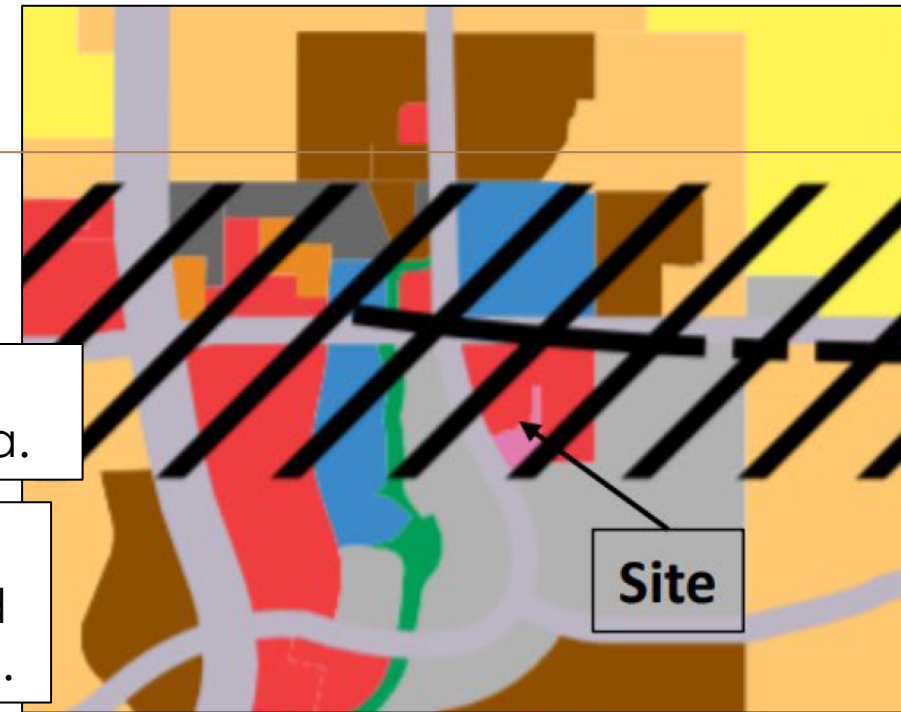
New development should not destabilize an existing neighborhood nor should assemblages of existing neighborhoods be encouraged.

Provide an efficient road network and promote alternative modes of travel by building Shea Blvd according to anticipated traffic demands and following the Shea Blvd. Transportation/Access Policy (Arterial/Arterial Median Break Policy); maximizing the trail system by providing safe and convenient access to areas north and south of Shea Blvd...

Goal – Provide a variety of residential housing choices.

Intent – Create housing opportunities that will allow residents to live near schools and employment areas.

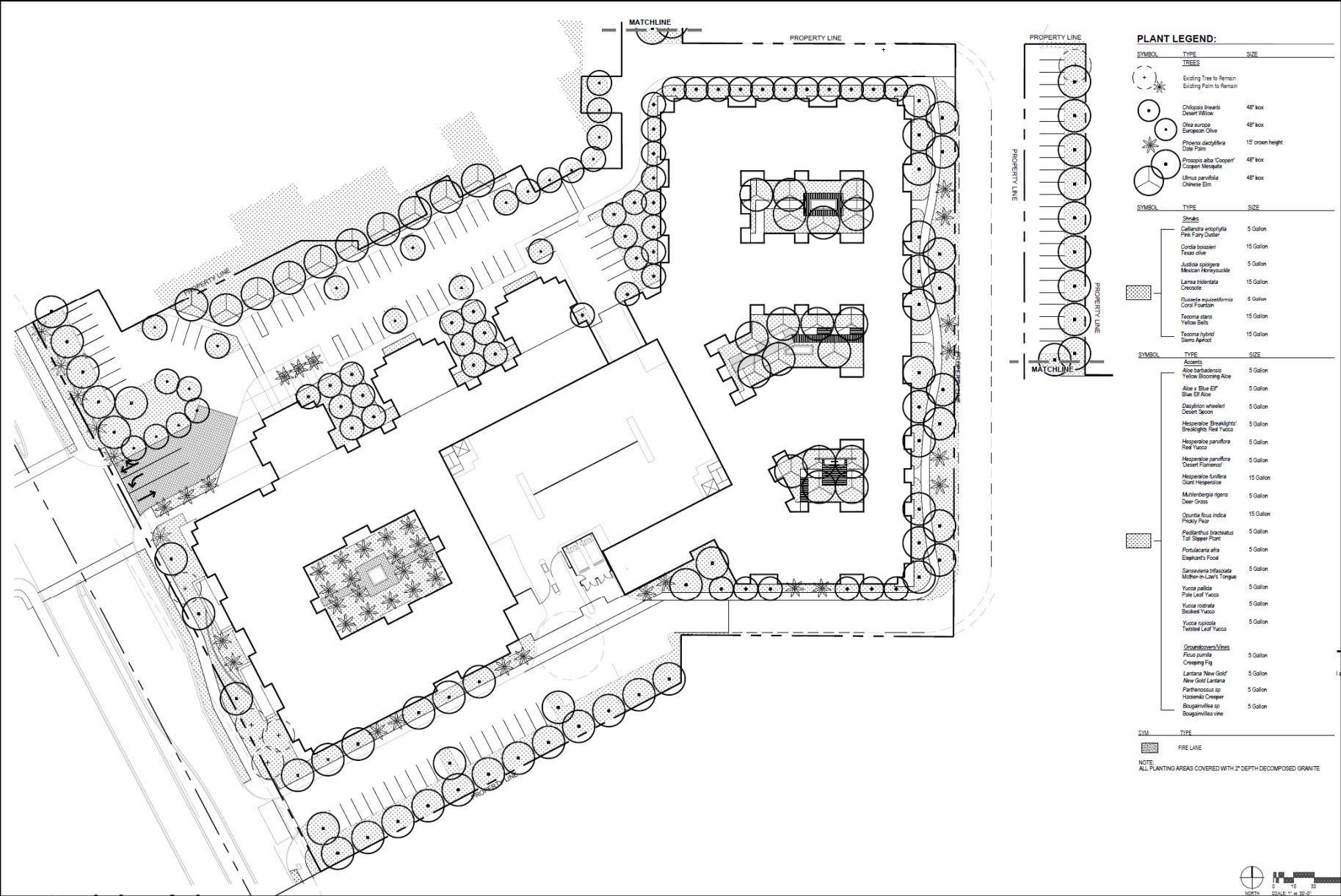
POLICY 1 -Enhance and protect the existing residential areas while allowing flexibility in residential parcels having Shea frontage.





- Provides much needed housing next to Scottsdale's largest employer, Honor Health. Additionally, to further incentivize the benefit to Honor Health, the developer will provide discounts to hospital workers.
- Residential located next to a major shopping center encourages residents to spend locally which further increasing the sales tax revenue for the City.
- Residential located near a shopping center incentivizes less trips for necessities such as groceries.
- The provided Co-working office and live work units provides optionality for Scottsdale residents.
- The co-working space and live work units are facing the retail shopping center, further encouraging a mixed use design environment.
- Step back design has been integrated into the project reducing the massing along 92<sup>nd</sup> street. Also included is an elevated design along 92<sup>nd</sup> St which is supported and approved by McCormick Ranch POA.
- This project has a surplus of parking spaces and will be providing additional parking for the Sprouts center behind their building.
- Will be fully compliant with Scottsdale's Green Building Code
- Will recorded an easement to allow access to the property to the east, supporting Staff, McCormick Ranch, and Scottsdale Ranch's desire for this connection.

- Traffic light increases pedestrian connectivity to the greenbelt and for Honor Health visitors and employees to the shopping center.
- The traffic light will be fully paid for by the developer.
- The traffic light will fix the failing LOS of Cochise Dr Left-NB movement and the centers 92<sup>nd</sup> St SB left turning movement.
- Open space at 29% is well above the 10% required minimum.
- Caliber is an owner-operator of their assets.
- The management company we work with has high standards for leasing including a thorough background check process. This among others will ensure the development is safe for those living there and the impact to the entire area.
- The density provided for this project is consistent with other MF projects across Scottsdale.
- The site's parking garage will provide all the parking requirements for the residents, allowing surface parking to be reserved for the retail center, live work units, and co-working space.
- The existing building onsite is obsolete and would need to be rebuilt. This proposal and development would prevent an even longer period of time before redevelopment.
- No amended development standards
- Significant amount of landscaping. Shaded walkways around entire property



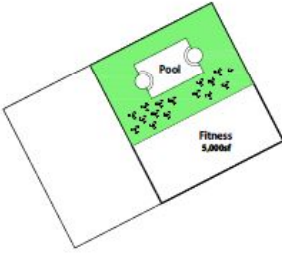
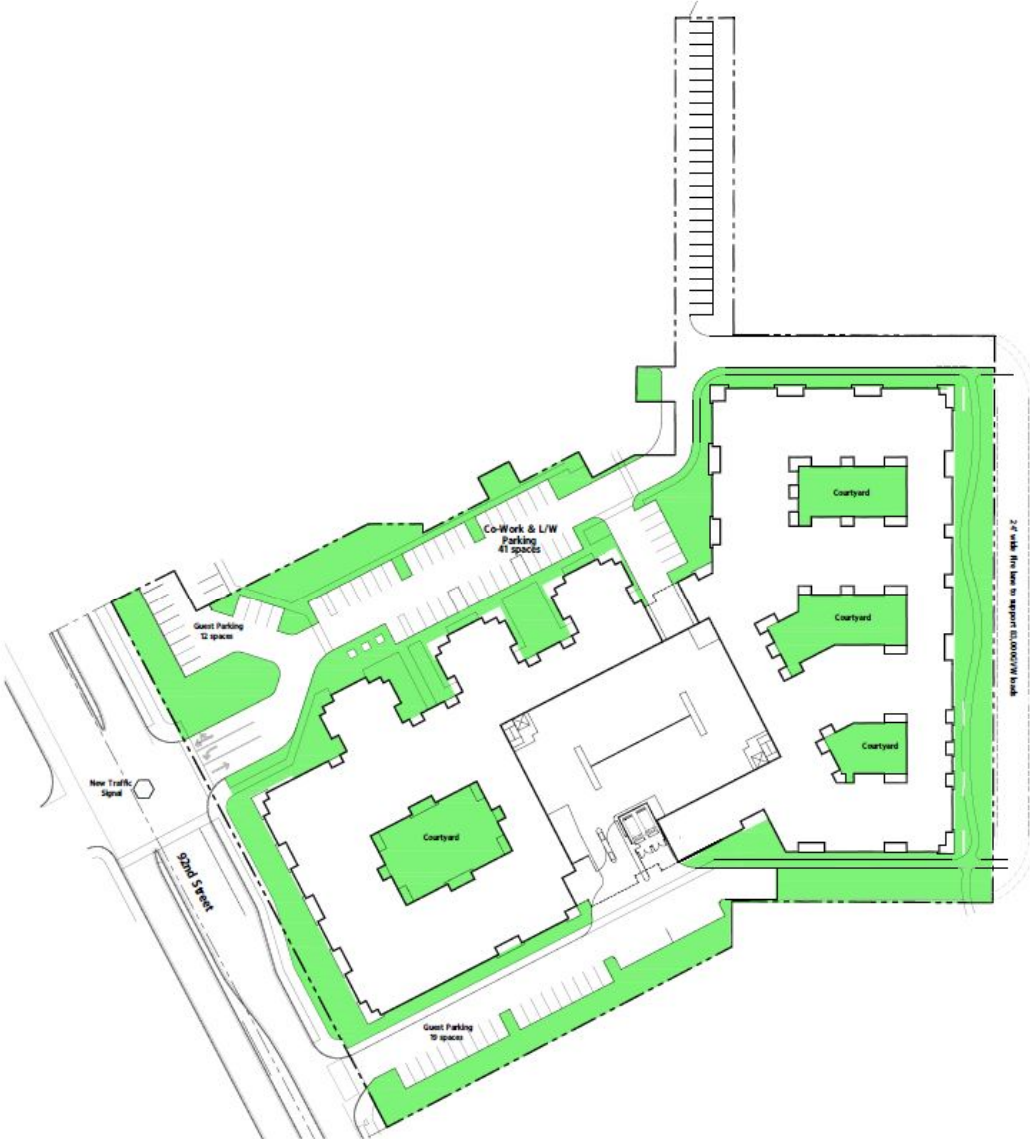


# CALIBER Improved Pedestrian & Vehicular Access




- 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: 



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





# CALIBER Proposed Elevations



North Elevation – Facing Retail



92nd Street Elevation

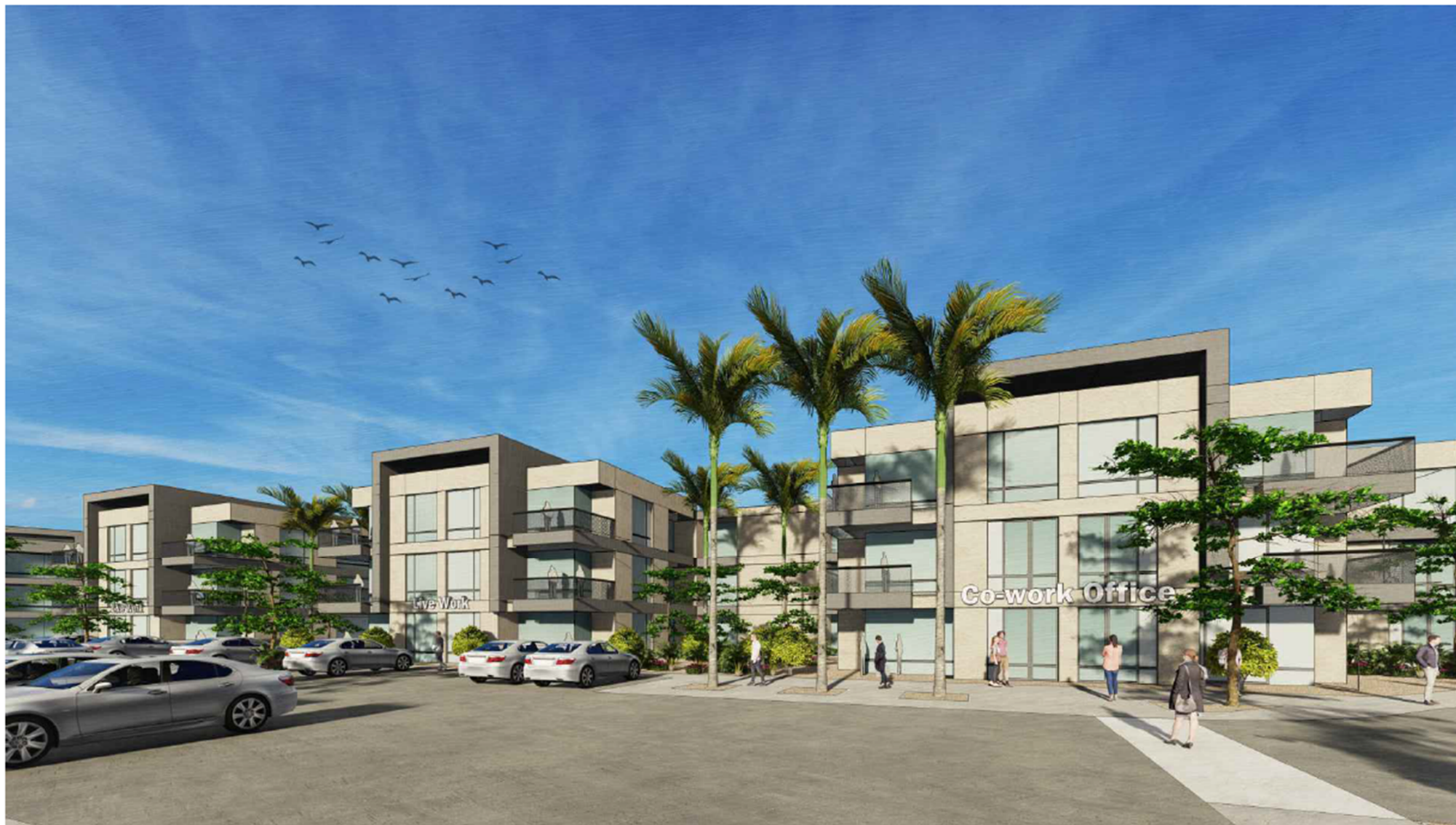
- 3-stories
  - 24' to top of parapet of 2<sup>nd</sup> floor along 92<sup>nd</sup> street
  - 36' to top of parapet of 3<sup>rd</sup> floor
    - Stepped back 72' from 92<sup>nd</sup> street
  - 48' to top of pool amenity
    - Stepped back 390' from 92<sup>nd</sup> street



CALIBER 92<sup>nd</sup> St Entrance Rendering



CALIBER View from Adjacent Retail - Rendering

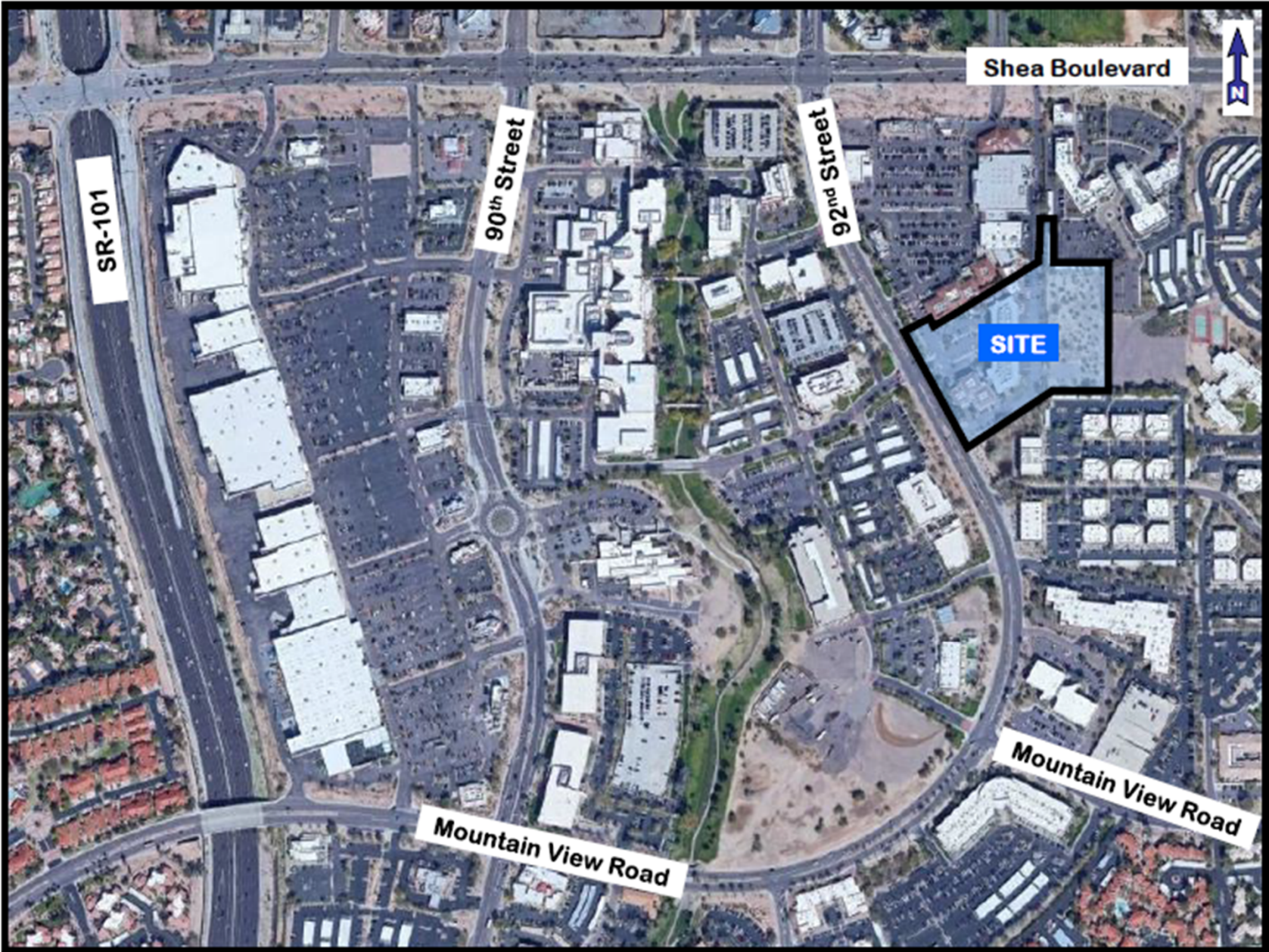




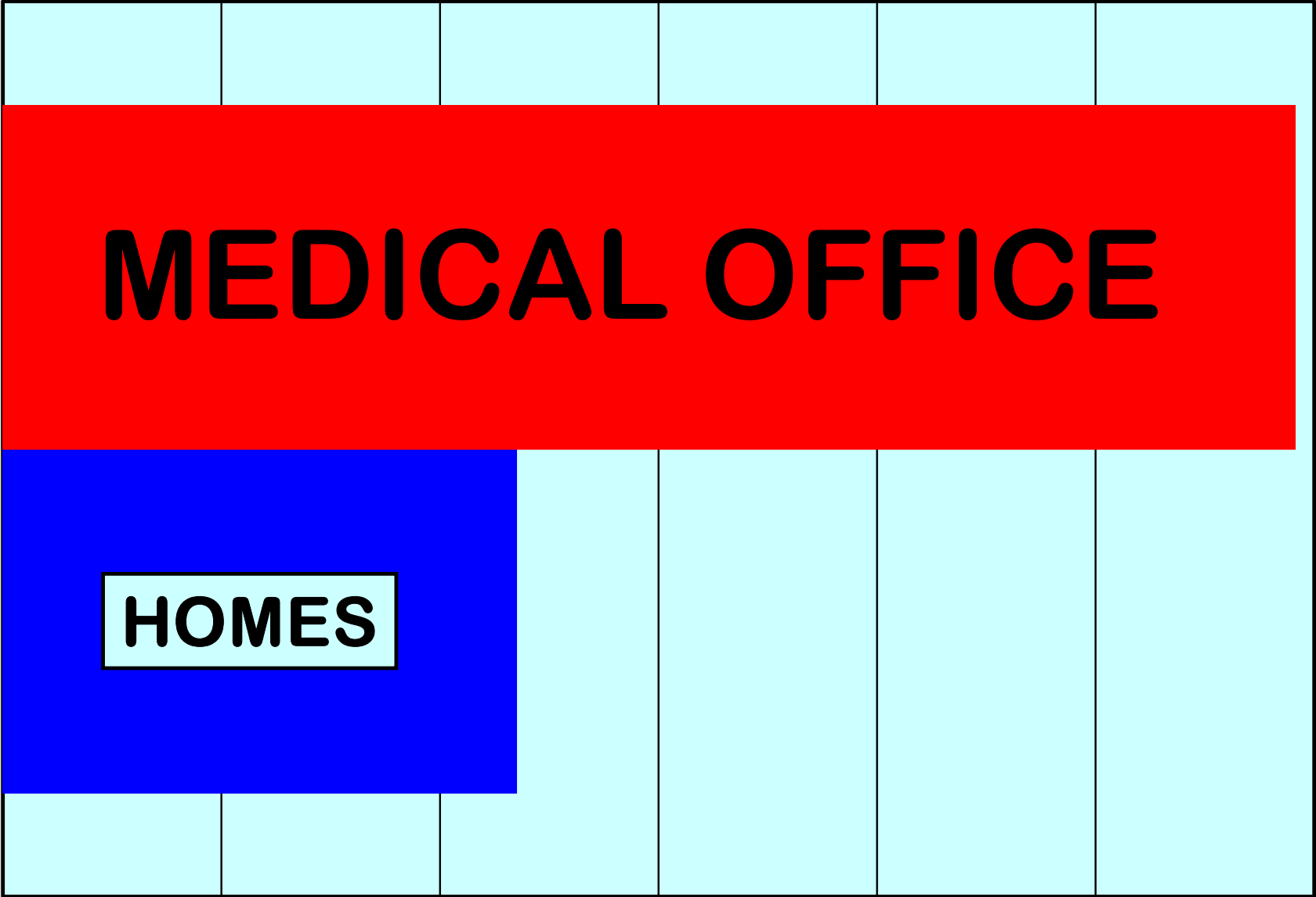
CALIBER View from Southwest







WEEK TRAFFIC COMPARISON OF 131,000 SF MEDICAL OFFICE TO 255 APARTMENTS AND 13,140 SF LIVE / WORK

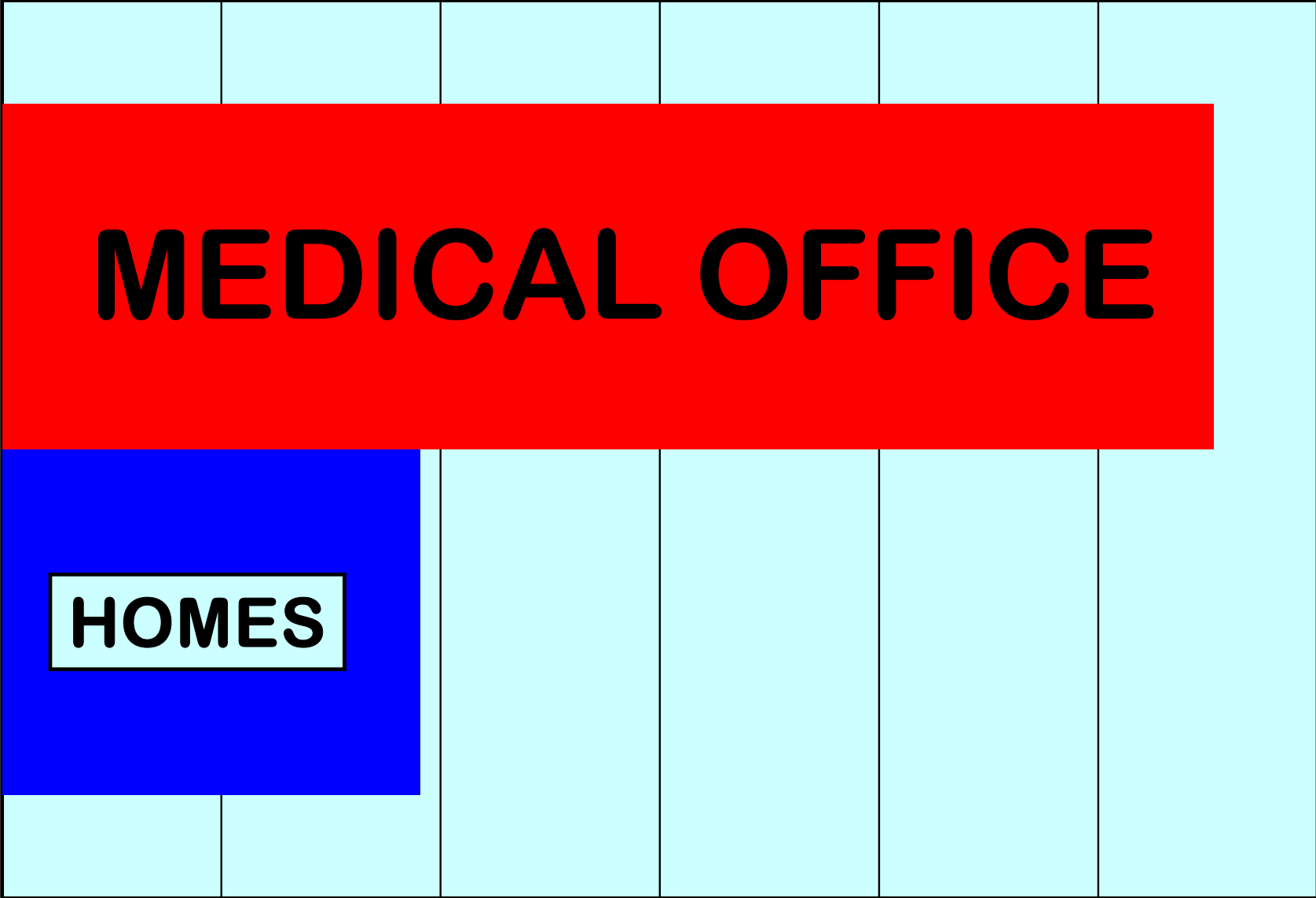


0 5,000 10,000 15,000 20,000 25,000 30,000

WEEKLY TRAFFIC VOLUMES

■ MEDICAL OFFICE ■ MERCADO VILLAGE

DAY TRAFFIC COMPARISON OF 131,000 SF MEDICAL OFFICE TO 255 APARTMENTS AND 13,140 SF LIVE / WORK



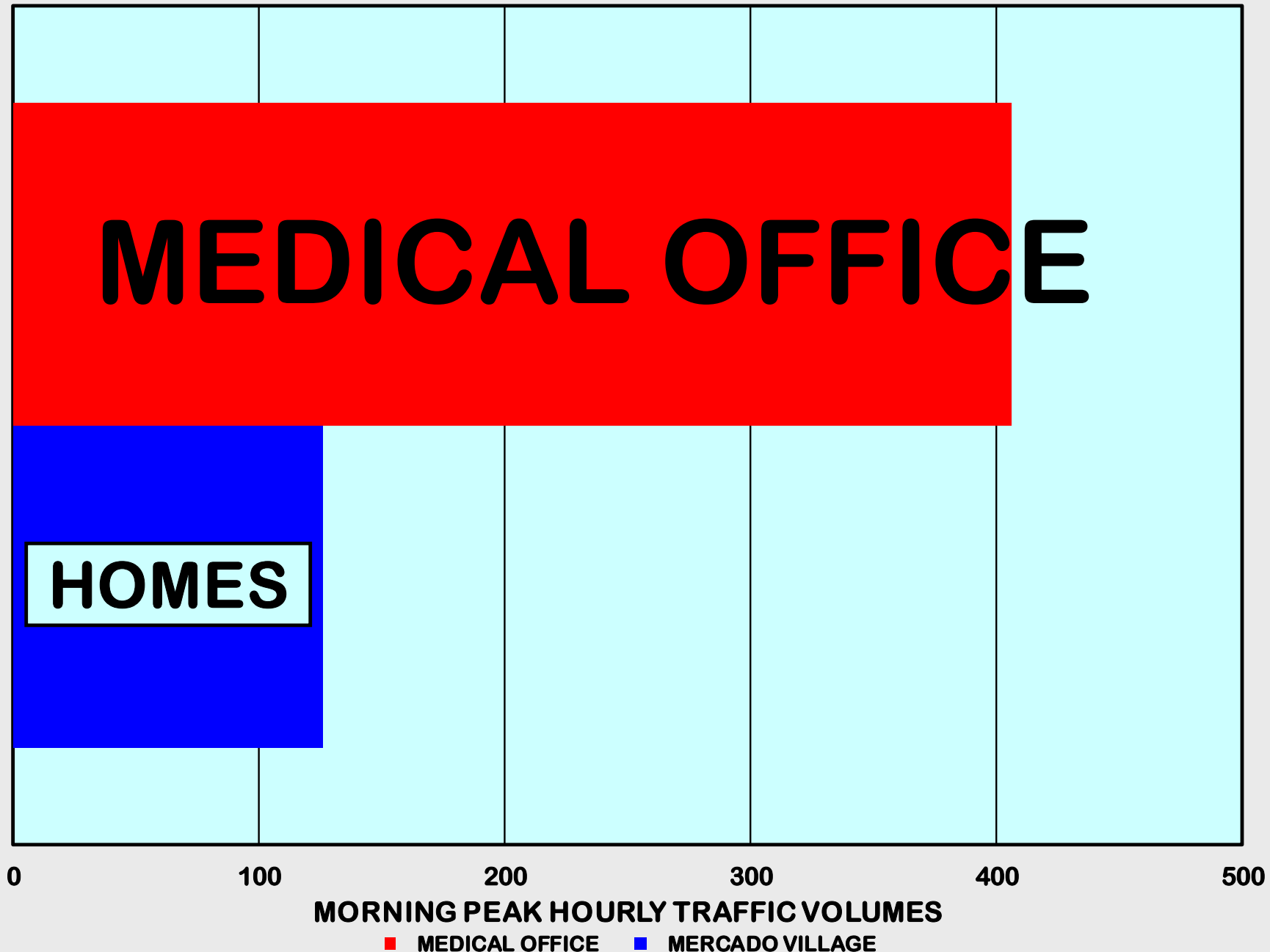
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WEEKDAY DAILY TRAFFIC VOLUMES

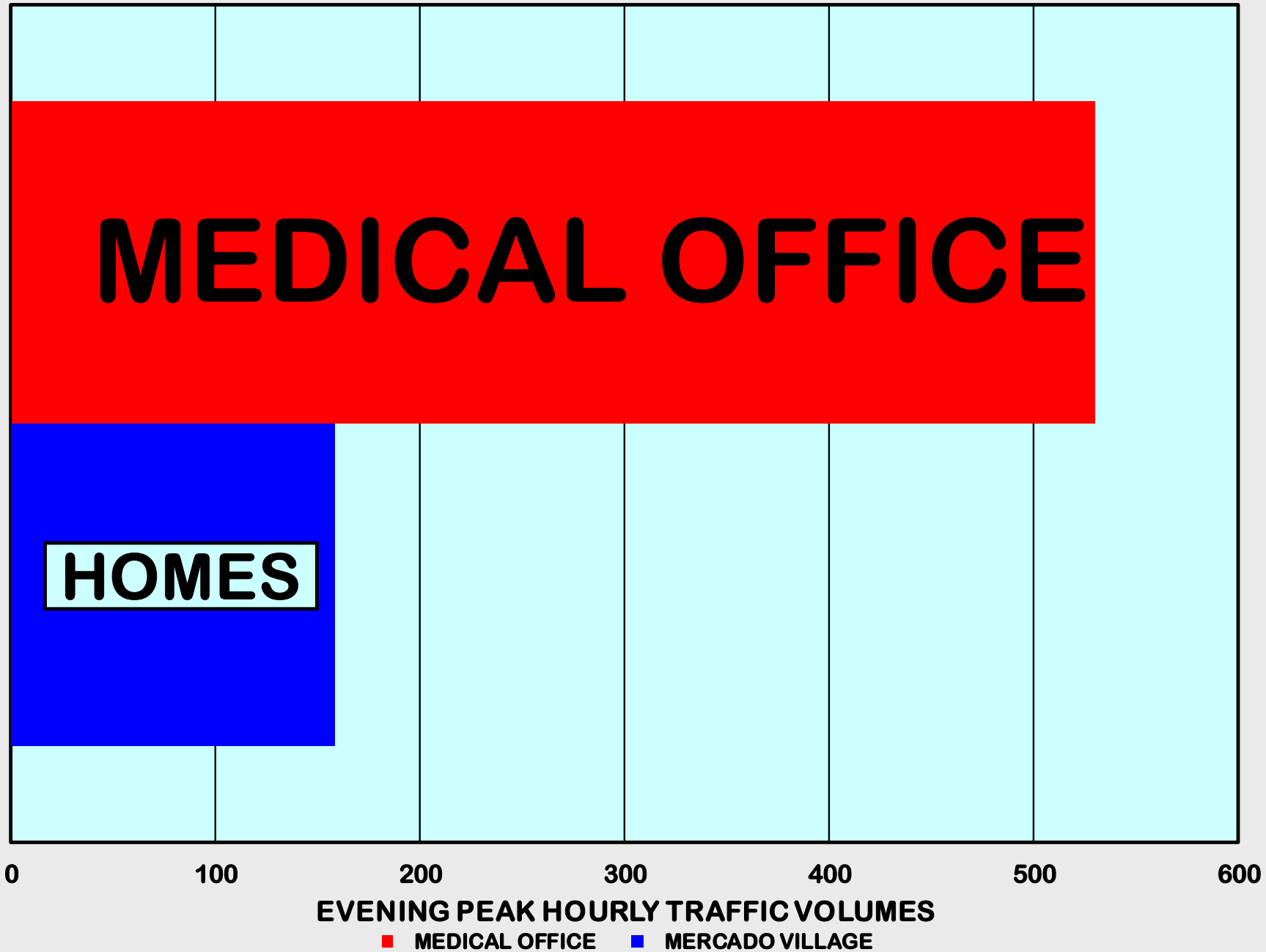
■ MEDICAL OFFICE ■ MERCADO VILLAGE



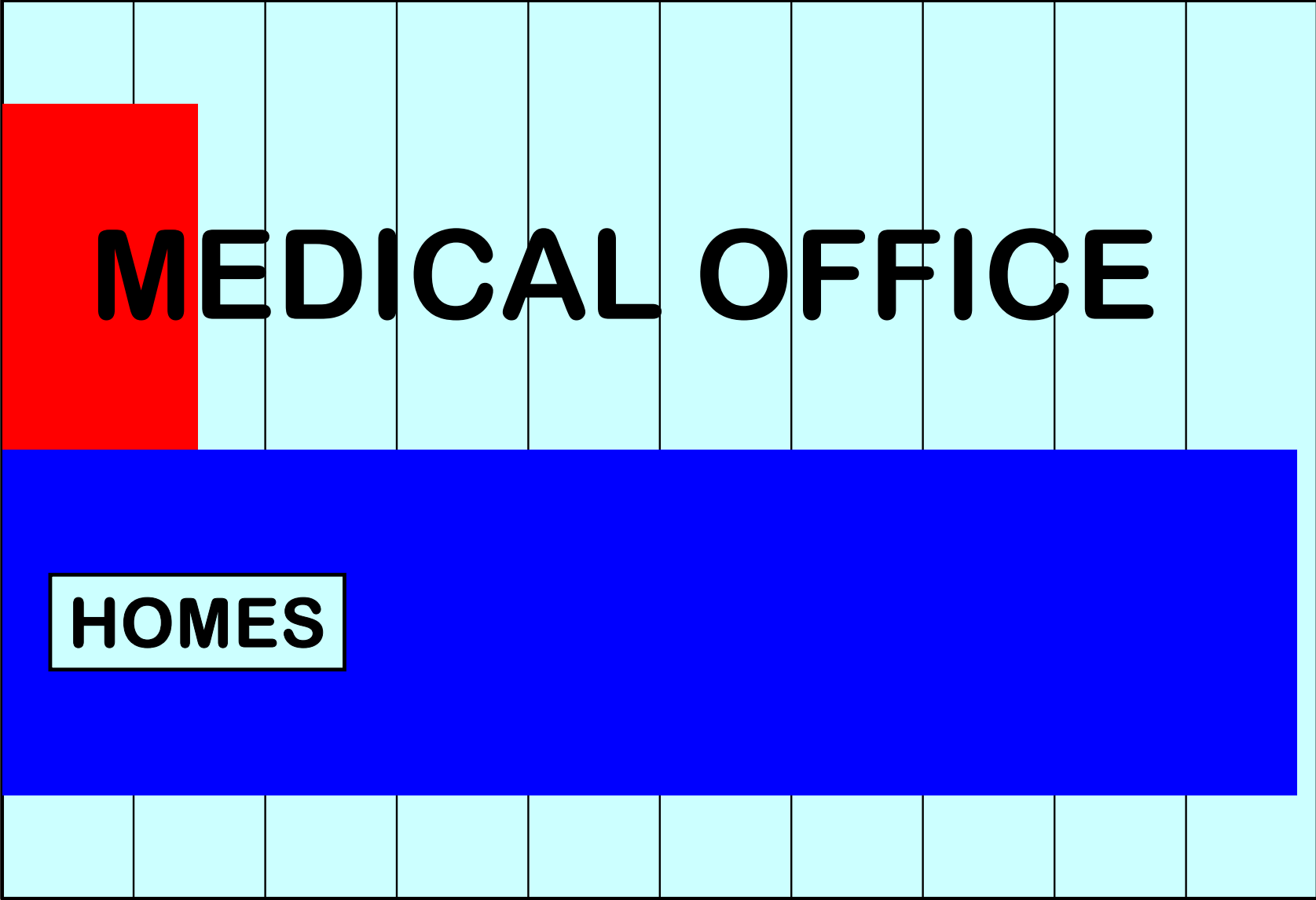
AM PEAK HOUR TRAFFIC COMPARISON OF 131,000 SF TO 255 APARTMENTS AND 13,140 SF LIVE / WORK



PM PEAK HOUR TRAFFIC COMPARISON OF 131,000 SF TO 255 APARTMENTS AND 13,140 SF LIVE / WORK



SUNDAY TRAFFIC COMPARISON OF 131,000 SF MEDICAL OFFICE TO 255 APARTMENTS AND 13,140 SF LIVE / WORK



HOMES

MEDICAL OFFICE

0 100 200 300 400 500 600 700 800 900 1,000

SUNDAY DAILY TRAFFIC VOLUMES

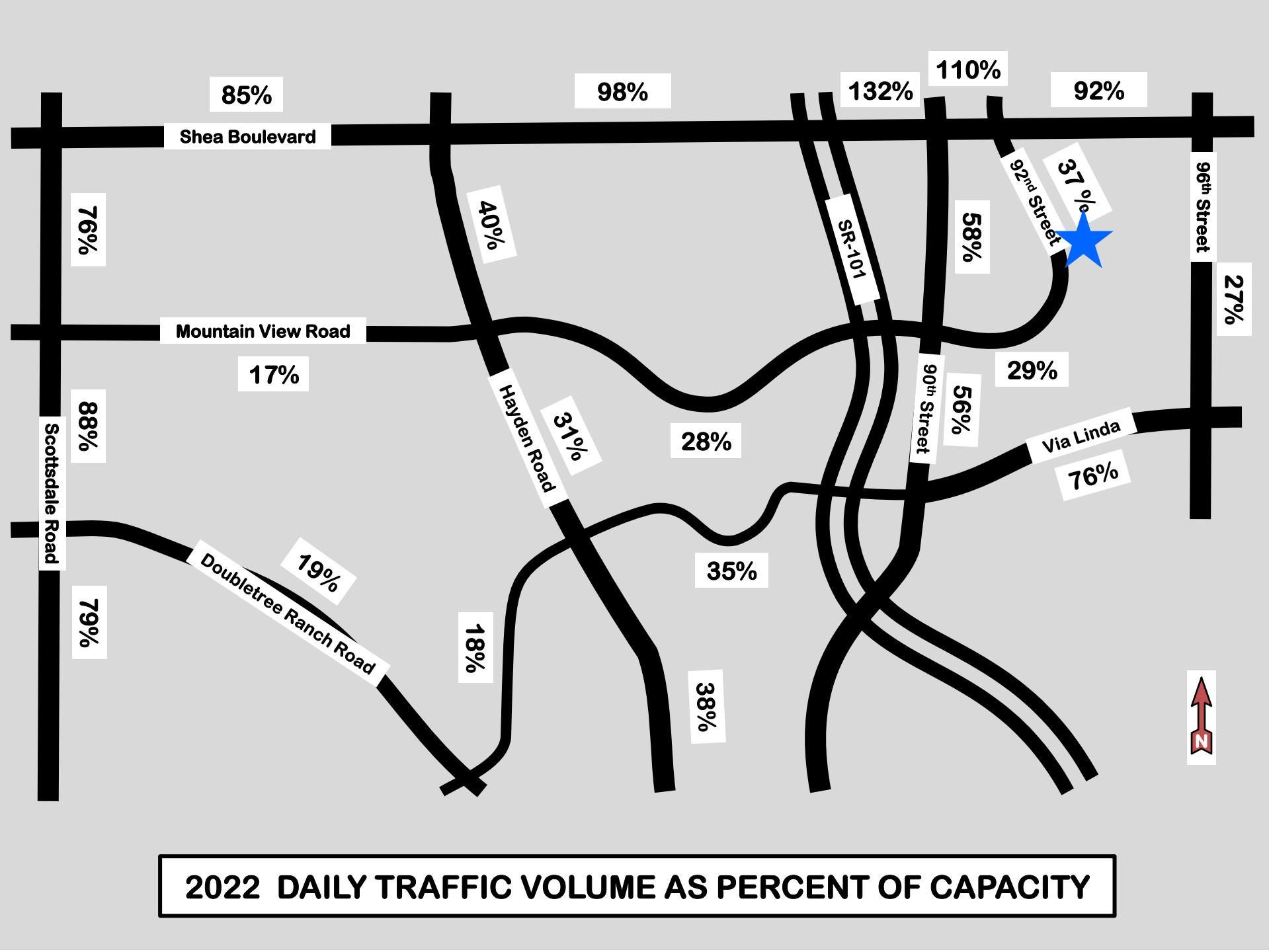
■ MEDICAL OFFICE ■ MERCADO VILLAGE



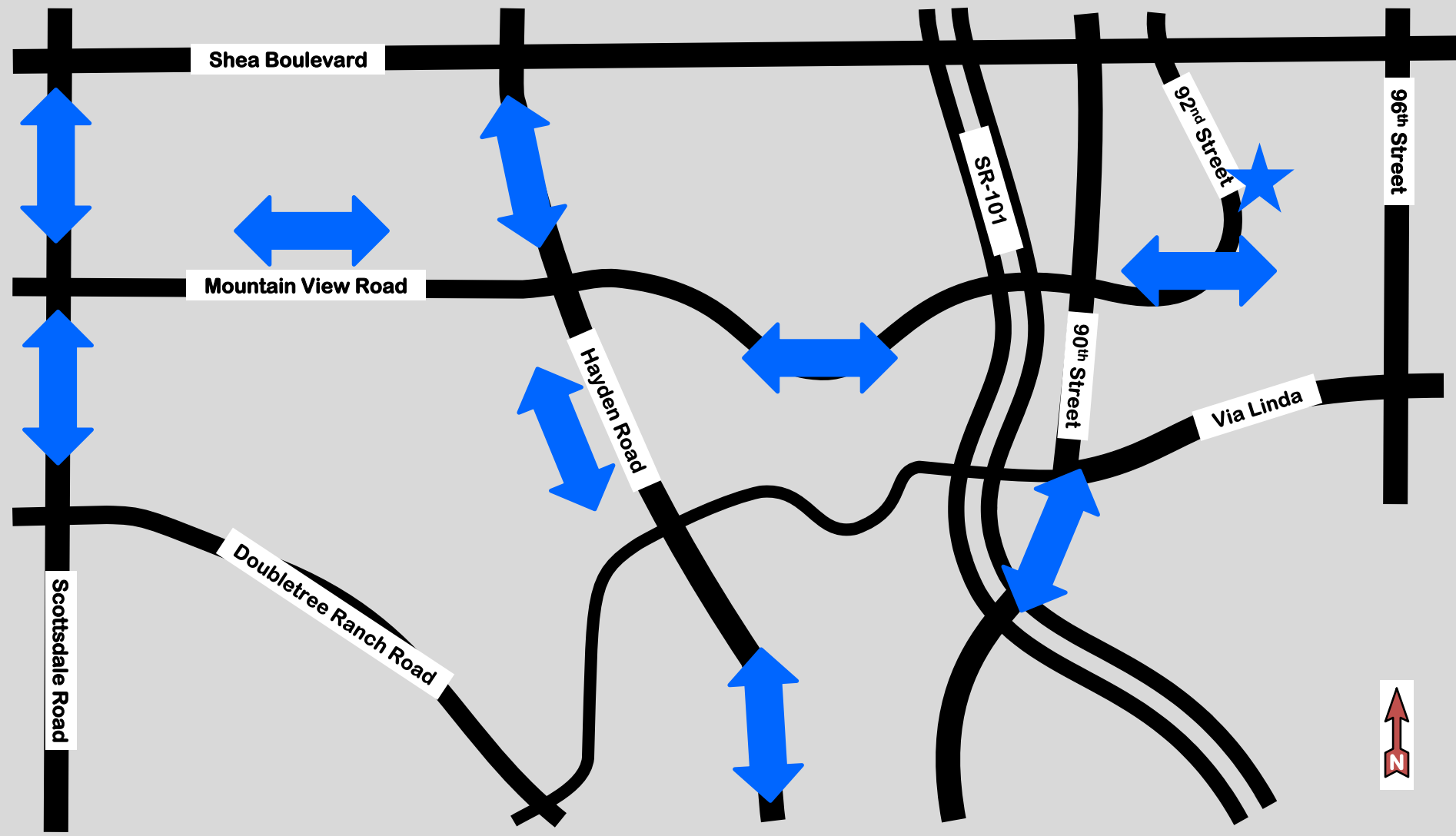
**MERCADO VILLAGE SITE TRAFFIC  
ON SHEA BOULEVARD  
BETWEEN 90<sup>th</sup> STREET AND 92<sup>nd</sup> STREET**

**AS RESIDENTIAL: 0.4% INCREASE**

**AS MEDICAL OFFICE: 2.3% INCREASE**



2022 DAILY TRAFFIC VOLUME AS PERCENT OF CAPACITY



MERCADO VILLAGE TRAFFIC ROUTING



# SHEA BOULEVARD TRAFFIC VOLUME AS PERCENT OF CAPACITY

	2025	WITH MERCADO VILLAGE AS	
		RESIDENTIAL	MEDICAL
64th Street to 70th Street	112%	112%	<b>113%</b>
70th Street to Scottsdale Road	94%	95%	<b>96%</b>
Scottsdale Road to Hayden Road	96%	96%	<b>97%</b>
Hayden Road to Pima Freeway	110%	111%	<b>112%</b>
Pima Freeway to 90th Street	150%	150%	<b>152%</b>
90th Street to 92nd Street	125%	125%	<b>128%</b>
92nd Street to 96th Street	104%	105%	105%
96th Street to Via Linda	93%	93%	<b>94%</b>
Via Linda to Frank Lloyd Wright	66%	67%	67%
Frank Lloyd Wright to 124th Street	103%	103%	103%
124th Street to 130th Street	94%	94%	94%
130th Street to 136th Street	82%	82%	82%
136th Street to 142nd Street	70%	70%	70%

## 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:** 92<sup>nd</sup> Street, Mountain View, and 96<sup>th</sup> 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.



City of Scottsdale

Land Use Assumptions

PROPOSED | May 2021



2.5 Development Intensity Areas

Scottsdale includes several DIAs where re-development is underway that will increase densities and building heights. These three areas are the Greater Airpark, Downtown, and the Scottsdale/McDowell Road Corridor as shown in Figure 6. Table 2 summarizes the water demand and wastewater flow projections that were used for these DIAs. The timing of these demands are based on the MAG projections.

Table 2 Development Intensity Area (DIA) Water Demand and Wastewater Flow Projections

Development Intensity Area	Year 2020	Year 2030	10-year Increase
Water Demand (mgd)			
Greater Airpark	3.9	5.3	1.4
Downtown	2.7	2.9	0.2
Scottsdale/McDowell Road Corridor	0.6	0.7	0.1
Total	7.2	8.9	1.7
Wastewater Flow (mgd)			
Greater Airpark	1.9	2.0	0.1
Downtown	2.2	3.1	0.9
Scottsdale/McDowell Road Corridor	0.2	0.3	0.1
Total	4.3	5.4	1.1

Abbreviation:  
mgd = million gallons per day

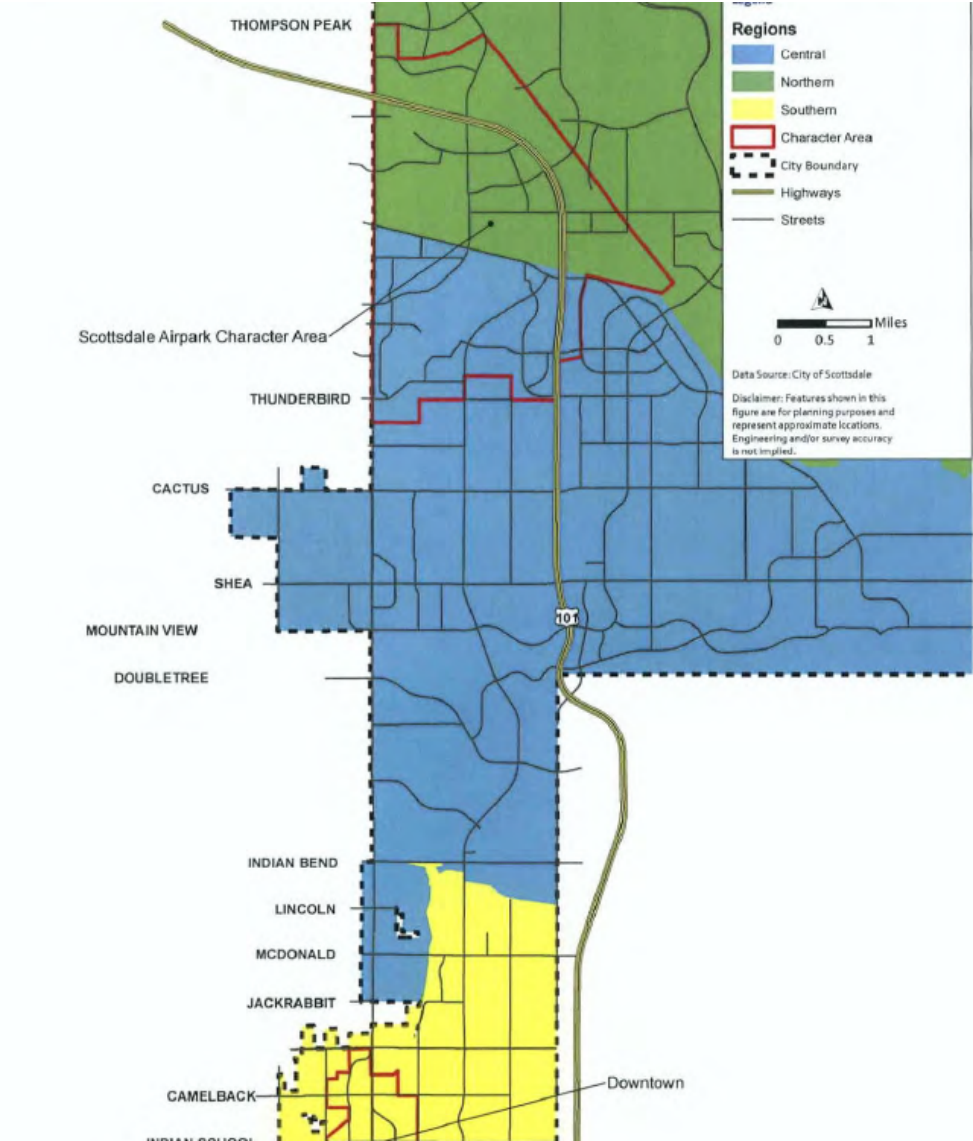


Figure 3 Population Projections

The dwelling unit and employment data (number of employees) along with a linear interpolation of the study period from the MAG projections are summarized in Table 1. Some areas beyond the City of Scottsdale boundary are included as they may receive water service or contribute wastewater flows as noted in the service area descriptions and maps.

Table 1 2019 MAG Employment and Dwelling Unit Projections

Area	2020 Employment	2030 Employment	2020 Dwelling Units	2030 Dwelling Units	Employment Growth	Dwelling Unit Growth
Scottsdale	207,608	235,492	136,454	144,930	27,884	8,476
Northern	18,128	19,100	21,897	24,906	971	3,009
Central	128,626	145,524	64,183	67,482	16,898	3,299
Southern	60,854	70,868	50,374	52,542	10,015	2,168
Outside Scottsdale	319	334	237	243	15	6
Grand Total	207,927	235,826	136,691	145,173	27,899	8,482



**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 McCormick Ranch HOA Approval

- Received approval with stipulations from McCormick Ranch HOA on March 12, 2024
- Stipulations include
  - Elevated design along 92<sup>nd</sup> 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:

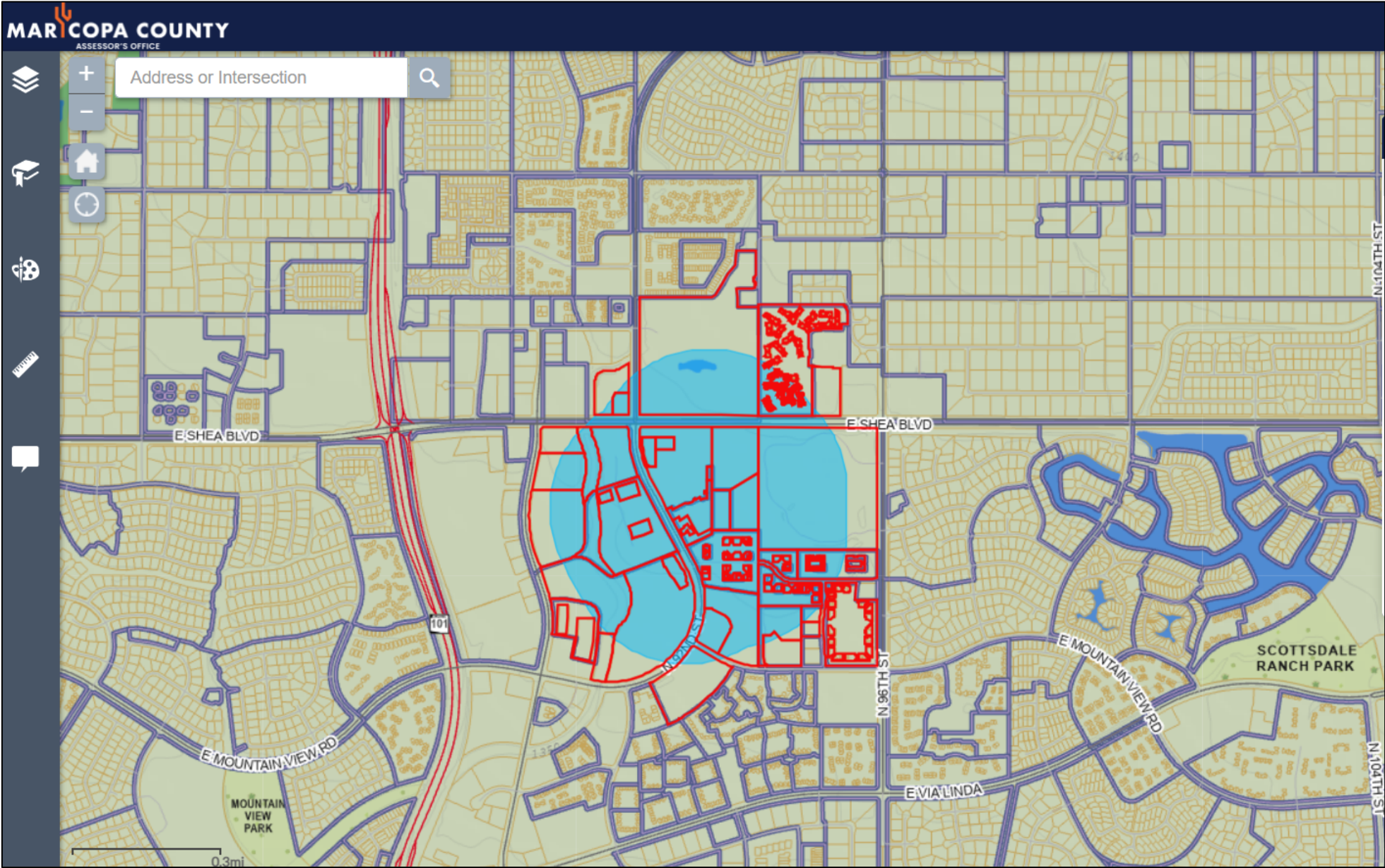
- Contemplated redevelopment of lots 217-39-536, 217-39-537A, 217-39-537B and 217-39-537C to a 255 unit mixed-use apartment building.
- As part of the redevelopment of Phase 1, amend the existing development plan (previously approved in Case 6-ZN-2013) for existing Planned Unit Development within a Planned 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 92<sup>nd</sup> 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.



CALIBER Public Outreach



## CALIBER Mercado Village – Public Outreach

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- Official Open House – January 8, 2024 – approx. 50 attendees incl. members of press and City Council members and candidates
- McCormick Ranch Property Owners Assoc. (MRPOA) – Approval and conditions
- Meeting with ‘local group of residents’ – April 17 at Via Linda Senior Center – Approx. 25 attendees
- Letters of Support
- Letters in Opposition
- DRB Hearing – 3-1 vote in favor – approx. 7 speakers

- 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.
- No amended development standards

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

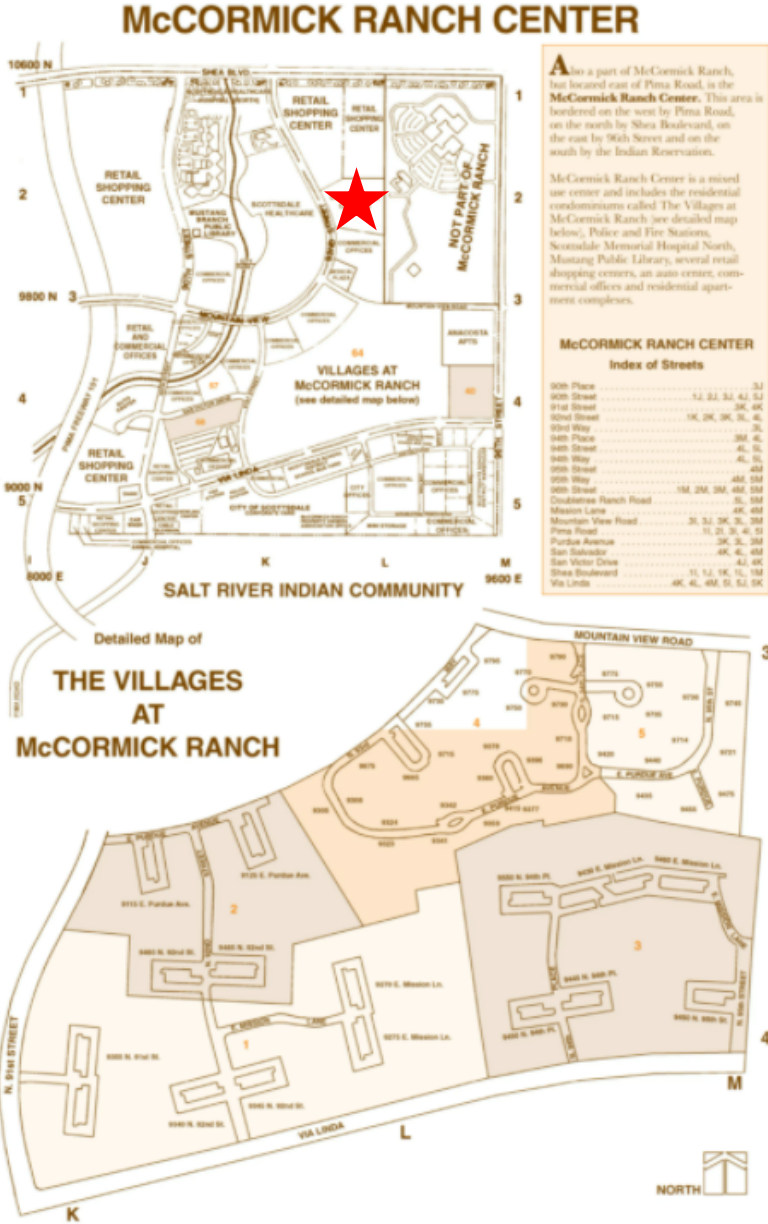
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- Significant amount of landscaping. Shaded walkways around entire property

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





MAP

MAY 2017

McCORMICK RANCH PROPERTY OWNERS' ASSOCIATION

9248 North 94th Street  
Scottsdale, Arizona 85258  
(480) 860-1122  
Fax / (480) 860-1530  
Email:  
admin@mrpa.com  
www.mrpa.com

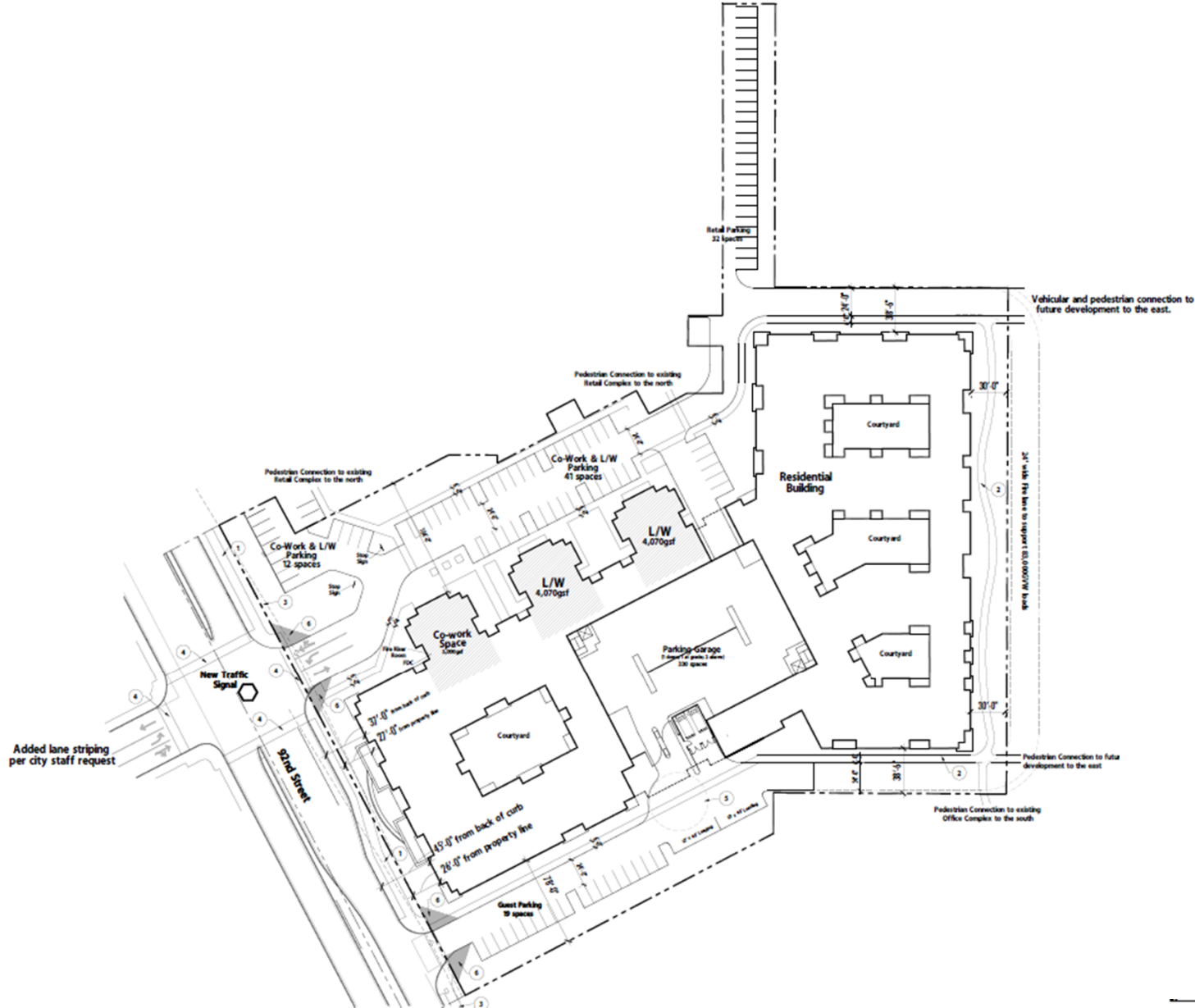
Phases and Addresses of THE VILLAGES AT McCORMICK RANCH

- 1. VILLAGE ONE  
9355 N. 91st Street  
9340 N. 92nd Street  
9345 N. 92nd Street  
9270 E. Mission Lane  
9275 E. Mission Lane
- 2. VILLAGE TWO  
9115 E. Purdue Avenue  
9125 E. Purdue Avenue  
9460 N. 92nd Street  
9465 N. 92nd Street
- 3. VILLAGE THREE  
9445 N. 94th Place  
9450 N. 94th Place  
9500 N. 94th Place  
9430 E. Mission Lane  
9460 E. Mission Lane  
9450 N. 95th Street
- 4. VILLAGE FOUR  
9305 E. Purdue Avenue  
9306 E. Purdue Avenue  
9323 E. Purdue Avenue  
9324 E. Purdue Avenue  
9341 E. Purdue Avenue  
9342 E. Purdue Avenue  
9359 E. Purdue Avenue  
9360 E. Purdue Avenue
- 4. VILLAGE FOUR continued  
9377 E. Purdue Avenue  
9378 E. Purdue Avenue  
9396 E. Purdue Avenue  
9415 E. Purdue Avenue  
9675 N. 93rd Way  
9695 N. 93rd Way  
9715 N. 93rd Way  
9735 N. 93rd Way  
9755 N. 93rd Way  
9775 N. 93rd Way  
9795 N. 93rd Way  
9690 N. 94th Place  
9710 N. 94th Place  
9730 N. 94th Place  
9750 N. 94th Place  
9770 N. 94th Place  
9790 N. 94th Place
- 5. VILLAGE FIVE  
9715 N. 94th Place  
9735 N. 94th Place  
9755 N. 94th Place  
9775 N. 94th Place  
9420 E. Purdue Ave.  
9435 E. Purdue Ave.  
9440 E. Purdue Ave.  
9455 E. Purdue Ave.  
9475 E. Purdue Ave.  
9714 N. 95th Street  
9721 N. 95th Street  
9736 N. 95th Street  
9745 N. 95th Street

Also a part of McCormick Ranch, but located east of Pima Road, is the **McCormick Ranch Center**. This area is bordered on the west by Pima Road, on the north by Shea Boulevard, on the east by 96th Street and on the south by the Indian Reservation.

McCormick Ranch Center is a mixed use center and includes the residential condominiums called The Villages at McCormick Ranch (see detailed map below), Police and Fire Stations, Scottsdale Memorial Hospital North, Mustang Public Library, several retail shopping centers, an auto center, commercial offices and residential apartment complexes.

# CALIBER Proposed Site Plan

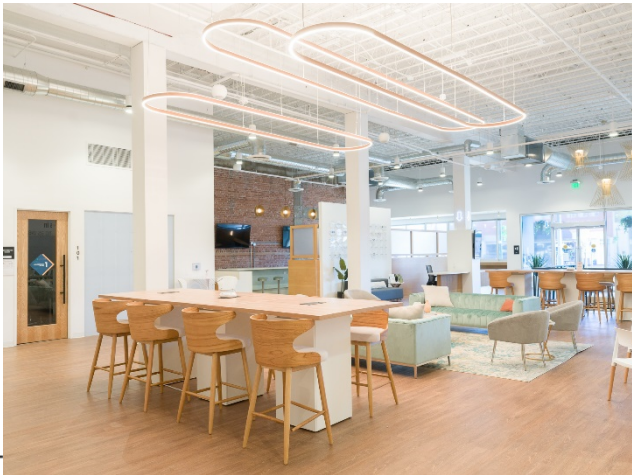
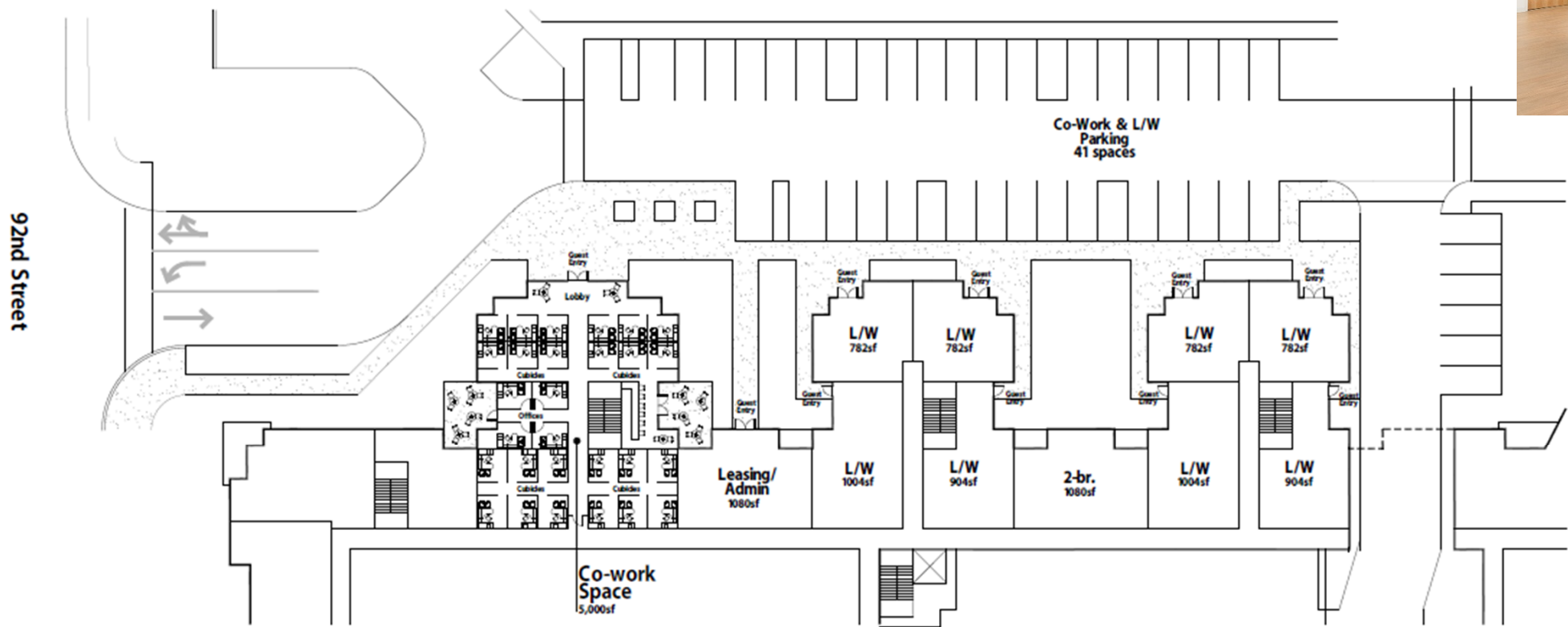


- Primarily 3-stories
  - 48' to parapet of amenity area
  - Amenity area is 2% of total building sq. ft.
- 255 Units
- 8 Live-Work units
- 5,000 sq. ft. of coworking space
- Vehicular connection to east

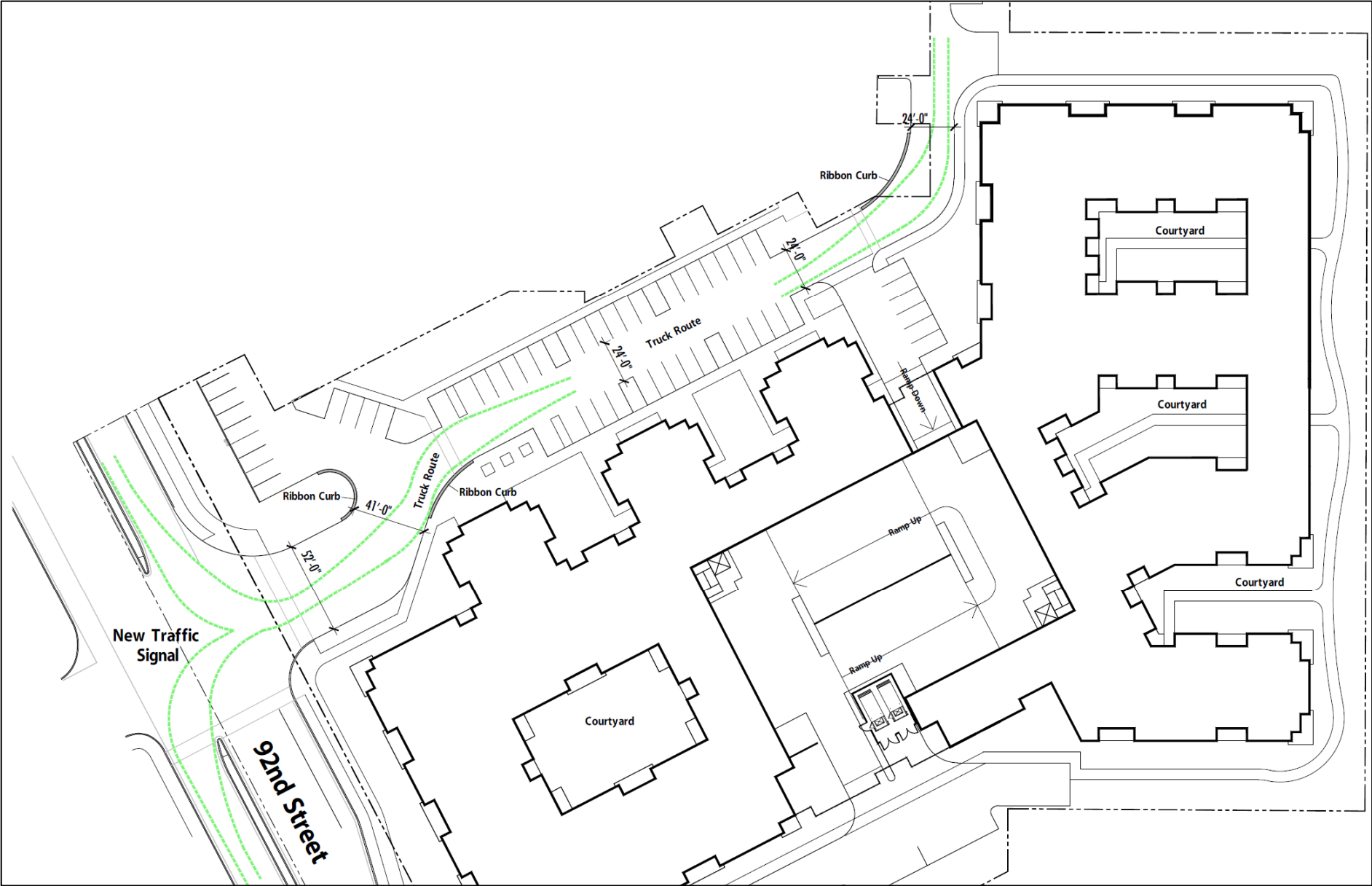


CALIBER Coworking and Live/Work Unit Plan

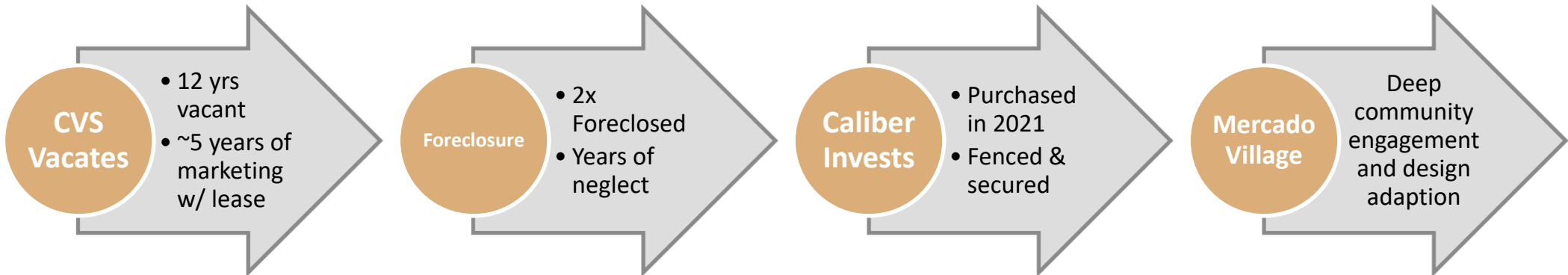
Newberry Station Coworking DT Mesa



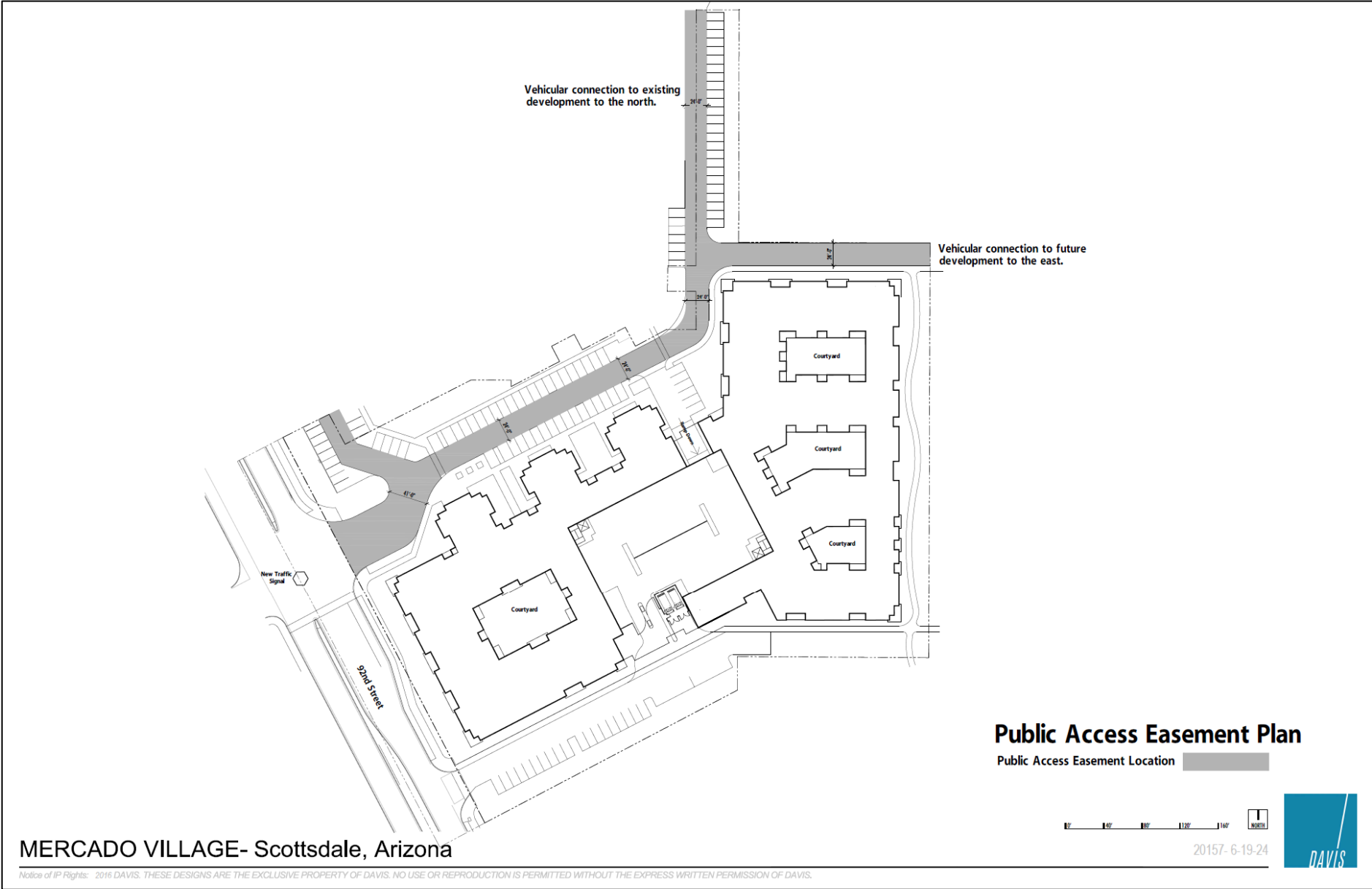
# Truck Access Plan



**CALIBER** Site, today, is functionally obsolete









# MERCADO VILLAGE MORNING PEAK HOUR



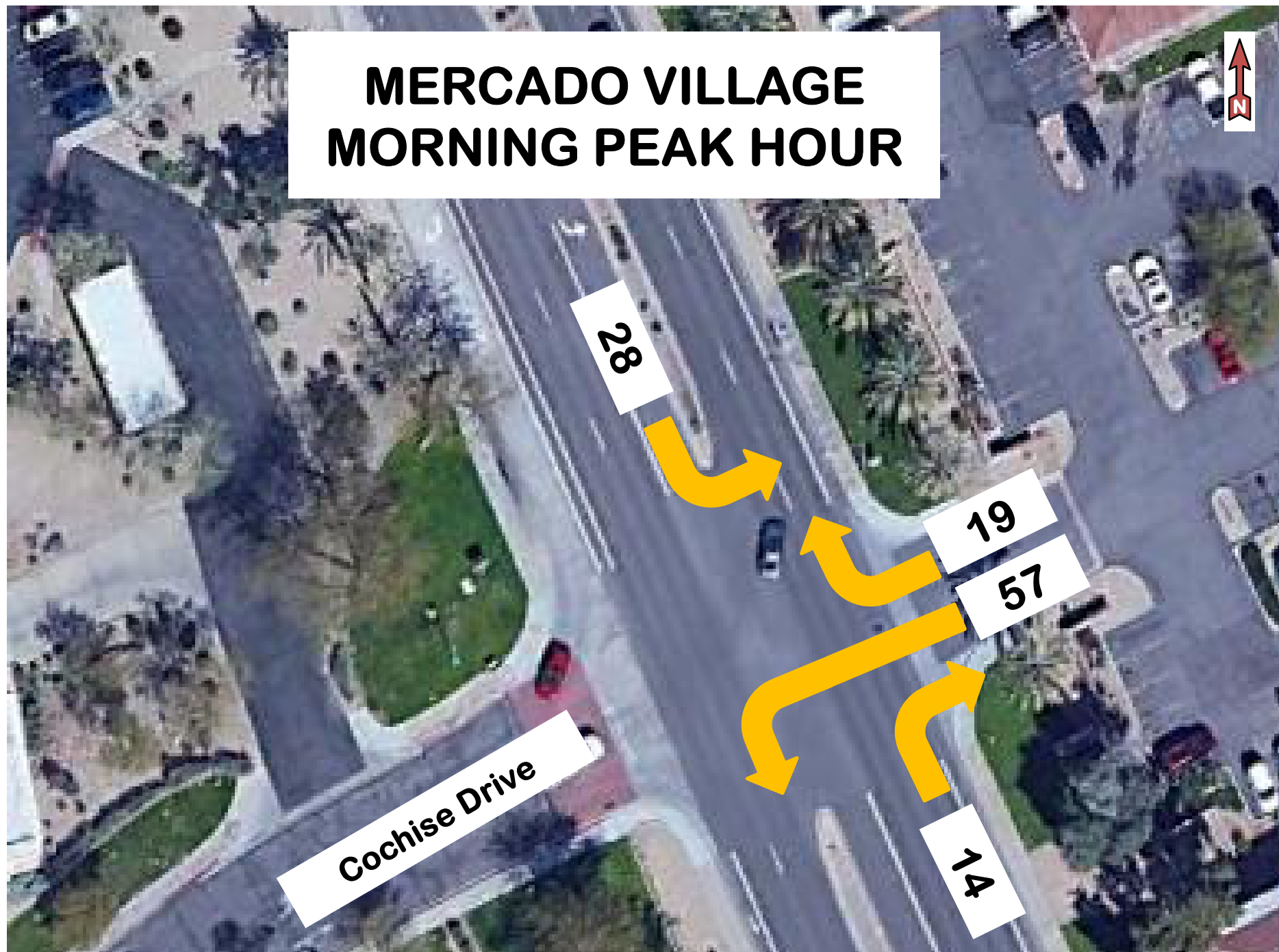
28

19

57

14

Cochise Drive



# MERCADO VILLAGE EVENING PEAK HOUR



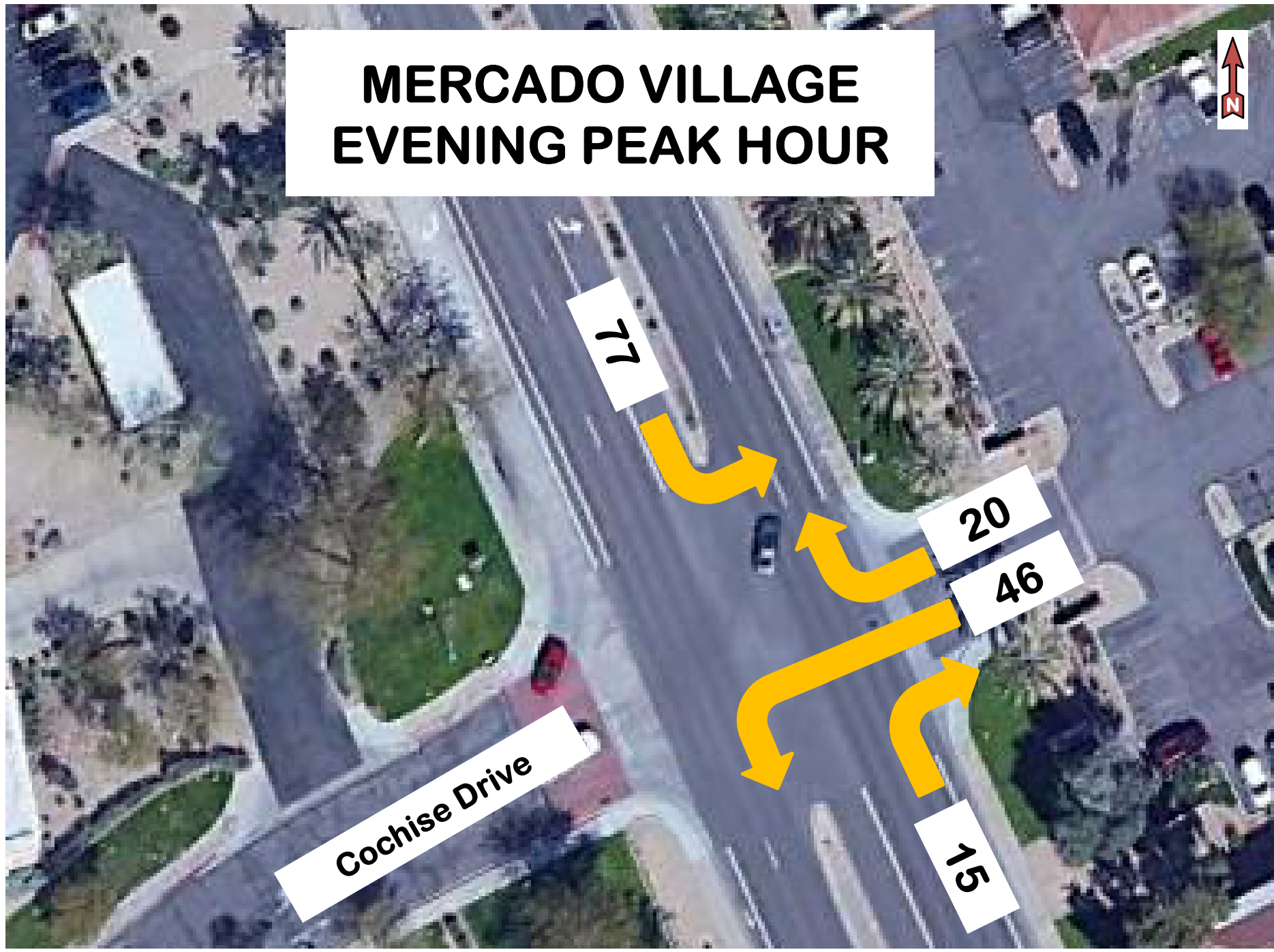
77

20

46

15

Cochise Drive





*'We hope to buy the first one  
and then object to the other  
199 being built'*

		Density Comparison		N Scottsdale							
2/22/2022											
Project		Halston	Core	Alta Raintree	Ironwood 92	Miller Toll			Greenbelt 88		
		Chauncey	Hayden Rd.	101 & Raintree	92nd Street	Miller/Camelback					
Net Acres		5.11	4.58	5.55	8.52	1.7			7		
Land sq ft		222,944	199,770	242,068	263,946	74,052			304,920		
Units		301	311	320	273	148			228		
Units per Acre		58.9	67.9	58	38	87			33		
		BUILT	BUILT	Built	In Zoning	Approved			Approved		
					2/22/2022	CC 10-2021			CC 2-8-22		



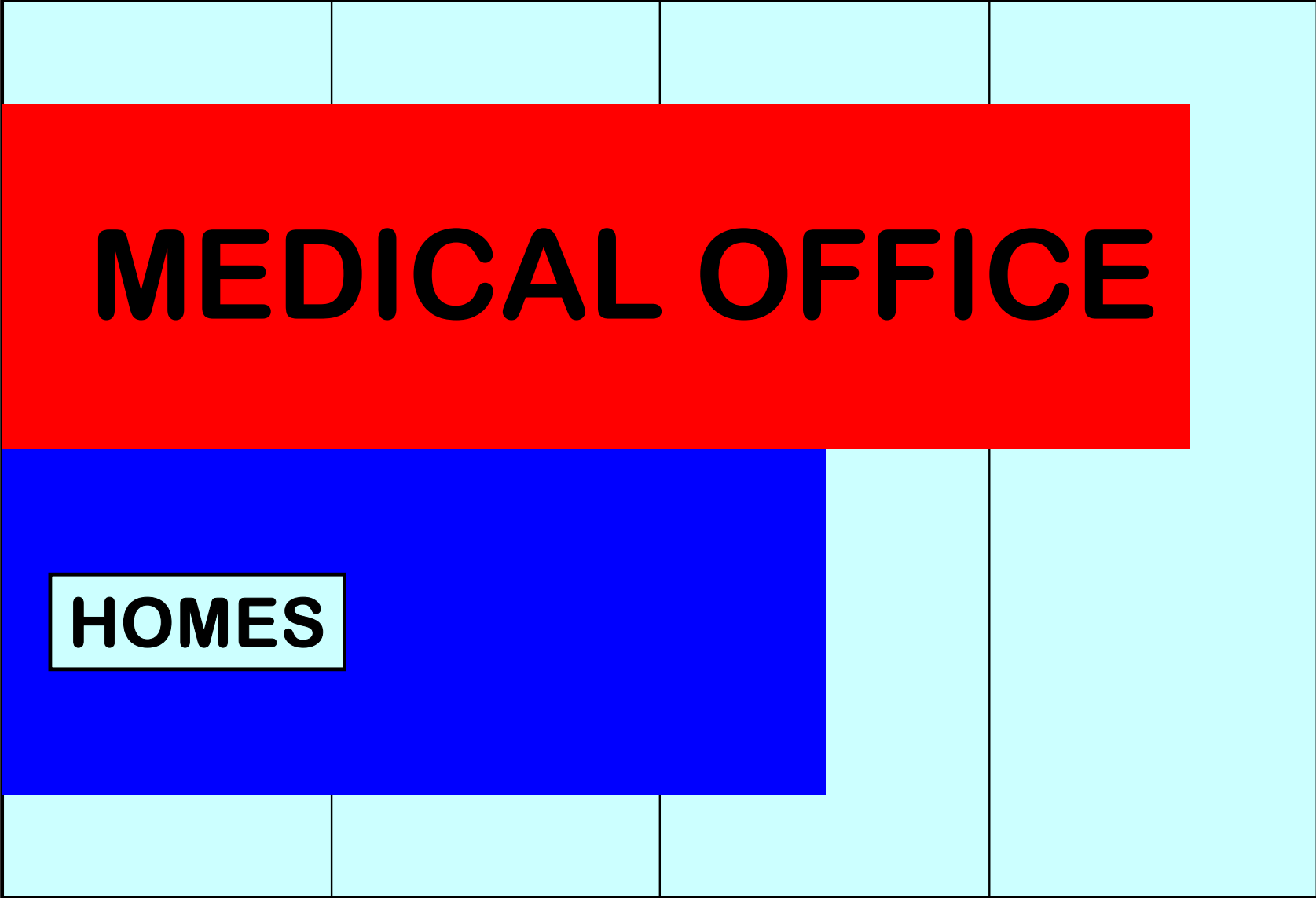
**GA 1.1** Designate Growth Areas in locations:

- With infrastructure capacity to accommodate higher levels of activity and a mix of uses;‡
- Where infrastructure upgrade/extension will be most cost-effective;‡
- With multimodal transportation access;‡
- Needing focused reinvestment;
- Where regional attractions exist or are planned; and/or
- That will reduce development pressures in lower-intensity areas of the city.

**GA 1.2** Designate Activity Areas in locations:

- Where development is concentrated, but to a lesser degree than Growth Areas, and context based;
- With infrastructure capacity to accommodate moderate levels of activity and a mix of uses; and
- Where infrastructure upgrade/extension will be cost-effective.

SATURDAY TRAFFIC COMPARISON OF 131,000 SF MEDICAL OFFICE TO 255 APARTMENTS AND 13,140 SF LIVE / WORK



0 500 1,000 1,500 2,000

SATURDAY DAILY TRAFFIC VOLUMES

MEDICAL OFFICE MERCADO VILLAGE

SATURDAY PEAK HOUR TRAFFIC COMPARISON OF 131,000 SF TO 255 APARTMENTS AND 13,140 SF LIVE / WORK

