



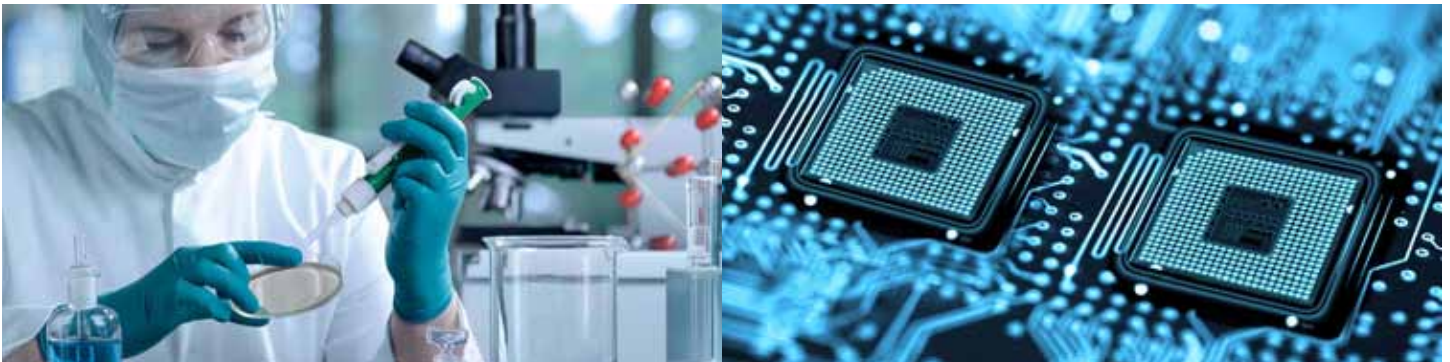
WILD RIDE 2014

Oro Valley

# BACK TO THE FUTURE



REAL ESTATE AND ECONOMIC DEVELOPMENT



SCIENCE, TECHNOLOGY, AND MEDICAL





# WILD RIDE 2014

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# WILD RIDE 2014

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ENCANTADA AT STEAM PUMP



ORO VALLEY AQUATIC CENTER



BASIS ORO VALLEY

*\*All content provided by project representatives and not MPA.*



**Metropolitan Pima Alliance**

## REAL ESTATE AND ECONOMIC DEVELOPMENT

- The Greater Oro Valley Chamber of Commerce serves the business community of Oro Valley and the surrounding areas, including Casas Adobes, Marana, Catalina, SaddleBrooke, Oracle, Catalina Foothills, and greater Tucson. Membership totals more than 400 and includes companies and organizations of all sizes. The office is located at 7435 N. Oracle Road, Suite 107, on the West side of Oracle Road, North of Ina and the Quality Inn Oracle/Foothills.
- 2014 Permit Activity (through March 31st)
  - i. Single Family Residences- 23
  - ii. Multi-family Residences (apartments)- 17 buildings
  - iii. Model Homes Reviewed/Approved- 11
  - iv. Commercial permits- 22
  - v. Miscellaneous building permits- 253
  - vi. Sign permits- 36
- 2013 Permit Activity:
  - i. Single Family Residences- 157
  - ii. Multi-family Residences (apartments)- 39
  - iii. Model Homes Reviewed/Approved- 14
  - iv. Commercial permits- 105
  - v. Miscellaneous building permits- 970
  - vi. Sign permits- 215

- i. There is no local property tax.
- ii. Commercial property is assessed at 25% of fair market value.
- iii. Residential property is assessed at 10% of market value.
- iv. In 2011, commercial construction permit valuation totaled more than \$24 million.



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COMMUNITY SNAPSHOT:

- Median home value: \$292,000
- Number of households: 17,804
- Median age 49.8
- Per capita income: \$39,249
- People per square mile: 1,025
- Bachelor's degree or higher: 15.5%

- Stone Canyon: In 2012, Diamond Ventures, Inc. acquired 37 platted one-acre custom lots and 49 acres of residentially-zoned land near the entrance to Stone Canyon. This development encompasses over 1,400 acres. It is a private residential golf community nestled against the Tortolita Mountains that includes a Jay Morrish designed world-class golf course.
- Stone Canyon Estates: The WLB Group provided master planning and planting for this exclusive, gated, golf community. Stone Canyon Estates' one-acre minimum lots are located in a beautiful area of lush native vegetation including saguaros. Infrastructure was carefully located to minimize disturbance to the natural scenery. The WLB Group Landscape Architects worked very closely with civil designers to ensure that native trees, plants, and boulders were carefully integrated into the completed landscape design.
- The Enclave at Stone Canyon is a residential project that consists of 13 acres that have been acquired by Arada Investments and Fairfield Homes. The property will be developed into seventy 10,000 to 15,000 sf lots. The first phase of 36 lots is being platted at this time. Cypress Civil Development is the project engineer. Terramar Properties is the developer. The project architect is RAH Architects
- Fairfield Homes will build and market the luxury homes. Homes sizes will be from 2,000 to 2,800 square feet. Home prices will start in the low \$500,000's. Site development will begin in July, 2014 and the first homes will be completed in January, 2015.



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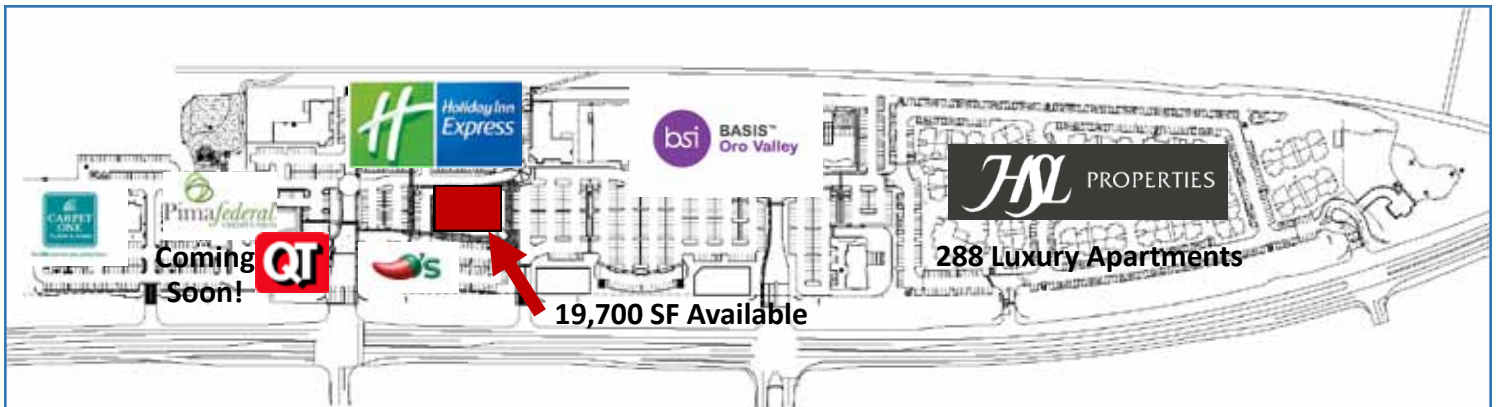
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## REAL ESTATE AND ECONOMIC DEVELOPMENT

Diamond Ventures, Inc. and Evergreen Development collaborated with GDA Architects to develop Steam Pump Village in 2006. This 40-acre innovative, mixed-use project is currently anchored by BASIS Schools, Holiday Inn Express, Carpet One, Chili's, and QuikTrip. This fall, BASIS Oro Valley will open a K-5 elementary school creating an expanded campus. A new Pima Federal Credit Union is also planned for the site. Diamond Ventures, Inc. also purchased the old California Design Center building earlier this year and is actively working to lease it.

Encantada at Steam Pump is a luxury, multi-family community located on North Oracle Road, just south of Tangerine Road, within Steam Pump Village. When completed, Encantada will have 288 units with six meticulously designed floorplans within three-story buildings. Amenities include a fitness center, pool and spa, movie theater, and a dog ranch. The project's landscape will incorporate primarily native and drought tolerant plants to create a sense of place and identity for the project. Just to the north, a community park will be completed with benches, picnic tables, and easy access to Canada del Oro River Park Trail.



1. 40-acre first-class, integrated, mixed-use development
2. +/- 4,000 feet of frontage on dominant arterial for expanding Northwest trade area
3. Pads and shops available
4. Located in core of residential, commercial, and employment areas
5. BASIS School - a nationally recognized educational facility that has an expansion planned for 2014

*Steam Pump Village was a 2010 Common Ground Award finalist.*





## REAL ESTATE AND ECONOMIC DEVELOPMENT

- San Jose Plaza: This project consists of a 3-building commercial development on 1.5 acres and constitutes the final phase of the San Jose Plaza Development site. CYPRESS served as the project's civil engineer. The project architect was Architectural Design Group and the project owner was CJR Investments LLC.

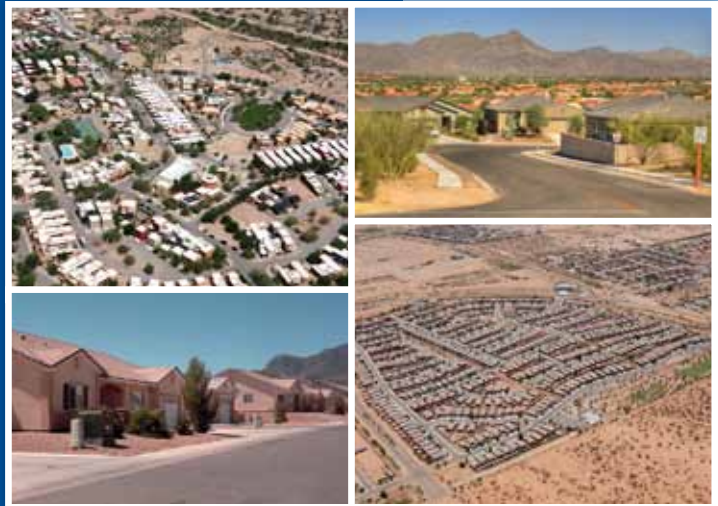


- Rooney Ranch Retail Center: This project consists of approximately 290 acres located at the intersection of First Avenue and Oracle Road. The site was originally planned in the late 1980's to consist of single and multi-family residential, commercial, and office use. Currently, the site is still in the development process and it has professional offices, restaurants, and other commercial and retail outlets. Future land uses may include a hotel. The WLB Group provided a full range of services beginning with preparation of the Planned Area Development, civil engineering, survey, hydrology, and landscape design.
- Oro Valley Marketplace: The WLB Group provided the development plan and associated improvement plans for this 850,000 square foot shopping center at the Southwest corner of Oracle Road and Tangerine Road. The site's location is adjacent to the environmentally sensitive Big Wash and required extensive coordination with Pima County, FEMA, and ADOT which included specialized grading and restoration plans. The 114-acre site was developed for several anchor tenants including Walmart, Dick's Sporting Goods, and PETCO.

*Oro Valley Marketplace was recognized as a 2006 Common Ground Finalist.*

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• ORACLE VISTA CENTRE

Highlights:

- i. 88,000 square feet for the Oracle Vista Centre was approved by Oro Valley
- ii. Anchors include the Memory Care Facility & Golder Ranch Fire Station
- iii. Outstanding Oracle Road visibility and ease of access
- iv. Beautiful views of Pusch Ridge
- v. Traffic light at Linda Vista Blvd. and Oracle Rd.
- vi. Zoning is Neighborhood Commercial (CN)



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EL CORREDOR

- El Corredor: This project is a mixed-use development on 19.6 acres consisting of 18 buildings. Two-hundred twenty-six residential units make up the high-density residential portion and 5 free-standing commercial buildings make up the commercial side. CYPRESS is the project's civil engineer. The project's architect is STG Design and the project's owner is Boulder Oro Valley LLC. The Planning Center did the PAD. This project was initially planned for a hotel and commercial areas, however, after the hotel was partially constructed, it was torn down and a revised plan was created that replaced the hotel with apartments. Support and collaboration from the Oro Valley Town Council allowed this project to pass.

*El Corredor was a Common Ground Award Finalist.*

A composite image showcasing landscape architecture work. The top left shows a golf course with a green and white clubhouse, set against a mountain range. The top right is a close-up of a garden with yellow and purple flowers. The bottom left features a colorful abstract design with a red path. The bottom center contains contact information for The Planning Center.

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## REAL ESTATE AND ECONOMIC DEVELOPMENT

- Miller Ranch is a 37-acre multi-use project strategically located at the Northwest corner of the intersection of Tangerine and La Cañada Roads. The property has entitlements including development plans for 24,000 square feet of retail and up to 180,000 square feet of professional/medical office/light industrial. In 2014, the Town of Oro Valley approved a General Plan Amendment modifying the land use designation of 17 acres on the Western half of the residential property from low and rural to medium density. DESCO Southwest is the developer, Rick Engineering and Norris Design are consultants on the project.



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## SCIENCE, TECHNOLOGY, AND MEDICAL

- Oro Valley's economic future is interwoven with its distinctive natural setting highlighted by its proximity to the Pusch Ridge Wilderness, Coronado National Forest, and Catalina State Park. The actions taken by Town Council have attempted to marry Oro Valley's economic and environmental identity by progressing business interests while maintaining the community's vision and values.

The Campus-style employment center at Innovation Park is a major economic driver for the town. The council continues to create economic development opportunities like its Economic Expansion Zone at Innovation Park.

The purpose of the EEZ Innovation Park is to encourage economic development in the Park by reducing the time required to establish a new business or expand existing businesses, by making the approval process administrative for projects that meet all zoning standards.

- Innovation Park: This master-planned business park is a contemporary environment for work and play. Situated on a 535-acre campus in the heart of the Tucson-area bioscience hub. The park has 194 acres that are available for development with land parcels up to 35 acres for sale. The total capacity of the project will eventually accommodate 2.5 million square feet of commercial space.

Innovation Park can accommodate a multitude of uses, sizes, and requirements. Companies have the option of purchasing land and having a build-to-suit facility or developing the site on their own. There are 193 acres of natural open space, with park trails linking employees from Sanofi, Ventana Medical Systems, Western Parks and Monuments, and Innovation Commercial Center.



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- Oro Valley Hospital (OVH) is a full-service hospital with 146 licensed beds. OVH serves the greater Oro Valley community including Oracle, Catalina, San Manuel, Tucson, Winkelman, Mammoth, and Marana. OVH strives to be the healthcare provider of choice. It is a place where technology and skilled professionals come together to serve their community. Their goal is to provide safe, quality care.

**Highlights:**

- Certified as a NICHE “Senior Friendly” Emergency Department (NICHE) 2013
- Opened a 17-bed Senior Behavior Health unit designed for patients 55 years of age and older in 2013
- Recognized for its ‘A’ Safety rating in 2012
- Designated as the only hospital in the area offering surgeon-controlled, robotic-assisted partial knee resurfacing procedure MAKOplasty®. The procedure is a minimally invasive treatment option for adults living with early to mid-stage osteoarthritis.

*“At Oro Valley Hospital, we are striving to meet our community’s needs by expanding hospital services, upgrading equipment, employing local people, and funding capital investment. Our main goal is to provide broad-based, top-notch healthcare for our local communities so we can be the hospital of choice.”*

— Jae L. Dale, CEO,  
Oro Valley Hospital



# ORO VALLEY HOSPITAL



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### NICHE

Nurses Improving Care for Healthsystem Elders

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American Academy of Physicians

### Primary Stroke Center

The Joint Commission

### STEMI (Heart Attack)

### Receiving Center

American Heart Association

### Trauma Level IV

American Trauma Society

**OroValleyHospital.com**

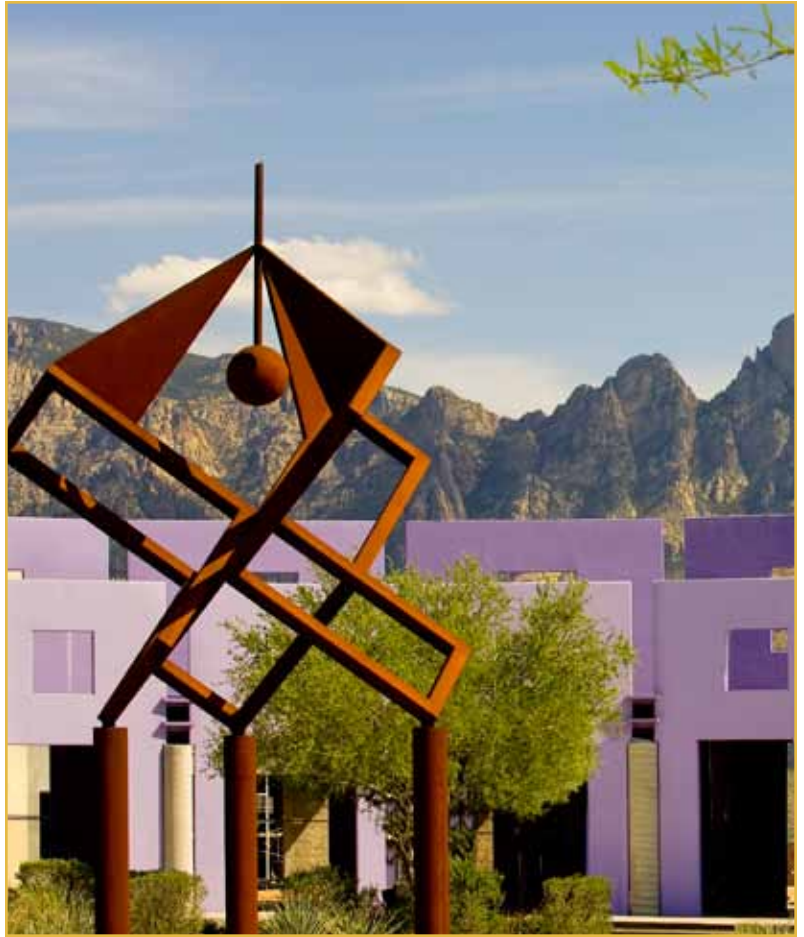
*What healthcare should be.*

## SCIENCE, TECHNOLOGY, AND MEDICAL

- Ventana Medical Systems Corporate Headquarters: The WLB Group is providing the long-range master development plan for Ventana Medical System's corporate headquarters. At full build-out the project will consist of a million square feet of office and lab space with two large parking garages. Individual phases of this project are anticipated to meet LEED criteria. Both the master plan and the parking lot expansion projects have required extensive coordination with the Town regarding the proposed surrounding roadway improvements that are required to adequately address the anticipated increase in traffic.

Ventana Medical Systems, Inc., a member of the Roche Group, works on tissue-based medical diagnostic systems and biopsy-based cancer tests. Ventana manufactures over 220 cancer tests right here in Southern Arizona that are distributed to over 80 countries.

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## SCIENCE, TECHNOLOGY, AND MEDICAL

- Securaplane is a leading supplier of avionics products for business, commercial, and military aircrafts. They include airborne video cameras, security cameras and systems, emergency and main ship batteries, battery chargers, inventers, and wireless control systems. They have been a pioneer of security systems for aircraft. Hundreds of operators have come to trust Securaplane with the security of their aircraft. Securaplane systems are installed on the aircraft of heads of state, CEOs, and VIP aircraft of many of the most profitable companies in the world.

Securaplane was acquired by Danaher Corp. in 2000 and incorporated their best practices in lean manufacturing and lean enterprise. The foundational elements and processes related to lean are an essential component of Securaplane's success.

In April 2011, Securaplane was acquired by Meggitt PLC as part of a broader acquisition of Pacific Scientific Aerospace. Headquartered in the United Kingdom, Meggitt PLC is an international group operating in North America, Europe, and Asia. It is known for its specialized environmental engineering. Meggitt is a world leader in aerospace, defense, and energy markets. The Pacific Scientific Aerospace acquisition added capabilities in electrical power generation, linear motion control, safety, security, and associated repair and overhaul services to Meggitt.



GDA Southwest  
congratulates  
**MEGGITT–Securaplane**  
on the successful  
completion of their  
new facility in  
Innovation Park,  
Oro Valley, Arizona.

Special thanks to the  
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Michael R Wattis, Inc

Chestnut Building  
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**MEGGITT**  
Securaplane



**CBRE**

Architecture  
Planning  
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**GDA**  
&

Grandy Dupree & Associates  
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## THANK YOU TO THIS YEAR'S WILD RIDE COMMITTEE

Lisa Bowers—Tucson Expediting & Development  
Jen Carreon—Gordley Group  
Kristy Diaz-Trahan—Town of Oro Valley  
Amanda Jacobs—Town of Oro Valley  
Terry Klipp—Terramar Properties, Inc.  
Connie McMahan—MPA  
Linda Morales—The Planning Center  
Tom Nieman—Cushman & Wakefield PICOR  
Misti Nowak—Town of Oro Valley  
Mike Polletta—Cadden Community Management  
David Ramsower—Retired  
Wocky Redsar—WVR Consulting  
Hans Rhey—CenturyLink  
Justine Sleator—MPA  
Amber Smith—MPA  
Courtney Tejada—Wood, Patel, & Associates, Inc.  
Alice Templeton—Gordley Group  
Allison Thomas—MPA  
Corey Thompson—Stantec Consulting, Inc.

*Special thanks to Mike Polletta for the layout and design of this year's program.*



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## COMMUNITY

### • Oro Valley Information

Oro Valley is located in Northern Pima County, approximately three miles north of the Tucson city limits. Formed by the Santa Cruz River where it meets Gold Creek in the Catalina Mountains, the town sits at an elevation of 2,620 feet and covers nearly 36 square miles. It was incorporated in April 1974 and is home to more than 41,000. Its per capita income is among the highest of any community in Arizona with a median household income of \$71,628. The Town of Oro Valley uses the council-manager form of municipal government.

In 1874, George Pusch settled in the area of Oro Valley and established a cattle ranch. Ranching continued in the area for decades with families like the Romeros and the Rooneys. In the late 1950s, the Oro Valley Country Club opened at the base of Pusch Ridge. In the late 1960s, incorporation became a focus for those living in the area, but it wasn't until 1974 that a group of residents were successful at passing it. At the time, the town was only 2.4 square miles.

### • Oro Valley Accolades:

- i. One of America's 10 Safest Suburbs—Movoto Real Estate, 2014
- ii. Best Place in Arizona to Raise Kids—*Bloomberg Businessweek*, 2013
- iii. Playful City Community USA—2011, 2012, and 2013
- iv. Among the best places to live in America—Yahoo!, 2011
- v. 10 Best Towns for Families—*Family Circle Magazine*, August 2008
- vi. 100 Best Places in America to Live and Launch a Small Business - *Fortune Small Business Magazine*, April 2008

Annexation is the reason the Town of Oro Valley has grown from just 2.4 square miles to 36 square miles. Most recently, the Town expanded its boundaries to include the Northwest corner of Oracle and Ina Roads. This recent addition to the Town includes just 107 acres of land, but it contains a significant number of office, retail, commercial, and residential properties, as well as a hotel and some great non-profit organizations.

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## COMMUNITY

- Several new parks have been acquired, designed, and constructed to fit the needs of Oro Valley's residents including the Cañada del Oro Linear Park, with a new accessible playground, recreation programs, and most notably the Town's aquatic center expansion.
- The impact of tourism in Oro Valley is substantial. Each year, the USA Triathlon Duathlon Championships and Arizona Distance Classic bring approximately 3,800 athletes and more than a million dollars to the area in economic impact.
- Oro Valley Aquatic Center at James D. Kriegh Park: The Oro Valley Town Council approved a total of five million dollars in capital investment to transform the municipal pool at James D. Kriegh Park into one of Southern Arizona's premier, competition-level facilities. This investment included upgrading the existing Olympic-sized pool and adding a new 6 lane, 25-yard lap pool. An underused wading pool was removed and replaced with a spiral slide and splash pad for children. Multiple shade structures were also added to the complex. Working together Swaim Associates Architects, Lloyd Construction, and the WLB Group, constructed this project using a Construction Manager at Risk format. It was a recipient of the 2013 Outstanding Facility Award by the Arizona Parks and Construction. A feasibility study indicated that this facility would promote approximately \$2.2 million a year in economic activity in the community. In its first year of operation, the Oro Valley Aquatic Center hosted 18 competitions and has secured the 2016 U.S. Masters Synchronized Swimming Championships, which will be held in October 2016.



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- **Naranja Park**

In November 2013, the Oro Valley Town Council approved a resolution authorizing the construction of improvements at Naranja Park, a 213-acre property located at 660 W. Naranja Drive, on the North side of Naranja Drive, East of La Cañada Road.

The newly-approved \$2.3 million plan includes the following features/amenities:

- Dog Park—(1.1 acres) with separate areas/entrances for small and large dogs. The park includes a grass interior with dirt perimeter and a ramada in each area.
- Two Multi-Sport Fields with turf borders and lighting.
- Parking Lot—(180 spaces), chip-sealed, striped, with lighting.

The improvements include grading 24.6 acres, bringing in electricity from existing TEP facilities on the east side of the park, re-doing the parking lot and access road, and connecting potable and reclaimed water lines to existing Water Utility infrastructure.

- **Archery**

The Town of Oro Valley's new Archery Range at Naranja Park includes a fixed-range course and two 14-target walking courses. Each of the two walking courses offer different style targets and varying terrain. The National Field Archery Association (NFAA) has certified the Naranja Park Archery Range and given it a "2-Star Outdoor Range" rating, which means the course is eligible for tournament competition, registration, and NFAA awards.

The course funding came from a \$15,000 grant from the Arizona Game and Fish Department and a \$16,000 donation from the Pusch Ridge Archers. Discounts on target butts from PSE Archery and various in-kind corporate sponsorships further contributed to the course becoming a reality. Town of Oro Valley staff and volunteers helped stretch donated funds even farther by self-performing on-site labor and building the walking paths. Frank and Becky Pearson, owners of Frank Pearson School of Archery, designed the beautiful walking courses and provided guidance and technical assistance throughout the entire process.

WHEN IT COMES TO SUPPORTING THE COMMUNITY

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Metropolitan Pima Alliance



## COMMUNITY - PARKS AND RECREATION

- **Tohono Chul Park:** Tohono Chul Park became part of the Town of Oro Valley in April 2013, as part of the Oracle/Ina Annexation. Recognized as one of the greatest botanical gardens in the world, the privately-owned Tohono Chul has been connecting nature, art, and culture for more than 25 years. The park is open seven days a week, 8 a.m.-5 p.m., and houses a museum shop, retail greenhouse, and the delicious Garden Bistro.
- **Multi-Use Paths:** The Town of Oro Valley has a trail system of 54.5 miles. It is used by hikers, bikers, inline skaters, runners, equestrians, and others. It comprises several types of surfaces, including paved paths, smooth trails, and more primitive dirt trails.
- **Catalina State Park:** Catalina State Park is home to a vast array of wildlife, plants, and several archaeological sites. This 5,500 acre park has many beautiful trails to choose from making it a great biking, bird watching, hiking, or picnicking destination. The parks' facilities include a gift shop, ranger's station, fully-equipped campsites, picnic areas, and an equestrian area. They also offer weekly wildlife exhibits and an outdoor concert every first Saturday.



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## COMMUNITY - EDUCATION

- **Amphitheater Public Schools:** The Amphitheater Public Schools have a combined total of over 16,000 students in kindergarten through twelfth grade. Twenty-two schools make up this district that encompasses Oro Valley, Catalina Foothills, Casas Adobes, and parts of Tucson. The town has one charter school, BASIS Oro Valley (grades 5-12), and four private schools.
- **BASIS** was started in Tucson in 1998. It has ranked as one of the top 20 High Schools in *Newsweek* and *U.S. News and World Report* since 2008. There are currently 12 schools, 10 of them in Arizona with others in San Antonio, TX and Washington, D.C. As of August of 2014, they will open three more Charter schools: Prescott, Phoenix Central K-4, Oro Valley K-4. They will also open their first independent schools in Brooklyn, NY and Silicon Valley, CA.

BASIS' Mission is to provide an accelerated liberal arts education at internationally competitive levels for all students. The rigorous college preparatory education at BASIS readies students for the competitive admissions process, helps them become eligible for scholarships, prepares them to succeed at top colleges, and enriches their lives.

BASIS' contractor is Canyon Building and Design, and the architect is Carhuff+Cueva Architects. BASIS Oro Valley has 629 students and BASIS Oro Valley Primary, which has just begun construction. It expects to enroll 685 students in the fall. When both buildings are at maximum capacity, they will be able to serve more than 1,500 students in grades K through 12.



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## COMMUNITY

- **Public Safety:** The Oro Valley Police Department understands that public safety is the primary reason people choose to live, work, and play in Oro Valley. Safe communities create a solid foundation for businesses to succeed, schools to excel, and families to grow. Among its many programs and community services, the Oro Valley Police Department is proud to offer Adopt-A-Business, Citizen Police Academy, Citizen Volunteer Assistance Program, Explorers (ages 14-20), Neighborhood Watch, Dispose-A-Med and School Resources Officers in every Oro Valley School.
- **Golder Ranch Fire District-Sun City Station Expansion:** This project consisted of the expansion of Golder Ranch Fire District's (GRFD) Sun City Station located on approximately .7 acres. CYPRESS served as the project's civil engineer with architect Seaver Franks Architects and project owner Golder Ranch Fire District.
- **Public Art:** The Town of Oro Valley believes in the power of art to enhance the community's beauty and support the cultural and educational enrichment of its citizens and visitors. As such, in 1997, the town established a one percent Public Art Program, which requires that commercial developments set aside one percent of a projects total budget for the creation of public art. By passing the public art mandate, Oro Valley signaled an ongoing commitment to create beautiful surroundings that enhance the quality of life for all who live, work, and play in the town. Additionally, Oro Valley's partnership with the Southern Arizona Arts Cultural Alliance (SAACA) promotes the arts through the Oro Valley Festival of the Arts, Just for Kids concerts, Musical Magic for kids, and the Oro Valley Concert Series.



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