

September 4, 2025

Re: Open House Invitation - Rezoning for *Rivian Automotive* and a Planned Shared Development (PSD) Overlay to share development standards and modifications to existing Planned Community District (PCD) - *Mack Innovation Park* - Southeast Corner of the Loop 101 Fwy & Pima Road (APN # 215-07-470, -471, and -022P) - Project No. 546-PA-2025

Dear Neighbor or Interested Citizen:

We are excited to invite you to an upcoming open house regarding an application within the Mack Innovation Park. As you likely know, the Park is adjacent to the Loop 101 Freeway between Pima and Bell Roads. The majority of the Property (+/-95-acres) is zoned Industrial Park, Planned Community District (I-1, PCD), a small portion of which also has an Environmentally Sensitive Lands overlay (I-1, PCD, ESL). The entire Property has a General Plan designation of "Employment: Light Industrial / Office."

We are thrilled to announce that *Rivian Automotive* has elected to locate a new Service & Delivery facility within the *Mack Innovation Park*! Rivian is a pioneering, American electric vehicle manufacturer and technology company. With this investment, they will occupy 65,000 square feet of Building C, which is already under construction on the campus. See enclosed exhibit for reference. While this is a significant investment that will produce substantial sales tax for the City, Rivian has elected to locate here without receiving sales tax incentives or any kickbacks from the City.

At *Mack Innovation Park*, our vision has always been to create something different from traditional industrial parks found elsewhere in the Valley - avoiding the abundance of intense industrial operations, nuisances, and heavy semi-truck traffic. Rivian exemplifies this vision. Their facilities are clean, technologically advanced, and aligned with Scottsdale's focus on innovation and economic growth. They also have a substantial customer base in Scottsdale.

It is important to note, no significant changes are occurring to the previously approved buildings or site approvals that have been extensively discussed and reviewed for this campus. Rivian is simply moving into one of the already approved buildings (Building C), which is nearing completion of construction. To allow for Rivian's use, a portion of that building and site (approximately 5.5-acres) will be rezoned from Industrial Park (I-1) to General Commercial (C-4). While technically a rezoning, this application is actually a down-zoning from the current Industrial (I-1) designation, which allows for more intensive industrial and manufacturing uses.

Concurrently with this C-4 application, we will also be processing an amendment to the existing PCD overlay and will add a PSD overlay over the full 95-acre campus. These applications are more technical in nature. The PCD amendment will enable the existing building height in the new, C-4 zoned area. (The C-4 district limits building height to 36 feet,

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but again, Building C has already been approved and constructed at the permissible I-1 building heights (up to 52 feet max.). The PSD overlay allows individual parcels within a campus setting to share development standards, thus enabling the campus to function more as one cohesive development, instead of a collection of individual parcels.

Again, no significant changes are occurring to the existing building or site approvals. Rivian is moving into a building which is already approved and nearing completion of construction. No modifications are proposed to the previously approved building heights, sizes, or other major site elements. This is simply a downzoning from Industrial to Commercial zoning to allow for this exciting new use, while also processing the PCD amendment and overlay to enable shared development standards.

To review this exciting project and meet the development team, we have scheduled an open house for September 17, 2025, from 6pm – 7pm at the Scottsdale Marriott at McDowell Mountains, 16770 N. Perimeter Drive in Scottsdale, 85260. We hope you can attend, but if this date and time are not convenient, we would, as always, be happy to speak with you by phone or in person at your convenience. Please contact George Pasquel III at Withey Morris Baugh, PLC, at 602.230.0600 or George@wmbattorneys.com. You can also reach the City's Project Coordinator, Meredith Tessier at 480.312.4211 or at MTessier@Scottsdaleaz.gov. Information can also be found on the City's website at: <https://www.scottsdaleaz.gov/planning-development/projects-in-process>.

Again, feel free to contact George Pasquel III at 602.230.0600 or George@wmbattorneys.com. We look forward to seeing you and thank you for your courtesy and consideration.

Sincerely,
MREG 101 BELL, LLC

By

Craig S. Henig
Authorized Signatory



COLOR MASTER SITE PLAN



MACK INNOVATION PARK

MACK REAL ESTATE GROUP

NEC Loop 101 & Bell Road
Scottsdale, AZ

DR24-2



Butler Design Group, Inc
architects & planners

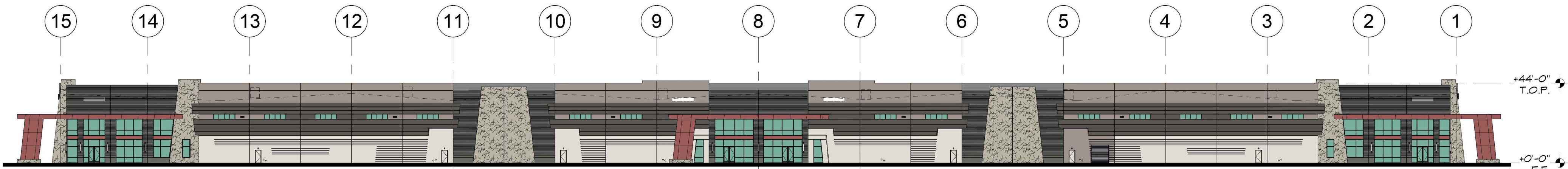
0 75' 150' 300'
SCALE: 1" = 150'
Rev. 09.05.25
05.18.2023
22024-ST18_MSP Colored

PROJECT DATA:

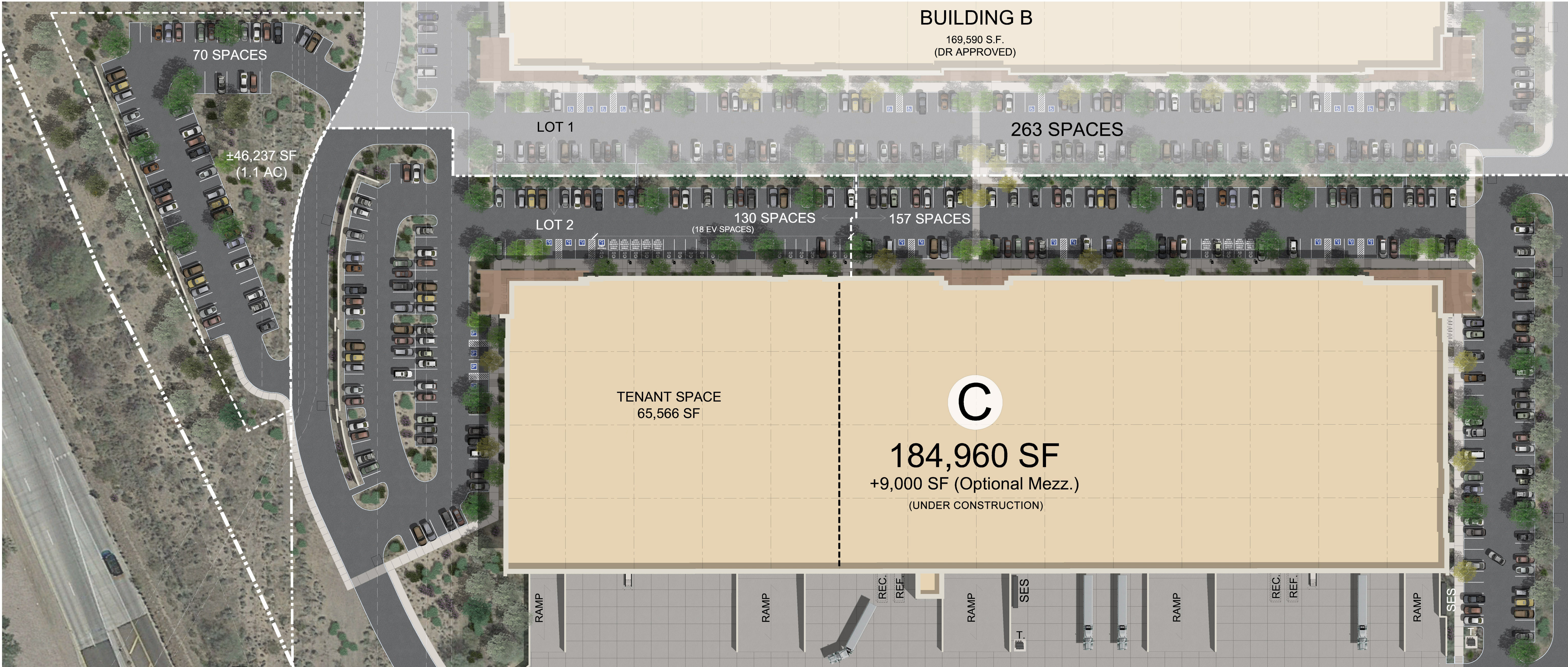
PROJECT ADDRESS:
17771 N PIMA ROAD SCOTTSDALE, AZ

EXISTING ZONING
BLDG C AREA
TENANT AREA
PARKING LOT 1 SITE AREA

: I-1
: 184,960 S.F.
: 65,566 S.F.
: 1.1 AC



2 BLDG C - NORTH ELEVATION
SCALE: 1" = 40'-0"



07.02.25
22024-ST17_NWC