

Mesa

Tempe

Phoenix

Scottsdale

SR 202

SR 101

E McKellips Rd

DOBSON SITE REDEVELOPMENT

± 270 Acres



Facing
Southwest



Ske:g taş (Good Day! – *O’odham*) | **Kamduum** (How are you? – *Piipaash*)

SRPMIC RFI Committee

Treasury Department

Aaron Studebaker – Manager of Business Development

Community Development Department

Quannah Dallas – Assistant Director

Engineering & Construction Services Department

Harold Jones – Assistant Director

Public Works Department

Michael Byrd – Assistant Director

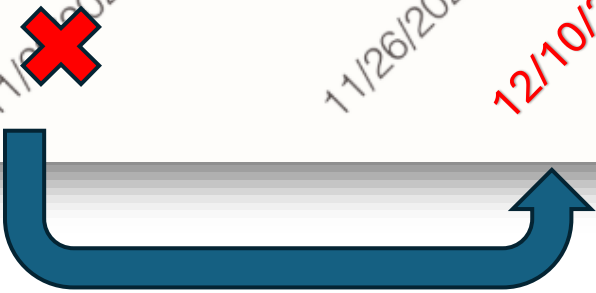
Jennifer Jack – Roads Section Manager

Finance Department

Ben Shepherd – Purchasing Supervisor

Manages all RFI communication: purchasing-bids@srpmic-nsn.gov

Solicitation Timeline





Pre-Proposal Conference Housekeeping Items

- The meeting is being recorded
- Questions can be asked at anytime during the presentation. Please either type them in the chat or select the virtual hand raising function
- Answers to elaborate questions will be reserved for inclusion on December 12th responses
- All questions asked during today's presentation will be documented and included in the December 12th responses addendum
- Independent 1 on 1 meetings will not be conducted while the RFI is active. Please follow the protocol of communicating everything through purchasing-bids@srpmic-nsn.gov

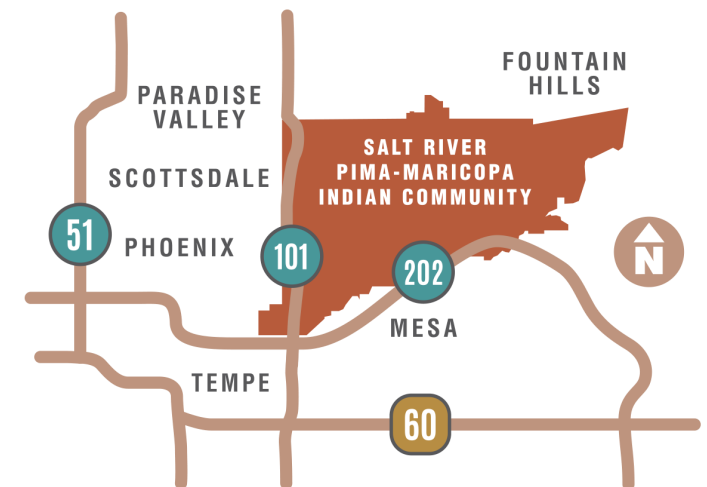


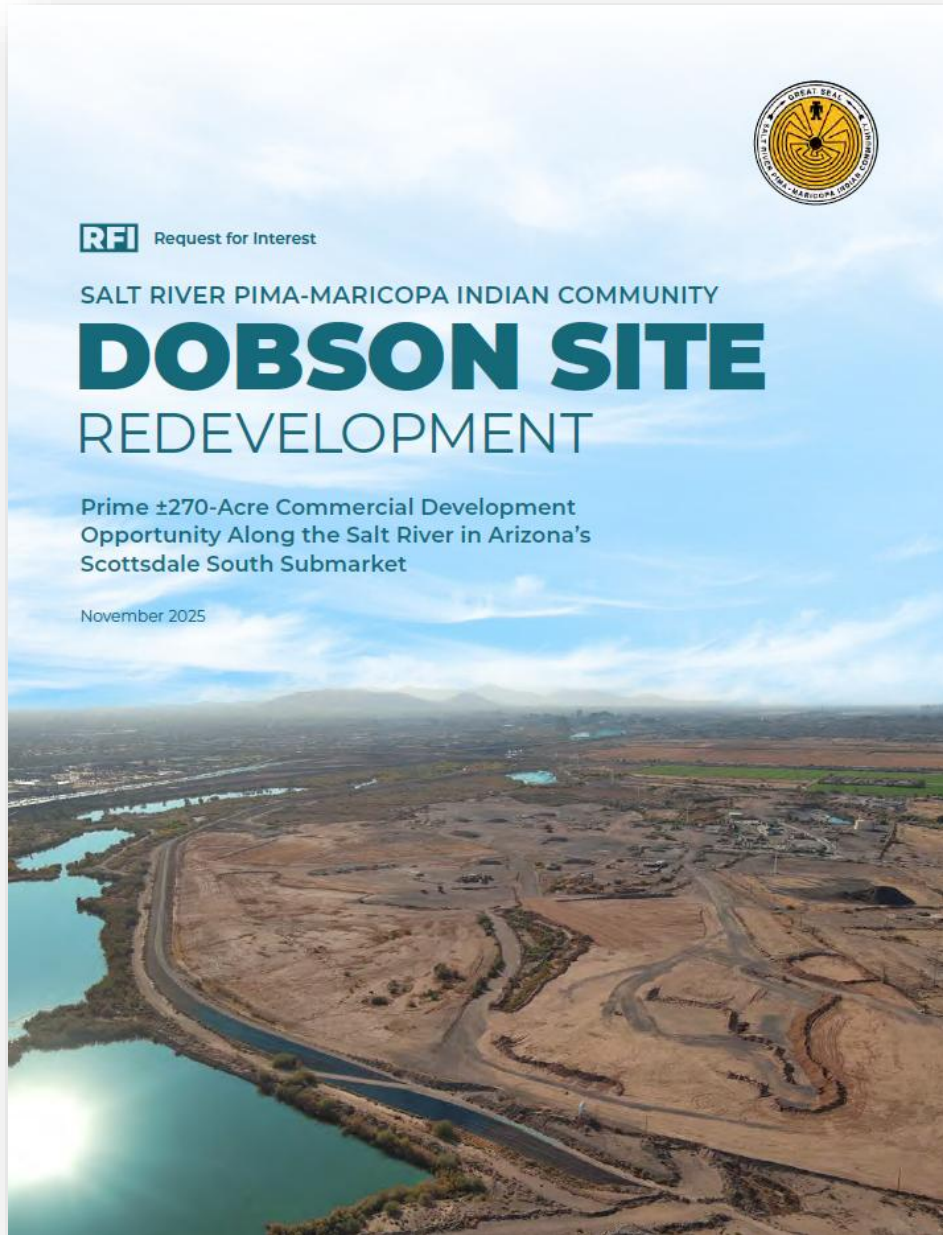
November 20th Site Visit Cancelled

- Cancelled due to potential weather
- Drone footage was shot on Monday November 17th and is now available on the website <https://srpmic-nsn.gov/dobsondevelopment/>
- The visit will be rescheduled for Wednesday December 10th from 9:00 am – 11:00 am
- Questions asked during the site visit will be included in the December 12th responses addendum
- Thank you for understanding!

Salt River-Pima Maricopa Indian Community

- The Salt River Pima-Maricopa Indian Community (SRPMIC) is located in the heart of the metropolitan Phoenix area.
- The Community is home to the Onk Akimel O’odham (Salt River People), also known as Pima and the Xalychidom Piipaash (Upriver People), and more commonly known as Maricopa — two distinct but interconnected Native American tribes.
- The SRPMIC Council, comprised of a president, vice president and seven elected Council members, provides governance and leadership, ensuring the prosperity and well-being of its people. Today, the Community has more than 11,000 enrolled tribal members.





- **Purpose**

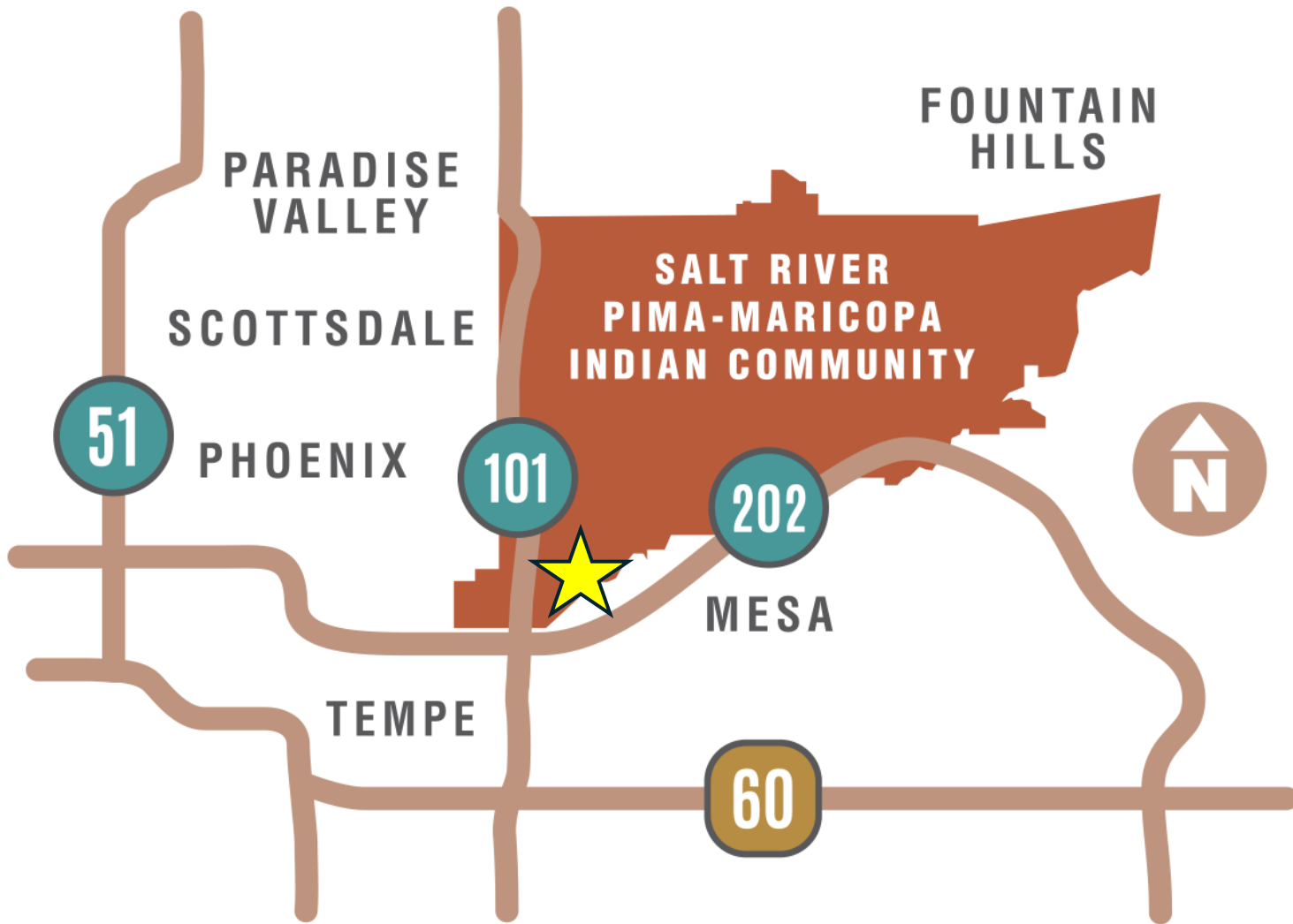
- Explore redevelopment opportunities for up to approximately 270 acres of SRPMIC-owned land previously home to a sand and rock mining operation

- **Goal**

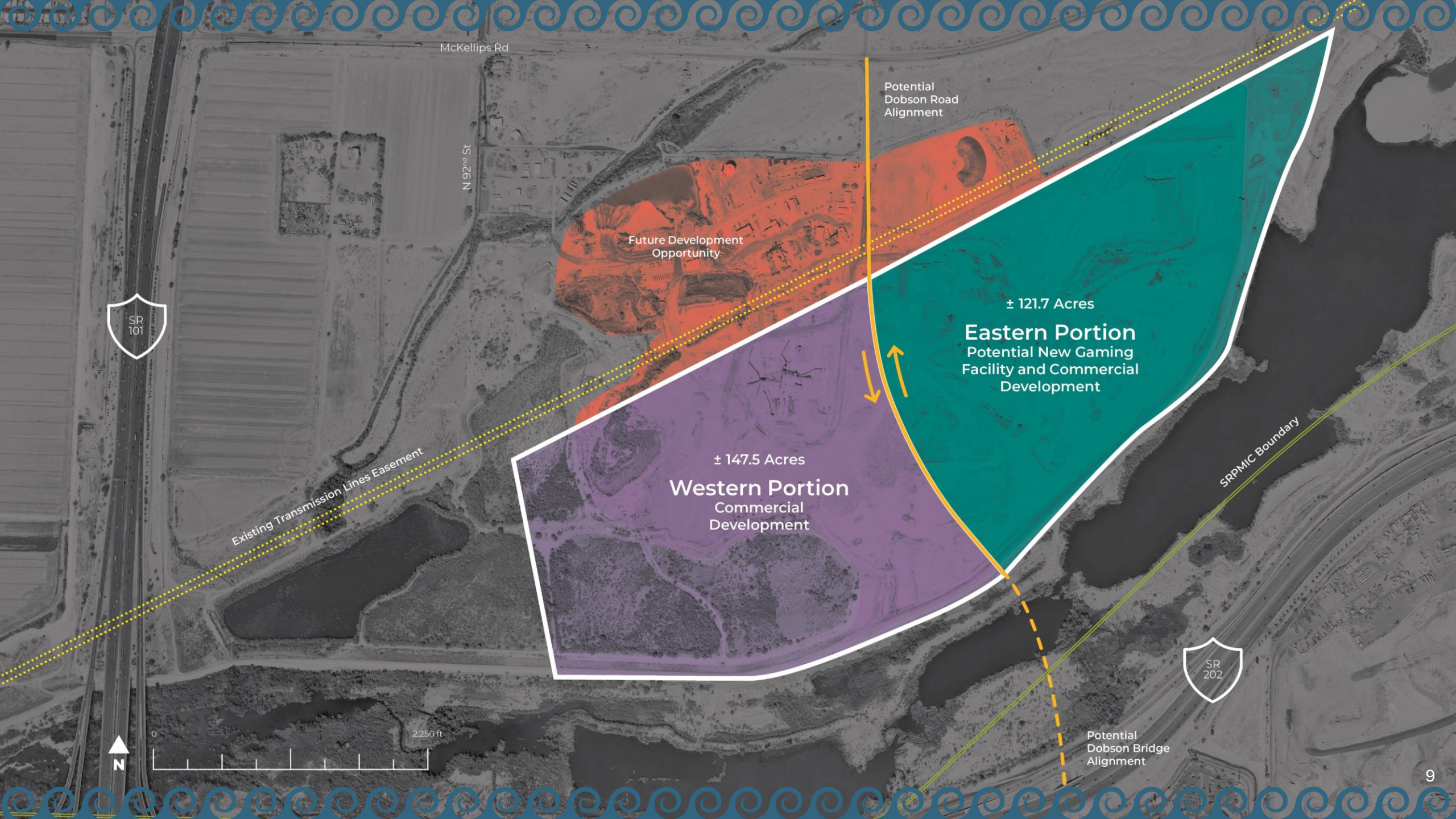
- Collect feedback and invite creative proposals from experienced development teams

- **SRPMIC Efforts**

- Gaming Enterprise is evaluating the site to potentially build, own and operate a new casino that would replace the current Casino Arizona located one mile to the northwest of the site
- Dobson Road & bridge, a Prop 479 supported project, is being evaluated that would extend Dobson Rd. south of McKellips into the City of Mesa



Site Area	± 270 Acres
Developable Area	To Be Determined
Owner, Municipality	Salt River Pima-Maricopa Indian Community
Address	Roughly bound by E McKellips Road to the north, State Route 101 to the west, Salt River to the south, and N Alma School Rd to the east
County	Maricopa County
Market	Phoenix - AZ
Submarket	Scottsdale South
Highway Access	State Routes 101 and 202
Current Uses	Unimproved
Prior Uses	Unimproved, Aggregate Plant
Current Zoning	LI – Light Industrial
Proposed Zoning	C3 – Commercial



McKellips Rd

N 92nd St

Potential Dobson Road Alignment

Future Development Opportunity

± 121.7 Acres

Eastern Portion
Potential New Gaming Facility and Commercial Development

± 147.5 Acres

Western Portion
Commercial Development

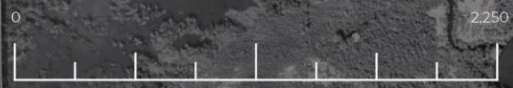
Existing Transmission Lines Easement

SRP MIC Boundary

SR 101

SR 202

Potential Dobson Bridge Alignment





Development Goals (RFI page 41)

Creation of a Vibrant Destination

- Complement proposed gaming facility
- Prioritize walkability and low-impact design where possible
- Incorporate features, destinations, and amenities that welcome families and children such as parks, playgrounds, and recreation
- Promote a mix of uses that attract both visitors and residents, including retail, dining, and entertainment
- Support uses and businesses that contribute to long-term tax revenue for the Community

Development of Supportive Infrastructure

- Work closely with the Community to build supportive infrastructure to serve moderate density development
- Complement previous and ongoing efforts by the Community to provide better site access and prepare the site for development
- Improve internal site circulation and multimodal connectivity to adjacent areas
- Plan for scalable infrastructure that can support phased growth and future utility needs



Development Goals (RFI page 41)

Celebration of SRPMIC Heritage

- Develop a distinct brand for the new development that reflects and celebrates SRPMIC heritage and creates a sense of place
- Commission local artists and craftspeople to create public art installations
- Integrate storytelling and signage that shares SRPMIC history and values

Connection to the River & Surrounding Area

- Orient buildings to take advantage of the Community and the surrounding area's natural beauty, including Salt River and mountain views
- Integrate sustainable design practices and respect for the natural landscape

Generation of High-Quality Jobs for Community Members

- Support full-time, well-paying jobs aligned with resident workforce skills and abilities, which could include small-scale light industrial and makerspaces
- Explore opportunities to incorporate a small cultural center and gift shop for local craftspeople into broader visitor attractions
- Partner with educational institutions or training providers to develop on-site learning and job training hubs
- Support Community-owned enterprises and entrepreneurship

Response Requirements (RFI pages 47-49)

• Technical Response Format

Cover Letter + Signature of Authorized Representative
Firm Overview + Development Team and Areas of Specialty
Project Examples + Up to Five (5) Similar Projects
Development Vision + Potential Program(s) and Phasing
RFP Feedback + Responses to Appendix A Requested Feedback

• Response Evaluation

- There will be no formal evaluation of proposals in the RFI
- Responses to the questions posed in the RFI will be summarized for Community leadership and help shape the eventual RFP
- Responses to the RFI are expected to contribute approximately 10% of the overall evaluation criteria for the eventual RFP
- In addition, the Community reserves the right to issue the future RFP(s) directly to qualified respondents to the RFI or identified specific respondents thereof



Appendix A – Requested Feedback (RFI pages 50 & 51)

- The Community seeks feedback on questions to inform the development of an eventual RFP. These topics include but are not limited to:
 - Solicitation Structure
 - Master Development
 - Project Schedule
 - Funding Sources
 - Land Value
 - Site Remediation
 - Regulatory Process



Appendix B – Additional Site Information (RFI pages 52-77)

- Highlighted Documents:
 - Appendix B1.1 – January 2019 Geotechnical Information Review Memo conducted by AECOM
 - Appendix B1.2 – May 2025 Geotechnical Exploration Letter conducted by ATEK Engineering Consultants
 - Appendix B1.3 – September 2025 Geotechnical Exploration Report conducted by ATEK Engineering Consultants
 - Appendix B5 – June 2019 Phase 1 Environmental Site Assessment conducted by AECOM

Solicitation Timeline





Questions?

- All questions presented today will be included in the December 12th RFI Responses
- Questions regarding the RFI process should be sent to:
 - **Ben Shepherd** - Purchasing Supervisor
 - purchasing-bids@srpmic-nsn.gov