



Ronstadt Transit Center Joint Development Project

The Alexander Company / OasisTucson Inc.

Press Packet
July 2015



Primary Developer Contacts

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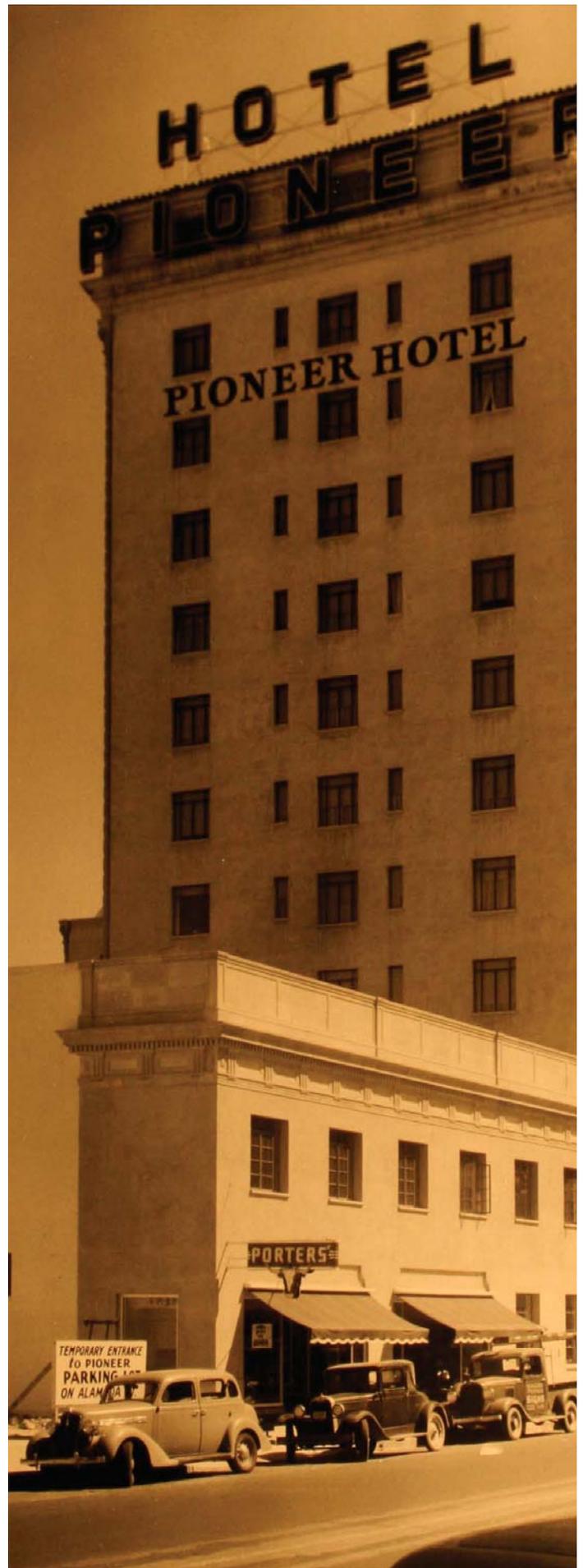


Contact Information



Subconsultants

- **Aleks Istanbulu Architects, Inc.**
Aleks Istanbulu
Urban Planning and Architecture
- **Frontier Consulting Group, LLC**
Demion Clinco
Historic and Contextual Analysis
- **Norris Design**
Stacey Weaks
Planning and Landscape Design
- **Tofel Construction**
Steve Tofel
Construction
- **Structural Grace Inc.**
Jim Glock
Transportation/Structural Engineering
- **Mathieu Engineering**
Mick Mathieu
Traffic Analysis
- **Gordley Group**
Jan Gordley
Communications



Quotes

Randy Alexander:

"We are excited about the Ronstadt opportunity and improving the transit center in its current location, while adding hundreds of new residences to the downtown and providing activated retail. We believe the added vibrancy and diversity improves the identity of the City for all of Tucson."

Aleks Istanbulu:

"We are committed to designing a project that, when completed, feels like it's always been a part of Tucson's culture and identity. Keeping Ronstadt where it is, as well as its arcades and referencing existing and past architectural treasures, is just the beginning of this process."

Jim Glock:

"With the implementation of the first Mixed-Use Commuter Bus Transit Center in its Historic Entertainment Core, Tucson will be in the forefront of U.S. communities using multi-modal transit to create more livable cities."

Jim Campbell:

"I speak for all the members of the team from Tucson when I say how excited we are to be a part of the revitalization of the core of our Downtown. With Ronstadt properly developed there will be no east end or west end, just an activated complete Downtown Tucson."

Our Mission

To ensure that Downtown is for all Tucsonans by creating a much needed Inter-Modal Transit Center encompassed by parking, activated retail and housing; all the while maintaining historical and contextual sensitivity to our neighbors and surroundings.





Project at a Glance

Land Price: \$3,000,000 for approximately 70,000 square feet and air rights.

Transit: Ronstadt Transit Center stays on same site, project built over it. 15 Indoor Sun Tran Bays, 2-3 Greyhound Bays, bikeshare, rideshare, shuttle.

Operations: The City will either design/build the inter-modal center with coordination from the developer or the developer will design/build the facility with coordination from the City. The City will maintain ownership, control and operations of the facility. Garage and new center will be paid for entirely from project revenues and lease payments from development.

Design: Incorporates and preserves existing historic trellises, design to reflect original Pioneer Hotel.

Private Development:

South Site (Current Center plus Triangle) – 260 Residential Units, 365 Structured parking spaces, 21,600 square feet of retail, 3,200 square feet commercial.

North Site (Adjacent to Historic Depot) – Conceptual, subject to change. 118 Residential Units, 261 structured parking spaces, first floor Artist live/work space.

Total – 378 Residential Units, 626 structured parking spots, 21,600 square feet retail, 3,200 square feet commercial space, first floor live work space.

Public Engagement: The project needs to interact and be directed by the goals of the transit riders, the transit operators, the stakeholders of the area and the public at large. The development team will commit to work with these groups to design and deliver a project that the City will be proud of. We believe that using a local design team and development partner who are available to meet as much as needed is a key commitment from us to assure an open and ongoing dialogue takes place throughout the project.

Team: The development team has delivered more than 250 projects in over a dozen states. The majority of the team is based in Tucson and is available to work with the City and the stakeholders as a long term partner.

Goals: Proposal achieves all goals of the City and the FTA in the RFP. Project does not move The Ronstadt Center off site, instead it enhances the access, modes of transportation, operations, and amenities of the facility.

Incentives: GPLET, flexibility of land payment schedule, uses public programs to pay for public infrastructure through project revenues and lease payments. No existing transit or general funds are used to develop the project.



Transit Improvements

Bus Access

We believe that the project will greatly improve bus access conditions by:

- moving the bus access to the other side of Toole and Pennington;
- improving the access radius and traffic flow of the ingress and egress of the project through the installation of a traffic circle on Toole;
- rounding the corner at Toole and 6th Avenue; and
- rerouting access onto Toole to decrease conflicts with the streetcar and traffic on Congress Street.

Operational Needs

- Move all stops indoors.
- Consolidated entrance and exit for buses.
- Improve conditions for Bus Drivers.
- Locate the Transit Services Center on site.
- Enhance the rider's experience and provide amenities.

Rider Amenities

- Indoor Waiting Area
- Free Wifi
- Public Restrooms
- Ticket Sales/Customer Service
- Small Retail Space/Vending Machines
- Change machines
- Customer service representatives
- Fare card sales
- Lost and found storage
- Personalized route mapping
- Transit guides
- Route brochures
- Benches
- Wheelchair accessible doorways and improved ADA access on the platforms.
- Private Drivers Lounge
- Bike Lockers

Transit Services Center

- Apply for the economy fare program
- Renew a SunGO ID & Card
- Purchase, reload and add value to SunGO cards

Pedestrian and Bicycle Connectivity

The community believes that bicycling and walking are important modes of transportation. To facilitate biking and walking through the project we are proposing to do the following:

- Plan, implement and maintain a network of bikeways and walkway in and around the project
- Identify and rectify barriers to walking and biking
- Install bicycle parking/lockers
- Build a bikeshare facility



Note: Graphic is for Illustrative Purpose Only.



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Aleks Istanbulu Architects
ai-architects.com





6th and Congress Looking North



6th Avenue Looking Southeast



6th Avenue and Toole Looking Southeast



6th Avenue and Toole Looking Southeast

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