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**Ronstadt Transit Center Redevelopment Evaluation Committee  
Recommendations Related To  
Development Agreement Negotiation & Project Implementation  
November 9, 2015**

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***The Development Agreement between the City of Tucson and the selected Development Team should, among other things, address:***

- Establishment of a design review/project implementation committee to provide oversight throughout project
- How the public will be informed and involved in an effective manner as the project proceeds
- Design that is consistent with project goals presented in the City's Phase II Request for Proposals and reasonably consistent with the selected Development Team's project concept presented in its Phase II Proposal (original and revised as applicable)
- The development generates revenue for transit
- The elements/amenities to be included in the transit mall and the quality of their design
- Developer incorporation of programs that incentivize transit use among residents, employees, and hotel guests
- Detailed plans for the temporary transit facility and public access to such facility subject to Sun Tran's review and approval
- Multi-modal access to and circulation around the site including how users of the site will be able to come and go on foot or by bicycle between the transit mall and the Modern Streetcar boarding areas.
- Parking for each use is feasible and secured, including provisions of interim parking for initial development
- Clarification of maintenance and programming responsibilities for all public spaces (consider management partnership between property owner, City/Sun Tran, Downtown Partnership/Business Improvement District)
- Project design that takes into consideration the potential for future re-use and adaptation of buildings
- Review of selected Development Team's financial capability, including ownership structure and responsible party(ies)
- Collection of a performance deposit at the appropriate time