QUESTIONS/COMMENTS (transcribed from comment cards provided at July 22, 2015 public presentation):	OFFEROR	CATEGORY
AC-1 Lots of flat roofs… Are there considerations for using the abundant space for a PU installation to generate electricity for tenants?	ALEXANDER CO.	ARCHITECTURE / DESIGN
AC-2 Many people have criticized the bland architecture of Plaza Centro and the Cadence building. How can we be assured that this will be better?	ALEXANDER CO.	ARCHITECTURE / DESIGN
AC-3 Questions about how you will ensure enhanced design compared to other recent new buildings downtown that have been architecturally lacking.	ALEXANDER CO.	ARCHITECTURE / DESIGN
AC-4 Are you planning any "green" elements in the project such as solar, water harvesting, greywater?	ALEXANDER CO.	ARCHITECTURE / DESIGN
AC-5 How, if at all, has your planning integrated the use of UAV's into your system?	ALEXANDER CO.	USES & PARKING
AC-6 Why do you think you need so many parking spaces?	ALEXANDER CO.	USES & PARKING
AC-7 Do you see the residential as rental or ownership housing? Do you have the flexibility or motivation to let the market decide?	ALEXANDER CO.	USES & PARKING
AC-8 What income will be targeted with the housing: Market? Affordable? Both? TOD demand = 60,000+ people today. Affordable housing is obviously needed!	ALEXANDER CO.	USES & PARKING
AC-9 Talk about services for bus riders – like the restrooms, place to buy passes and get information about transit.	ALEXANDER CO.	TRANSIT RIDER SERVICES
AC-10 Will transit riders be able to purchase a sandwich, a newspaper, an umbrella while transferring or waiting without leaving the RTC – e.g., out the turnstile?	ALEXANDER CO.	TRANSIT RIDER SERVICES
AC-11 As an intersection the 4th Avenue tunnel at Congress and Toole is functionally challenged for all 4 modes that use it – transit – pedestrians – motorized vehicles and bicycles. Given the project teams architect's role in this design what can we expect in terms of functionality at the RTC – an equally challenging site with the same multiple modes in an awkward configuration? I do like the roundabout idea.	ALEXANDER CO.	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
AC-12 Given the extreme awkwardness of the 4th/Toole/Congress intersection for all modes, why should we trust the same designer with bus terminal?	ALEXANDER CO.	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
AC-13 How will you get pedestrians and bicycle traffic from north of the track to the Transit Center?	ALEXANDER CO.	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
AC-14 How do bikes get through the turnstiles?	ALEXANDER CO.	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
AC-15 Plan seems to ignore the Modern Streetcar. As that mode is extended, how will this plan help to make connections between buses and streetcar? Does plan accommodate vehicles used for Bus Rapid Transit?	ALEXANDER CO.	SITE LAYOUT / FUNCTIONALITY / CIRCULATION

QUESTIONS/COMMENTS (transcribed from comment cards provided at July 22, 2015 public presentation):	OFFEROR	CATEGORY
AC-16 Entrance locations appear to make it slower to move between streetcar and bus. How does your project facilitate the integration between bus and streetcar.	ALEXANDER CO.	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
AC-17 What is the connection to the modern streetcar?	ALEXANDER CO.	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
AC-18 Where will the express routes accommodate the passengers if not inside the Center?	ALEXANDER CO.	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
AC-19 How will you get bikes through a turnstile? It seems like you're pushing the bus riders out of sight, tucking them inside behind your buildings. No access from Congress to Transit Center. Entrance on Arizona Alley? I feel unsafe now walking under brick arcades people can hide behind, and they are open you are going to put buildings up next them creating even more blind spots.	ALEXANDER CO.	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
AC-20 Why would the parking be part of the "public" side of the public/private partnership? If parking is needed for residential/commercial, I would think it should be privately funded and if not economically viable, then by definition not needed as a public amenity. After all this is a transit center.	ALEXANDER CO.	PROJECT COSTS / FUNDING
AC-21 Rio Nuevo analyzes purchases of parking garages on a case-by-case basis; have you discussed you financing plan with the district and what was their initial response?	ALEXANDER CO.	PROJECT COSTS / FUNDING
AC-22 About how many private sector companies would be needed to patch together $37 million? Can Tucson support that?	ALEXANDER CO.	PROJECT COSTS / FUNDING
AC-23 What were project costs for Plaza Centro and AC Hotel? Do you anticipate any Rio Nuevo participation?	ALEXANDER CO.	PROJECT COSTS / FUNDING
AC-24 The AC Marriott deal with Rio Nuevo is a NNN deal and all spaces are leased to developer and managed by them. How do you envision you would structure this and at what rate?	ALEXANDER CO.	PROJECT COSTS / FUNDING
AC-25 What is your building timeline?	ALEXANDER CO.	DEVELOPMENT TIMELINE
AC-26 • How will your proposal enhance and prepare the terminal for the future, be an anchor and gateway to downtown, its entertainment and cultural district, as well as government and business offices, UA facilities and downtown community. • What kind of uses, such as pop-up food carts, do you propose that will create a critical mass of activities inside the terminal for the many different audiences at many times of day and that makes the terminal an exciting gateway for downtown Tucson!	ALEXANDER CO.	GENERAL / MULTIPLE TOPICS
AC-27 • Pleased that fabric of existing RTC including arcades and tile work will be preserved. • So glad to see Greyhound is back! • What about buses to Mexico?	ALEXANDER CO.	GENERAL / MULTIPLE TOPICS

QUESTIONS/COMMENTS (transcribed from comment cards provided at July 22, 2015 public presentation):	OFFEROR	CATEGORY
AC-28 • How many bus bays will there be? • How will bus exhaust be handled when covered? How will parking garage be appropriated (public vs. residence)? • Any affordable units offered?	ALEXANDER CO.	GENERAL / MULTIPLE TOPICS
AC-29 • Intermodal: Greyhound? • Upper-scale restaurants: inclusive of all profit vs. service - Bus riders included • Green features: Water conservation – low-flow toilets; water harvesting / grey water -- landscaping • Solar?	ALEXANDER CO.	GENERAL / MULTIPLE TOPICS
AC-30 • Every city I have lived in that has covered bus terminals ends up looking like shit in fairly short order. See Colorado Springs, Denver, El Paso, Albuquerque, Boston, NY, Hartford, New Haven • Why is there a need (or requirement) for "more roof tops"? Why is this necessary? • Have they done the math? How is this all going to fit in the available space? • There is inadequate pedestrian access. 2 access points do not constitute adequate	ALEXANDER CO.	GENERAL / MULTIPLE TOPICS
AC-31 • Solar!! Water harvesting, Graywater! Yes!!! Excellent • It's great that this proposal incorporates the existing "Arcade" (post & lintel) and the tile. Also like the intermodal functions. • How about incorporating a car-share program to make best use of parking? • Is there any possibility of restoring the original paints colors (two shades of green) in the shade structure? The metal work was recently repainted in blue and grey. The blue paint shows up the dust that naturally settles on it. This was not a problem with the jade green; when our beige colored dust settled on the heavy metal cylindrical lintel, it just looked like a highlight. • Can you involve artist for the original Transit Center for any additional tile/architectural ornament? She has been storing excess tile and mold for the past 24 years.	ALEXANDER CO.	GENERAL / MULTIPLE TOPICS
AC-32 • Phase I of the RFP mentioned "Prominent Northern Views" in the site specific section. We have already lost views of the Santa Rita Mountains to a student housing development. How will the "Prominent Northern Views" be preserved for all Tucsonans and downtown visitors instead of being sequestered away for tenants and residents of the development? • Access to transit area from retail and restaurant spaces? • Create pedestrian access to transit area through archway at Sixth and Congress to facilitate connection to streetcar. Having arch lead into one retail space is a waste of what was designed as a gateway to the transit. • Can you discuss the transition between the retail uses and the transit center?	ALEXANDER CO.	GENERAL / MULTIPLE TOPICS
AC-33 • With the exception of the traffic engineer, the team is very solid. • Jim Campbell works well with the community. • Mr. Alexander seems genuinely interested in historic context. He will work well here with our community.	ALEXANDER CO.	GENERAL / MULTIPLE TOPICS

QUESTIONS/COMMENTS (transcribed from comment cards provided at July 22, 2015 public presentation):	OFFEROR	CATEGORY
PP-1 • How much experience do you have with rehabilitating historic properties? • Can you modify your design to preserve the existing fabric of the Ronstadt Center – e.g., arcades and tile work?	PEACH PROPERTIES	ARCHITECTURE / DESIGN
PP-2 This is not sensitive to historical context. It looks very corporate. Some good ideas concerning use (markets and other commercial uses), but demolishing the brick and tile structure around the current transit center is tantamount to vandalism. This proposal is terrible!	PEACH PROPERTIES	ARCHITECTURE / DESIGN
PP-3 Herbert Apartments boasts great views for residents but those look at Herbert from outside don't have a nice view at all – rumpled drapes – how will outsiders' interests be considered in the new RTC upgrade?	PEACH PROPERTIES	ARCHITECTURE / DESIGN
PP-4 What about the beautiful Corbett Building on 6th north of railroad tracks? Exciting project!! Lots of open space, green spaces, features. Inclusive for all. Transit-oriented. Interesting architecture.	PEACH PROPERTIES	ARCHITECTURE / DESIGN
PP-5 The apartment structures are very ugly compared to those the other group presented. Not an enhancement or sympathetic to historic surroundings.	PEACH PROPERTIES	ARCHITECTURE / DESIGN
PP-6 How will you avoid contributing to the current rash of neo-Stalinist architecture in Tucson?	PEACH PROPERTIES	ARCHITECTURE / DESIGN
PP-7 It looks as if you are proposing to demolish the brick shade structure that surround 2 sides of the current Ronstadt Transit structure. This was an award winning project with a significant public art components consisting of about 2500 square feet of handmade tile. Are you indeed demolishing this unique art and architectural gem? If so, why?	PEACH PROPERTIES	ARCHITECTURE / DESIGN
PP-8 The buildings in the pictures look <u>very</u> tall, and out of proportion to adjoining existing buildings. Please comment on building height.	PEACH PROPERTIES	ARCHITECTURE / DESIGN
PP-9 How will we assure that the neo-Stalinist architecture which has been built here lately will not sully our Ronstadt Center? Nice proposal.	PEACH PROPERTIES	ARCHITECTURE / DESIGN
PP-10 Your previous projects architecturally do not fit in our community. For example, the County Consolidated Courts building. It's too big and too modern. Can you design something historically sensitive to our community. Do you have experience in anything other than ugly modern messes?	PEACH PROPERTIES	ARCHITECTURE / DESIGN
PP-11 You enumerate a huge smorgasbord of functions for their site, from a wellness center to urban agriculture. How do they serve transit users? Have you done market research to show these are viable? It is unclear how they all fit on this site.	PEACH PROPERTIES	USES & PARKING
PP-12 Will there be charges for counselling and social service. Have charged? How paid? Do we really need a dog park with barking, yelping, growling and dog fighting in proximity to a quiet park and outdoor patio? Scratch it out.	PEACH PROPERTIES	USES & PARKING

QUESTIONS/COMMENTS (transcribed from comment cards provided at July 22, 2015 public presentation):	OFFEROR	CATEGORY
PP-13 Downtown is thriving on local businesses. Are you open to considering a locally owned drugstore and car rental as opposed to the larger corporate businesses?	PEACH PROPERTIES	USES & PARKING
PP-14 It's a transit center, why the parking garage? There are existing/new facilities already downtown! Use those; expand to make the rest of town a park-n-ride! P.S. Go Greyhound	PEACH PROPERTIES	USES & PARKING
PP-15 Will all the housing be rental based or will ownership opportunities be available?	PEACH PROPERTIES	USES & PARKING
PP-16 How do you plan to keep rents reasonable so new retail fills?	PEACH PROPERTIES	USES & PARKING
PP-17 It doesn't appear that the Peach Properties has fully flushed out the tenant opportunities and the viability and sustainability in downtown. The idea of a farmer's market on the roof seems out of the way, and I'm not liking the idea of buying fresh fruit sitting in the sun on the roof. I love the idea of a drugstore downtown!	PEACH PROPERTIES	USES & PARKING
PP-18 The presentation was heavy on Ronstadt Center and nonexistent on the Bus Station and Toole area. I find these areas more interesting than the Ronstadt!	PEACH PROPERTIES	USES & PARKING
PP-19 Is parking for housing or Corbett site only? Do you envision both market and affordable housing?	PEACH PROPERTIES	USES & PARKING
PP-20 Will the public market be daily? Several days a week? Once a week?	PEACH PROPERTIES	USES & PARKING
PP-21 You mentioned a lot of ancillary transportation services (taxi, car rental, shuttle to Phoenix Airport, etc.). What marketing studies have you done to confirm there is any public demand for such services?	PEACH PROPERTIES	USES & PARKING
PP-22 Have you done the math? How do you fit all this into that space?	PEACH PROPERTIES	USES & PARKING
PP-23 What are the plans for signage (arrival/departure, local attractions, etc.)? Apps? Wi-Fi? Airport-type signage? A real-time system wide map could also be nice (like I can get on line).	PEACH PROPERTIES	TRANSIT RIDER SERVICES
PP-24 I like the idea of the North Plaza space as a passive space – the downtown, university, Fourth Avenue areas don't have a lot of inviting places for transitions. When you have 30 minutes between meetings, or just want to stop, people watch, rest between other parts of the day.	PEACH PROPERTIES	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
PP-25 I really like the bridge connectivity to the north side of the tracks. Hopefully the bridge will be for both bikes and pedestrians.	PEACH PROPERTIES	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
PP-26 Sounds like a lot of busses on Congress. How much will it impede car (and pedestrian) traffic?	PEACH PROPERTIES	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
PP-27 Will Pennington stay open for pedestrian and bicycle connectivity> Will the historic Corbett building be adaptively reused vs. demolished?	PEACH PROPERTIES	SITE LAYOUT / FUNCTIONALITY / CIRCULATION

QUESTIONS/COMMENTS (transcribed from comment cards provided at July 22, 2015 public presentation):	OFFEROR	CATEGORY
PP-28 Can you point out on the drawing where/how you envision people walking between streetcar and bus? Will it be slower or faster than current access?	PEACH PROPERTIES	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
PP-29 Can you give an example of a transit mall that works the way your proposed one does? Your proposal depends on increased frequency – how will this development contribute to the increased funding that will be required for that to happen?	PEACH PROPERTIES	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
PP-30 What is total cost of project?	PEACH PROPERTIES	PROJECT COSTS / FUNDING
PP-31 Who would operate the Transit Welcome Center? Would funds come from private revenues through other rents.	PEACH PROPERTIES	PROJECT COSTS / FUNDING
PP-32 How much will your project cost?	PEACH PROPERTIES	PROJECT COSTS / FUNDING
PP-33 What are your estimates on total project costs?	PEACH PROPERTIES	PROJECT COSTS / FUNDING
PP-34 Total cost?	PEACH PROPERTIES	PROJECT COSTS / FUNDING
PP-35 What is the development timeline?	PEACH PROPERTIES	DEVELOPMENT TIMELINE
PP-36 Pedestrian enter/exit appears inadequate Bridge (walkway) too long for real use. What about bikes? Have they done the math? Enough room for <u>all</u> this! Oriented towards retail. Not people. Where do hotel people park? Not enough room for what is proposed! How are people to afford all this? How many stories are these buildings?	PEACH PROPERTIES	GENERAL / MULTIPLE TOPICS
PP-37 As it stands now, bus entry on Congress is less than exciting from a pedestrian perspective. How do you propose even more buses entering off of Congress will both enhance the pedestrian and car traffic inter-play? Are you proposing a mini amphitheater for events / gatherings similar to that in Portland but on a smaller scale? Instead of water features would you consider other public features that don't use water? For instance, solar, light show, and artistic shade structures? How are the current arcades incorporated?	PEACH PROPERTIES	GENERAL / MULTIPLE TOPICS
PP-38 Really enjoyed how you brought the existing community plans and needs into the design. You explained current issues and how this design would resolve them. Less focus on you and mostly on the design and community! I really understood the space and its needs. It was great to see all the companies and opportunities this design has. This really felt like a community center, not just a plaza.	PEACH PROPERTIES	GENERAL / MULTIPLE TOPICS
PP-39 It appears (with regard to bus circulation) that all buses entering from the north would exist to the south and vice versa – is that correct interpretation? How would pedestrians cross the transit mall area? Where is the "respect for history" part – I'm not seeing how this design integrates any existing elements although you show photo of arcade.	PEACH PROPERTIES	GENERAL / MULTIPLE TOPICS

QUESTIONS/COMMENTS (transcribed from comment cards provided at July 22, 2015 public presentation):	OFFEROR	CATEGORY
PP-40 Why would I trust you to build a multimillion redevelopment project when you can't even plan a presentation that is easy to see and understand? Your wall map was in the darkest part of the room and impossible to see. The best place would have been over the presenters table – well lighted. And it had to be much larger.	PEACH PROPERTIES	GENERAL / MULTIPLE TOPICS
Both-1 How are both team designing spaces that make the public feel safe throughout the day? As a female who sometimes walks downtown alone to parking, meetings, restaurants, etc. I am aware of dark corners, vegetation, walls where people can – and have – surprised me.	BOTH	ARCHITECTURE / DESIGN
Both-2 As a young designer and resident of downtown I worry about the re-development of our downtown and the way we, as citizens, are giving away our city to out of town designers who don't know anything about living and working in our desert. We need this project to be designed and executed by Tucson people we know what is best for us and our city. Let's keep the dollars spent on this project local. I believe the Peach Properties Team is the right team for this project. Their proposal will help bring downtown into the future and make it a destination for our city. The design and function of the proposal truly responds to our unique place as an urban city in the Sonoran desert.	BOTH	ARCHITECTURE / DESIGN
Both-3 The Peach proposal layout seemed to integrate into the surrounding blocks much better than Alexander. But the architectural styles indicated in the "fly throughs" looked like some futuristic settlement in space. The architectural style of Alexander was much more Tucson.	BOTH	ARCHITECTURE / DESIGN
Both-4 Do you plan to integrate the current historic brick and tile material / arcade into your plan?	BOTH	ARCHITECTURE / DESIGN
Both-5 I think Alexander Company should implement Peach's design. Either design should keep the arcade. Peach design's pedestrian bridge should link to urban streetcar MSF instead of Corbett Building.	BOTH	ARCHITECTURE / DESIGN
Both -6 What rental rates and size apartments are calling affordable housing?	BOTH	USES & PARKING
Both -7 Further describe the type of housing you are planning.	BOTH	USES & PARKING
Both -8 What role, if any, has programming of public open spaces played in your prior projects?	BOTH	USES & PARKING
Both -9 Any outdoor entertainment areas?	BOTH	USES & PARKING
Both-10 Are you going to make the clock at RTC work? Downtown Tucson looks run down and trashy because there is no water in the fountains; street lighting doesn't work at night; and the clocks and other signage doesn't work. (The arrival/departure board at RTC hasn't worked for over two years.) These little things do matter!	BOTH	TRANSIT RIDER SERVICES
Both-11 Is there a large working clock and clean well-stocked bathrooms? (That would be a big improvement, satisfy most bus-riders and save tons of $ if that's all we did.) Where are the public benches and social gathering space?	BOTH	TRANSIT RIDER SERVICES

QUESTIONS/COMMENTS (transcribed from comment cards provided at July 22, 2015 public presentation):	OFFEROR	CATEGORY
Both-12 We have several questions about having a working clock, clean bathrooms, a place to get Sun Tran tickets and transit info., and well maintained public open space. Can you elaborate on these related to your proposal?	BOTH	TRANSIT RIDER SERVICES
Both-13 Is there a large clock and clean, well-stocked bathrooms (that would be a huge improvement and would satisfy most bus-riders while preserving open space and money)? Where are the public benches and free, non-commercial social gathering spaces? Hey Alexander only has one woman on 10-person team. What's up with that?!?	BOTH	TRANSIT RIDER SERVICES
Both-14 What type of signage do you expect to install (arrival/departure?). Apps? Wi-Fi? Airport-type sign. Another nice thing would be a real-time City Transit Map.	BOTH	TRANSIT RIDER SERVICES
Both-15 Have you made any provisions for small food cart vendors to be on-site within the transit center for transit riders to buy some quick, low-cost food on their way to meetings, appointments, etc.?	BOTH	TRANSIT RIDER SERVICES
Both-16 How would the revenue from the businesses and housing be distributed? How does the transit system benefit financially from this project?	BOTH	PROJECT COSTS / FUNDING
Both-17 Amount of FTA funds? Greyhound? Operating costs?	BOTH	PROJECT COSTS / FUNDING
[Note: No Questions/Comments in this category currently.]	BOTH	DEVELOPMENT TIMELINE
Both-18 Compared to what it is now, how much property [does the project comprise]? Is there more than one entrance/exit for the buses? Where are emergency vehicles going to park inside the Center?	BOTH	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
Both-19 Will the project compromise traffic on 6th Ave. or Congress? (widen or narrow)	BOTH	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
Both-20 How many buses would be able to accommodate passengers at one time? Will there be traffic lights at north and south entrances?	BOTH	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
Both-21 How many buses would be able to accommodate passengers at one time? Will there be traffic lights at north and south entrances? How much space is allowed or projected for buses in the Center?	BOTH	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
Both-22 Will there be a holding area for SunTran vehicles other than buses - such as shuttles and cars that are not supervisors?	BOTH	SITE LAYOUT / FUNCTIONALITY / CIRCULATION

QUESTIONS/COMMENTS (transcribed from comment cards provided at July 22, 2015 public presentation):	OFFEROR	CATEGORY
Both-23 Presently there's a fair amount of lingering that happens on this site. How is that factor incorporated into the site flow? How will the site be secured when transportation is not operating? Please re-review the envisioned pedestrian flow and cut throughs. Is Pennington (or a portion of it) being absorbed into the project? What is the pedestrian interaction at Pennington toward west side / Pennington Garage?	BOTH	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
Both-24 How much space is allowed or project for buses in the Center?	BOTH	SITE LAYOUT / FUNCTIONALITY / CIRCULATION
Both-25 What do you say are affordable rental rates? What size apartments? Just how are you to improve bus driver [conditions]? Seems like very substantial sound proofing for apartments needed. What are you to do about this?	BOTH	GENERAL / MULTIPLE TOPICS
Both-26 What rental do you [consider] affordable; on what size apt.? In what ways are you to [make] conditions better for bus drivers? The Ronstadt Center can be a very noisy place. What are you going to do about sound proofing rental apts.?	BOTH	GENERAL / MULTIPLE TOPICS
City-1 Why is this space still being considered as a transit center and not an area closer to freeway near the Greyhound Center? Why isn't Congress Street being closed and only used as a pedestrian/biking street?	BOTH	
City-2 What is availability of sewer, water, electricity, trash collection? Who pays to increase and expand? Taxpayers? Will Fire Department need more tall ladder trucks for fire safety and rescue? How about that great looking antenna on the Phone Co. Building that holds communication equipment. What are you going to do to shield it?	CITY OF TUCSON	
City-3 Is this two separate proposals or a joint project between the two companies?	CITY OF TUCSON	
City-4 Why were the development proposals not open for view to public before today? Doing this way cuts off drastically the public's potential to properly study and formulate constructive opinions of such proposals. This is especially true for lower middle, and especially low income riders, who are at this time 80% of SunTran riders. Please answer both the question and the commentary.	CITY OF TUCSON	