



**CITY OF  
TUCSON**

# **Ronstadt Transit Center Joint Development Project REQUEST FOR PROPOSALS – PHASE II**



**Stakeholders' Meeting  
January 30, 2015, 11:30 am – 1:00 pm**

**OFFICE OF INTEGRATED PLANNING**

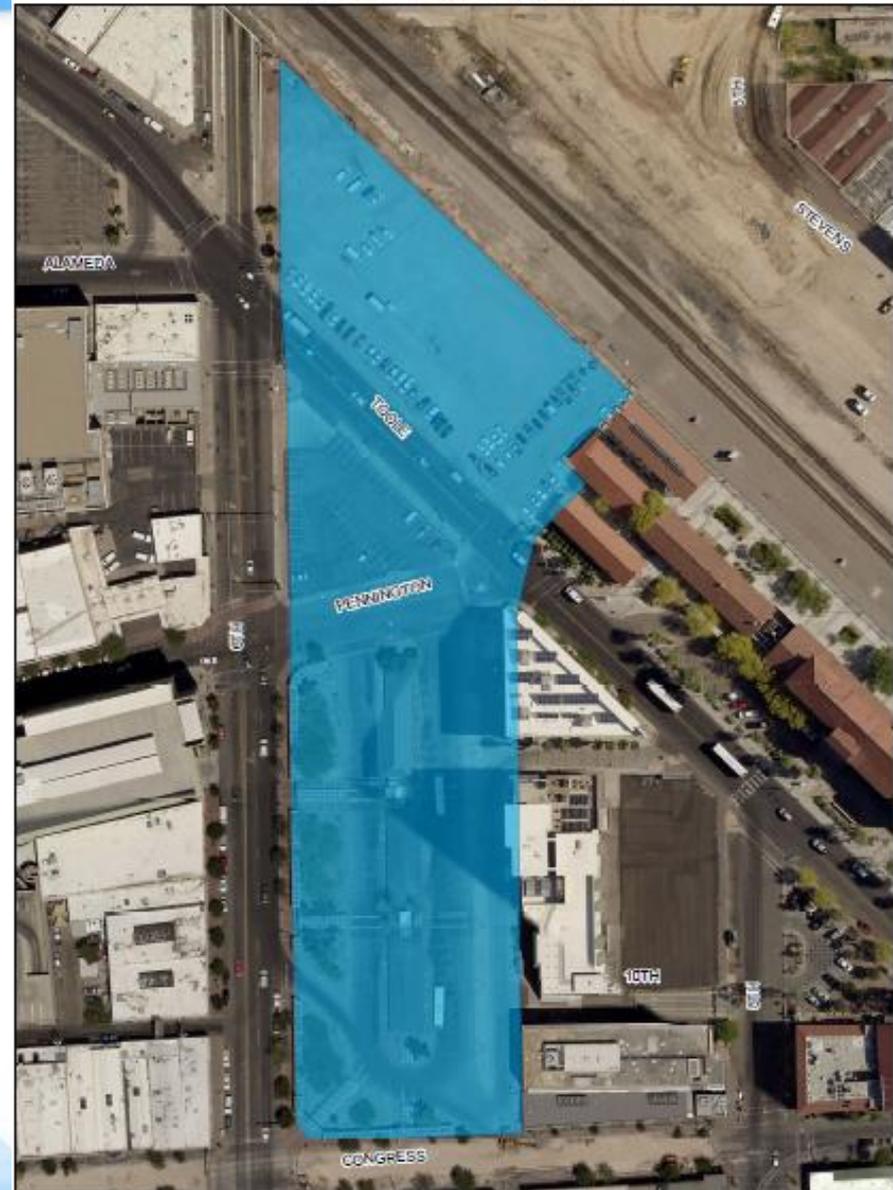
- **Welcome & Introductions**
- **Where We've Been & Where We're Going**
- **RFP Phase II Key Elements: Review & Discussion**
- **Next Steps**





# Where We've Been

- 3 city owned properties – *approx. 4 acres total*
- Largest parcel serves as transit center
- Triangle-shaped parcel provides paved surface parking to nearby business
- Parcel north of Toole Avenue currently used as unpaved surface parking.





# Where We've Been cont.

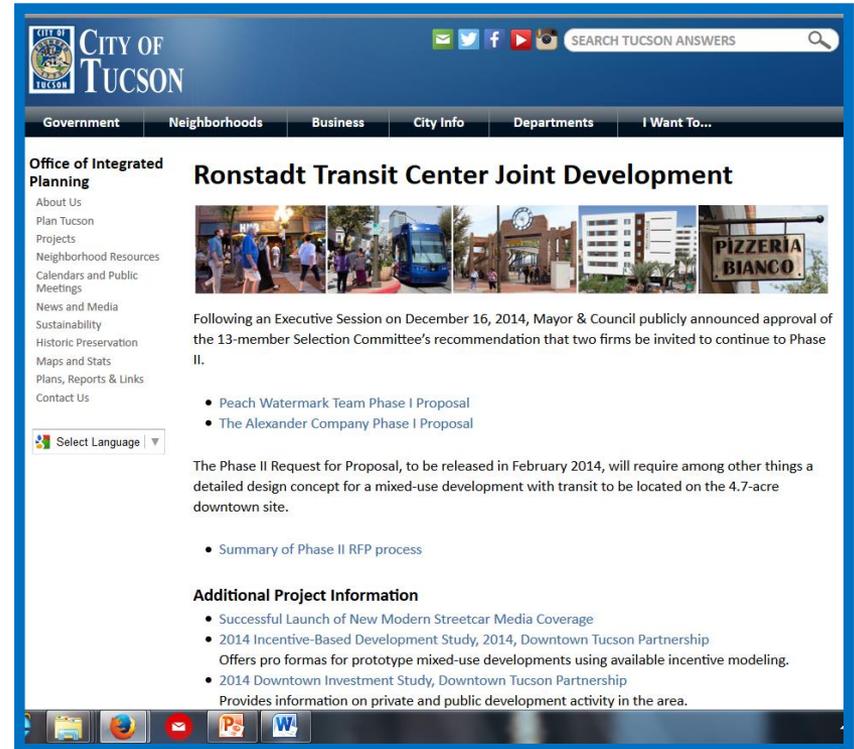
- **2012 : City met with individual stakeholder groups to begin discussion about the proposed project**
- **Dec. 2013 – Mar. 2014: Stakeholders representing the bus riders, transit advocates, downtown businesses, neighborhoods, developers, and others met together to develop project purpose & goals and assist with RFP Phase I**
- **Feb. 19, 2014: Mayor & Council approved proceeding with Phase I following a public hearing on Feb. 19, 2014**



# Where We've Been cont.

- **Feb. 28, 2014** : Procurement issued Phase I RFP I
- **Oct. 17 & Oct. 30**: Evaluation Committee made up of 13 members (8 voting & 5 non-voting) reviewed and discussed the two submittals received, and ultimately recommended that both teams be invited to continue into Phase II of the RFP process.
- **Dec. 16, 2014**: Mayor and Council, in Executive Session, approved the Evaluation Committee's recommendation and directed staff to proceed with Phase II of the RFP process, requesting that the Phase I submittals and the Phase II process and timeline be posted on the OIP website.

- Peach Watermark Team
- The Alexander Company



The screenshot shows the City of Tucson website with the following content:

- Navigation:** Government, Neighborhoods, Business, City Info, Departments, I Want To...
- Office of Integrated Planning:** About Us, Plan Tucson, Projects, Neighborhood Resources, Calendars and Public Meetings, News and Media, Sustainability, Historic Preservation, Maps and Stats, Plans, Reports & Links, Contact Us.
- Language:** Select Language | ▼
- Page Title:** Ronstadt Transit Center Joint Development
- Images:** A row of five images showing people walking, a blue streetcar, a transit station entrance, a modern building, and a sign for Pizzeria Bianco.
- Text:** Following an Executive Session on December 16, 2014, Mayor & Council publicly announced approval of the 13-member Selection Committee's recommendation that two firms be invited to continue to Phase II.
- Proposers:**
  - Peach Watermark Team Phase I Proposal
  - The Alexander Company Phase I Proposal
- Text:** The Phase II Request for Proposal, to be released in February 2014, will require among other things a detailed design concept for a mixed-use development with transit to be located on the 4.7-acre downtown site.
- Additional Project Information:**
  - Summary of Phase II RFP process
  - Successful Launch of New Modern Streetcar Media Coverage
  - 2014 Incentive-Based Development Study, 2014, Downtown Tucson Partnership
    - Offers pro formas for prototype mixed-use developments using available incentive modeling.
  - 2014 Downtown Investment Study, Downtown Tucson Partnership
    - Provides information on private and public development activity in the area.



# Where We're Going

▪ Stakeholder Meeting re Phase II	Jan. 2015
▪ Mayor & Council Review of Phase II RFP Scope ( <i>Executive Session</i> )	Feb. 2015
▪ Issuance of Phase II RFP	Feb. 2015
▪ Due Date for Phase II Proposals	May/June 2015
▪ Public Design Presentations and Feedback	May/June 2015
▪ Committee Phase II Evaluation	June/July 2015
▪ Committee Recommendation to Mayor & Council ( <i>Executive Session</i> )	Aug. 2015



▪ <b>Preliminary FTA Review</b>	<b>Submit August 2015</b>
▪ <b>Development Agreement Negotiation</b>	<b>Fall 2015</b>
▪ <b>Formal FTA Review and Approval</b>	<b>Submit Late 2015</b>
▪ <b>Final Development Agreement to Mayor &amp; Council</b>	<b>Early 2016</b>



# Phase II RFP Sections



- I. RFP Process & Status
- II. Phase II RFP Overview
- III. Project Purpose & Goals
- IV. FTA Guidance
- V. Instructions to Offerors
- VI. Phase II Submittal Requirements
- VII. Phase II Evaluation Criteria

Note: Underlined items = focus of today's discussion.



**Purpose:** The overall purpose of this project is to create a distinctive, multi-modal transit center and mixed-use development that contributes to an active, economically robust downtown, by achieving the following goals:

***Goal A:*** Uses & Character

***Goal B:*** Transportation & Infrastructure

***Goal C:*** Financial & Economic Vitality

***Goal D:*** Communication & Participation



FTA allows real property that was previously acquired with FTA assistance to be used for joint development. Because the proposed project site fits this description, the project sponsor is required to comply with recent FTA guidance on joint development, i.e., Circular 7050.1, August 25, 2014.



**Project must satisfy the following 4 eligibility criteria:**

- 1. Economic Benefit:** Project must either (a) enhance economic development, or (b) incorporate development
- 2. Public Transportation Benefit:** Project can (a) enhance the effectiveness of a public transportation project to which it is related physically or functionally, or (b) establish new or enhanced coordination between public transportation and other modes of transportation



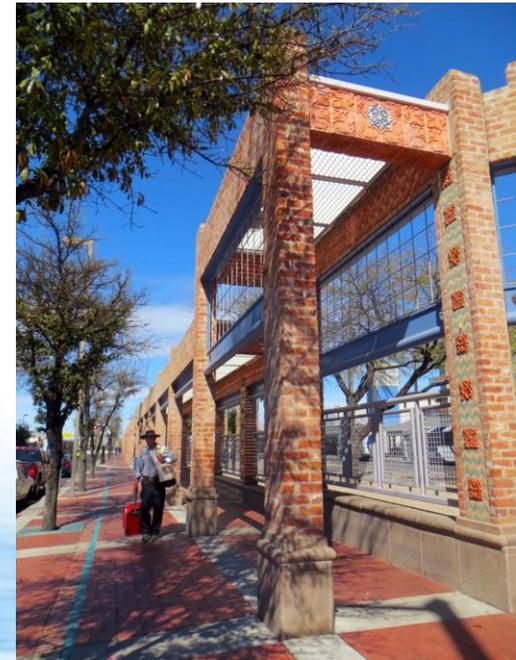
3. **Fair Share of Revenue:** A “fair share of the revenue” is the division of revenue generated from a joint development project that the project sponsor and its partners negotiate and agree that the project sponsor will receive.
  
4. **Fair Share of Costs:** A joint development must provide that a person making an agreement to occupy space in a facility constructed with FTA assistance must pay a fair share of the costs of the facility to the project sponsor.



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# Phase II Submittal Requirements p. 15 - 18

- 1. Contact Information**
- 2. Executive Summary**
- 3. Project Description**
- 4. Integration of Transit Use**
- 5. Response to City Goals, Plans, & FTA Requirements**
- 6. Team**
- 7. Public Engagement Plan**
- 8. Business Plan & Financial Capacity**
- 9. Public Presentation**



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# Requirement Highlights

- **Components of the project, architectural design concept, site plan, building elevations, and heights**
- **Proposed land uses and associated square footage**
- **Demonstration of market demand for proposed uses; anticipated tenants, buyers, operators**
- **Location, design, and connectivity of transit and multi-modal facilities; parking and circulation plan**
- **Estimated project costs, funding and financing methods and sources**



# Requirement Highlights

- **Demonstration of project compliance with FTA requirements**
- **Project scheduling and phasing plan**
- **Proposed site disposition and requests for City incentives/assistance**
- **Operating pro forma**



- **Can transit be moved from its current portion of the site with FTA approval?**
- **How will funding for transit be enhanced through this project?**
- **Are we making sure we end up with**
  - **Public open space for community use?**
  - **Connections to streetcar and intercity bus service?**





# Questions cont.

- Opportunities for local, low-infrastructure entrepreneurs to connect with customers
- Plenty of secure bike parking?
- Information, customer service, and comfortable space for Sun Tran riders?
- Capacity of increased bus service, including future bus rapid transit routes?





- To be held after proposals are submitted
- Teams would be offered the opportunity to revise their proposals based on feedback received from the public
- **Would like your thoughts on when, how, where, and what**





# Next Steps

- **Your review of the draft RFP Phase II handed out today**
- **Your comments to be provided to OIP by Friday, February 6th**
- **Staff to review comments received and consider further revisions to text**
- **OIP will post revisions, provide revisions to stakeholders, and depending on the extent of the revisions determine whether it would be helpful to hold another stakeholder meeting**
- **The goal is to get RFP Phase II issued by end of February**