

Ronstadt Transit Center Redevelopment Project
Stakeholder Meeting SUMMARY
Tuesday, January 14, 2014
11:30 am – 1:30 pm, City Hall, 1st Floor Meeting Room

MEETING SUMMARY

Prepared by Rebecca Ruopp, City Office of Integrated Planning, January 20, 2014

ATTENDEES

Forty-three (43) people signed-in for this meeting (excluding staff, who are noted below). A copy of names and affiliations is provided as *Attachment A*.

CITY STAFF PRESENT

Nicole Ewing-Gavin, *Office of Integrated Planning*
Rebecca Ruopp, *Office of Integrated Planning*
María Gayosso, *Office of Integrated Planning* (provided Spanish interpretation for several Spanish speaking attendees)
Becky Flores, *Office of Integrated Planning*
Marcheta Gillespie, *Procurement Office*
Dan Longanecker, *Procurement Office*
Tom Fisher, *Department of Transportation*
Kate Riley, *Sun Tran*

AGENDA ITEMS

1. Welcome & Meeting Focus
2. Stakeholder Introductions
3. Solicitation Process Update
4. Goal Refinement
5. Wrap-Up/Adjournment

Agenda Item #1: Welcome & Meeting Focus

Rebecca Ruopp, acting as facilitator, welcomed everybody and briefly reviewed items on the agenda (see above).

Agenda Item #2: Stakeholder Introductions

R. Ruopp asked each participant to introduce themselves, giving their name and affiliation, and then to share one or two hopes and/or fears he/she has about the project. Nicole Ewing-Gavin and Becky Flores acted as scribes for this item. Attachment B provides their notes transcribed from the flip sheets on which they were recorded and organized into the two major categories of “Hopes” and “Fears” and within each category by common themes.

Agenda Item #3: Solicitation Process Update / Sun Tran Comprehensive Operational Analysis

R. Ruopp briefly described some of the issues regarding the solicitation process that had been brought up by participants at the December 16, 2013, stakeholder meeting, including how participants would be involved in the review of solicitation material, who would be on the

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selection committee; and what opportunities stakeholders would have to review proposals. Marcheta Gillespie, City Procurement Office, provided an update on the development of the process, noting that the issues raised were still under review. M. Gillespie noted that terminology associated with solicitations might be used differently by different people/groups; City will clarify how terminology is being used for this process.

Discussion: Participant raised an issue about the City’s proposed plan to request qualifications in the first phase of the solicitation. Participant thought it would be preferable to solicit project ideas initially and then request qualifications from those offerors who submitted a project idea of interest. This he thought would avoid limiting the pool of ideas that might occur with asking for qualifications first and then short-listing those offerors who were invited to provide a project proposal.

Kate Riley provided an update on Sun Tran’s Comprehensive Analysis, which is being completed and will be presented to Mayor and Council at an upcoming meeting.

Agenda Item #4: Goal Refinement

Participants were provided with handout of project goals as presented in the report titled “Community Planning Process: Ronstadt Transit Center Site Redevelopment Project, City of Tucson,” May 24, 2013, prepared for the City of Tucson by Poster Frost Mirto. Discussion was limited to Goal #1 given the time remaining for the meeting. That goal reads as follows:

The phrase that was common to the Bus Riders Union and to the Downtown Tucson Partnership (Merchants Su-Committee) is that “Downtown is for Everyone.” The greater Ronstadt Transit Center site should be successfully transformed to accommodate new development for a variety of mixed uses at the same time as it can provide an efficient and pleasant downtown transportation hub for all Tucsonans

While there appeared to be general agreement with the first part of the goal – i.e., that the Downtown should be for everyone, there were some concerns expressed about the second part of the goal, which echoed some of the points made in the hopes and fears shared by stakeholders. Namely, concern was about the relationship of the referenced development and transit, with some participants reiterating that the transit component should be the central focus; concern that the transit role will be reduced. Point made by some that emphasis should be on “improvements” to transit vs. “development.” Discussion also about who made the decision that the three parcels would become the project site. Questions about whether the parcels had to be considered together, and what the assurance would be that revenues would go toward transit.

Agenda Item #5: Wrap-Up/Adjournment

Participants were reminded that they could provide additional hopes and fear on the green sheets handed out for that purpose, and about the next meeting on January 21, 2014. Meeting adjourned at 1:30 pm.

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ATTACHMENT A

Meeting Attendees

Following are names and affiliations of meeting attendees who signed in.

Name	Affiliation
1. Amy Stabler	Ward 6 Council
2. Art Wadlund	Hendricks-Berkadia / Apartment Real Estate Advisors
3. Brian Flagg	Tucson Bus Riders Union
4. Carolyn Campbell	Transit Task Force
5. Cesar Aguirre	Tucson Bus Riders Union
6. Corky Poster	Poster Frost Mirto, Inc.
7. Fletcher McCuster	
8. Ike Isaacson	CBRE Real Estate / Development
9. Jan Cervelli	University of Arizona and Downtown Partnership
10. Jim Hannan	Friends of Sun Tran
11. Jim Thomas	Tucson Bus Riders Union
12. Jimmy Ojeda	Tucson Bus Riders Union
13. Keri Silvyn	Lazarus, Silvyn & Bangs, PC and Tucson Metro Chamber of Commerce
14. Kevin Madden	Madden Media (Downtown Business Owner)
15. Kim Wolfarth	DLR Group
16. Linda Dobbyn	Transit Task Force
17. Maria Cadaxa	Tucson Bus Riders Union
18. Michael Keith	Downtown Partnership (Downtown Business Owner)
19. Robert Kaye	Sentinel Peak Ventures, LLC (Real Estate Development)
20. Susan Caldwell	Tucson Bus Riders Union
21. Suzanne Schafer	Tucson Bus Riders Union
22. Tamara Prime	Ward 3
23. Travis Reese	47 Scott (Downtown Business Owner)
24. Zachary Fenton	FICO
25. Sonja Rochin	Tucson Bus Riders Union
26. Dwight Megeter	
27. Marisa Parra	Tucson Bus Riders Union
28. Patrick V. Alvarez	PCIC
29. Susan Thorpe	
30. Les Pierce	Arroyo Chico Neighborhood Association
31. Sylvia Hartman	Tucson Bus Riders Union
32. Dulce Contreras	Tucson Bus Riders Union
33. Lisette Barragan	Tucson Bus Riders Union
34. Chuck Martin	Rick Engineering
35. John Hudak	Madden Media (Downtown Business Owner)
36. Jon Miles	Tucson Bus Riders Union

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37. Debi Chess Mabi	Tucson Pima Arts Council
38. Cesar Glez	Tucson Bus Riders Union
39. Carmen Alameda	Tucson Bus Riders Union
40. Amalia	Tucson Pima Arts Council
41. Laura Alameda	Tucson Bus Riders Union
42. Ian Merrill	Tucson Bus Riders Union
43. Gilbert Contreras	Tucson Bus Riders Union

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ATTACHMENT B

Agenda Item #2 Flip Chart Notes

As part of Agenda Item #2, each participant was asked to share one or two of his or her hopes and/or fears about the project. The following provides notes taken by scribes on flip chart pads. These notes were transcribed, organized into two categories “Hopes” and “Fears” and within each category into common themes. Additionally some minor editing was done so that each hope or fear would complete the sentence “A hope/fear I have about the project is that...”

HOPES

The notes are presented as bulleted points, each of which completes the sentence, “A hope I have about the project is that...”

Hopes related to process:

- in the process we bring “whole selves” to the table to get past gridlock and positions; move on to put best interest of community into the Request for Proposals (RFPs)
- there is a productive public conversation on this topic – downtown for everyone
- there is a transparent process that is not fake
- citizens will drive discussion
- Request for Proposals allows for creative and achievable responses and best practices
- the process is fair and inclusive – downtown belongs to all in Pima County
- we get it right and continue to revitalize downtown
- the opportunity to get everything right is realized
- we recognize this as a great opportunity and don’t blow it
- we recognize we all have some similar fears, and that we can move through them
- we get it right
- something good comes out
- whatever we do makes it better; community and local involvement in project – world class transit center
- it is a win-win situation for all sides
- it will be a win-win-win
- transit users are listened to
- things will be done the right way
- it doesn’t get derailed by special interest that only serves a small group

Hopes related to physical project:

- will improve transit
- transit be the focus, not just incorporated
- transit is kept at the site

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Hopes related to physical project continued:

- transit will be improved
- it is a strong center for transit
- this will be a turning point for expanded and enhanced transit and we bring dollars to transit (more assured funding supply)
- it is a successful multi-modal facility and vibrant community center
- transit is not stopped – children use it
- it results in improved services for bus riders
- transit hub that is convenient for riders
- public transportation becomes more mainstream
- it recognizes the former glory of the center as a public space; place where people can gather; world class transit center
- Ronstadt Transit Center is improved and restored to beauty with public space for everyone
- concentration is on transit (e.g. restrooms, routes, fares, maintenance of facility) and then move from there
- the Ronstadt Transit Center becomes a successful multi-modal transit node with expanded bay capacity
- it will provide a viable, vibrant community center
- there will be meaningful open space
- that quality public space is provided – upgrade the public space
- it results in balanced all-inclusive development
- amenities are increased for the appropriate amount of transit
- it becomes a viable, vibrant community center
- there are public spaces; car free zones; more multi-modal
- it provides needed transit and retail; things people want to come for
- community can come together around this project – public space, retail, mixed use
- it includes multi-use with retail, residential and transit
- the project will include housing and retail

Hopes related to social issues:

- we deal with homelessness, poverty, joblessness
- justice happens for transit riders
- there is justice for bus riders times 2
- will address poverty and environment
- we take care of poverty and homelessness
- building Bus Riders Union continues to give those who use the bus a voice
- the difference between diversity and industries is understood – ultimate outcome broadens diversity and industries

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Hopes related to economic issues:

- this will increase investment in our center
- economic development will be given equal consideration as public transportation; there will be economic opportunity for my children and University of Arizona graduates to stay in Tucson and find opportunity and decide to stay and raise their families here; our poverty and homelessness is directly related to job.
- there is an expanded view of economic development, transit and provision of jobs.
- funds from the developer go to transit
- funds to go to transit
- the economic development potential of the site is realized
- the project will create jobs

Hopes related to Downtown:

- Downtown become a point of pride for all Tucsonans; a place where all walks of life feel safe and comfortable
- the long view is taken – diversification of population Downtown and do comprehensive planning
- project will benefit everyone; move together toward quality development throughout Downtown (architecture, safety, magnetism to downtown, financial investment)
- it contributes to a thriving Downtown with quality transit
- Downtown revitalization is continued
- There is continued revitalization of Downtown, which is vital to our entire region. Young people want to live in urban centers and utilize public transportation. Jobs are key! Public transportation is key!
- it transforms Downtown and creates improved public transportation and economic opportunity for years to come

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FEARS

The notes are presented as bulleted points, each of which completes the sentence, “A fear I have about the project is that...”

Fears related to process:

- there will be a lack of public input
- there will be a lack of courage to develop the site
- we are not going to explore all the options out there
- Tucsonans and America have lost the ability to dialogue
- various interests will become entrenched
- we don't get around “us vs. them”
- Request for Qualification and Request for Proposal criteria will eliminate local firms and creative design solutions
- we come out of the Request for Proposals/Request for Qualifications too narrowly – not enough community input
- City will think it is too controversial and won't act
- we will go through process not listening to each other and understanding what issues are
- people who don't understand transit are involved
- Bus Riders Union and Neighborhood Associations will overwhelm this process and scuttle this opportunity for viable developers
- there will be too much micro management
- the schedule to which we are bound
- the driving motivation is something other than transit improvements leading to transit center that doesn't provide what is needed
- the motivation for the project is not supporting transit (gentrification)
- while we are fearless; City should have fear about what we are voicing
- will either continue or declining or develop into something stupid

Fears related to physical project:

- the Ronstadt Transit Center's beauty, architecture, and space will be lost to boxes
- the site will stay the same; nothing is done; that we will blow it
- unworkable eastern access to Ronstadt Center and Downtown
- it will not integrate best practices into the facility's design and function
- will result in another faceless glass box building with no local character

Fears related to social issues:

- poor people get cleansed out of downtown
- gentrification will continue for poor people at transit center & downtown
- area will become more militarized, chasing away poor and homeless

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- there will be a lack of planning looking at future transportation
- poor people will be hidden

Fears related to economic issues:

- our city will not embrace real economic development that creates jobs. Jobs are key to a pathway out of poverty. Jobs are key to our city's future.

Fears related to provision of transit:

- routes will be discontinued and affect how I get to school
- routes will be cut and that there will be a lack of information
- transit will be marginalized