

## MEETING SUMMARY

*Prepared by Rebecca Ruopp, Office of Integrated Planning, February 2, 2014.*

---

### ATTENDEES

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

### CITY STAFF PRESENT

Nicole Ewing-Gavin, *Office of Integrated Planning*

Lynne Birkinbine, *Office of Integrated Planning*

Rebecca Ruopp, *Office of Integrated Planning*

Maria Gayosso, *Office of Integrated Planning* (provided Spanish translation for several Spanish speaking attendees)

Becky Flores, *Office of Integrated Planning*

Kate Riley, *Sun Tran*

### AGENDA ITEMS

1. Welcome, Introductions, Agenda
2. Recap: Jan. 21, 2014, Meeting Conversation re Update of RFP/Phase I Outline
3. Small Group Exercise & Discussion re Project Priorities
4. *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, as well as introductory PowerPoint slides presented in *Attachment B*).

#### **Agenda Item #2: Recap: Jan. 21, 2014, Meeting Conversation re Update of RFP/Phase I Outline**

Lynne Birkinbine provided a handout of the revised RFP/Phase I Outline informed by participant input on the original draft outline presented at the Jan. 21, 2014, stakeholder meeting. *Attachment C* presents the revised outline reviewed with participants at this meeting.

Following summarizes comments and questions received during the discussion on the updated outline:

- In addition to City Incentives, include Other Incentives, such as New Market Tax Credits and Low Income Housing Tax Credits
- Some participants thought that the RFP/Phase I document should be quite specific about the types of uses, etc. the City wants included in the redevelopment project
- Suggestion that the RFP/Phase I document be clear about what the City's expectations of a developer are, or put another way what the anticipated responsibilities of the developer will be
- Is there a conflict between use of GPLET and FTA funding?

Joint Development on Ronstadt Transit Center Project Area  
Stakeholder Meeting Summary  
January 28, 2014 / 11:30 am – 1:30 pm / City Hall

- Evaluation criteria are important. Will stakeholders be able to review proposed criteria?
- Question as to implications/costs of putting the three parcels together. [*Response: Staff indicated that firms who might only want to develop 2 of the sites could qualify.*]
- Can't do project without a transportation plan.
- How is transit supposed to work downtown ideally?
- Want firms responding to the RFP to be able to think both small and large.
- Important to know more about the FTA funds invested in triangle parcels and the implications of that investment in terms of this project.
- Some additional references were suggested for inclusion in RFP/Phase I document, including the Downtown Intermodal Plan, the Rio Nuevo Transit Analysis, 1991, and the concepts UA students did for RTC site

**Agenda Item #3: Small Group Exercise & Discussion re Project Priorities**

Participants broke into small groups (approx. 6 people per group) each with a facilitator. Participants received 4 cards each and were asked to write one project priority on each card. The priorities could be related to the physical project or the process. The first participant in each group then shared his/her priority with others at the table, after which the card was taped to the wall. The next participant at each table shared a priority with others at the table and then determined whether the priority was related to the previous priority and should be tape under that card, or should be taped separately to begin a new grouping. Participants continued in this fashion until they had shared and taped on the wall all their priorities. Participants then worked together to come up with titles for each grouping, write them on cards, and affix each title above the appropriate grouping. At the conclusion of the exercise, each group of participants reported highlights of their results to all participants.

*Attachment D* includes the two PowerPoint slides with the exercise instructions, which were shown to meeting participants. *Attachment E*, provided as a separate document, presents a transcription of each small group's project priorities categorized and titled.

**Agenda Item #4: Wrap-Up/Adjournment**

*Next Steps:* Staff will complete a draft of the RFP/Phase I document for review by stakeholders. This draft will be based on the updated outline discussed at this meeting, along with comments received on the updated outline during the meeting. The draft will include a draft mission statement and goals, taking into account the goals presented in the report "Community Planning Process: Ronstadt Transit Center Redevelopment, City of Tucson," May 24, 2013, comments received to date on those goals, as well as additional input provided in Stakeholder Meetings on the project mission and goals, including the results of the Project Priorities exercise undertaken at today's meeting. Staff will work to provide a copy of the draft RFP/Phase I document to stakeholders by Friday, February 7, 2014, in preparation for the next Stakeholder Meeting, which is scheduled for Monday, February 10, 11:30 am – 1:30 pm; City Hall, 1<sup>st</sup> Floor Meeting Room.

Joint Development on Ronstadt Transit Center Project Area  
 Stakeholder Meeting Summary  
 January 28, 2014 / 11:30 am – 1:30 pm / City Hall

***Attachment A: Meeting Participants***

*Note: Following are names and affiliations of meeting participants who signed in.*

Name	Affiliation
1. Allyson Solomon	Metropolitan Pima Alliance
2. Amy Pike	A Perfect Pantry
3. Art Wadlund	Hendricks-Berkadia / Apartment Real Estate Advisors
4. Barbara Brookhart	
5. Barbie Urias	Tucson Bus Riders Union
6. Bob Vint	Vint & Associates
7. Brian Flagg	Tucson Bus Riders Union
8. Bruce Dusenberry	Tucsonan
9. Carmen Alameda	Tucson Bus Riders Union
10. Cezar Glez	Tucson Bus Riders Union
11. Crystal McGuire	2E, 1E Transamerica Building
12. David Fregonese	Chicago Store
13. David Peachin	Transamerica Building
14. Dwight Megeter	
15. Elizabeth Burden	Downtown Neighborhoods and Residents Council (DNARC)
16. Fletcher McCuster	
17. Gene Caywood	Transit Task Force
18. Ian Stuart	Tucson Bus Riders Union
19. Jimmy Ojeda	Tucson Bus Riders Union
20. Joel D. Mesik	WSM Architects
21. John Ash	CBRE Real Estate/Developer
22. John Hudak	Madden Media
23. John Workman	
24. Judy Wood	Contact One
25. Kent Simpson	Tierra Antigua - Downtown
26. Kim Wolfarth	DLR Group
27. Laura Alameda	Tucson Bus Riders Union
28. Laurence Lucero	Tucson Electric Power
29. Margo Susco	Hydra
30. Marisa Parra	Tucson Bus Riders Union
31. Melissa Shafer	Carondolet
32. Michael Keith	Downtown Partnership (Downtown Business Owner)
33. Mike Varney	Tucson Metropolitan Chamber
34. Richard Underwood	AAA Landscape
35. Robert Kaye	Sentinel Peak Ventures, LLC (real estate development)
36. Steven Eddy	Tucson Electric Power Company
37. Susan Caldwell	Tucson Bus Riders Union
38. Susan Willis	Tucson Bus Riders Union
39. Suzanne Schafer	Tucson Bus Riders Union
40. Swain Chapman	Chapman Management Group (Real Estate/Development)
41. Tamara Prime	Ward 3 Council Office
42. Tom McGovern	Psomas
43. Tony Penn	United Way

Joint Development on Ronstadt Transit Center Project Area  
Stakeholder Meeting Summary  
January 28, 2014 / 11:30 am – 1:30 pm / City Hall

**Attachment B: Introductory PowerPoint Slides**

Joint Development for RTC Project Area  
Tuesday, January 28, 2014

Multiple Interest  
Public Meeting



Agenda

1. **Welcome, Introductions, Agenda** (10 mins.)
2. **Recap: Jan. 21, 2014, Meeting** (10 mins.)
3. **Update of RFP/Phase I Outline** (15 mins.)
4. **Small Group Exercise & Discussion** (80 mins.)
5. **Wrap-Up / Adjournment** (5 mins.)



Project Area  
Redevelopment Site

- **3 city-owned properties**  
(approx. 4 acres total)
- **Largest parcel serves as transit center**
- **Triangle-shaped parcel provides parking to nearby business**
- **Parcel north of Toole Avenue used for parking**



## **Attachment C: Handout - Joint Development of the Ronstadt Transit Center Project Area Request for Proposals/Phase I OUTLINE**

*Note: Suggested revisions in blue, based on Jan. 21, 2014, discussion & additional staff review*

---

### **SUBMITTAL INFORMATION TO BE PROVIDED**

*[The following outlines information the City would provide informed by stakeholder input. Draft to be made available for stakeholder review.]*

---

#### **Project Overview**

- City seeks a qualified development team to plan, design, construct, and own/lease/manage some components of an integrated mixed-use/transit development on the project area site, which includes the existing Ronstadt Transit Center and two additional ~~vacant~~ parcels **currently used for parking**.
- The project will be developed per the Federal Transit Administration (FTA) March 2013 Proposed Circular to provide Guidance on Joint Development
- Transit services will remain part of the overall project site and should be integrated with the development
- City of Tucson and FTA will need to maintain satisfactory continuing control over the transit center to ensure that it continues to have a public transportation process

#### **Joint Development **Mission Statement & Goals****

- *[To be filled in per stakeholder meetings]*

#### **Other Relevant Planning & Project Efforts *[Note: Have also mentioned under attachment, but think it would make sense to call out those of particular import]***

- Plan Tucson, City's General Plan, Adopted November 2013
- Downtown Links

#### **Tucson Context**

- Overview information regarding Tucson history, demographics, climate, and social and cultural context

#### **Site Description**

- Location of RTC project area site
- ~~Downtown Tucson context~~
- Descriptions of parcels that make up the RTC project area site, including
  - size
  - zoning
- Description of **Ronstadt** Transit Center elements
- ~~Surrounding property uses~~

Joint Development on Ronstadt Transit Center Project Area  
Stakeholder Meeting Summary  
January 28, 2014 / 11:30 am – 1:30 pm / City Hall

*Attachment C continued*

- Utilities on site
- Environmental/archaeological related to site
- Utilities on site
- ~~Public transit context – Sun Tran and Sun Link systems~~

Downtown Tucson Context

- Surrounding uses
- Historic resources
- Transportation facilities (multi-modal) & circulation (streets, routes, etc.)
- Utilities in area

Public Transit Context (Facilities & Services – Present & Future)

- Sun Tran
- Sunlink
- Modern Streetcar

City Development Process

- Approvals Needed  
- steps & Schedule

Incentives

- Financial: Government Property Lease Excise Tax (GPLET), Primary Jobs Incentive, HUD Section 108 Loan Program
- Zoning Flexibility: Downtown Core Sub-district of the Infill Incentive District (DCS-IID)
- Ombudsperson: City will assign a staff member to shepherd the process through review and permitting

---

**SUBMITTAL REQUIREMENTS**

---

**Qualifications and Experience**

- Description of firm (include resumes)
- Experience in the following areas:
  1. Transit integrated with mixed-use development
  2. Development in urban setting
  3. Interactive public involvement process
  4. High quality architecture and design including building massing, scale, rhythm and streetscape to maintain design compatibility with historic elements and surrounding area

Joint Development on Ronstadt Transit Center Project Area  
Stakeholder Meeting Summary  
January 28, 2014 / 11:30 am – 1:30 pm / City Hall

*Attachment C continued*

5. Property leasing and management
  - Evidence of successful execution of similar projects
  - Evidence of financial capacity to deliver project

**General Project Approach**

- **Description of overall approach the [submitting](#) team has for the project including the general approach that will be taken to meet the joint development goals for the site.**
- **[Description of general business approach](#)**

**Attachments & Links:**

[FTA Joint Development Guidelines](#)

[Demographic data](#)

[Market data](#)

[Public/private development](#)

[Ronstadt Transit Center History & Architecture](#)

[Relevant plans & initiatives \(e.g., Plan Tucson, Imagine Greater Tucson, Downtown Links, Modern Streetcar\)](#)

**Attachment D: PowerPoint Slide Instructions for Small Group Exercise**

### Small Group Exercise: Part I

- Each person takes a packet of 4 index cards & a pen
- Each person writes 1 project priority on each card in packet (10 mins.)
- First person reads & briefly explains 1 card with group & then tapes card to wall
- Next person shares 1 card and tapes card to wall, deciding whether the priority named is associated with the card already on the wall and should be taped in that row, or whether it should be taped in a new row
- Continue until all cards have been taped on wall (50 mins.)

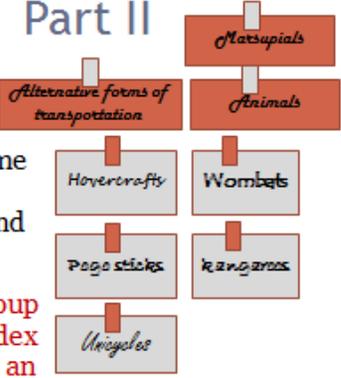


The diagram shows five index cards arranged in a grid. The top row contains 'Hovercrafts' and 'Wombats'. The middle row contains 'Page sticks' and 'kangaroos'. The bottom row contains 'Unicycles'. Each card has a red tab at the top, indicating it was part of a packet.

### Small Group Exercise: Part II

- Take 1 packet of colored index card strips
- Working as a group, identify the theme represented by each row; write the theme on one of the colored strips; and tape above appropriate grouping
- If there are differences among the group regarding the theme name, use an index card strip in another color to provide an alternative name and tape on wall.

(Phase II Total = 20 mins.)



The diagram shows the same five index cards as in Part I, but now they are grouped under two colored strips. The strip 'Alternative forms of transportation' is above 'Hovercrafts', 'Page sticks', and 'Unicycles'. The strip 'Animals' is above 'Wombats', 'kangaroos', and 'Marsupials'. The strip 'Marsupials' is above 'Wombats' and 'kangaroos'. The strip 'Alternative forms of transportation' is above 'Hovercrafts', 'Page sticks', and 'Unicycles'.

Joint Development on Ronstadt Transit Center Project Area  
Stakeholder Meeting Summary  
January 28, 2014 / 11:30 am – 1:30 pm / City Hall

***Attachment E: Small Group Exercise: Project Priorities***

*[Please Note: Attachment is provided as a separate 11 x 17 document.]*