

Attachment E: Project Priorities

PROJECT PRIORITIES / GROUP A

INTEGRATED RETAIL, OPEN SPACE, ENTERTAINMENT & HOUSING (W/TRANSIT)	REFLECTS COMMUNITY GOALS [e.g., IGT Vision]	FINANCIALLY SOUND	IMPROVED PUBLIC TRANSIT EXPERIENCE & EXPANDED TRANSPORTATION OPTIONS
It would be nice to have micro-shops of different kinds of services, like food, gifts, specialty shops. Especially when we have a big event downtown – many businesses can profit from it. And this could be located on parcel along railroad.	Adhere to IGT goals and objectives, as developed by <u>entire</u> community – <u>more</u> than a downtown project	Financial viability from the outset; self-sustaining	Improve public transit and downtown circulation.
Retail variety	Civic pride	Optimize value of properties - financial	Redefine transit for Tucson. Engage a larger cross-section of Tucson in using transit & transit center.
Integrated use – retail, entertainment, housing	Develop property in a sensitive manner (environment, context, culture)		More than buses. <u>Inter Modal</u> , more efficient site that allows for better connection between modes of transportation.
Incremental to urban fabric and vitality (high density)			Better bathrooms in the Ronstadt Transit Center (NY bathrooms)
Residential housing – multifamily & condos; workforce & market-rate			Make a way better “business” area for monthly bus passes & information with kind & polite people.
Multi-use space designed to include/engage stakeholders to be stewards; safety			Make transit center semi-closed in with air conditioning. Playground for kids; splash park
Programmable open space integrated into housing, retail & transit			Multi-Modal Transportation Center – bus, bike, car share, taxi, bike share
			Enhance transit center functionality – make Ronstadt <u>better</u> ; open space; connectedness

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PROJECT PRIORITIES / GROUP B (Bilingual)

JUSTICE	TRANSIT INFRASTRUCTURE	TRANSIT FARES	TRANSIT OPERATIONS	PLANNING	SAFETY	JOINT USES
Don't take any money from uses to any gentrification project.	Arreglar los baños en el centro para todos <i>[Fix the restrooms of Ronstadt for everyone.]</i>	No suban más los precios del autobús. <i>[Don't increase bus fares.]</i>	Entity qualified to oversee bus driver's proper behavior & customer service.	Transportation for everyone. (Buses, bikes, etc.)	Have security over the whole day! (Night & Day)	Affordable childcare for people using buses and Ronstadt Center – right on Ronstadt Center.
	Proveer brisa en el tiempo de calor y bebederos para todo tipo de usuario y perros que acompañan a los incapacitados. <i>[Provide misters during hot weather & water fountains for all types of users and their pet companions.]</i>	Don't increase bus fares. <i>[Don't increase bus fares.]</i>	Necesitamos que el sistema de tarjetas sea confiable y que se entreguen recibos de cada depósito. <i>[We need the system of passes to be reliable & receipts should be provided for each deposit.]</i>	Improve transit & circulation.	Seguridad para los usuarios de los camiones. <i>[Safety for all transit users]</i>	
	Fixed streets around Ronstadt Center!	Do not increase bus fare!	Una persona que de información sobre los autobuses y que responda a todas las preguntas de los pasajeros. <i>[A person providing information about transit service and other inquiries for all transit users.]</i>	Don't cut routes and create, and create new ones according to public needs and the whole project.		
	Try to have a transit center with air conditioning.		Que la autoridad de transporte haga públicos los tipos y números de quejas por parte de los usuarios con el fin de corregir el servicio. <i>[Transit authorities should make public the type and number of complaints on behalf of users in order to improve service.]</i>	Don't cut routes!		
	Playgrounds for kids while parents wait for buses.					

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PROJECT PRIORITIES / GROUP C

PROJECT GUIDELINES	TRANSIT GOALS	DESIRED PROJECT ELEMENTS	DOWNTOWN BENEFITS
Enhance specific area plus provide opportunity shoot off for further development to meet community demand.	Priority on transportation and bus riders.	Above-ground open space (elevated).	Beautify downtown; clean - safe - charming
Create short-term and long-term jobs.	Increase / plan for expansion for buses.	Provide access for minor healthcare – urgent care facility.	Economic development; retail; services
Make the site more than just a bus transfer & transit facility. In short, find a higher and better, or hopefully highest and best use while improving the current uses.	Provide for welcoming atmosphere to the transit facility.	Retail / restaurant space at street level with at least 1 space large (15,000+ sf)	Safe streets for pedestrians and bike riders. They bring economic development.
Create a magnet for community – multiple sectors.	Improve the pedestrian and bus rider environment.	Police substation – to make transit users, pedestrian and bike riders feel safe.	Create retail to enhance our city, providing space for needed retail – grocery, RX, etc.
Create a signature project for Tucson that reflects our history, arts, culture, and economic vitality in an economically viable and sustainable way.	Revenues from project go back into public transit. (Buses)	Provide for access to market/food shopping.	Remove congestion that buses create.
Recruit highest and best practices amongst the development community.		Market rate housing for sale.	Jobs
Maximize economic engine for taxpayer.		Create market rate living for new residents	
Public input has value in the process.			

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PROJECT PRIORITIES / GROUP D

COMMUNITY OVERSIGHT & ACCOUNTABILITY	PLANNING, URBAN DESIGN, & ARCHITECTURE	PUBLIC OPEN SPACE & AMENITIES	FOSTER ROBUST ECONOMIC DEVELOPMENT & JOB CREATION IN DOWNTOWN TUCSON	TRANSIT SERVICES & FACILITIES	INCLUSIONARY HOUSING & UNIVERSAL ACCESS & MULTI-LINGUAL
There should be a high level of public and ‘stakeholder’ feedback, but <u>not</u> joint planning or participation.	Allow transit sensitive development with profits funding ongoing maintenance/security/staffing of RTC.	Community use public space – e.g., seating to relax outdoors; community bulletin boards &/or “soapbox”; children’s play area; book bike or other rotating community service.	Increase the ongoing urban renewal and economic development currently happening in downtown Tucson while enhancing transportation needs for all.	To promote efficient, well-utilized public transportation facilities & services in downtown Tucson.	Universal access.
	Be creative and flexible in redeveloping the site to incorporate best practices from other regions throughout country and the world in achieving redevelopment goals (do not prescribe specific methods or constraints).	Preserve public open space in the tradition of Latin American “plazas” for gathering, views, landscaping, light & air.	To create a new commercial city center in downtown Tucson based upon transit / transportation access, pedestrian access, and cultural amenities.	Full service for transit users: ability to buy all passes, tickets, easy access to route guides, maps, directions, and assistance (i.e., customer service) and comfort amenities	If the development includes a housing component, provide a dedicated amount of affordable housing to support diversity in downtown. (The access to public transit would support this use.)
	<u>Sustainable Design</u> Water harvesting; green materials; long-life infrastructure; solar energy sources; community gardening.	Provide multi-use “flex-space” to allow diverse uses including a “Farmer’s Market,” street-art, exhibits, coffee kiosks, etc.	Should be a joint development project that both improves public transit <u>and</u> the economic development of downtown.	Improve facility for transit riders (restroom, etc.)	
	To establish architectural design and performance standards for new development in downtown Tucson		Make this site an exciting multi-use development that will attract people from around the world to downtown Tucson – it is after all at center of our downtown!	Retain adequate number of bus bays to accommodate regional transit needs today and into the future (RTA funded service increases)	
	Maintain scale of historic architecture in in east end of downtown.		Provide opportunity for local people to incubate small businesses with very low buy-in (e.g., managed stall rentable for daily/weekly/monthly fee to sell crafts, produce, etc.)	Provide facility and space for intercity buses and shuttles (not just Greyhound)	
	RTC should be integrated into surrounding downtown area so that it serves as a conduit rather than a barrier for bike/ped/transit user mobility. (This mean bicycle security so cyclists can use transit.)			Promote and facilitate bicycle transportation: secure parking and storage for valuables; bike share; repair facilities/full service restrooms	

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PROJECT PRIORITIES / GROUP E

DEESIGN	TRANSIT	PROCESS	DEVELOPMENT VISION
Architecturally creative both to looks and design.	Take Ronstadt's status as a "Transfer Station" away!	Local developers / community groups should be prioritized for selection.	No development of new high rise structures, rather focus on enhancing the landscape with green space, public outdoor gathering and mobile, pop-up type businesses.
Inviting streetscape.	Efficient means to move traffic in the entire downtown core.	<u>Project Priority</u> Contact other communities that have done redevelopment of downtowns and request RFQs and RFPs used in their process. (Also get a list of developers who have done successful downtown developments.)	<u>Mixed use project</u> with a robust tax base so we can fund public transit and pools and libraries to make free or as nearly as possible.
	Transit must be maintained intact or improved/expanded.	Do not limit creativity in the development process. Sometimes too much public involvement will muddle the process.	"Game changer" in size and scope for Tucson. No limits on size.
	Proper amenities to take the responsibility for change, etc. off of the merchants!		Use the 4 acres to densify the area and improve the "urban village" concept.
			Gathering point for Tucsonans of all walks. Something Tucson can be noted for – some open space.
			Use the entire 4 acres as a blank canvas to realize maximum economic, design, function and transit advantages.
			New development should cater to demographics of all of Tucson – i.e., low income, people of color
			Allow the developers as much creative latitude as possible to maximize outcome.
			Better use of space: mixed use / retail - bus use... <u>possible parking</u> .
			Ensure priority #1 is realized – make the area inviting to <u>ALL</u> users and all transit: pedestrian, bike, bus, cars, streetcar
			Use of vertical space.
			Proper balance between density and open space (gathering areas)

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PROJECT PRIORITIES / GROUP F

PUBLIC REVENUE MAXIMIZED & DEDICATED TO TRANSIT	COMMUNITY OVERSIGHT & ACCOUNTABILITY OF PROCESS & SELECTION COMMITTEE REPRESENTATIVE OF COMMUNITY DIVERSITY, INTERESTS	ATTRIBUTES OF DEVELOPER	MULTI-MODAL	SENSE OF PLACE, ANIMATION, ACTIVATION OF PUBLIC SPACE	MIXED-USE WITH GOAL OF KEEPING MIXED INCOME, DIVERSE	IMPROVE SPECIFIC TRANSIT AMENITIES
\$'s to fund transit		World-class ideas; Class "A" space. Tucson-style; distinctive; visually striking; design aesthetic	The project must enhance multimodal forms of transit and allow for future growth and evolution of transit.	Lively bus/transit center with bike repair, restrooms (safe), food kiosks	Multi-use	Improve transit amenities: indoor air conditioning; food court; lockers; bathrooms.
Maximize public revenues to support Sun Tran financial needs.		The project must use developers who have knowledge and experience of work with multimodal inner city developments.	Connections – bike, streetcar, taxi	Make Ronstadt Transit Center into Ronstadt Plaza with minimal development at north end – keep open space on north end.	Grocery store, like what Whole Foods has in Brooklyn and Austin.	Better bathrooms.
Enhance and increase bus system ridership		Engage community in community participatory planning.		A plaza would maintain open space and provide another component to draw people/families to downtown.	Mixed housing with senior housing given priority.	The project must provide amenities to improve the transit experience for the public.
		The project must be developed as sustainably as possible...sensitive to environment.		Ground floor retail that adds to the street life. Lively street life – 24/7 activation.		Enhance amenities and services for bus riders.
				Keep small scale, historic feel to this remaining older area of downtown – heritage, Mexican-ness – use for all in Tucson		Air conditioning for transit users!
						Open the kiosks – information, tickets, selling passes.

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PROJECT PRIORITIES / GROUP G

TRANSIT SERVICE	TRANSIT FACILITIES	REDEVELOPMENT
Do not raise bus fares for low income riders.	Improved amenities for bus riders – i.e., bathrooms, information kiosks, air conditioning, play area for children and open spaces (public)	Is compatible with a master plan for economic redevelopment and public transportation.
No cutting of bus routes into Ronstadt Transit Center and leave room for future expansion.	Keep the bus center where it is – DOWNTOWN!	Make it attractive to multiple generations and cultures as it pertains to art and usefulness (i.e., Arch in Saint Louis, the bean in Chicago, fountains, sculpture)
Revenues from development to be allocated to improving bus system and increasing ridership.	Public facilities (restrooms water, etc.)	Community friendly beyond just transit.
	Do not cut established routes which are working well.	Part of a vision for the entire region which includes transportation for all users and enhances the downtown area.
	Keep the Transit Center on Congress and connected to the streetcar route.	Streetscape (mixed use)
	Available transportation in and out.	Consider all options that serve the needs of business community and public transportation users as well as improves traffic flow.
	Customer service oriented.	Flexible for adjoining properties – restaurants, businesses, homes.
	Improve basic amenities at the bus center (i.e., better restrooms)	Consider multi-use.
	Smooth flow with transit (traffic)	Open space (grass, trees, etc.) for future generations)
	Multi-use transit hub	Open space.