



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

April 26, 2018

C9-06-32 The Bridges PAD (Major Amendment to Sub-Areas B I - IV) Rezoning R-3 to OCR-1

BACKGROUND

This is a request by Stacey Weaks of Norris Design on behalf of the property owners, BP Bridges Partners, LLC and BP Bridges Partners, LLC #2, for a major amendment to The Bridges PAD to change the underlying zoning classification for Sub-Area B, including B-1, B-II, B-III, and B-IV from Residential (R-3) to Office/Commercial/Residential (OCR-1) Zone.

The total land area of Sub-Area BI, II, III and IV is approximately 112 acres.

The proposed PAD amendment is to allow for the development of a GEICO Regional Headquarters, and to re-position the Bridges as a shovel-ready economic development area by making the underlying zoning consistent across the PAD District.

PUBLIC HEARING SUMMARY (Minutes Attached)

At the April 12, 2018 public hearing, Planning and Development Services staff reported that there were four (4) written approvals and three (3) written protests. (Staff received one (1) protest within the 150' notification area and one (1) protest outside of the notification area. I was not informed as to where the third protest originated from).

During the public hearing, staff submitted the following documents to me:

A proposed revision to the PAD's Development Standards defining maximum height restrictions which also require additional revisions to show the horizontal limits of each zone based on the public hearing.

During the public meeting, I gave a written letter I received which was a protest. This protest was not included in the written report I received for the hearing.

The applicant (Don Bourn, Bourn Properties) and the applicant's consultant (Stacey Weaks, Norris Design) spoke in support of the amendment to the PAD and gave a brief history of the project as well as discussing how the applicant reached out to all of the affected neighbors.

They both discussed that being able to construct the new headquarters for GEICO was the primary reason for requesting this PAD amendment. Mr. Bourn discussed how Bourn Properties does not do residential development and that they specialize in retail and commercial development; however, the seller of the property would not just sell them the Sub-Area B-II for the GEICO project. The seller required them to purchase all of the Sub-

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Area B properties. This is why they were requesting the OCR-1 zoning for all Sub-Area B properties.

Their hope is that the GEICO development would help kick-off the entire remaining development, which includes creating the demand for housing in the immediate area, thus creating the residential component which everybody wants.

Mr. Bourn acknowledged that they need to have better coordination and communication with the surrounding neighbors, including the adjacent commercial properties in the area.

The applicants both stated that this amendment was consistent with the original PAD; however, by providing commercial uses and the new GEICO project, they were creating jobs. They felt that this was an improvement over the original four Sub-Area B areas use which only allowed for residential use.

They felt that the new GEICO and other similar office and commercial uses would support and compliment the anticipated University of Arizona's technical development as well as the existing adjacent retail uses.

They both acknowledged that the proposed changes to allow commercial and office uses may create additional demands on internal and off-site utilities and transportation (roads and intersections). The stated that each individual proposed development would be reviewed separately on a case-by-case basis, including updated traffic reports.

The stated that the first 'mixed-use' proposed development would occur in Sub-Area B-1 per the submitted sketch showing 150-250 residential units including townhomes and mid to high density loft residential units along with some community spaces which include a board walk trail and a town square.

They stated that the architectural design for the entire PAD would be a "new architecture" rather than the traditional architecture seen in Tucson.

Stacey Weaks stated that they have held 28 meetings with neighboring groups and held two (2) open houses. He also told us that they increased the notification area from the City's minimum 300' to 1250' feet in an effort to reach more neighbors. In addition to meeting the City's minimum notification requirements, they sent notices to all schools and churches within the notification area.

Mr. Weaks also discussed the overall benefits to the area by allowing the OCR-1 zoning. He discussed the benefits of moving forward on the GEICO project as well as stating that it would then start the development of the Central Park (Area C-I) as well as starting on Martin Luther King Jr. Way.

He also told us that the infrastructure for the original PAD is proceeding per the original schedule outlined and that any new or additional improvements required by this amendment, both on and off site, will be determined, designed and completed on a project-by-project

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basis. In addition, any additional traffic impacts will be required to be studied as each individual development is submitted for approval.

Proposed Maximum Development Heights and Neighborhood Transition Zones

The proposed new revisions for the maximum building heights and neighborhood transition (setback) zones were also discussed at the public hearing; however, without the revised drawings and notes, it was difficult to understand. It was pointed out at the hearing that these new height restrictions were discussed with the neighbors; however, they had not yet secured all of the neighbor's support. The applicant also stated that they felt that this could get resolved prior to the Mayor and Council's public hearing on May 22nd.

At this time during the hearing, I asked that applicant if there had been any attempt to discuss providing a "minimum amount" of residential units with the project's partners or any of the neighbors (both residential and commercial). This would guarantee a minimum number of residential units within the all of the Sub-Area B areas. I explained that this would also provide the City with an enforceable code requirement to insure that this PAD remains a "Mixed Use" development as presented in the original PAD. (Per the applicant, the original PAD provided 700 homes in the original R-3 zoned Sub-Area B areas).

The applicant responded to my question by saying that this had not been discussed or proposed.

One (1) person spoke in **favor of this request**.

He supports this project and really wants to see it move forward. He told us that he had been waiting for years with no progress. In addition, he was very happy with the applicant's willingness to meet with the neighbors.

I asked him if would still be happy with this amendment if there was no residential uses. He responded that he would, provided that it meant that the project could move forward.

Six (6) people spoke in **opposition of the request**. The main items discussed by these people include:

1. There is no assurance from the developer that there will be a "residential component" with this new amendment since the OCR-1 code allows for office and commercial uses as well as residential. This was even more apparent after the developer stated in their presentation that they specialize in retail, office & commercial and not in residential development.
2. The original PAD went through an exhaustive public process in order to be approved as opposed to this request. This proposed amendment has not been reviewed nor discussed adequately. They feel that the PAD amendment is being "rushed through" without enough public notification and public participation. They also felt that their concerns have not even been heard, let alone addressed by the applicant.

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3. Since this is such a departure from the original 700 individual single family homes originally proposed in the Sub-Area B areas, they felt that there should have been more review and studies performed in order to assure that there would still be a residential component as well as public amenities for the existing surrounding areas. The PAD was originally supported by the neighborhoods and nearby commercial developments based on it benefiting the existing neighbors (both residential and commercial).
4. There was a lot of concern about how tall the buildings could be and how close they are next to existing residential neighbors. They also were upset that they had not even seen the proposed heights and setbacks until now. (The applicant provided the new revised documents showing the building heights and setback zones during the public hearing). The neighbors, staff and the Zoning Examiner had not seen this information until it was presented at the hearing. The applicant explained that it had just been discussed and designed at a recent meeting with the neighbors.
5. An Attorney representing Tucson Retail, LLC, the existing adjacent commercial development in Sub-Area A, had the following objections:
 - a. As the original purchaser and owner of Sub-Area A, they felt that this was too much of a departure from what was originally promised in the original PAD.
 - b. They have spent a significant amount of money (Ten Million Dollars) and made large commitments to improvements based on the original PAD's design.
 - c. This being reviewed to quickly and is "premature". They feel that this needs more time for adequate review and meetings.
 - d. There are too many "loose ends" and that the impact on infrastructure and neighboring properties had not yet been fully identified.
 - e. Too broad in scope. He felt that the applicant was asking for too much.
 - f. Asked if there was really going to be any residential uses.

Stacy Weaks then spoke again to address these concerns.

He stated that there had been 28 public meetings and 2 open houses held.

They expanded the notification area, including separate notices to schools and churches.

He apologized for the late delivery of the proposed building heights and setback zones as well as telling us that they will make further revisions to this before the Mayor and Council's public hearing on this matter.

He stated that there is a residential component shown in this amendment on Sub-Area B-1.

Don Bourn then spoke to address the concerns stated.

He said that he wished he could accurately predict what would ultimately be constructed on this property; however, without that knowledge, they need as much flexibility as possible in order to accommodate future needs.

He understood and acknowledged all of the neighbor's concerns.

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He told us that the rush for this is due to a promise to GEICO to break ground in June, therefore requiring this to be heard by the Mayor and Council on May 22nd.

In response to Tucson Retail, LLC's concerns, he stated:

1. The concerns discussed by their attorney were not exactly accurate.
2. He presented a letter in response to the Retail letter.
3. He felt that this amendment will actually help them.
4. He agreed that there could be limits placed on the amount of retail uses allowed in the PAD.
5. He stated that any additional improvements to the infrastructure and roadways would be address when individual project come in for review and would be handled on a project-by-project basis, including updated traffic studies.

After hearing everybody's concerns and allowing the applicant a chance to address the concerns of the neighbors, I asked the applicant a couple of questions in order to try to address the neighbors' and Tucson Retail, LLC's concerns.

I asked the applicant if there was any way to separate this proposed amendment request so that only Sub-Area B-2 could be changed to OCR-1 allowing the GEICO project to move forward since nobody had any objections to the GEICO project.

The applicant responded, "No".

I then told the applicant that I probably could not recommend supporting this PAD amendment without some sort of assurance that there will be a minimum amount of residential units required and/or defined in the Sub-Area BI, II, III and IV areas.

Because of the overwhelming support for the GEICO project, I felt that we could find a way to meet the applicant's time schedule for meeting with the Mayor and Council on May 22nd while offering the neighbors some assurance that there will be a minimum amount of residential units defined in the amended PAD document.

Staff and I discussed the schedule and determined that there was no way to schedule a continued Zoning Examiner's Hearing and still meet the applicant's schedule to appear before the Mayor and Council on May 22nd; therefore, I felt it necessary to place a special condition on this PAD amendment requesting the following:

Proposed Sub-Area B Minimum Number of Residential Units:

I told the applicant that it was my understanding that the original Bridges PAD proposed 700 homes and that they (the applicant) showed 150 to 250 residential units in Sub-Area B-1 per their submitted sketch. I requested that the applicant should commit to providing a minimum number of residential units in one or more of the Sub-Area B areas. These required residential units could be single family detached, multi-family attached, medium density detached and medium density attached units as outlined.

I thanked everybody for coming out and I closed the public hearing.

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FINDINGS OF FACT

Existing and Surrounding Land Uses

Sub-Area B (consisting of areas B-1, B-II, B-III, and B-IV)

Existing: Residential (R-3)

This underlying zone allows for high density residential development and compatible uses.

Proposed: Office/Commercial/Residential (OCR-1)

This underlying zone allows for a mixture of development types including office, commercial, and high-density residential uses.

Surrounding Land Uses

North: Zoned R-3/O-3/C-2/I-1; Vacant, Single-family Residential, Salvage Yard

South: Zoned R-2/O-3/C-2/I-1; Interstate-10

East: Zoned R-1/C-1/I-1; High School, Single-family Residential/Industrial

West: Zoned R-2/C-1/C-2/SI-1; Union Pacific Railroad Tracks, Vacant (in South Tucson)

Land Use Plans

Land use policy direction for this area is provided by *Plan Tucson (PT)*, the *Kino Area Plan (KAP)*, and the *Greater South Park Neighborhood Plan (GSPNP)*.

Plan Tucson - *PT* identifies the Bridges site as a Mixed-Use Center that combines a variety of housing options, retail, services, office, and public gathering places, located close to each other, providing occupants of the center and the residents and workers in the surrounding community with local access to goods and services. *PT* supports integrated residential and nonresidential land uses that complement the size and intensity of the center and nodes, while providing transitions to lower density residential uses. *PT* calls to protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill, and appropriate nonresidential uses. *PT* supports the retention and expansion of existing businesses.

Kino Area Plan - The overall goal of the *KAP* is to establish guidelines for the future growth of the Kino Area and to provide a balance of uses and wide range of activities, including employment, shopping, housing, and recreation. The *KAP* promotes a variety of commercial activity centers around Park Avenue/Interstate 10 interchange. Policy in the *KAP* calls for coordination between the City of Tucson and other government jurisdictions, and directs the City to assist Tucson Unified School District in determining future school locations.

Greater South Park Neighborhood Plan - The portion of the rezoning site west of Park Avenue is located within Subarea 6 of the *GSPNP*. On December 19, 2006, Mayor and Council approved an amendment to the *GSPNP* changing the designation for this area to allow residential uses within Subarea 6. Compatibility of proposed development with existing residential uses to the north should be ensured by utilizing such elements as

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restricted hours of operation, screened or covered storage, noise buffers, additional landscaping, and special air pollution controls.

DESIGN CONSIDERATIONS

Project Description

The Bridges PAD back in 2007 represented the largest single parcel of undeveloped land within the City of Tucson core, and as such comprised the largest and most significant infill project in the City's history. The Bridges PAD had a vision to create a community where residents could live, work, and play, and where significant commercial and institutional components would have an impact and influence extending beyond the immediate area. However the past decade since the PAD was conceived and adopted Tucson experienced a challenging real estate market. Now the original vision is evolving as interest in the area is again emerging as evident by the GEICO Regional Headquarters project.

The purpose of the amendment to the Bridges PAD is two-fold: to allow for the development of a GEICO Regional Headquarters; and to re-position the Bridges as a shovel-ready economic development area by making the underlying zoning consistent across the PAD District. The approved 2007 Bridges PAD existing underlying zoning of R-3 within Sub-Area B areas prevents commercial and office development opportunities that are responsive to a post-recession marketplace. The proposed amendment to The Bridges Sub-Area B areas provides the City of Tucson with a destination development that can now include a wider range of uses to complement the overall original vision for the Bridges. The proposed amendment can help to create an employment center with significant permanent employment opportunities for local residents and the Tucson region as part of the future office development and adjacent UA Research Park and retail commercial center.

The PAD amendment still preserves the development standards and opportunities for Sub-Areas A, D, E, and F as set forth in the original Mayor and Council approved 2007 Bridges PAD. It provides an updated Traffic Impact Analysis that analyzes operational conditions and impacts for the three major access intersections to the project. It still requires that projects within the Bridges development provide a Traffic Study/Statement and/or Traffic Impact Analysis to be reviewed by the City of Tucson Department of transportation to determine if the proposed project warrants intersection and signalized improvements. The PAD amendment will still require development of the central park and multi-use trails which are triggered by development in Sub-Area B-I or B-II, or 40 percent of residential units platted in Sub-Area B-I. It still requires any tentative plat or development package to be reviewed for design by the Bridges Design Review Committee.

The proposed amendment to Sub-Area B areas of the Bridges PAD presents an opportunity with GEICO for their Regional headquarters which will serve as a development catalyst for the Bridges in addition to the Tucson Marketplace and UA research park destinations. It will allow the creation of a mixed-use campus and create a new employment hub with up to 700 new jobs. It will move the Bridges development forward, building economic links to Downtown Tucson, the University of Arizona, and Tucson International Airport.

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The purpose of the proposed amendment is to make it possible to retain and substantially increase the presence of GEICO as a major national employer in Tucson. It allows GEICO's Regional Headquarters to be developed within Sub-Area B.

The proposed phasing for Sub-Area B areas are as follows:

- GEICO Regional Headquarters - 200,000 square footage of office building in southern portion of Sub-Area B-II with attendant improvements to Martin Luther King Jr. Way and 36th Street, and construction of central park, planned opening summer 2019 with an employment count of 2,000;
- A 150,000 square footage of office building in northern portion of Sub-Area B-II;
- Development of the first phase of a planned Urban Village and Town Square in Sub-Area B-I with a mix of residential prototypes such as apartments, townhouses, small-lot single-family homes, and duplexes (Town Square could include retail that would not compete with Tucson Marketplace);
- Later phases at B-III and B-IV could include office and other commercial uses.

Public Participation

A neighborhood meeting was held on February 8, 2018 with 54 attendees present. Concerns discussed included local jobs, job training and employment opportunities, the number of employees GEICO will be relocating to the site, benefit to the community, traffic issues, concern for residential development. The applicant has continued to actively dialogue with the community and stakeholders, including the University of Arizona and Eastbourne/Retail West (see attached Public Participation Meeting Log):

- 1/9/18 UA Tech Park Open House – brief overview of GEICO and PAD amendment
- 1/18/18 Ward 5 Meeting – information session about GEICO and proposed PAD amendment with neighborhood representatives, UA Tech Park, and Eastbourne/Retail West
- 2/8/18 Formal Neighborhood Meeting
- 2/20/18 Bridges Working Session hosted by UA Tech Park Team – Discussion of planning and design excellence, connectivity, infrastructure, transportation and overall planning coordination, which resulted in clarifications and refinements to PAD Amendment document.
- 2/27/18 Meeting at Ward 5 – UA Tech Park, Eastbourne/Retail West, Bourn, and City of Tucson with meeting leading to an updated Traffic Study to reflect future development programming
- 3/13/18 Meeting with Pueblo Gardens and South Park neighborhoods to gather neighborhood input and discuss PAD amendment.

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Drainage/Grading/Vegetation

Any drainage, grading and landscape issues will be identified and resolved with the submittal of each Development Package prior to construction. Any such requirements shall be per the original PAD. No changes are proposed in this amendment.

Road Improvements, Vehicular Access and Circulation

Any issues regarding road improvements and vehicular access will be identified and resolved with the submittal of each Development Package prior to construction. Any such requirements shall be per the original PAD. No changes are proposed in this amendment.

Traffic Study Update:

The applicant has provided a revised Traffic Study Update for the Bridges PAD Amendment dated April 10, 2018 as requested by Retail West. The traffic study was updated to align with the 2006 MTS programming and reflects the additional 18,000 SF of commercial use in Sub-Area A (Commercial A). According to the applicant, this minor refinement does not change the recommendations and the results of the capacity analysis.

CONCLUSION

The Zoning Examiner has reviewed the evidence provided by Staff and the testimony presented at the public hearing and finds the following:

As submitted, the Bridges Planned Area Development is in general compliance with the intent and pertinent policies of *Plan Tucson*, the *Kino Area Plan*, and the *Greater South Park Neighborhood Plan*. A plan amendment is not required.

The following special conditions are recommended by this Zoning Examiner as a condition for approval of the Bridges Planned Area Development (PAD). With these recommended special conditions, the requested OCR-1 zoning is appropriate.

Special Conditions

The following revisions shall be included in the final Bridges PAD document, listed in the appropriate section:

1. ***Maximum Development Heights and Neighborhood Transition Zones***

Revise the PAD document to include the new maximum development heights and neighborhood transition zones as submitted.

(C.1 – Development Standards – Section C.2.3 Table E: Sub-Areas B Development Standards and Figure 23: Neighborhood Transition Zone)

Provide Neighborhood Transition Zone along perimeter of Sub-Area B-1 and along north perimeter of B-IV to have a maximum height of 40' feet; Sub-Area B-1 heights graduate to 60' feet and then 90' feet; Sub-Area B-II maximum height 80' feet; Sub-Area B-III maximum height 99' feet; and Sub-Area B-IV maximum height Zone 2: 90' feet and Zone 3: 99' feet.

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2. *Sub-Area B Minimum Number of Residential Units:*

Revise the PAD document to include that a minimum of Three Hundred (300) residential units shall be provided in Sub-Area B areas I - IV.

(Development Standards - Section C.2.3, Table F: Residential Development Standards)

3. *Traffic Study Update:*

Revise the PAD document to reference the updated Traffic Study submitted.

Revise PAD document Section C.3.2 Traffic and Impact Analysis, A & B and Figure 37: Trip Distribution at Buildout to reflect the total commercial uses for Sub-Area A and F of 1,020,000 SF.

RECOMMENDATION

The Zoning Examiner recommends **approval** of the major amendment, subject to the above listed special conditions and the attached *The Bridges PAD* document.

Respectfully Submitted,



Steven C. Shell
Zoning Examiner

ATTACHMENTS:

Aerial Photo & Location Map
Public Hearing Minutes

C9-06-32

Bridges PAD - 36th St. and Kino Pkwy.

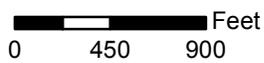


 Area of PAD Amendment Request

Address: Bridges PAD 36th ST. and Kino Pkwy.

Base Map: Twp. 14S R. 14E Sec. 30

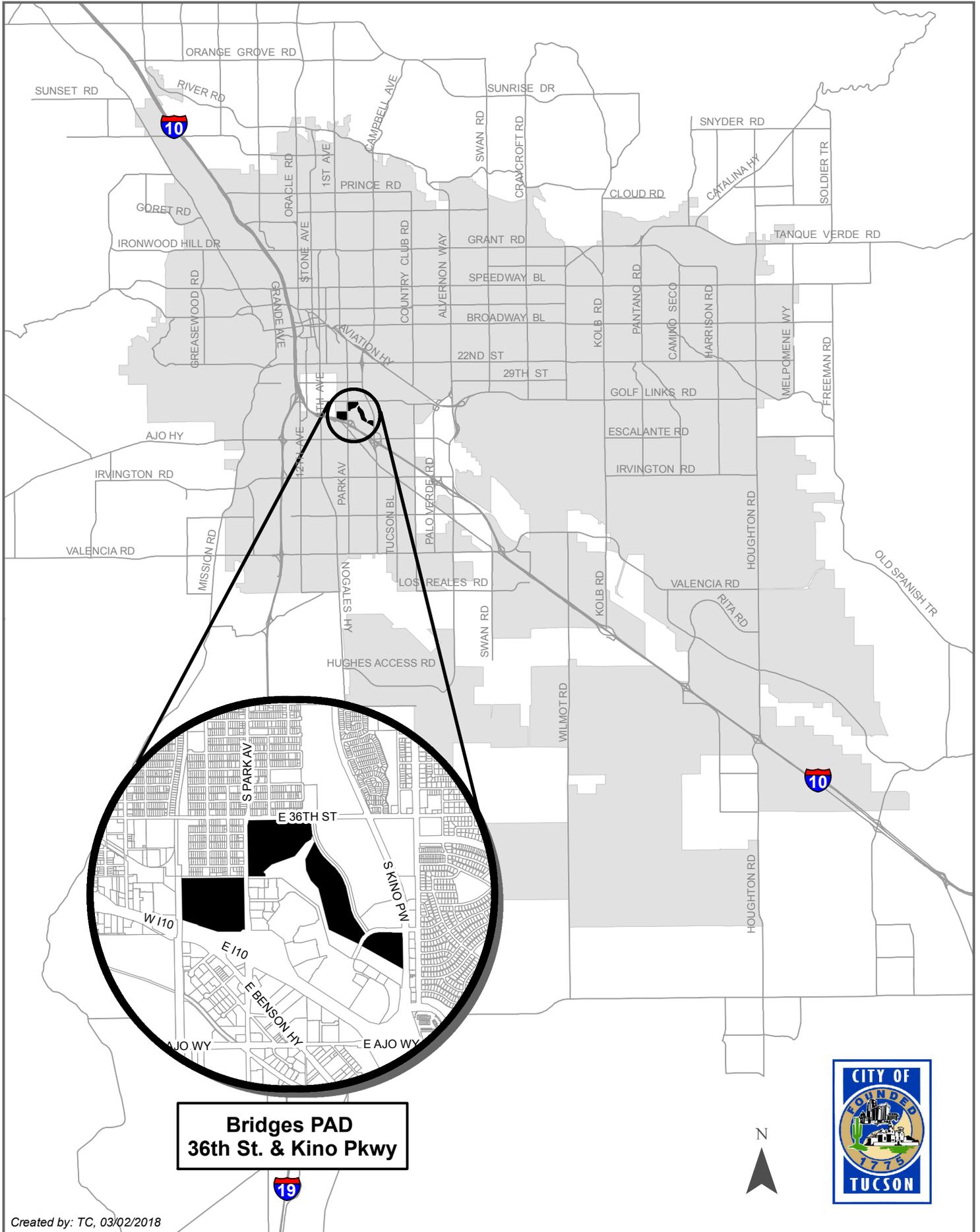
Ward: 5



1 inch = 900 feet



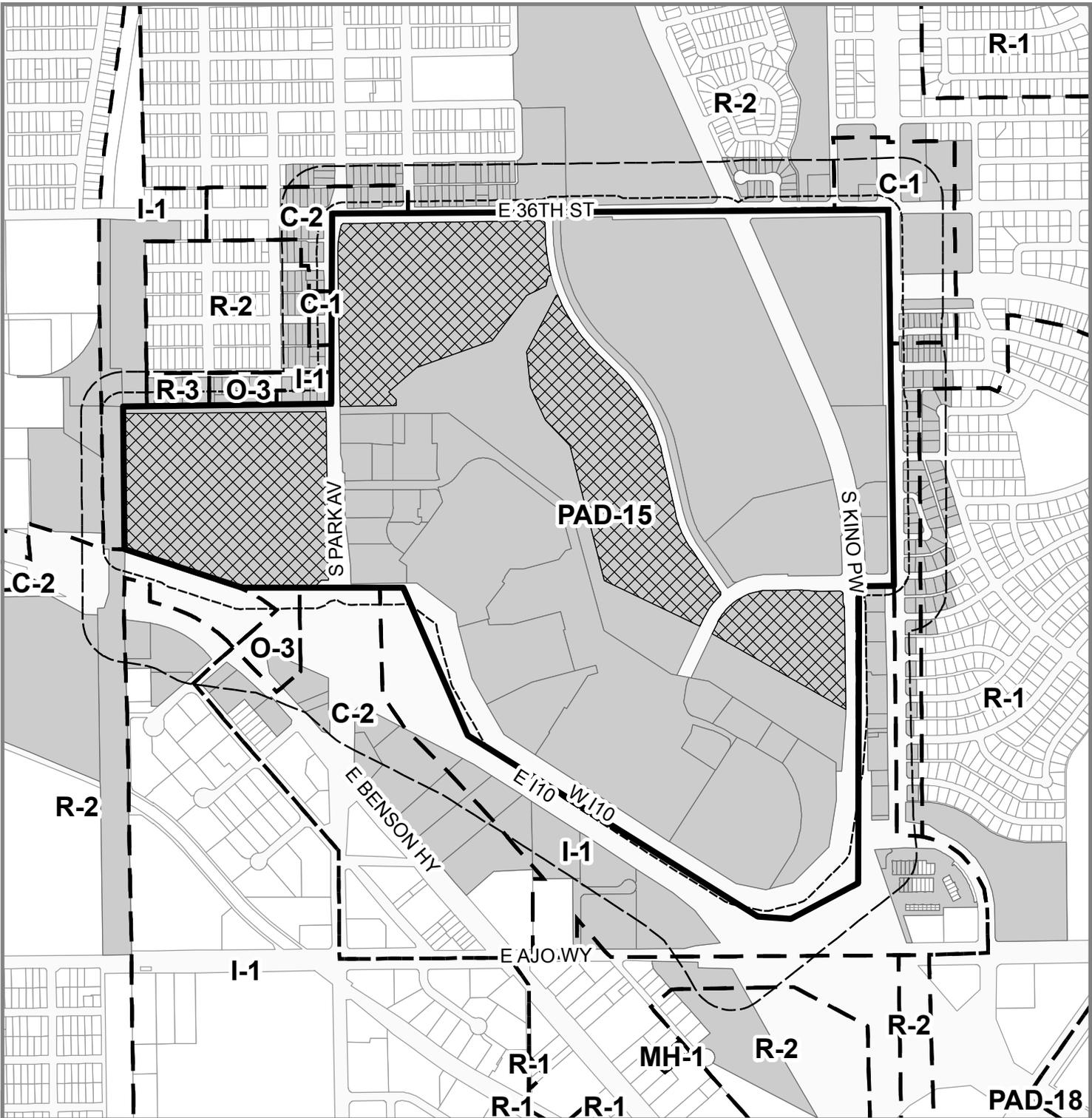
C9-06-32
Bridges PAD - 36th St. and Kino Pkwy.

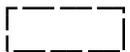


Bridges PAD
36th St. & Kino Pkwy

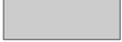


C9-06-23
Bridges PAD - 36th St. and Kino Pkwy.



-  PAD-15 Zone Boundary
-  Area of PAD Amendment Request:
Sub-Areas B-1, B-2, B-3 and B-4
R-3 to OCR-1 For Underlying Zoning
-  Notification Area (300-foot Radius)
-  Protest Area (150-foot Radius)

Address: Bridges PAD, 36th St. and Kino Pkwy
 Base Maps: Twp.14S Range14E Sec. 30
 Ward: 5

-  Zone Boundaries
-  Properties Notified

N



 0 500 1,000 Feet
 1 inch = 1,000 feet



ZONING MEMBERS PRESENT

Steven Shell, Zoning Examiner
John Beall, Planning & Development Services
Andrea Ochoa, City Recording Clerk

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1 ZONING EXAMINER: Ladies and gentlemen, let me make sure
2 we're actually recording at the moment. Do you have us up and
3 running? We're good to go.

4 Well, good evening and welcome to tonight's public hearing.
5 My name is Steven Shell and I'm one of the two Zoning Examiners
6 dedicated to the City of Tucson. I'll conduct the rezoning hearing on
7 behalf of the Mayor and Council, and make findings of fact which I
8 will then put into a report, along with my recommendation, which I'll
9 then send along to Mayor and Council for their consideration and final
10 decision.

11 My report will be based on the information submitted to me
12 which includes the rezoning application, the Staff's report, all
13 written approvals and protests, all correspondence, and all testimony
14 given here tonight. It'll also include any documents which are
15 submitted up to me towards the end of this hearing.

16 A recording of tonight's testimony is being made by the
17 City Clerk. If requested, a transcript will be prepared. With that
18 in mind, I'll ask you to speak very clearly into one of the two
19 microphones on the podium.

20 And just for the record, if you would like a copy of
21 tonight's proceeding, the large clipboard is for that use, I've been
22 told. They're changing it, I guess.

1 I will complete my preliminary report within five working
2 days after the close of the public hearing, at which time I will then
3 prepare my final report. The final report will be issued two weeks
4 after the close of this public hearing.

5 For those of you who wish to receive a copy of my
6 preliminary report and you are already not on the principal party
7 listed on the case, please fill out the clipboard. And a copy of the
8 final report will then be available from the Planning & Development
9 Services Department, otherwise called PDS, and I will send the final
10 report along to Mayor and Council. At the scheduled public hearing
11 for Mayor and Council, they will vote on this matter based on my
12 recommendation and other factors.

13 Tonight's public hearing will proceed in the following
14 manner: I'll first open the public hearing by asking Mr. John Beall
15 here from PDS to give a brief presentation on the case. After it's
16 presentation, I will ask the Applicant, or the Applicant's
17 representative to then come forward and make his or her presentation.

18 I'll then ask to hear from anyone in the audience who
19 wishes to speak tonight on this matter. Since I cannot have any
20 communication with anybody involved in this case, I would invite you
21 now to speak at this time.

22 I'll first ask to hear from anybody who wishes to speak in
23 favor of the case. I'll then follow by asking those wishing to speak
24 in opposition of the case. And after that, I'll ask to hear from

1 anybody who is referred to as "project neutral" on the case, but you'd
2 still like to share your ideas with the group.

3 After tonight, after everybody has had, the audience and
4 the chance (sic), has had a chance to speak, I will then offer the
5 Applicant, or the Applicant's representative a chance to respond to
6 any of the concerns or issues that were brought up by the audience or
7 by myself.

8 If you wish to speak tonight, please wait for me to call
9 you up to the podium by raising your hand. While at the podium,
10 please print your name and address on those little pink cards. I will
11 then you to state your name and address for the record.

12 When speaking tonight, please be brief and to the point,
13 and only speak on matters on those which are relevant to the case.
14 Please do not repeat any testimony which has already been given. I
15 will ask to direct all testimony solely to me. Do not address Staff
16 nor other members of the audience.

17 If you are going to speak, or if you think you are going to
18 speak tonight, I would like to swear you in at this time. So, if you
19 think even you're gonna speak, I'm gonna ask you to please stand at
20 this time, and raise your right hand.

21 Do you swear or affirm to tell the truth, the whole truth
22 and nothing but the truth?

23 (Affirmative.)

1 ZONING EXAMINER: Wonderful. Thank you. I'd like to go
2 ahead and start the public hearing then. Our first case tonight is
3 C9-06-32 The Bridges PAD on Kino Parkway. Mr. Beall.

4 MR. BEALL: Thank you, Mr. Shell. I just want to, quickly
5 to note that the memorandum that was to the Zoning Examiner, while it
6 was addressed to Thomas Sayler-Brown is, is an error and was actually
7 addressed to you.

8 So, this is a request by Stacy Weeks of Norris Design on
9 behalf of the property owners, BP Bridges Partners, LLC, and BP
10 Bridges Partners, LLC#2, for a major amendment to The Bridges PAD to
11 change the underlying zoning classification for Sub-Area B, including
12 B-1, B-2, B-3 and B-4 from Residential, R-3 to Office/Commercial/
13 Residential, OCR-1 Zone.

14 The total land area of Sub-Area B is approximately 112
15 acres. The proposed PAD amendment is to allow for the development of
16 a Geico Regional Headquarters, and to reposition The Bridges as a
17 shovel-ready economic development area by making the underlying zoning
18 consistent across the PAD district.

19 The purpose of the proposed amendment is to make it
20 possible to retain and substantially increase the presence of Geico as
21 a major national employer in Tucson. It allows Geico's Regional
22 Headquarters to be developed within Sub-Area B. The proposed phasing
23 for Sub-Area B is as follows:

24 A Geico Regional Headquarters of 200,000 square footage of
25 office building in the southern portion of Sub-Area B-2, with

1 attendant improvements to Martin Luther King, Jr. Way and 36th Street,
2 and construction of Central Park with a planned opening in summer of
3 2019, with an employment count of 2,000.

4 A 150,000 square foot office building in the northern
5 portion of Sub-Area B-2, and then development of a first phase of a
6 planned urban village and town square in Sub-Area B-1, with a mix of
7 residential prototypes. Later phases such as B-3 and B-4 could
8 include office and other commercial uses.

9 The PAD amendment for Sub-Area B conforms to Unified
10 Development Code, and the devel- -- the PAD has been packaged to
11 highlight the amended pages for Sub-Area B on white pages in the
12 original 2007 Bridges PAD pages in a buff color for the remaining
13 Sub-Areas A, D, E and F.

14 The PAD amendment preserves the development standards and
15 opportunities for Sub-Areas A, D, E and F as set forth in the original
16 Mayor and Council-approved 2007 Bridges PAD.

17 The proposed amendment has made some edits to Section A,
18 which is the introduction policy which reflects a vision, the new
19 vision for The Bridges PAD as a regional employment, retail, research
20 and development and residential mixed-use center. It makes changes to
21 the Section C-2.3 with adding Office/Commercial/Residential Zone for
22 Sub-Area B.

23 It also makes some revisions to the transportation
24 infrastructure section which summarizes the already-developed
25 infrastructure and updates future triggers for the remaining

1 infrastructure improvements related to development of Sub-Area B, and
2 includes an updated traffic study report.

3 Plan Tucson identifies The Bridges site as a mixed-use
4 center that combines a variety of housing options, retail services,
5 office and public gathering places located close to each other
6 providing occupants of the center and the residents and workers in the
7 surrounding community of local access to goods and services.

8 Plan Tucson also supports the retention and expansion of
9 existing businesses. The Kino Area Plan, the overall goal is to
10 establish guidelines for the future growth of the Kino area and to
11 provide a balance of uses and wide range of activities, including
12 employment, shopping, housing and recreation.

13 The PAD amendment still preserves the development standards
14 and opportunities for Sub-Areas A, D, E and F as set forth in the
15 original Mayor and Council-approved 2007 Bridges PAD. It provides an
16 updated traffic impact analysis that analyzes operational conditions
17 and impacts for the three major access intersections to the project.

18 It still requires that projects within The Bridges
19 development provide a traffic study or statement and/or traffic impact
20 analysis to be reviewed by the City of Tucson Department of
21 Transportation to determine if the proposed project warrants
22 intersection and signalized improvements.

23 The PAD amendment will still require development of the
24 Central Park and multi-use trails which are triggered by development
25 in Sub-Area B-1, or B-2, or 40% of residential units platted in

1 Sub-Area B-1. It still requires any tenet, plat or development
2 package to be reviewed for design by The Bridges Design Review
3 Committee.

4 The proposed amendment to Sub-Area B of The Bridges PAD
5 presents an opportunity of Geico Regional Headquarters to serve as a
6 development catalyst for The Bridges in addition to the Tucson
7 Marketplace, and the University of Arizona Research Park destinations
8 to allow the creation of a mixed-use campus and create a new
9 employment hub with up to 700 new jobs.

10 As submitted, The Bridges Planned Area Development is in
11 compliance with the intent and pertinent policies of Plan Tucson, the
12 Kino Area Plan and the Greater South Park Neighborhood Plan. A plan
13 amendment is not required. No additional conditions are recommended,
14 and approval of The Bridges Planned Area Development and PAD 15 zoning
15 is appropriate.

16 As of this evening, on April 12th, there have been seven
17 approvals and three protests. One protest is outside the hundred -
18 well, actually, it was within the 150-foot area, and one is outside.
19 There is a percentage of protests by lots of three percent, and by
20 area, 10.2%. Concludes Staff report.

21 ZONING EXAMINER: Wonderful. Thank you very much. I have
22 nothing to add at this point. Is the Applicant or the Applicant's
23 representative here? Hi. Good evening.

24 MR. BOURN: Hello, Mr. Shell.

1 ZONING EXAMINER: Would you state your name and address for
2 the record?

3 MR. BOURN: My name is Don Bourn. Address is 5905 North
4 Camino Escalante. Well, thanks for, for seeing us here tonight. We,
5 we're very excited about this project. I'm gonna be very brief and
6 let Stacy talk about the details of our, our proposal.

7 As a quick overview, though, our company is, is Bourn
8 Companies. We've been in Tucson since 1990. We've done several
9 projects here locally. Total of about 4 million square feet of, of
10 projects - across the board, from office projects, retail projects,
11 some residential and, and other related types of projects.

12 So, a mixed-use project like we're proposing here is, is
13 very consistent with what our typical business has been. And we feel
14 like with some, with a lot of effort from a lot of people here
15 together in the room, we can, we can come up with a plan that, that
16 not only the neighborhood feels good about - that's step number one,
17 but I think what we're also excited about is the fact that this could
18 really be a phenomenal project for all of, all of Tucson.

19 And, and our experience with large corporate clients like
20 Geico is that they're looking for, for more than just a, a building.
21 They're looking for more than just a site. They're, they're really
22 looking for a, a great place where they can recruit employees.

23 The, the whole business world today, and Geico is certainly
24 in this category where their whole business revolves around recruiting
25 and retaining employees. And so what's nice about that is the fact,

1 though, that, that that focus, I think, is really consistent with the,
2 the original focus of, of The Bridges P-A-D.

3 I think it's really consistent with, with a lot of the
4 visions of the, of the neighborhood. We have to do a better job of
5 communicating and continue to evolve this, this plan across time.
6 But, but, but we think that there's a lot of synergies.

7 I've - we're prepared some, some slides and we, you know,
8 our first kind of focus here is that we want to be consistent with the
9 original vision of the P-A-D to create a premiere mixed-use center.
10 But what we really want to do is we want to add, add as a subcategory
11 that a premiere employment center to go along with that.

12 Hopefully that provides employment opportunities for the
13 local residents. It clearly will cross, cross the entire region of
14 Tucson, but also what we're hoping is it can also provide some
15 employment for people living in the immediate area.

16 One of the things that's been a focal point of our
17 discussions has been this, this focus on office, which is probably the
18 adjustment to the original P-A-D. It's, it's always been included,
19 but I think it was - it's - it wasn't really on these parcels. And
20 then I think the, the other real key focus has been to ensure that we
21 continue to build a residential - significant residential components
22 and capacity.

23 And so, our focus is trying to create a, a (inaudible)
24 urban residential village and, and as we go through our planning
25 process, we have to really kind of jointly visualize that with our

1 neighbors to make sure that we're, we're doing something that's going
2 to be not only feasible but, but consistent with, with what will work
3 in the neighborhood.

4 You know, a real focus has been doing something that's
5 gonna complement the two primary developments within The Bridges
6 consistent with this which is the U of A Tech Park, and Tucson Retail.
7 We're very confident that this, that this will be very synergistic.
8 We've listed some goals here which are maybe a little bit redundant,
9 but we really want to create a vibrant mixed-use pedestrian-friendly
10 community.

11 And, and again, like I said, what's - I think what's kind
12 of neat about this is that the residents can work, they can shop, they
13 can eat through this whole thing. And if we design the Central Park
14 and the pathways and everything correctly, which has been a real focus
15 certainly of, of the U of A is to make sure that we get that right.
16 And we're working - in fact, we have a meeting tomorrow at the U of A
17 to talk specifically about how to continue to really focus on, on
18 those connections.

19 I think the, the other thing that's important about this is
20 that there are going to be infrastructure requirements. There were
21 original infrastructure requirements under the original P-A-D. And
22 then our development may cause additional infrastructure requirements.
23 We're - yeah, we've made it real clear we're committed to, to, first
24 of all understanding what those will be, and making sure that the

1 impacts are, are worked through, that they're, they're not negatively
2 impacting other participants in the, in the park.

3 And, and we - and we're committed as we, as we create
4 additional burdens beyond what was originally contemplated in the
5 original P-A-D, that we'll, we'll take on those, those
6 responsibilities. The - and we'll get into more detail about those,
7 because that's, that's a critical discussion point.

8 But one of the things that, that is good is the fact that
9 by doing, by doing a lot of this infrastructure up-front that's been
10 lagging for years is really gonna, I think, unlock a lot of
11 development within the project, both commercial and residential.

12 Think that we, we really want to acknowledge the
13 architecture, local architectural traditions. But we also want to
14 look and have distinctive architecture. Certainly in the housing,
15 we've, we've engaged a local architect by the name of Rob Paulus to,
16 to look at, at some creative high-quality designs, but yet, make them
17 affordable for, for the market in that area.

18 And we want to work with the City and Pima County and the
19 other landowners to create this, this series of, of open space,
20 connections, recreation. And what's, what's also really nice is that
21 there's so much recreation around this site. There's the City park to
22 the north, Quincy Douglas.

23 There are, there are County facilities. The County is
24 planning on building a lot more facilities on the southeast corner of
25 I-10 and, excuse me, Kino. And so we want to, we want to try to

1 integrate into these, these additional amenities that, that are
2 surrounding us.

3 And I think that would not only be good for, for the people
4 living in, in The Bridges and working within The Bridges, but
5 hopefully we can make those connections better and safer for the
6 neighborhood that want to use them as well.

7 I'll try, try to be quick here. But, but the, the benefits
8 are significant to the goals, but we - we're hoping that this will be
9 market-responsive interactive mix of uses that, that will actually
10 provide the momentum to really push The Bridges forward.

11 And as a precursor, we look at like, for instance, Tucson
12 Retail and, and the fact that if we can, you know, we can bring
13 significant jobs and activity that this can help them and also can
14 help the U of A with, with, with what are some big plans that they
15 have now, too, to move forward fairly quickly as well.

16 I think one thing that's, that's been a focus for, for us
17 is because we do a lot of large economic development type of projects,
18 we think this can become kind of a jewel for Tucson for economic
19 development and, and finding people like Geico that, that are wanting
20 to be in Tucson.

21 And so this meets a lot of the criteria. I'll tell you,
22 the President of Geico sat here in Tucson and said, "We want to be
23 where the action is." And to me, with the restaurants, coffee shops,
24 retail that is in place with all these other amenities, we kind of are
25 right in the center.

1 And then if you take it a step further, we're close to the
2 University. We're close to downtown. We're close to a lot of other
3 things that really put us in a real strong position to, to really go
4 out and recruit really first-class employers. So, we're hoping to see
5 significant job growth. We want to see active, attractive office,
6 commercial, residential, hospitality development. We, we believe that
7 this can generate new economic life and prosperity in, in what's, you
8 know, been a lagging development for some time.

9 We, we believe that this can catalyze a high-quality
10 residential development and, and can really activate a vision that was
11 created several years ago that actually creates a means for executing
12 that vision. Can we use this? (Inaudible) Oh, it's a laser?

13 Okay. Well, for the purposes of, of our discussion, the,
14 the property that we are talking about are Areas B-1, B-2, B-3 and
15 B-4. B-1 is about 33 acres, and that's what we've, we've been
16 discussing, the residential village concept.

17 B-2, the south 20 acres is where we've, we've site-planned
18 for Geico. Then that leaves about 12 or 13 acres to the north that
19 we'd like to do a, a similar office building to the Geico building.

20 B-3 is future development that right now we've, we're,
21 we're thinking it could be additional office space. But I think we,
22 in our discussions with the University, we've, we've - with, with what
23 they're doing on their property, I think we want to have discussions
24 about what we can we do that's complementary to them.

1 And, and this is kind of the front door off Kino into this
2 major development. And so I think there's been this consistent
3 thought that we really want to make sure that this is a quality entry
4 into a major project.

5 And B-4 is, is over west of Park, and that's about 37
6 acres. And we, we, we see eventually that becoming more of, hopefully
7 of - consistent with Geico and those types of uses in doing
8 development there.

9 There's been an extension of the El Paso Trail that's,
10 that'll gonna go through the north end of the property. And, and we
11 think that there's some flexibility with that property, too, to also
12 be reactive to the market. With that, I'm gonna turn it over to Stacy
13 Weeks.

14 MR. WEEKS: Thank you, Don. Good evening, Mr. Shell, Mr.
15 Beall. I'm Stacy Weeks with Norris Design and we are the planners for
16 the project, for The Bridges here.

17 And Norris Design has been in Tucson, since 2004, for 14
18 years. We've been in the historic train depot for about 13 years.
19 And we have offices both in, in, throughout Arizona, including
20 Phoenix, Flagstaff, Colorado and Texas. So, we do work like this
21 across the country.

22 Personally, I've been involved with The Bridges since 2005.
23 I was involved with the original P-A-D, and I've been subsequently
24 involved with some of the development, including the infrastructure

1 improvements and other planning in the project over that period of
2 time.

3 So, as Don shared, The Bridges has tremendous potential
4 right now. The site is situated strategically for the City, for the
5 community. It has the accessibility for the neighborhoods, and really
6 an opportunity to advance from the recession right now to positively
7 improve opportunities for the community and the city.

8 And over the past decade, as Don shared, there's been a lot
9 of strategic investment in, in the area, including what Tucson
10 Marketplace and U of A have done to establish theirselves PAD-ready,
11 Tucson Marketplace in terms of the vertical development that they've
12 done to create economic opportunity.

13 And then the external influences, as Don noted. As you go
14 north, we have Quincy Douglas Community Center Library, Silverlake
15 Park as you come around Kino Environmental Park with Willy Blake Park
16 adjacent to it, and Kino Sports Park as you go southeast.

17 And then the future Pima County investment with the, the
18 new southern facility for Pima, Pima County, or the Kino Sports
19 Complex south. And as Don mentioned, El Paso Green- -- or the Julian
20 Wash Greenway being to the south of us as a, as a thread of
21 connectivity, too.

22 In, in addition, on the western side, the planned
23 improvements for El Paso Greenway, which a section of the El Paso
24 Greenway has been completed internally in The Bridges as part of the
25 Tucson Retail development.

1 As part of the process, we've had extensive meetings.
2 We've continued to have a dialogue with the community, with South
3 Park, with Pueblo Gardens, Las Vistas, Western Hills in forms of open,
4 or open houses, and the neighborhood meetings, as well as meetings
5 with neighborhood leaders, and Ward 5. And with that, we've had 28
6 key meetings along the way over the past few months that have all been
7 really productive.

8 In addition to that, as part of the open houses, we've had
9 two open houses, one obviously required, but we did an additional one
10 last week to allow an opportunity to get more feedback and more
11 interaction with the community.

12 And with that process as part of the mailing, typically,
13 you're required to mail within the 300-foot area, which is about 360
14 mailings. We increased that to 1100 mailings. We went 1250 feet
15 north and west to get into the communities.

16 And we also dropped off information at the centers,
17 library, churches and businesses to try to spread the word to get, get
18 input from the community. As Mr. Beall mentioned, too, this aligns
19 with Plan Tucson as a mixed-use destination which is important in that
20 context.

21 So, where we are today, the P-A-D amendment really focuses
22 on Sub-Area B. That's B-1, B-2, B-3 and B-4, four properties in the
23 40 acres to the west of Park Avenue. And the purpose is to introduce
24 mixed-use development, including office, commercial, residential,

1 hospitality, retail uses, a mix of uses that are adaptable to local
2 and national market needs.

3 The action is requested change of the underlying zoning
4 from R-3 to OCR-1, Office/Commercial/Residential. And in addition to
5 that, we are asking for the underlying zoning, which is similar. The
6 same underlying zoning is what currently Tucson Retail, Tucson
7 Marketplace which is Sub-Area A, and also University Tech Park at The
8 Bridges which is Sub-Area D and E have as their underlying zoning,
9 which is OCR-1 as well.

10 And so there are similar requirements, and also the same
11 process for the project. Those projects go through The Bridges Design
12 Review Committee and then they go through the City formal submittal
13 process for future applications.

14 As Mr. Beall mentioned, we did amend some relevant sections
15 as time has passed since the original P-A-D was approved in 2007. And
16 that included the introduction, our addition of the new office/
17 commercial/residential zone, refinement of the open space functional
18 open space section. And then the transportation and drainage and
19 infrastructure side.

20 And really that, that's a benefit of identifying updated
21 triggers for the unfulfilled improvements, which I'll touch on later.
22 But those will improve transportation, utilities, public safety, and
23 open space opportunities in activating connectivity with the
24 community.

1 So, another component of this, and Don shared the, the
2 master plan, the current illustrative rendering is the benefit of the
3 rezoning. One, it affords the opportunity to locate the Geico retail
4 headquarters in the B-2 Sub-Area in 20 acres of that portion which is
5 centrally located in the site.

6 And also the commitment of the rezoning, which is the urban
7 village for Sub-Area B-1, with that focus on residential, a mix of
8 residential typologies and really trying to create a vibrant
9 residential development on the northwest corner of the property
10 adjacent to the South Park Neighborhood.

11 Associated to that, as we mentioned, are the infrastructure
12 improvements. So, as you look north along the northern edge, 36th
13 Street is, is the arterial that aligns with the north edge of the
14 property. That will be completing the five-lane cross section, which
15 will include two lanes in each direction. The turn lanes in the
16 middle, continuous turn lanes in the middle, sidewalk, trail
17 configuration, associated landscape and lighting.

18 As you come south where you see the yellow asterisks,
19 that's MLK Way, Martin Luther King Way. That will be improved to its
20 full cross section. Currently only two lanes are constructed. The
21 remaining two lanes and a landscape median, associated landscape on
22 the edges, sidewalk and lighting will be, will be completed there as
23 part of the trigger of the development in B-2 with the Geico Regional
24 Headquarters.

1 In addition to that, MLK and 36th, where the asterisks is,
2 is a solution for the pedestrian crossing there, which the solution is
3 lighting that intersection. So, that will create safe crossing there.
4 And then along Martin Luther King, Jr. Way is coordination of, of
5 access into those sub-areas.

6 So, as, as development partners, being University of
7 Arizona Tech Park on the eastern side and, and Bourn Companies on the
8 western side making sure that's coordinated in terms of access into
9 those sub-areas, as well as future improvements along Park Avenue.

10 And then pedestrian connectivity is an important component
11 of this. And that includes the important completion of along 36th is a
12 ten-foot asphalt path which will then complete the conclusion of a
13 continuous loop around the whole property.

14 Currently, if you go along Kino Parkway, University of
15 Arizona completed the Discovery Trail on the - along Kino which then
16 links southernly to, to, eventually, the connection along B-3 to
17 Tucson Retail, which is currently a decomposed granite trail.

18 And then as you come back north on Park, currently, there's
19 an asphalt trail that's been completed as part of the Park Avenue
20 improvements. So, the northerly leg, or the north, north connection
21 from Park to Kino would be completed.

22 Also, we currently have the El Paso Greenway in the core
23 area which was completed as part of Tucson Marketplace's initial
24 construction. Eventually, as part of B-4, that will extend westerly
25 across Park, which currently there's a (inaudible) in that location to

1 get to Street Scene Park which then ultimately leads to future
2 connectivity with the extension of El Paso Greenway to the west.

3 Off-site, we also have the opportunity to start thinking
4 about how these linkages work to connect to some of the existing
5 networks to get to Kino Sports Park and then Julian Wash Trail. And
6 also, I don't want to forget. It's also important to remember that
7 both the Quincy Douglas Community Center and library and Silverlake
8 Park are to the north. Those are great resources and allow for
9 connectivity both in neighborhoods associated to us into The Bridges,
10 which gets us to one of the core elements that has been required as
11 part of the P-A-D.

12 This is, this is a requirement that, that has been in
13 there, but as we've gone through the process, the Central Park area
14 currently, probably about eight years ago, was constructed by Pima
15 County as a, as a regional wastewater, regional storm water solution.

16 We don't want to waste water there - storm water, and so as
17 a basin. And it was designed to integrate a park element into that.
18 So, it's been graded to accommodate (inaudible) levels of design in
19 that area.

20 And so we've refined the, as part of the P-A-D amendment,
21 the expectations for the park as programs evolved over the past
22 decade, and with the combination of office and residential having more
23 of a natural open space focus with, with little, little interventions
24 of open - or green spaces and play elements and natural play, created
25 play areas seemed appropriate.

1 And so this will create linkages both through B-1, which is
2 the northwestern Sub-Area across the Tucson Marketplace, as well as
3 with Geico's location in B-2 and future development there extending
4 out to, to University of Arizona Tech Park, bringing those, bringing
5 those elements creating connectivity through the sites, so there's
6 linkages throughout the site.

7 So, we wanted to highlight just briefly so everyone's on
8 the same page on the Geico Regional Headquarters. This is intended as
9 part of future action, but accommodated with the rezoning request to
10 allow for office uses within that OCR-1 designation.

11 And the intent of this is, is to have a 200,000 square-foot
12 building, three-level building that would be adjacent to Martin Luther
13 King, so, it'll activate that frontage and provide connectivity with a
14 trail from, from the University of Arizona Tech Park to the Central
15 Park area as well as you can see on the western frontage of the, the
16 proposed building location, a linkage that would connect to the
17 Central Park area for the users of the tenants in the regional
18 headquarters. So, this will be, this will be part of the, the
19 development package that would follow the rezoning.

20 And here's an elevation currently of the, the building
21 today. As you can see, it's currently three-story configuration and
22 it's gonna be a great facility to -

23 MR. BOURN: (Inaudible)

24 MR. WEEKS: Yeah, absolutely. That's a good point, yes.
25 Yes. So, as part of the process -

1 ZONING EXAMINER: Could you repeat what he said since he
2 wasn't -

3 MR. WEEKS: Yeah. Yeah.

4 ZONING EXAMINER: - on the microphone?

5 MR. WEEKS: Yeah. Mr. Bourn reminded me that this has not
6 been through the DRC process. So, we shared the elevation and the
7 site plan at our open house meeting last week. But as part of the,
8 part of the formal process, as part of The Bridges, we will go to The
9 Bridges Design Review Committee for both the site plan and
10 architectural elevations as well as office building design guidelines.
11 So, that, that's forthcoming as part of the process as we're, as we're
12 proceeding here.

13 So, as part of our engagement with the community, we wanted
14 to introduce a component tonight that we're gonna provide as, as part
15 of the leave-behind with you. But as far as the meetings have gone
16 over the past few weeks, there's been discussion about overall
17 heights.

18 And so we have developed a series of neighborhood
19 transition zones specifically to address Sub-Area B-1 and Sub-Area
20 B-4, so the northwest parcel, and the westerly parcel, 'cause those
21 are the ones that really are absolutely adjacent to 36th, Park Avenue
22 and the South Park Neighborhood.

23 So, as part of the original application of Sub-Area B-1,
24 we, we initially had 140 feet as the max. height. And as part of
25 this, what we're, what we're proposing and expressed in a letter of

1 commitments for the project that's been sent to the neighbors -
2 neighborhood leaders, we're proposing adjacent to the 36th and Park
3 Avenue frontage, a maximum of 40 feet and three floors.

4 And as you move inward, a transition to 60 feet and - which
5 would three to six floors. And ultimately closest to the Central Park
6 area, essentially eight feet (sic), 90 feet maximum height. Or eight,
7 eight stories, I should say, eight floors and 90 feet maximum height.

8 With that, as we look at B-2, we initially had 90 feet as
9 the maximum height. We're proposing, as part of this, that it would
10 be reduced to 80 feet max. And as I mentioned, currently the Geico
11 building as, as, as a concept is, is three stories and approximately
12 60 feet in height.

13 And then as we move down to - well, I don't want to miss
14 B-2. B-2 as, as, as part of the application is 140 feet. And the
15 rationale for that is it's associated to across the street to Sub-Area
16 E, which currently in the PAD is 140 feet. So, it seemed reasonable
17 that there's a complement to those maximum heights.

18 And then as you move west, looking at B-4, this has highway
19 frontage along I-10, and provides gradation as we move towards the
20 neighborhood. So, we would go, starting from the neighborhood, once
21 again, the 40-foot high maximum, for 150 feet which is, which is the
22 three floors. Moving into the central area, 90 feet.

23 And then as we get to the highway frontage, a maximum of
24 140 feet. And so, in addition to that, just so you're aware, there is
25 a significant grade differential between the, the, the concurrent

1 elevations of that PAD and the elevation of I-10. Are there, there
2 any questions that you have regarding that since that's new
3 information?

4 ZONING EXAMINER: Yeah. I'm sitting here making notes as
5 what -

6 MR. WEEKS: I - can I, can I hand you a document that
7 (inaudible)

8 ZONING EXAMINER: Absolutely. Made it small enough to
9 where I had to overcome my vanity.

10 MR. WEEKS: Yeah. We, we prepared - I, I should have
11 handed you an exhibit on that. I apologize. So, that, that exhibit
12 summarizes the table, and also provides exhibits for how the zones
13 would work within the Sub-Areas so that it, it depicts the transition
14 areas and how they, how the perimeter transition area establishes the
15 40-foot, three-floor maximum height establishment.

16 ZONING EXAMINER: Okay. So, Zone 3, which was shown as
17 eight floors -

18 MR. WEEKS: Uh-huh.

19 ZONING EXAMINER: - in the neighborhood transition group in
20 Sub-Area B-1, that's actually gonna be an 80-foot?

21 MR. WEEKS: It'll be 90 feet.

22 ZONING EXAMINER: Oh, that'll be a 90-foot.

23 MR. WEEKS: Ninety feet.

24 ZONING EXAMINER: Okay.

25 MR. WEEKS: Max.

1 ZONING EXAMINER: And then Sub-Area 2-B will be the 80-
2 foot?

3 MR. WEEKS: Yes.

4 ZONING EXAMINER: So, I can't even read my own chicken
5 scratch when it's that small. And then Sub-Area B-3, you're showing
6 it the 140. And then B-4, we have a transition between 30 feet to 90
7 to 140.

8 MR. WEEKS: Yes, that is correct, Mr. Shell.

9 MR. BEALL: (Inaudible)

10 MR. WEEKS: Yeah, 40 feet.

11 ZONING EXAMINER: Forty - yeah, from 40 to 90 to 140.

12 MR. WEEKS: Yes.

13 MR. BEALL: (Inaudible)

14 ZONING EXAMINER: Yeah, that's a good question. Mr. Beall
15 just asked me a question. "Will we get any dimensions on these plans
16 to show how far away from the edges these borders are being located
17 horizontally so that we have some way to enforce these?"

18 MR. WEEKS: Yes, Mr. Shell. The specific one that is the
19 most critical is the perimeter of the 40 feet, three-floor, three-
20 floor maximum. That one is indicated as 150-foot wide area, which we
21 will add to that exhibit on the presentation. We have it there, but
22 we'll make sure to, to add that to the exhibit.

23 ZONING EXAMINER: Yeah, 'cause I'm not seeing the 150-foot
24 horizontal dimension anywhere on these.

25 MR. WEEKS: Right.

1 ZONING EXAMINER: So, you're saying in both the B-1 and the
2 B-4, when it's separating from a residential zone, that's gonna be
3 150-foot minimum?

4 MR. WEEKS: Minimum. Or that'll be 150 feet, a set area, -

5 ZONING EXAMINER: Set area.

6 MR. WEEKS: - from property line. Specifically, in B-4,
7 which would be the northern perimeter of the PAD area, to 150 feet
8 south of that edge of the PAD area.

9 ZONING EXAMINER: Before you get to Zone 2?

10 MR. WEEKS: Before we get to Zone 2, correct.

11 ZONING EXAMINER: And that's on Area B-4.

12 MR. WEEKS: B-4. And then -

13 ZONING EXAMINER: And then on B-1, -

14 MR. WEEKS: Yes, sir.

15 ZONING EXAMINER: - you're showing basically an L
16 configuration. So, I'm assuming the horizontal dimensions, both to
17 the south and towards the east will be the same. Is that also 150?

18 MR. WEEKS: That will be 150 as well.

19 ZONING EXAMINER: Okay. So, in B-1 that'll also be 150.
20 And that's property line to Zone 2. And then Zone 2, do you have a
21 dimension?

22 MR. WEEKS: We, we do not at the moment. We were -

23 ZONING EXAMINER: Okay.

24 MR. WEEKS: - talking that -

25 ZONING EXAMINER: We should probably nail that down.

1 MR. WEEKS: Okay. We can, we can identify that (inaudible)

2 ZONING EXAMINER: And Zone 3 is self-explanatory.

3 MR. WEEKS: The remaining area.

4 ZONING EXAMINER: Even I can figure that out.

5 MR. WEEKS: All right. Any, any additional questions on -

6 ZONING EXAMINER: Not on this. You're still in the middle
7 of your presentation. I'll wait 'til after your presentation, ask you
8 just a few questions.

9 MR. WEEKS: Thank you, Mr. Shell. I'll move forward then.
10 Just have a couple other items to share.

11 As part of the P-A-D, we, as Mr. Beall mentioned, we did a
12 traffic study update. The original traffic study was done in 2006 for
13 the entire site. So, we re-visited that with, with the proposed
14 program for Sub-Areas B and input from the other partners, which
15 resulted in an initial study that we then updated in March at the
16 request of Retail West at Tucson Marketplace.

17 Originally, we used what was their marketed square footage
18 and the request was to include the entire square footage that was
19 proposed in '06. So, that ends up being a million, million and 20,000
20 square feet. So, a large area there for them.

21 And so that, that added about 135K to the original,
22 original transportation study. So, and I also want to note we're
23 gonna leave for the amendment as well as we, as we're finalizing some
24 details. There needed to be 18,000 as noted by Retail West, 18,000
25 additional square feet into their program. So, there's an updated

1 report as of this week which does not impact the, the recommendations.
2 It, it essentially is the same, the same overall, overall increase to
3 the, to the site in terms of traffic.

4 So, there is, there is - the 2018 program does increase
5 traffic, but the trip, trip generation and distribution is manageable.
6 So, as part of this, we are required to complete the unfilled (sic) -
7 unfulfilled commitments of 36th-MLK Way which will, which will help
8 with managing the current traffic today and future demands, as well as
9 currently the surrounding of the structure is created by arterials,
10 and a principal arterial being Kino and I-10 access that is to the
11 south of us.

12 And as we progress, trip generation will be mitigated as
13 required by future improvements associated to, to what is developed in
14 Sub-Area B.

15 And then, finally, really tonight, we're before you because
16 there's a distinct opportunity here to move forward with The Bridges.
17 And the core element of our request is, is the amendment to change the
18 underlying zoning from R-3 to OCR-1, with the commitments that we've
19 noted, including infrastructure connectivity, and continuing the
20 dialogue with the community and The Bridges landowner, as there are
21 multiple interests within The Bridges.

22 In addition to that, as I share with you the additional
23 height commitments that we're making, as well as the, the minor
24 refinement to the transportation traffic study update that we'll
25 provide to you this evening, we're real excited for this opportunity.

1 I mean this, this has been a long time coming. The
2 Bridges has been a project that's been discussed for many, many years.
3 We're at a, we're at a point of a unique opportunity in front of us to
4 activate the project and it's really an exciting time for progress.

5 And we planned as part of this because this is part of how
6 The Bridges has evolved that it still, it still is a community process
7 as we move forward to keep people engaged, understanding what's going
8 on.

9 And so, we appreciate Staff's recommendation for support.
10 We look forward to your recommendation for support and we're
11 available, both Mr. Bourn and I are available for questions.

12 ZONING EXAMINER: Thank you very much. I know I'm gonna
13 have questions after I hear from other people in the audience. But
14 one of the questions that's just kind of - it's the elephant in my
15 room.

16 MR. WEEKS: Uh-huh.

17 ZONING EXAMINER: I understand why you're here, and I
18 understand certainly the need to change the direction since the time
19 that this was originally designed.

20 I'm just wondering - obviously, the only thing I've even
21 heard tonight so far that addresses residential use is Area, Sub-Area
22 B-1.

23 MR. WEEKS: Correct.

24 ZONING EXAMINER: And that actually included a really nice
25 little plan conceptually for the village and all that which I think is

1 a wonderful idea. It proposes residential next to it. But I haven't
2 heard anything else proposing residential.

3 MR. WEEKS: Uh-huh.

4 ZONING EXAMINER: And yet we all acknowledge it would be a
5 really nice component to throw into the mix just to create, honestly,
6 a mixed use. And I'm just wondering, is there any way that you can
7 offer some sort of minimum amount of residential that could be somehow
8 put into the mix so that we have something, you know, as a guarantee
9 that it's not gonna just turn into an entire commercial development,
10 which I mean, I don't know if that's a bad thing.

11 MR. WEEKS: Uh-huh.

12 ZONING EXAMINER: But it's not what it, what it was
13 proposed as. And since this is an amendment, you know, I hate to go
14 too far away from it's original concept because people have already
15 made commitments based on that original concept.

16 MR. WEEKS: Yeah. Mr. Shell, that's a twofold question.

17 ZONING EXAMINER: Yeah.

18 MR. WEEKS: One, definitely want to highlight again that
19 the intent of the urban village on the northwest corner is, is the
20 opportunity to provide residential in a different platform than was
21 originally proposed.

22 So, the project in, as, as originally proposed in the '07
23 P-A-D had mainly single-family homes. Now it did afford the
24 opportunity for multi-family in attached product. But generally, the
25 vision at that time was, was, was single-family homes and probably a

1 green core product which was a, which was a multi-unit attached
2 program. But, essentially, the commitment at that time was 700 units.

3 And as we look forward at what the opportunity is for B-1
4 in allowing for additional height, we've encouraged the opportunity
5 for additional density. That - those numbers in total number of units
6 might have a potential to get near that number. And Mr. Bourn can
7 share a little bit more on that.

8 But as we move, look forward at the other areas, until we
9 see the, the, the impact of the catalyst of both Geico and urban
10 village, which is part of the initial Phase I commitments (inaudible),
11 as we see that develop, it may trigger different opportunities. I'm
12 sure Don probably will want to add to that.

13 MR. BOURN: That's been the question that's probably been
14 discussed the most with the, the neighbors. And, and I think, I think
15 we're all trying to figure out what the best configuration of
16 residential is in that area. I can say that originally, with Geico
17 coming in with 2,000 employees, we're thinking we can do a combination
18 for, for some, some for sale housing and for some apartments.

19 There's some concern about doing apartments, so, we've,
20 we've sent a letter of commitment to the neighborhood leaders saying
21 that we'll, we'll put any ideas of apartments on hold and start
22 providing some plans and talk through whether that's something that,
23 that, ultimately, we all think makes sense.

24 So, we're, you know, I think our, our goal is, is to try to
25 really go through what I call an interim process to really be

1 planning, discussions, thinking, you know, looking at the market and
2 kind of working through what, what really is gonna be the best for the
3 market.

4 But through our discussions with University and Tucson
5 Retail, they've also shared that they would like to see residential on
6 the site as well. And so, I think it was in early March that, that
7 the planning (inaudible) at the University with, with the tech. park,
8 we were talking through all the ideas and issues and, and they
9 requested and said it was really their request in conjunction with
10 Tucson Retail for us to commit to a certain level, a minimum level of
11 housing.

12 And so we said we're comfortable in doing that and we, at
13 the time, we threw, I think we threw out 150 to 250 residential units
14 in some manner. I think at that time, everybody felt, you know,
15 comfortable with that.

16 You know, it hasn't been included here. I think our intent
17 was to discuss it and maybe create a memorandum of understanding as to
18 what we all felt was appropriate. So, one of the things that, that
19 also makes this a little different for us is we're typically not
20 single-family or multi-family developers. We're more land master
21 planners in doing commercial development.

22 So, I think we want to really work closely to try to really
23 understand what's gonna be real appropriate for the neighborhood, both
24 from a, from a, a product kind of integration standpoint. Also from

1 an economic standpoint. And, and, and I've, I've kind of joked at the
2 expensive KB Lennar who was selling the property.

3 One of the benefits we have is we have the benefit of being
4 able to talk to all the greatest homebuilders and see who has unique
5 type of residential product that can be incorporated, where they were
6 always limited by, by some pretty tight constraints. And, and we
7 haven't ruled out the fact that maybe KB Lennar will want to come back
8 and build some homes here.

9 ZONING EXAMINER: I'm making some notes here. How many
10 units did you say you were originally discussing informally? 150?

11 MR. BOURN: A hundred fifty to two hundred and fifty units.

12 ZONING EXAMINER: What type of housing was that? Was it
13 more like townhome high-density?

14 MR. BOURN: I think our, our thought has been that, that
15 the - I refer to it as more of a urban-oriented residential product.
16 So, it could be townhomes. It could be some detached homes, but, but,
17 you know, our thought is that, that the design of that makes such a
18 big difference.

19 And so we want to see the density to make it feel more
20 urban, but we also want to make sure that, you know, I think our
21 thought is, is integrating a park and some green space and really
22 trying to make this a unique environment for, for Tucson.

23 ZONING EXAMINER: And you said the original development,
24 when it was all - when the original B Sub-Areas were all slated to be
25 R-3, how many individual units were you looking - was it 700?

1 MR. BOURN: Yeah, roughly around 700. I don't, I don't -
2 it may not be exactly right, but close to 700.

3 ZONING EXAMINER: I'm just trying to figure out if there's
4 some way that we could somehow come up with a, a design guideline of
5 what would be an optimum target so that other people might feel more
6 comfortable, 'cause obviously, this is a radical change from when it
7 was originally proposed.

8 But I'll wait to hear what other people here have to say,
9 and we'll see what the consensus is, 'cause obviously, I don't want to
10 remove the flexibility of what you're trying to do. I understand the
11 volatility in trying to second-guess and all that. So, I'm not gonna
12 try to take that away from you.

13 But at the same time, I am gonna try to concern myself with
14 retaining some sense of, you know, a surety that, that it still will
15 be a mixed-use development. But it sounds like U of A may take care
16 of that as well, maybe market driven. That's something I can't
17 control. But it'll be interesting to hear what the other people here
18 have to say.

19 MR. BOURN: And, and I think, you know, our commitment is
20 to continue to have this dialogue, I said between now and Mayor and
21 Council meeting. But really continue to have this dialogue for a long
22 time into the future because, you know, really the dialogue has to
23 continue. And, and I often joke that, that we - what we've found is
24 that as long as we've been doing this, we're not - ever want to

1 consider ourselves experts. There's always, there's always something
2 more we can learn. And there's always better input we can get.

3 And, and what we do is we, we try to solve that by doing
4 numerous plans. And, and, and, you know, renderings and, and getting
5 - it's much easier for all of us to understand something when we can
6 look at it and see how it's gonna feel. And then that also allows us
7 to figure out what the economics are and try to marry out the
8 economics with, with what, you know, what we all want to see.

9 ZONING EXAMINER: I think the saying is: It's easier to
10 revise than visualize.

11 MR. BOURN: Yeah. That's true.

12 ZONING EXAMINER: You can use that one.

13 MR. BOURN: Okay.

14 ZONING EXAMINER: Thank you very much. For right now, I
15 don't have any other questions for you. I know I will, but let me see
16 who else here wants to speak their mind, and we'll go from there. I
17 appreciate your presentation, though. Thank you very much.

18 MR. BOURN: Thank you.

19 ZONING EXAMINER: Who else here wishes to speak in favor of
20 this request? Show of hands. Come on down. I run things a little
21 less formal than predecessors. I, I like showing hands and, and
22 going, "You can come up." Can you state your name and address for the
23 record?

24 MR. CHRISTOPHER: James Christopher.

25 ZONING EXAMINER: James?

1 MR. CHRISTOPHER: James.

2 ZONING EXAMINER: Thank you.

3 MR. CHRISTOPHER: 2029 South Campbell Avenue, 85713. I
4 didn't realize I was gonna come up. I am in support of the change of
5 the zoning. The last couple of months, we have developed a rapport, I
6 feel, with the builder and his staff.

7 And I can see that moving forward with the understanding
8 that what I've heard, and that they're willing to work with the
9 neighborhoods and make this happen. So, I'm for that. And as a
10 property owner three times over in Pueblo Gardens, I'm supportive.
11 Thank you.

12 ZONING EXAMINER: Thank you very much. Can I ask you a
13 question, sir? I, I just had a question for you, yeah. Right now,
14 we're, we're still assuming it's still gonna be a nice mix between
15 residential and, and primarily office, retail, commercial. Would you
16 still be in support of this if there was very little residential uses
17 in this?

18 MR. CHRISTOPHER: Well, I think that's the big hang-up, and
19 I would prefer that. But this, this is at hand, and I would like to
20 try to work and make something happen.

21 ZONING EXAMINER: Okay.

22 MR. CHRISTOPHER: See that area get developed. We've been
23 eight, thirteen years trying to get something in there. And Costco,
24 Walmart was the first. And it's starting to get to where we had hoped
25 for ten years ago, a grocery store especially.

1 ZONING EXAMINER: Right. Okay. So, thank you.

2 MR. CHRISTOPHER: Thank you.

3 ZONING EXAMINER: Let me just make a few notes here.

4 Is there anybody else here wishing to speak in favor of this request?
5 Seeing and hearing none, is there anybody here wishing to speak in
6 opposition of this request.

7 Okay. Leave your hands up for just one second so I can see
8 how many you are. Okay. Since I'm a gentleman, we'll do ladies
9 first, up front in the orange. And if you would, state your name and
10 address for the record.

11 MS. CHAMPION: Okay. I put, I put a paper there. Yes.
12 My name is Ruth Champion. I live at 648 South Second Avenue in the
13 downtown area. And I am a project coordinator for a neighborhood
14 association on the west side that is dealing with projects that have
15 already been put through. And that is why I am here because of the
16 total lack of citizen participation.

17 I have a T-shirt that says "Gentrification. No
18 Gentrification. Citizen Participation". I heard the gentleman here
19 say that they went open to houses, they've had all these meetings,
20 they've had all this. And I'm not - I like these guys, okay? I've
21 met some of them, and they're pretty nice guys. I kind of like the
22 work they do, okay? But I, I am here because of the lack of citizen
23 participation.

24 The City has allowed itself to place these neighborhood
25 associations, and they are hand-selected, they're dead neighborhood

1 associations. They do not represent the people that they - that live
2 in that area. They speak for themselves and do their little thing,
3 and get their little plaques, and they get the attention that they
4 need. The neighborhoods go without.

5 I want to know how many of these gentlemen went to Black
6 churches, went to neighborhood churches, went to schools to pass out
7 what they're doing tonight. So, I do want you to understand. I am
8 not opposing the project because I, as you can tell, I'm old enough,
9 I've seen a lot of them, some good, some bad. I've seen them, but
10 they're here to stay.

11 And you, I'd like to tell you that it's your responsibility
12 to take your time. There is no deadline. These guys can get old like
13 me and they can still be doing the project. Take your time because
14 once we're gone, it'll still be here.

15 The project is here to stay and as you can see even right
16 now the problems that it's causing to the neighborhoods, to the area.
17 And I also want you to go back - I'm gonna go back, jump - because I
18 came unprepared.

19 I want you to know that those apartments that they're
20 talking about - oh, it's only 90 feet, it's only - go to other
21 neighborhoods and see how it has affected them. They're, they're
22 closing the neighborhood and you're losing the original neighborhood
23 association. You losing the people that you were supposed to be
24 considering in a project, which you do not.

1 Now I'm gonna shut up because I've got a lot of things to
2 say, but I'm gonna carry on with this project. I will be meeting with
3 these gentlemen. I will ask them to meet with the right people, not
4 the dead organizations that rep- -- represent themselves for 20, 30
5 years.

6 And I would like to tell you, ask you of the residential,
7 okay? A neighborhood survives because it's many things, many people -
8 churches, schools, restaurants. Of course, we're getting a lot of
9 restaurants. Get a lot of commercial, okay? I appreciate the
10 commercial 'cause everybody else likes it. Everybody comes here and
11 shops and they, they leave the neighborhood.

12 But the housing that you're going to recommend, as you
13 could tell, the gentleman's moving his hands and he doesn't know what
14 he's really wanting to say. You ask the right questions, you did not
15 get the right answer.

16 So, sir, I wish that I could, I could have been better
17 prepared because I do have a lot to say about how neighborhood
18 associations are dead in this neighborhood. They're placed by the
19 City of Tucson, they're rubber-stamping everything. They want them
20 there for a reason. They don't understand. The project's gonna go
21 through anyway.

22 What we should be doing is working with these guys
23 seriously instead of going there and getting our name, getting our
24 plaque and being patted on the back for being who we are. We are
25 neighborhood people. There's many of them. You can tell. Their

1 advertisement didn't work. They're, they're sending out letters.
2 Look who's here. Oh, my goodness. But anyway, I thank you for your
3 time because I know this is a hard job.

4 And I do thank them even though we're on opposite sides
5 because they are putting a humungous development in our neighborhoods
6 without considera- -- without proper consideration for the existing
7 neighborhood. There's many minorities there. This is gonna just
8 isolate Pueblo Gardens, all these other neighborhoods even worse.

9 And some people will welcome it because then they can get
10 rid of their property in those neighborhoods. We're about trying to
11 preserve neighborhoods.

12 ZONING EXAMINER: Uh-huh.

13 MS. CHAMPION: Keep them together. We're part of the City.
14 We're part of the County. We're part of the State. We are you. You
15 are us, and they have to remember that the money is everybody's money.
16 It's not just one (inaudible) And I'll close with saying this.

17 You want to look at a horrible project, and you want to see
18 how \$451 million was spent to eliminate Menlo Park Neighborhood? The
19 oldest Mexican-American-Anglo Neighborhood in the City of Tucson? Go,
20 go over there off of Congress Street. Go see what's been done and go
21 see how the money is spent and how it doesn't generate anything for
22 the neighborhood. But thank you very much for listening. And I'm
23 sorry I'm so unprepared.

24 ZONING EXAMINER: That's all right. Don't walk away.

25 MS. CHAMPION: Oh. Okay.

1 ZONING EXAMINER: I got a live one. I, I have a couple of
2 questions for you.

3 MS. CHAMPION: Oh, I'm - you got a live one.

4 ZONING EXAMINER: I've got a couple of - first, I applaud
5 you for your civility. I appreciate that, even though you're on
6 opposing sides, it's nice to see civility mixed in with passion.
7 That's cool.

8 My question to you is you said something during your speech
9 where you didn't want to talk about how the existing center is
10 currently impacting residents. What do you mean by that?

11 MS. CHAMPION: Okay. It depends on which neighborhood
12 'cause I do - I'm in a couple of neighborhoods. South Park, which
13 where The Bridges is going in, it's one of the oldest, most historic
14 Black neighborhoods in the City of Tucson. The train came here, the
15 Black people came here. It's got its own history. It's very
16 historic.

17 And The Bridges is coming in right next to them. And I, I
18 notice they say they're gonna be putting something between 36th, which
19 is the dividing line. But South Park is a real large area, okay? And
20 we've already lost a lot. And we're gonna lose more.

21 And when you talk about residential, you're talking about
22 apartment houses, complexes, commercial development. You're talking
23 about all that. But we need to keep something that's affordable for
24 the people that live there. Okay, did I answer your question, or did
25 I get off on my tangent?

1 ZONING EXAMINER: No. I think a little bit off your
2 tangent.

3 MS. CHAMPION: Yeah. (Inaudible)

4 ZONING EXAMINER: I'm just kind of curious. I'll
5 eventually get what I'm looking for. Trust me.

6 MS. CHAMPION: Okay.

7 ZONING EXAMINER: When you say it affects the existing
8 neighborhoods, that usually implies that traffic has increased to
9 levels that, you know, it's, it's getting objectionable, or traffic's
10 encroaching into neighborhoods.

11 MS. CHAMPION: Crime.

12 ZONING EXAMINER: Crime is being brought to the
13 neighborhood that you didn't have before. Is any of that happening?

14 MS. CHAMPION: Oh, yes. That's about the only thing a
15 neighborhood association is good about. They'd like to have the
16 police come to the meeting and tell us how bad off. They're shopping
17 at Walmart. But that should not be their consideration. The housing
18 is more important. The employment. I love the way they presented the
19 employment, okay? I love it.

20 But, no, I mean it affected the neighborhood when they
21 start talking about closing the schools. And they did, they already -
22 that's why I got involved in this. They were trying to close the
23 school that's in the area.

1 The stores. The barber shops. They're gone. The
2 restaurants are gone, you know? And nothing has been replaced on
3 South Park that is equal -

4 ZONING EXAMINER: Uh-huh.

5 MS. CHAMPION: - to what we had at the time. We had the
6 families. Marisol Park. I mean, I could just go on and on, because
7 Marisol Park - go look at it. You guys take a drive to the next
8 neighborhood, which is affected by the Hughes property. I love that.

9 So, go ahead and share with us and we'll share with you.
10 But I'm glad you're leaving it open to other people to come because
11 some of the people here are not representative of South Park, just
12 like I don't live in South Park anymore. I'm back in the downtown
13 area, in Armory Park, and I can tell you how it affects projects.

14 And The Bridges is to be applauded because you gotta put
15 something on that land. But vacant land is up for grabs, and - but I
16 have lived long enough to see many, many develops (sic) like this one
17 that we're stuck with. Okay?

18 ZONING EXAMINER: But don't you feel that if there's a
19 neighborhood component like what they're proposing -

20 MS. CHAMPION: There isn't a neighborhood -

21 ZONING EXAMINER: - with the neighborhood - there is a
22 neighborhood component. We have their conceptual plan.

23 MS. CHAMPION: Oh, okay.

24 ZONING EXAMINER: And, and it's one of those things to
25 where that's something that we may very well add to the requirements,

1 is, you know, providing a minimum amount of residential, whatever we
2 come up with here. But at the same time, don't you feel that that
3 will augment and help the local businesses fill in the small
4 neighborhood shops that are needed in that area?

5 MS. CHAMPION: What small neighborhood shop? They killed
6 them all off.

7 ZONING EXAMINER: No, no, no. I'm talking when they go to
8 rebuild this.

9 MS. CHAMPION: Okay. There's -

10 ZONING EXAMINER: There's, there's a lot of land that
11 they're gonna building on, and they're not all gonna be big boxes and
12 large office buildings. I'm sure there's gonna be a neighborhood
13 level component to this if there's residential use.

14 MS. CHAMPION: There won't be. These -

15 ZONING EXAMINER: Okay.

16 MS. CHAMPION: - gentlemen do not even - they're not even
17 prepared. They're as prepared as I am to talk about a residential -

18 ZONING EXAMINER: Uh-huh.

19 MS. CHAMPION: - and that. They're as prepared as I am.
20 But, sir, there was supposed to always have been something from the
21 government, an environmental impact statement. They were supposed to
22 tell us - we were able - supposed to be able to say, "You're doing a
23 building there, a project there. Please let us know how it's gonna
24 affect our schools, our churches, our children, our hospitals,

1 whatever." And so we are getting something good on the - on that,
2 that area.

3 ZONING EXAMINER: Okay.

4 MS. CHAMPION: But residential -

5 ZONING EXAMINER: Okay. Well, thank you.

6 MS. CHAMPION: Thank you so much.

7 ZONING EXAMINER: Oh, my pleasure.

8 MS. CHAMPION: Fight for houses, okay?

9 ZONING EXAMINER: Okay.

10 MS. CHAMPION: Right.

11 ZONING EXAMINER: Who here - who else here is wishing to
12 speak in opposition? I believe - in the yellow there. And also just
13 for the record, I would like you also to make sure you've signed in on
14 that roster there.

15 MS. AYALA: Hi.

16 ZONING EXAMINER: State your name and address for the
17 record.

18 MS. AYALA: I'm Cynthia Harper-Ayala. I live at 2026 East
19 33rd Street, 85713. I am the President of Pueblo Gardens Neighborhood.
20 I am also on the Design Review Committee for the Tucson Marketplace at
21 The Bridges.

22 I'm here tonight in opposition. I'm representing Pueblo
23 Gardens Neighborhood, all except for one. And the KB Lennar property
24 that we're talking about has sat empty for 13 years. KB has pulled

1 some doozies trying to convince us with lies and hoodwinks that they
2 will build homes that people could actually live in.

3 The last time the Design Review Committee met with them,
4 they wanted to change the P-A-D and include retail, which would have
5 been direct competition with the retail of The Bridges Marketplace.
6 This was a no go.

7 Today, we stand before you, all four neighborhoods
8 represented by their prospective leaders. We have been gnashing over
9 this since we were notified officially in February 2018 of what was
10 going to be transpiring.

11 With several private meetings with Bourn and finally
12 getting the answer to questions that had been evaded intentionally or
13 not, the all-or-nothing concept is not viable. And honestly, the only
14 party that would benefit would be KB Lennar.

15 In the end, no one could come out of this unscathed and the
16 dirt would still continue to blow across the field where homes were
17 supposed to be built, but which Geico could possibly be. It is with
18 heavy heart and discontentment the Pueblo Gardens Neighborhood
19 Association votes "yes" only to get the Geico property, but "no" to
20 the purchase of the rest of the property.

21 KB Lennar should have never issued such ultimatum and
22 should have allowed Bourn to just build Geico. Instead, they've chose
23 to dump this project that they had no intention of building. KB
24 Lennar builds all over Tucson and they should build here, but they
25 don't want to.

1 The problem is, is that the letter that we received from
2 the Bourn property we all were (inaudible) yesterday. We discussed
3 this last week. Designs have not been submitted to the DRC. As of
4 yet, we don't even have anything on the calendar.

5 We were not informed of this - of any of this, you know,
6 rebuilding or redoing the PAD, like I said, as, as of February. And
7 as we have told the gentlemen with Bourn and them that we're willing
8 to work, but right now, if we're gonna have to build one, one
9 property, and that's the Geico, and then the rest of it sits there,
10 shovels ready just in case they decide they want to build something,
11 that's not gonna work.

12 It's sat there for 13 years with dust blowing in the wind.
13 Why not sit there for another 13? We want Geico. The rest of it, we
14 don't want to see happen. Thank you.

15 ZONING EXAMINER: And before you walk off, I might have a
16 question here. You said that you weren't notified at all or shown any
17 preliminary designs. And I'm trying to clarify that, but then you
18 said you were sent things in February.

19 MS. AYALA: No. We were notified in February that this was
20 coming.

21 ZONING EXAMINER: Okay. So, you were -

22 MS. AYALA: - of this -

23 ZONING EXAMINER: - just notified -

24 MS. AYALA: Notified. We were called - it had something to
25 do around the time that Geico celebrated their 15th anniversary here, I

1 think. And we - I got a phone call from Mr. Bourn himself and we met
2 at Cindy's Starbucks.

3 ZONING EXAMINER: So, you were only notified that that they
4 were gonna amend the PAD, but you weren't really shown anything,
5 nothing was really proposed to the association or yourself, or any
6 group?

7 MS. AYALA: I mean, we've seen lots of pictures like this
8 before. I mean, we even saw them with, with KB Lennar. Nothing ever
9 happened. So, I'm sorry if we are standoff-ish. I'm sorry if - no,
10 I'm not sorry. We've seen - we've done this song and dance before.

11 ZONING EXAMINER: Uh-huh. Are you - I read in the, in the
12 PAD amendment when they were talking about the time schedules that -
13 and the Applicant will correct me if I'm wrong, but I seem to remember
14 that the U of A was holding to a timeline of one to two years before
15 they started their project.

16 MS. AYALA: I don't know.

17 ZONING EXAMINER: You don't know anything about that
18 either?

19 MS. AYALA: I know that they've been talking as well.

20 ZONING EXAMINER: Uh-huh.

21 MS. AYALA: But as far as anything actually going forth, I
22 don't know exact -

23 ZONING EXAMINER: Okay.

24 MS. AYALA: - timelines at this time. I've been on this
25 project for 13 years, so, excuse me if I'm a little skeptical.

1 ZONING EXAMINER: And I've only been on it for a few weeks.

2 MS. AYALA: I know.

3 ZONING EXAMINER: Oh, I get thrown into the deep end on a
4 lot of things. (Inaudible) swim really well. I don't think I have
5 any other questions at this point, so, thank you very much. Sorry.
6 I'm trying to write my own notes so I can read them later. Who else
7 here wishes to speak in opposition? In the blue next to you.

8 MS. O'NEIL: Hello. My name is Sara O'Neil. I -

9 ZONING EXAMINER: I'm sorry. What was that again? Sara?

10 MS. O'NEIL: Sara, S-A-R-A -

11 ZONING EXAMINER: Thank you.

12 MS. O'NEIL: O'Neil, O-N-E-I-L. I am a resident of the
13 South Park community. When we heard of The Bridges project
14 development, we were very, very excited. It would bring commercial
15 services to the community, in particular, grocery shopping, which in
16 the past was miles away.

17 So, The Bridges community development was really a good
18 exciting thing. Oops. When The Bridges development was first
19 conceived, it included three elements, each element promoting
20 pedestrian-friendly access. There was a commercial development.
21 There was residential with single-family homes, and areas for family-
22 friendly play activity. There was also an academic research
23 component.

24 The multi-faceted approaches to The Bridges community
25 served well the surrounding neighborhoods who agreed to and trusted

1 this concept would continue. The commercial element has developed
2 very nicely. However, little or nothing has taken place with the
3 residential and academic research sections.

4 Bourn proposes to purchase the residential areas and
5 develop commercial operations with these former residential areas.
6 Rezoning the residential areas of The Bridges community to commercial
7 is not good in terms of the surrounding neighborhoods. This rezoning
8 proposal violates the trust the neighborhoods gave to the initial
9 planning of The Bridges project to include a residential community
10 within The Bridges community.

11 I, as a South Park community resident, oppose the Bourn
12 proposal. The original concept of a community divided between
13 commercial, academic research, and residential areas was, and
14 continues to be a very good concept. Thank you.

15 ZONING EXAMINER: Thank you very much. Who else? You,
16 sir. State your name and address, please.

17 MR. O'NEIL: Yeah. My name is Earl O'Neil, Jr. The
18 address is 2344 South St. Pablo Drive, which is in the South Park
19 Neighborhood.

20 Now, I mailed a letter of protest to the Zoning Examiner.
21 That letter contains more detail than I thought I'd have time to
22 present here today.

23 ZONING EXAMINER: Okay.

24 MR. O'NEIL: So, this is a, a shorter presentation.

1 ZONING EXAMINER: And that's, that - and we did receive
2 that letter.

3 MR. O'NEIL: Yeah. The Bridges Planned Area Development
4 resulted from a lengthy collaboration involving many stakeholders,
5 four neighborhoods - South Park, Pueblo Gardens, Western Hills II, and
6 Las Vistas were part of that collaboration.

7 Because of that involvement, the current Bridges PAD
8 contains provisions that represent benefits and safeguards that are
9 important to the four neighborhoods. The current Bridges PAD provides
10 a healthy balance between residential, commercial and institutional
11 development.

12 The four neighborhoods continue to strongly support the
13 current Bridges PAD. The proposed Bridges PAD amendment was created
14 in a brief amount of time to serve the interests of a proposed
15 developer. The four neighborhoods were not involved in the creation
16 of the proposed Bridges PAD amendment.

17 Members of the four neighborhoods did not know that the
18 proposed Bridges PAD amendment removed important benefits and
19 safeguards until after the proposed amendment was submitted to the
20 Zoning Examiner, and consequently available for public review.

21 The current Bridges PAD specifies R-3 zoning and a building
22 height limit of 52 feet in Sub-Areas B. Those provisions are
23 extremely important to the residents of the South Park Neighborhood.
24 The residents of the South Park Neighborhood continue to look forward

1 to the development of owner-occupied medium-density housing in Sub-
2 Areas B.

3 The proposed amendment replaces the R-3 zoning by OCR-1
4 zoning and replaces the 52-foot height limit by a 140-foot height
5 limit. Now tonight, we heard that there are some adjustments to that.
6 Those adjustments have not been provided to the neighborhood before
7 tonight. So, this is a surprise to us.

8 These adjustments are still not acceptable in terms of the
9 neighborhoods. And they still include some 140-foot height limits in,
10 in two of the Sub-Regions.

11 The South Park Neighborhood is characterized by single-
12 story detached single-family residential housing. The proposed 140-
13 foot building height limit is not compatible with characteristics of
14 the existing South Park Neighborhood. It is also not consistent with
15 the 60-foot height limit of the commercial portion of The Bridges PAD,
16 or the 90-foot height limit of the institutional portion of The
17 Bridges PAD.

18 If the four neighborhoods had been involved in the creation
19 of the proposed PAD amendment, the proposed PAD amendment would not
20 allow 140-foot tall buildings to be constructed in Sub-Areas B.
21 Residents of the South Park Neighborhood have invested years of time
22 and effort in helping create and support the current Bridges PAD. The
23 R-3 zoning and the 52-foot limit on building height for Sub-Areas B
24 are extremely important to the residents of South Park Neighborhood.

1 Those provisions of the current Bridges PAD provide
2 important benefits and safeguards for the existing neighborhood. The
3 proposed Bridges PAD amendment would remove many of the benefits and
4 safeguards that are important to the four neighborhoods. That
5 proposed amendment would leave the existing neighborhoods vulnerable
6 to a variety of negative impacts that can accompany uncontrolled high-
7 density development.

8 I oppose the proposed The Bridges PAD amendment because it
9 does not serve or protect the interest of the existing neighborhoods.

10 ZONING EXAMINER: Okay. Thank you very much. Before I
11 have you walk off, I just want to check a few things here, because
12 like you, we were taken a little surprised by the heights. So, that's
13 all new information for us as well. So, this is the first time we're
14 seeing it.

15 (Inaudible discussion.)

16 ZONING EXAMINER: Okay. We were just comparing the
17 original PAD and what the heights were originally shown to be. And in
18 Area D, as in dog, that was allowed to go to 90 feet. Area E was
19 gonna be 140. And Area A was 60.

20 MR. O'NEIL: Correct.

21 ZONING EXAMINER: So, really the only real change is,
22 obviously, when we're talking about the B, which was originally
23 single-family -

24 MR. O'NEIL: Right. And the University has continually
25 told us that the 90-foot would be on the Kino Parkway side. And it

1 would go down to three stories as it got to the Martin Luther King
2 Way.

3 ZONING EXAMINER: Okay. So, that was discussed.

4 MR. O'NEIL: So, it, so, it would be consistent with the
5 residential development that was planned in the B areas.

6 ZONING EXAMINER: Right. But unfortunately, that was never
7 placed into the PAD.

8 MR. O'NEIL: Right. Yeah.

9 ZONING EXAMINER: So, that's -

10 MR. O'NEIL: There are a lot of things that have been
11 promised and -

12 ZONING EXAMINER: Well, that was the original PAD.

13 MR. O'NEIL: Yeah.

14 ZONING EXAMINER: So, I'm just surprised that that never
15 got into that one.

16 MR. O'NEIL: Yeah.

17 ZONING EXAMINER: But, okay. But I appreciate you
18 clarifying this so that I can get caught up.

19 MR. O'NEIL: Uh-huh.

20 ZONING EXAMINER: Thank you very much.

21 MR. O'NEIL: Okay.

22 ZONING EXAMINER: Who else here is wishing to speak in
23 opposition? Let's go to this side of the room. Yes, with the nice
24 tie. I think you're the only one. No. There's one other tie in the
25 room. So, I was pretty safe in saying "nice tie".

1 MR. JACKSON: I brought a jacket, too, but I left that on
2 the chair, so -

3 ZONING EXAMINER: State your name and address for the
4 record, please.

5 MR. JACKSON: My name is Todd Jackson. I'm with the law
6 firm of Jackson & Oden. Our address is 3553 East Sunrise Drive, Suite
7 125 in Tucson. We're here on behalf of Tucson Retail LLC. We're
8 their legal counsel. Our client representative is out of the country
9 and was not able to attend and apologizes for that.

10 We have submitted a written position paper, I, I believe,
11 on Tuesday.

12 ZONING EXAMINER: Yeah.

13 MR. JACKSON: Hopefully that's been received. I don't have
14 a whole lot to add to that. I'm a little new to (inaudible)

15 ZONING EXAMINER: I was just gonna ask if you were gonna
16 add to that.

17 MR. JACKSON: Yeah. I, I just want to make a few short
18 points.

19 ZONING EXAMINER: No, absolutely.

20 MR. JACKSON: As you, as you probably have seen in the
21 written proposal, Tucson Retail was one of the three original
22 purchasers. The current owner of Sub-Area A, which is the, the
23 currently commercially zoned area within the PAD, they participated in
24 the development and the approval of the existing PAD and maybe most
25 significantly to the points that I want to add or make tonight, is

1 they were a party to a joint development agreement, several amendments
2 to that joint development agreement, cost allocation agreements, and
3 betterment agreements and commitments to the City of Tucson.

4 For the public improvements that were required by the
5 existing PAD, and a good many of which have been performed (inaudible)
6 have been committed to, all based on assumptions and economic
7 realities of the PAD as it existed, and in particular, my client has
8 funded approximately \$10 million in public improvements to offset the
9 impacts of its commercial uses.

10 And it's committed to pay another million dollars in
11 betterment fees to the City also as part of the overall negotiation
12 and based on the assumptions that were in- -- included in the
13 additional PAD structure.

14 It's our position and we would submit that this approval is
15 premature, at best, there are simply too many loose ends at the
16 moment. I'm not sure I could say a lot of what I had prepared any
17 better than some of the prior speakers have.

18 I, I would suggest my client retaining them for the future
19 hearings. But it was very well stated. And from my client's
20 perspective, obviously we have more of an economic perspective, but
21 this proposed change is not increasing a mixed-use PAD. It's, it's
22 significantly decreasing it.

23 It's taken about a third of it, eliminating the residential
24 concept and essentially putting zoning on four of the Sub-Areas that
25 allows pretty much any, any use with some limits, but not much.

1 So, that's a pretty fundamental change from the perspective
2 of my client. I think what you've heard tonight, and what we would
3 add to that is that there are lot of loose ends. From our
4 perspective, a big loose end is who's gonna pay for the additional
5 impacts that additional commercial development will have.

6 Those are not items that have been buttoned down in any
7 way. I think we did hear a commitment, at least a verbal commitment
8 tonight that the additional incremental impacts of this new commercial
9 development would be made. But there's nothing formalized with that,
10 and we think it should be before there's any approval of this
11 amendment.

12 There's a lot of unknowns and good intentions about some of
13 the residential components and, and making that part of the mix. But
14 it would appear to us that in general, the current application is
15 over-broad. The, the Geico is obviously the big attractive component
16 to everybody, including my client.

17 However, that's only on B-2 as I understand it. Primarily
18 one portion of B-2 and maybe an additional office building on the rest
19 of B-2. But the zoning reapplication, or the amendment to the PAD
20 obviously extends to B-1, B-3, B-4. And, and therefore, in our view
21 it's, it's over-broad in its scope and it's too many loose ends with
22 respect to who's gonna fund the cost of that. Is there really going
23 to be a residential component? And if there is, why is this rezoning
24 needed now for the entire four Sub-Areas?

1 I don't have anything else in, in terms of our prepared
2 remarks, Mr. Shell. But we would reiterate that we believe this
3 application's premature and over-broad in its scope.

4 ZONING EXAMINER: Let me ask you a few questions, if I may.
5 And, and forgive me, 'cause obviously I'm, I'm just thinking out loud,
6 and just vetting initial interpretations of what I'm hearing from
7 everybody else, as well as having gone through all the material and,
8 you know, started just getting the documentation down.

9 If there was a way to do the Geico, because from what I
10 understand, there is a bit of a time crunch on the Applicant's part in
11 particular for the Geico, although, there's probably no time crunch
12 for anything else. If there were a way to separate these somehow,
13 that would be something that obviously would probably be desirable
14 for a few of the people in the room, as well as, I'm sure, yourself.

15 If we could continue other items for discussion to where we
16 could get a little more assurance that there's gonna be a residential
17 component, maybe come up with a minimum amount that everybody can
18 agree to, or whatever else we come up with.

19 The joy of this PAD is, it does a lot of the flexibility to
20 do what we want to do with it, and still hopefully give them the
21 freedom and the flexibility that I can certainly appreciate, you know.
22 In this market, it's hard to just know what you're gonna do. We tend
23 to get it wrong every time.

24 So, but it sounds like you would be amenable to negotiating
25 other factors that might help tie down these loose ends.

1 MR. JACKSON: Yes.

2 ZONING EXAMINER: But overall, you're not objecting to the,
3 the main concept of what they're doing, just - you just need to know
4 what you're getting into.

5 MR. JACKSON: I, I think that's fairly stated.

6 ZONING EXAMINER: Okay.

7 MR. JACKSON: My client is on board, I'm comfortable in
8 saying, with the Geico building. It is the other loose ends, and the
9 other unknowns that, that they would like to see negotiated and
10 discussed further before there's any approval. And I'd only add to
11 that that, you know, enforceability is a big deal. Commitments and
12 good intentions only go so far. At the end of the day, it's what the
13 conditions you have, -

14 ZONING EXAMINER: Uh-huh.

15 MR. JACKSON: - or the City has to its zoning that matters.
16 So, we'd like to see those loose ends firmed up before there's any
17 approvals without conditions.

18 ZONING EXAMINER: Okay. I don't think I have any other
19 questions at this point for you.

20 MR. JACKSON: Okay.

21 ZONING EXAMINER: But thank you very much. Who else here
22 is wishing to speak in opposition? Way in the back. Come on down.
23 Did you swear in, sir, 'cause I think you came in late.

24 MR. DAVIS: Did I swear?

25 ZONING EXAMINER: Yeah.

1 MR. DAVIS: I don't remember swearing in.

2 ZONING EXAMINER: I'm gonna go ahead and swear you in right
3 now, then. Could you please raise your right hand, and repeat after
4 me? Do you swear or affirm to tell the truth, the whole truth, and
5 nothing but the truth?

6 MR. DAVIS: I do.

7 ZONING EXAMINER: Thank you. Would you state your name and
8 address for the record?

9 MR. DAVIS: Glenn Davis, 62 years as a resident of the
10 South Park community. 1433 South Highland Avenue, 85713. I have some
11 documents, a letter I want to submit for the record -

12 ZONING EXAMINER: Okay.

13 MR. DAVIS: - if possible.

14 ZONING EXAMINER: Absolutely.

15 MR. DAVIS: Okay. What do you need? Just a couple?

16 MR. BEALL: Pardon?

17 MR. DAVIS: What do you need, a couple?

18 MR. BEALL: Just one.

19 MR. DAVIS: Okay. And could you sign my receipt?

20 MR. BEALL: I'll (inaudible)

21 MR. DAVIS: Okay.

22 ZONING EXAMINER: And let the record show that Mr. Glenn
23 Davis just handed me a letter made out to the City of Tucson Planning
24 & Development Services Center, and John Beall. And then she'll sign
25 for your copy on her copy.

1 MR. DAVIS: This copy here?

2 ZONING EXAMINER: Actually, I've just entered it into the
3 record, so -

4 MR. DAVIS: Okay.

5 ZONING EXAMINER: - you can feel a little bit assured.

6 MR. DAVIS: Okay. Okay. Thank you, Mr. Shell. And I do
7 like your concept of at least a minimum amount of homes for ownership
8 as a part of that project. And again, we've, we've talked with Mr.
9 Bourn, who states that he is open to hear what the communities has to
10 offer as input.

11 And we are also open to the ideas that have been presented.
12 And we would also like to see actions taken that will cause us to
13 become hopeful that we can arrive at a win-win for the development and
14 the surrounding communities, especially South Park. And we would like
15 to have a written document if at all possible that would give us, give
16 us that assurance.

17 The, the letter is, is protesting the new request, the
18 proposal of The Bridges of their project in the South Park community
19 that is not in full, in the full and best interest, socially,
20 economically, or beneficial to sustainability, livability and the
21 development of the people in this community.

22 The current request does not create opportunity as it
23 relates to existing residents, of those desiring affordable housing,
24 ownership, businesses and resources the developer and the City of
25 Tucson as a part of this request have not proposed additional

1 rezoning, increase in property values with assistance to businesses
2 and homeowners and lower taxes which would also improve the
3 surrounding communities.

4 And not to mention we were not sure of how the acquisition
5 as to the properties will happen when they widen the street and 36th
6 Street concerning the homeowners and I'm not sure who all are the
7 property owners along that, that way.

8 The requested proposal of The Bridges amendment does not
9 submit a required (inaudible) environmental impact and/or a mitigation
10 statement on the impact effect. This amendment change will have on
11 the current surrounding communities, resources and businesses,
12 especially the Quincy Douglas Center, swimming pool and library is a
13 concern - is it, is it as concerned and presented at the - and has
14 been presented at the open house.

15 This would also include, which was already stated,
16 concerning the building height as to their being contextually
17 inappropriate for the area and the desires of the community. The
18 requested proposal of The Bridges plan amendment and the proposed TEP
19 substation, and I have letters attached that does not submit a
20 required environmental impact in our mitigation statement, mitigation
21 statement on the impact effect, this amendment, or change will have on
22 the current surround communities, especially the South Park community,
23 and the transmission lines to the community and how it should benefit
24 the current homeowners and businesses.

1 It does not even demonstrate any type of coordination with
2 the two and an opportunity for the communities to approve the
3 coordination, land use and final location and/or relocation concerning
4 who will provide the additional land to balance the coordination of
5 the two when, when you're speaking about The Bridges amendment, and
6 the amendment that should take place concerning the TEP substation.
7 And the rest is attached.

8 ZONING EXAMINER: Thank you very much. Just a question for
9 you, Mr. Davis. Were you present, and were you participating in the
10 original PAD when this came through in 2006, I believe it was.

11 MR. DAVIS: 2006, probably through the Neighborhood
12 Association meetings somewhat but most of those things were, were,
13 they did not get that out to the, to the public.

14 ZONING EXAMINER: Okay.

15 MR. DAVIS: They were like meetings that were (inaudible)
16 with the steering committees and other parties, but we didn't receive
17 anything in the community other than the initial letter from Mr. Leal
18 that invited everybody in the community to be a part of that project,
19 and to, and to be a part of how they would benefit from the, from the
20 project -

21 ZONING EXAMINER: Okay.

22 MR. DAVIS: - as the, as the community. And our concern
23 with the housing, that we get additional housing, is that in order to
24 keep that community going and, and then also I have an investment as
25 for, as a taxpayer because of the surrounding schools are - the

1 schools in that area, I paid a tax for those schools and we have to
2 increase enrollment because of, of if we don't get any more of the
3 housing that we need to draw in families, then the schools will be
4 closed and, and that's a real concern for myself and the other people
5 that I've talked to in the community.

6 ZONING EXAMINER: Okay. Thank you very much.

7 MR. DAVIS: Oh, and another thing.

8 ZONING EXAMINER: Yes.

9 MR. DAVIS: It's, it's in the letter. But, but we also
10 have a concern as to if, if there's a transfer of the property, who's
11 gonna take care of the outstanding or, or the different claims that
12 might be against the properties, the legal claims, and also claims
13 that might come about because of the development that takes place. I,
14 I haven't seen anything of how that will be addressed.

15 ZONING EXAMINER: Okay. And that's certainly a question
16 for the Applicant. Thank you.

17 MR. DAVIS: Thank you.

18 ZONING EXAMINER: Who else here wishes to speak in
19 opposition? Seeing and hearing none, who else here would like to
20 speak as project neutral but would still like to share their ideas
21 with the group?

22 Hearing none, I'm gonna ahead then and ask the Applicant to
23 come back to the mike to address maybe some concerns and some
24 questions that were either brought up that I took notes on, or that
25 maybe possibly I have now.

1 I guess first I would like you to go ahead if, if you've
2 heard things that you personally would like to address as specific
3 concerns to things before I ask you questions.

4 MR. WEEKS: Sure, Mr. Shell. Appreciate the opportunity to
5 talk about what we, what we've heard from different positions. As you
6 can hear, there's a lot of input from the community. As part of the
7 process we've connected and made the opportunity to have that, that
8 community outreach and engagement as part of the process.

9 As I mentioned in the presentation that we had 28 key
10 meetings throughout this process that's been documented as part of
11 that, part of the application. As part of that, some of that, some of
12 those meetings -

13 FEMALE SPEAKER: Can you talk (inaudible)

14 MR. WEEKS: Oh. Sorry.

15 ZONING EXAMINER: Can you talk a little louder, or into the
16 mike a little bit better?

17 MR. WEEKS: Yeah. Sorry. Sorry.

18 ZONING EXAMINER: That's all right.

19 MR. WEEKS: Thought it was closer to me. So, as part of
20 that process, the, the initial engagement started more in the time of
21 January. And we had an opportunity to initiate the discussion about
22 where the opportunity here and, and the need for an amendment. We had
23 an open house in early February, which we had an opportunity to
24 connect. There was about 70 people who attended that open house.

1 As I mentioned we expanded our notice area significantly
2 beyond what the City required because we wanted to make sure that we
3 were connecting with the community. We did, we did deliver notices.
4 We sent it out in both English and Spanish. We delivered them to
5 churches, community centers, Boys and Girls Club, library and
6 community center and, and businesses as well.

7 In addition, we also, at our last open house last week, in
8 response to ongoing discussions, presented the neighborhood transition
9 zone, which was identified solely at that time as the perimeter
10 condition around Areas B-1 and B-4 so that once again that 40-foot
11 height with three floors as part of that ongoing discussion, we
12 realized that that was not sufficient in terms of what the
13 expectations were. So, we've expanded that and presented what we
14 shared with you tonight.

15 That was also documented in a letter of commitment that was
16 delivered to the neighborhood leaders for the different neighborhood
17 associations that have been involved in this process yesterday.

18 ZONING EXAMINER: When was that delivered?

19 MR. WEEKS: Delivered yesterday.

20 ZONING EXAMINER: Okay.

21 MR. WEEKS: Yup. So, and, and we also shared that
22 correspondence with the City. As part of that, that also includes the
23 discussion about the, the urban village which that is also in the, in
24 the PAD as well, the P-A-D amendment is part of the vision, the urban

1 village, the residential piece is part of the vision. So, it is
2 identified in the PAD.

3 So, those are a couple of the items that we just wanted to
4 highlight on, on the big picture side of things. I mean, as you know
5 an amendment is a change, and change comes with concerns and is part
6 of that. We're, we're building trust. It takes time.

7 And really, this is that opportunity to move forward.
8 It's time to move forward and, and activate what is currently an
9 undeveloped property and really bring, bring the opportunity to create
10 something, you need something that will connect to the community,
11 create that synergy with University of Arizona Tech Park and The
12 Bridges what's currently developed at Tucson Marketplace, and future
13 development there and invite and connect with the community and
14 existing neighborhood, neighborhoods there. Don, do you have anything
15 else to add?

16 MR. BOURN: I want to say we, we appreciate and respect
17 the, the comments about in opposition to what (inaudible) So, we, we
18 understand that, that, you know, nothing comes without some work.

19 And, and as I said earlier, we haven't been smart enough to
20 figure out how to plan these projects up-front and just have them
21 happen. And, and I guess what I - I guess my thought, too, is that,
22 that there were a lot of good intentions 13 years ago. And there are
23 lots of time and dialogue, and so forth.

24 And I think everybody thought at that time that, that
25 they'd probably be long done by now. And, and so we kind of look at

1 our job is to, is to really try to take in all the information,
2 organize it and then kind of put it back in a way that we can all
3 understand so we can all make good decisions.

4 And clearly, I think we, we've - I've told Mr. and Mrs.
5 O'Neil, I've told Cindy that, that we have, we have to continue to
6 earn their trust, earn their, earn their - hopefully, earn their
7 confidence in what we're doing.

8 And, and (inaudible) always gonna be able to, to meet
9 everybody's requirements. In fact, sometimes, you know, different
10 areas have different, you know, there's, there's conflicting, you
11 know, wishes and demands from different neighbors and so forth.

12 So, what we need to do is we need to be very focused and
13 diligent in how we approach that. And, and I believe we have been to
14 this point and, and there's no question that, that change causes
15 concern. And especially in a situation like this where in order for
16 us to facilitate Geico's requirements, we literally have to have -
17 break ground hopefully in, in June and, and we have one year to
18 deliver a facility.

19 That was the condition of our, our agreement with them,
20 knowing full well that there, there could be things that come up that
21 could prevent us from doing that. And that was a risk that, that we,
22 we took and, and they took. But our hope is that, that we can move
23 this forward at this time, continue to work between now and the Mayor
24 and Council hearing on May 22nd.

1 Like I said before, this, this is something that, that
2 we're gonna have to be - if we're successful and can move forward,
3 this is something we're gonna have to be working together on for a lot
4 longer than the next month.

5 And a couple things I wanted to, to, to bring up in
6 response to Tucson Retail's protest letter. I think we've, we've been
7 in consistent contact with Mr. Eric Davis who really is the primary
8 person responsible for the retail development here.

9 And we've - we feel like this protest letter has some
10 things that aren't, you know, entirely accurate and, and that - or
11 maybe need clarification. So, we've, we've presented a, kind of a
12 letter, prepared a letter to submit that, that addresses a number of
13 those concerns so you can have those specifically.

14 But, you know, I can tell you that, that when we were first
15 allowed to discuss this, because in dealings with, with companies like
16 Geico, they're highly confidential, and you have to, you know, we have
17 a, a fiduciary responsibility to keep things confidential until we're
18 in a position we're allowed to talk about it.

19 So, immediately when we're in a position to do that, we
20 contacted all the neighbors. Unfortunately, it wasn't as much time as
21 we'd all like, but, but we contacted everybody as well as Mr. Davis,
22 and talked to him about what we wanted to do. And told him that we
23 wanted to work together and try to help make this, this successful
24 with everybody.

1 I think he's pretty excited about it at that time, and in
2 fact, we, we showed him the plan where we have, we had buildings laid
3 out on most the sites. And have - and asked him how he felt, and I
4 think he felt pretty good about it. In fact, he contacted us, asked
5 if he could start using it for his marketing materials to - for
6 leasing of, of his retail project which we graciously said, sure, any
7 way we can help.

8 And, and so they've been - so, even though they're
9 protesting, they've been actually using materials for the last couple
10 months, I believe, in marketing the center. So, I don't think what
11 we're talking about is real - I think it's very positive for them.
12 And it's my opinion we develop a lot of retail.

13 In fact, in paying attention to some of the details, the
14 front door for Geico, you can't see it on this plan, but it's facing
15 west. And we've purposely created a sidewalk from, from their front
16 door going straight across the parking lot so that that land, without
17 a pointer, it's hard to describe. But the land by the theater and
18 Dave & Buster's, up against the, the road there, right across,
19 directly across from the Geico parking lot, we both agreed that that
20 now becomes very marketable for them to, to lease.

21 And I kind of half-jokingly said, "Hey, Eric, if you, if
22 you don't want to develop it, we'll buy it from you and we'll develop
23 it, because I think with, with Geico there, it's very marketable."
24 And I said, "But in, but in all seriousness, if, if that's something
25 you want to do, we'd consider it. But if, on the other hand, if, if

1 we can help you with that, we would want to." So, we're trying to
2 design this in such a way that, that we can all kind of create a
3 rising tide.

4 And, and so that's been, that's been our discussion from
5 day one. It hasn't, it hasn't varied from that. And we've talked
6 about while we want the ability over time to do some retail, we've
7 said, "Look, we'll, we'll agree for a couple of years not to, not to
8 do any retail."

9 And, and in fact, we, we prepared a legal document to, to
10 that effect. They came back wanting, you know, five years, and want
11 us to participate in half their obligations they had incurred on this,
12 on, on this. And, and that, that wasn't acceptable for us.

13 But that was - but, but we've - I think our thought is we,
14 we've done everything we can to try to promote the spirit of
15 cooperation and, and working together. And we really truly believe
16 that what we're talking about is going to really create velocity in
17 their leasing program and allow them to, to build out their project.
18 And so we were surprised that they, they would be opposing, especially
19 after, after the work that's been done.

20 So, and I think the other thing that Mr. Jackson pointed
21 out that we've, we've always been - we've been clear in our
22 discussions. And I believe it's, Mr. Beall can maybe tell us, but I
23 believe it's, it's the case that when they had their traffic impact
24 analysis done for the original P-A-D with the amount of square footage
25 that they, they had approved, they did their improvements. I think, I

1 think we're actually required if we come in and do new developments, I
2 think we're, we're required to, to take responsibility for those
3 impacts.

4 So, so, I'm not sure that there's anything more we need to
5 do or, or, or agree to, and we've had those discussions. In fact,
6 we've, we've revised the traffic impact analysis because we, we
7 erroneously took their, their website and showed how much space that
8 they were talking as, as our base case.

9 And then we were told that the original P-A-D had a million
10 twenty thousand square feet. And we said, "You know what? You're
11 absolutely right. We - it was our mistake." So, we've gone back and
12 corrected it. I think there's been some other minor adjustments that
13 they've asked us to make over that period of time.

14 You know, ongoing concerns regarding traffic, we've talked
15 about doing some analysis on the interior drives and look at those and
16 make sure that, that they have good ingress and egress throughout
17 whatever we're doing. That's, and that's something that's in process
18 right now.

19 And in fact, one of the comments in their, in their letter
20 was that we've stated that individual projects will need to do their
21 own traffic impact analysis and be responsible. We didn't think we
22 were doing that to push it off on them. We thought we were doing that
23 to say that we will be responsible.

24 So, even though we've done an overall traffic impact
25 analysis on the entire site, we're doing a separate one, an additional

1 one for the Geico building. And so, whatever traffic - if that
2 traffic ends up being - that has to be part of our, our submittal, and
3 so, I think that, that maybe there's some confusion. Maybe there, you
4 know, there's - maybe I was under the wrong impression in terms of, of
5 where I thought we were in our discussions.

6 But I don't see any reason why we shouldn't be able to work
7 together and cooperate when, you know, 2,000 Geico workers, for
8 instance, show up, want to go to coffee shops, eat lunch, go to
9 Costco, all these things.

10 And, and quite frankly, for, for a retail development that,
11 you know, based - my experience of doing several million square feet
12 of retail over the years, that's gonna drive a lot more business than
13 700 homes for retail.

14 Doesn't, it doesn't talk about the, the need to build
15 homes, that's a separate issue. But just in terms of how it affects
16 retail, I mean we have a million square feet hoping to do three to
17 five hundred million dollars in retail sales, you need to be drawing
18 from a much broader area, which I think is what we're trying to, to
19 create. I guess I'll stop there an answer (inaudible)

20 ZONING EXAMINER: Yeah. Let me ask you a couple of
21 questions, if I may. I'm kind of getting a, a good sense overall,
22 just from what I've heard tonight, as to what I think people are
23 willing to live with versus what I think people are upset over. And
24 I'm, I'm not - I mean, obviously, from your standpoint, I kind of know

1 what you want because you're already presenting it. That's why you're
2 here.

3 But at the same time, my job is just kind of take into
4 account what everybody is looking for and see if there's some way that
5 we can come to a meeting of the minds. And I can understand that your
6 number one priority at this time is to, obviously, make way for Geico.
7 And I haven't heard a single person in this room, nor read anything
8 that there's any opposition to that.

9 I think everybody acknowledges that's a good thing. I
10 think you, in particular just said it. That's what will help drive
11 and kick off the remainder of the project. That's, that's all good.
12 I, I don't see any bad coming down, and that'll obviously get certain
13 other things going with the traffic impact analysis. That'll decide
14 if MLK is gonna handle the traffic, and what that does to your, your
15 other streets just on their border.

16 But what I am starting to feel is that maybe we're asking
17 for too much too soon. And maybe there's a possibility in doing
18 enough of an amendment to allow the Geico, and still leave the
19 discussion open for further discussions on what to do with Areas B-1,
20 B-4 and B-3.

21 And maybe even not even B-1 if this village plan is kind of
22 a concept that you think might actually happen. I would be happy to,
23 you know, acknowledge that that's a possible design. There's a lot of
24 residential in that design. I think it's a, it's a, it's an
25 appropriate design. So, I like where you're going with that.

1 But I see everybody's concern that this is - there's no
2 residential in this. And I can understand everybody's opinion that
3 this was approved originally based on a huge residential component.
4 And we're now changing all that. And that kind of gives me a little
5 bit of heartburn. So, I'm wondering if maybe there's a better way to
6 do this from a timing standpoint to give everybody here a little more
7 time to discuss maybe the finer points of what you do.

8 And maybe it comes down to you leave the zoning that, that
9 you're requesting. It's just their restrictions. Maybe there's
10 limitations on how much residential everybody agrees to would be
11 appropriate. And that would still allow you to develop a good portion
12 of it, and that might then drive the residential component.

13 So, I'm wondering if there's some flexibility in separating
14 out the Geico to get that immediately resolved as an amendment to the
15 PAD so that you can proceed with that. And then leave the other parts
16 still in negotiation and being worked. Do you see that as even
17 possible?

18 MR. BOURN: I would love that to be the case, but
19 unfortunately, after a long negotiation with the seller, the only way
20 we could buy the property is if we bought all of it. And, and the
21 only way we can buy it with our, our capital partners that would
22 invest in this to make this all happen is if we get the zoning all at
23 once because if, we're left with Geico and the existing zoning on the
24 rest of it, it wouldn't be feasible.

1 And so, so, that's why we had to do this all at once. We,
2 we've, we've had that discussion in the past, and we haven't had the
3 ability to do that. So, for us, that hasn't been - we haven't been
4 given that as an option.

5 ZONING EXAMINER: Then you can kind of appreciate the
6 predicament I'm in up here -

7 MR. BOURN: Uh-huh.

8 ZONING EXAMINER: - facing this because obviously I think
9 this is premature. I agree with, with the attorney. I think there's
10 some issues here that are unresolved. When you're talking about an
11 item this large, and I literally mean that literally - large, we're
12 talking about heights that were never discussed originally.

13 When you start comparing single-family residences to
14 buildings that are even 40 feet high next door to your single-family
15 house, that's not something I want to see as something that was just
16 handed to me tonight, because if that was just handed to me tonight,
17 that was - that hasn't even gone through the neighborhood notification
18 process.

19 And most people haven't seen it other than the few people
20 that you managed to get it to by today or yesterday. To me, that's
21 not a timely manner of addressing an issue as large as building
22 basically mid-rise housing and mid-rise structures up against a
23 residence that has no guarantee of being residential.

1 So, I can see why there's as much - I'm surprised there's
2 not more opposition to this, based on where we're at. So, I'm
3 curious. How do you address that?

4 MR. WEEKS: Mr. Shell, I wanted to just add, and I
5 understand your question on timing. And we've had the dialogue going
6 on about how to address these items. And obviously, we came down to
7 transmitting a commitment. Some of this was discussed as we were
8 meeting last week. We had an exhibit that we shared on those, those
9 items. I think people had a chance to see a little bit of that as we
10 were meeting.

11 But one of the key procedural items with The Bridges, and
12 that's where a P-A-D like this is unique, is that actually the
13 projects go through The Bridges Design Review Committee. So, so,
14 there is a process within that procedural process with any plan that
15 comes forward where the representatives include U of A Tech Park.
16 They include Tucson Retail.

17 They also include two neighborhood representatives from the
18 neighborhood associations. And it also has an independent architect
19 involved. So, there is a procedural process in, in this that does -
20 that the submittals that do come through.

21 So, I think that's an important thing to note as we move
22 forward. What we're asking for is flexibility. It doesn't say that
23 we're gonna build to that height. And frankly, you look at a lot of
24 the development in Tucson and, currently, and it, it typically is not
25 built -

1 ZONING EXAMINER: Uh-huh.

2 MR. WEEKS: - to those levels. We also have to think about
3 development over the next 50 years. There may be opportunities where
4 things at certain time might be at that density or that, that height.
5 So, this affords that flexibility.

6 Our plan, as we're talking about today, does provide clear
7 direction on where Geico is and the intent for the urban village, the
8 commitment there. We do need flexibility for the other parcels as
9 they develop. The University of Tech Park - Arizona Tech Park at The
10 Bridges has that flexibility.

11 They - their plans evolved over the decade, and that's an
12 ongoing discussion. So, I think, as Don has noted, it's a continuous
13 dialogue. This is, this is key to allowing in, in opening the
14 potential for this site that hasn't been there.

15 ZONING EXAMINER: Right.

16 MR. WEEKS: And, and just recall, I mean, as Don mentioned,
17 the recession really changed development model and, and (inaudible)

18 ZONING EXAMINER: No. I, I under- -- I understand. You
19 don't need to repeat that. I, I totally get the game has changed.
20 But I also understand we have a responsibility to the people that
21 originally approved this under a completely different set of
22 guidelines. And, and - so, let me ask you this. Is, is there a way
23 that you could see, because May 22nd is kind of our drop-dead deadline
24 to get in front of Mayor and Council. And I, and I've heard you both
25 say that you're willing to have this as an ongoing discussion.

1 Maybe I can kind of facilitate that and move it along so
2 that it becomes more of a public process and not so much you're all
3 just gonna meet. And maybe what we can do is formalize it and set a
4 continued hearing for the next possible - 'cause I know we have
5 another hearing on the other case that was rescheduled to the 3rd.
6 If we could maybe continue this case to the 3rd, -

7 MR. WEEKS: Well, respectfully, Mr. Shell, if we can move
8 forward and work through and continue that letter of commitment that
9 we have, that we can work towards Mayor and Council, and as part of
10 your recommendation, I assume you have the authority to have
11 conditions and responsibilities for us to move forward to Council,
12 that we could, we can continue to work that through as we go -

13 ZONING EXAMINER: Yeah. But I don't know if you'd like
14 those conditions. That's the problem. Yeah, you're right. I'm an
15 architect. I can come up with all kinds of conditions. I don't think
16 that's what Mr. Bourn wants right now, though.

17 MR. BOURN: The, the - are you saying, though, that we
18 could still have Mayor and Council on May 22nd?

19 ZONING EXAMINER: Well, that's, that's my question, I
20 guess, to Mr. Beall is if we can still leave this on the docket for
21 the 22nd, but have an additional hearing between now and then to give
22 you give you the opportunity to meet with the neighbors and, and
23 discuss these heights and get a little less of an opposition to where
24 you all come to terms with maybe you all agree to a certain area

1 that's set aside for residential, and still frees up everything else
2 for office and commercial, or some sort of assurance.

3 And that's really what I'm hearing. I think the neighbors
4 just want an assurance that there's going to be a residential
5 component rather than just the zoning allows it. So, yeah, it could
6 happen. I'm not even comfortable with that.

7 Not that - it was, it was approved as a residential project
8 for all these Sub-Area B's, and you're just completely changing that
9 direction without offering some sort of commitment. Even with a
10 standard rezoning, there's a preliminary development plan that we have
11 to use as an assurance that that's what we're going to enforce.

12 So, I would like to see you have the time to meet with
13 these people, come up with some sort of an agreement that you can live
14 with, that they can live with and at the same time, gives Mayor and
15 Council the same tools they're gonna want that I'm asking for, 'cause
16 they're no different than myself. They're gonna be concerned over all
17 these concerns. And I think I'm just asking for the time needed for
18 you to do that, if we can somehow come up with that.

19 MR. BEALL: Just to give clarity as far as when things are
20 due for the Mayor and Council items.

21 ZONING EXAMINER: Right.

22 MR. BEALL: I'm not seeing (inaudible) So, those items for
23 the May 22nd schedule are due April 27th in the Clerk's Office. And
24 the, the, that Mayor and Council package then goes to the various
25 reviewers to review.

1 ZONING EXAMINER: Okay.

2 MR. BEALL: Meaning the City Attorney and the Clerk's
3 Office. So, that's too - you wouldn't be able to make -

4 ZONING EXAMINER: No, I, I understand we wouldn't be able
5 to hit that May - but could we have another hearing between now and,
6 say, even in the week of the 17th through the 20th or the 26th or 24th.
7 That would still give you time (inaudible)

8 MR. BEALL: We have, we have - there is a Mayor and - I
9 mean there's a Zoning Examiner meeting for next week. There are two
10 cases already, you know, scheduled for that, -

11 ZONING EXAMINER: Oh, yeah, yeah, yeah.

12 MR. BEALL: - that hearing.

13 ZONING EXAMINER: That's mine, because - no, that's
14 Thomas'.

15 MR. BEALL: Yeah.

16 ZONING EXAMINER: Yeah. And I'd want to be the one hearing
17 this one. As long as maybe Staff could deal with the fact that we
18 might have two of us here to hear two different, you know, the three
19 cases. I'd hear the first one, he would hear the other two.

20 I just want to give them the opportunity to meet with the
21 neighbors, try to negotiate something without just shutting it down or
22 at the same time, just accepting all this and I would have to make a
23 decision based on what I have right now, which I really don't want to
24 do.

1 MR. BOURN: I'm happy to - if we can do that in the next
2 week or two to get together, I mean I don't want to put pressure on
3 anybody. But we'll, we'll try real hard to try to see if we can come
4 up with something.

5 ZONING EXAMINER: Well, I think that's all I'm asking, -

6 MR. BOURN: Yeah.

7 ZONING EXAMINER: - you know? Even if it forces you to
8 come up with ideas that you're willing to live with as conditions or
9 restrictions or limitations.

10 MR. BOURN: Yeah.

11 ZONING EXAMINER: Yeah. Could we take like maybe a two-
12 or-three-minute recess here so that we can kind of figure out on our
13 end -

14 MR. BOURN: Okay.

15 ZONING EXAMINER: - just how we're gonna do this?

16 MR. BOURN: Sure. Thank you.

17 ZONING EXAMINER: It's kind of a can-do attitude. Thank
18 you.

19 (A short break was taken.)

20 ZONING EXAMINER: Okay. Let's go ahead and call us back to
21 session. It's 8:24, and I apologize. I didn't announce that the
22 parking garage closes at 8:30. And if anybody has their - his or her
23 car down in the parking garage, you may need to go move it out now
24 before it stays there overnight. I apologize. Had no idea it was
25 this late. Time flies when you're having fun. Oh, you called?

1 So, we don't have to move the cars? Done. You might want to let
2 those people know while they're running out there.

3 Okay. So, now let's go ahead and get back into session at
4 8:24 now. I've had a chance to talk to John Beall with PDS, and I
5 think what I'd like to do, if it's okay with, with you, Mr. Bourn,
6 and, and Mr. (inaudible).

7 I don't want to see another public hearing on this. I
8 don't, I don't think it's warranted. I don't think it's needed. I
9 think it puts an undue burden on everybody to try and, and put another
10 meeting together. I think I feel comfortable in asking for something
11 that I think you're gonna hopefully agree to.

12 MR. BOURN: Okay.

13 ZONING EXAMINER: I know that you've already said that
14 you're putting approximately 150 to 250 units in Area B-1. And
15 because it's high density, and it's also medium density, and it's also
16 tall, we can obviously get a little bit more housing in a smaller
17 area. I'm also looking at what was originally developed. The
18 proposal was for 700 units of obviously large horizontal single-family
19 units.

20 Would you be willing to make a commitment to a restriction
21 that I would place on it to say that you would agree to a minimum of,
22 say, 500 units for all of the Sub-Area B areas that are being rezoned
23 to OCR-1, so we have at least a commitment of a minimum amount of
24 residential, with no time limit. I wouldn't, I wouldn't put a time

1 limit on it. I just know if I put some sort of restriction on it,
2 everybody acknowledges that it will be a mixed-use project.

3 MR. BOURN: And, and never want to over-commit and not be
4 able to deliver, so, -

5 ZONING EXAMINER: I know.

6 MR. BOURN: - so, let me just kind of think through that.

7 (Inaudible)

8 ZONING EXAMINER: And, and that's something I don't think
9 you even have to agree to tonight, -

10 MR. BOURN: Okay.

11 ZONING EXAMINER: - because, obviously, I'm still gonna
12 make my recommendation within five days of tonight's hearing, and that
13 gives you time to meet with your partners and discuss - and other
14 residential developers, to discuss your options.

15 I just don't think that that's an unreasonable amount to
16 ask for, considering how much area. Even on this conceptual plan that
17 I'm looking at for the village, that's not a lot of area that's being
18 occupied by the residential units. There's still quite a bit of
19 commercial, office in that.

20 MR. BOURN: I think the only question would be that, that
21 I'd like to get the neighborhoods' input because they may prefer a
22 lower number, but a certain type of housing as opposed to maybe as
23 high density. So, -

24 ZONING EXAMINER: And that would be your - that's something
25 that I don't need to hear your meetings. I just need to hear your

1 final resolution and then that - because you're already gonna come
2 back with an amendment, a revised amendment, to add all these
3 heights, -

4 MR. BOURN: Yes.

5 ZONING EXAMINER: - in these zones, and clarify the
6 horizontal distances. So, you're already gonna be coming back to me
7 with a revised amendment. This would just be another revision, -

8 MR. BOURN: Okay.

9 ZONING EXAMINER: - you know, to put a minimum amount of
10 residential use. And I don't care what type it is. I'm not gonna put
11 any kind - I'm not looking for any kind of restrictions other than a
12 commitment for when I hear office, retail, commercial and residential,
13 I want some assurance of how much residential. And I think that's all
14 anybody has ever been asking for here.

15 MR. BOURN: Yeah.

16 ZONING EXAMINER: And if I can facilitate that just by
17 placing a minimum that I think is reasonable.

18 MR. BOURN: I appreciate that. And I, I just want to - I
19 think, I think, hopefully, we all can figure something out that -

20 ZONING EXAMINER: Yeah.

21 MR. BOURN: - works for everybody, so -

22 MS. CHAMPION: The neighborhood is not here, all right?

23 (Inaudible)

24 ZONING EXAMINER: I'm sorry. If you want to speak, you
25 have to - okay. I, I understand what you're saying. I'm just saying,

1 I'm giving them five days to reach out to the neighborhood to try and
2 negotiate what they're willing to allow me to put as a restriction
3 that they feel is doable. So, at this point, I think, if that's okay
4 with you, then I'd like - unless you have anything else to add.

5 MR. BOURN: I, I don't think so.

6 ZONING EXAMINER: Okay. Then I'd like to close the public
7 hearing and say I'll render my decision in five days - oh, yes. Go
8 ahead, Stacy.

9 MR. WEEKS: Yeah, Mr. Shell. Just for the record, we, we
10 do need to leave the documentation for you. I just wanted to make
11 sure that we're clear - that the neighborhood transition (inaudible)

12 ZONING EXAMINER: Oh, abso- -- yeah, absolutely.

13 MR. WEEKS: I just wanted to make sure that we had that in
14 the record, the April 10th traffic study update. We also have a photo
15 collection of existing, existing photos from the site, and then the
16 response to Retail West. So, I just wanted to make sure that's
17 (inaudible)

18 ZONING EXAMINER: No, that's wonderful. And he's getting
19 that for the record. And then you'll also be submitting - because
20 what I'd like to see is, my recommendation is due five days from
21 tonight.

22 MR. WEEKS: Yeah.

23 ZONING EXAMINER: So, I'd like to have whatever you're
24 proposing as a revision at least four days.

25 MR. WEEKS: Okay.

1 ZONING EXAMINER: You know, give me at least a day. I
2 mean, the good news is most of it's written. I just need to now do
3 the Minutes and how this comes out. So, if that's okay with you, I'd
4 like to then go ahead and close the public -

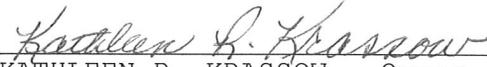
5 MR. BOURN: Appreciate your time.

6 ZONING EXAMINER: - hearing at this and say thank you for
7 everybody's patience. I appreciate you coming out late at night and
8 saying your mind, and being very polite about it at the same time.
9 So, thank you. Appreciate it. We are adjourned.

10 (Case: C9-06-02 was closed.)

I hereby certify that, to the best of my ability the foregoing is a true and accurate transcription of the original tape-recorded conversation in the case reference on page 1 above.

Transcription Completed: 04/24/18



KATHLEEN R. KRASSOW - Owner
M&M Typing Service