



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

May 27, 2020

Mr. Alan Tanner
BP Bridges Partners, LLC
20 E. Congress, Suite 300
Tucson, AZ 85701

Dear Mr. Tanner:

Subject: Minor Amendment to The Bridges Planned Area Development (PAD-15), Section C.3.5.A.3 Public Improvement Project #3 (Martin Luther King Jr. Way from 36th to Tucson Marketplace Blvd.)

I have reviewed your letter (see attached) requesting a minor amendment to Section C.3.5.A.3, Public Improvement Project #3 which states:

- 1) *“Construction of a new traffic signal or alternative intersection configuration may be required at the roadway’s intersection with 36th ... If a traffic signal or alternative intersection configuration is warranted by a proposed use within the Bridges, the Developer of the proposed use shall have a proportional responsibility.”*

However, in your discussions and coordination with the City of Tucson, Transportation and Mobility Department there has been a request by the City’s Transportation and Mobility Department:

- 1) That as a partial offset to any future signal at Martin Luther King Jr. Way and 36th Street, BP Bridges Partners, LLC contribute an amount not to exceed \$125,000 towards signal improvements at the intersection of 36th Street and Kino Parkway. Transportation and Mobility has requested the existing signal to be modified to include the addition of protected-permitted left turn traffic signal phasing for all approaches at 36th Street and South Kino Parkway. These improvements will benefit the overall operations of this intersection by mitigating delays for left turn movements at the existing signalized intersection.
- 2) And the City of Tucson, Transportation and Mobility Department agrees that any remaining obligation for BP Bridges Partners, LLC or its affiliates for the traffic signal or pedestrian hawk at the intersection of Martin Luther King Jr. Way and 36th Street be limited to an amount not to exceed \$225,000. Any costs above this contributed amount will be funded by others.

The Bridges PAD in Section C.3.5 Phasing, Construction and Maintenance of Streets identified that the proposed Schedule of Improvements represents a best-guess development scenario of the various PAD sub-areas, and that the Developer

will coordinate with the City (at the time of platting or development plan) to ensure the provision of needed public improvements. The PAD allows for minor changes with addition of new information or changes to community infrastructure or public improvements that do not change the effect of any regulation or guideline (Section C.7.3.c.i and ii).

Therefore, it is determined that the requested Minor Amendment is approved and is to reflect the changes noted above to be incorporated into The Bridges PAD, Section C.3.5.A.3 Public Improvement Project #3 (Martin Luther King Jr. Way from 36th to Tucson Marketplace Blvd.)

Please note that a copy of this letter must be attached to any development plan / plat submitted that triggers above Public Improvement Project #3 (Martin Luther King Jr. Way from 36th to Tucson Marketplace Blvd.).

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Clark".

Scott Clark, Director
Planning and Development Services Department

Attachments: Applicant's Request



Bourn Advisory Services, LLC
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May 4, 2020

John Beall
City of Tucson
Planning and Development Services Department
201 N. Stone Ave.
Tucson, Arizona 85701

RE: The Bridges PAD Amendment/Clarification Request

Dear John:

Thank you for following up with Matt Dickey and myself on February 27th regarding the clarification of the improvements outlined under Section C.3.5.A.3 Public Improvement Project #3 within The Bridges PAD.

Background

The Bridges PAD was initially adopted in 2007 and amended in 2018 in an effort to strategically reposition the property as a shovel-ready economic development area for Tucson. This was accomplished by revising the underlying zoning to be consistent across the site and creating a broader framework to accommodate additional permitted office, commercial and residential uses. Since this reposition, the Bridges has generated significant momentum and is recognized as a regional employment center and mixed-use community.

In Section C.3.5.A.3 of the PAD amendment, Public Improvement Project #3 includes a traffic signal (when warranted) at the intersection of Martin Luther King Jr. Way and 36th Street. For this project the PAD states *"If a traffic signal or alternative intersection configuration is warranted by a proposed use within the Bridges, the Developer of the proposed use shall have a proportional responsibility."*

Proposed Revisions to Public Improvement Project #3

- **Addition of left turn traffic signal phasing at the intersection of 36th Street and Kino Parkway**
In discussions with the City of Tucson Department of Transportation (TDOT), TDOT has requested that as a partial offset to the any future traffic signal at Martin Luther King Jr. Way and 36th Street, BP Bridges Partners, LLC contribute an amount not to exceed \$125,000 towards signal improvements at the intersection of 36th Street and Kino Parkway. TDOT has requested the existing signal to modified to include the addition of protected-permitted left turn traffic signal phasing for all approaches at 36th Street and South Kino Parkway. These improvements will benefit the overall operations of this intersection by mitigating delays for left turn movements at the existing signalized intersection.

BP Bridges Partners, LLC has agreed to contribute up to One-Hundred and Twenty-Five Thousand Dollars (\$125,000) for the design and construction of these improvements. TDOT and BP Bridges Partners, LLC mutually agree that any costs above this contribution amount will be funded by Others.

- **Remaining contribution at Martin Luther King Jr. Way and 36th Street**

The City agrees that any remaining obligation for BP Bridges Partners, LLC or its affiliates for the traffic signal or pedestrian hawk at the intersection of Martin Luther King Jr. Way and 36th Street be limited to an amount not to exceed \$225,000. Any costs above this contributed amount will be funded by others.

Summary

Based on the information above and in coordination with TDOT, we are requesting a Minor Amendment/clarification to reflect the changes noted above to be incorporated into Section C.3.5.A.3 of Public Improvement Project #3 the PAD.

Thank you for your consideration and please feel free to contact me if you have any questions or required additional information.

Kind regards,



Alan Tanner
BP Bridges Partners, LLC
20 E. Congress, Suite 300
Tucson, Arizona 85701
atanner@bourncompanies.com

Alan Tanner

From: Alan Tanner
Sent: Friday, May 1, 2020 12:57 PM
To: John Beall
Cc: Lynne Birkinbine; Matt Dickey
Subject: FW: Minor Modification Draft Impact fee letter for review & concurrence Bridges PAD
Attachments: 20200501124213.pdf

Good afternoon John,

I hope this email finds you doing well. Please read below TDOT's agreement (scroll down) with the attached letter outlining the language for the Minor Amendment to The Bridges Pad we discussed a few months ago.

Attached is the draft letter (and corresponding email) which addresses the change to the language in the existing PAD. We are happy to work with The City & TDOT to assist in addressing these issues.

Please call me with any questions you may have.

Sincerely,

Alan

ALAN TANNER

Bourn Companies, LLC

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Mobile: 520.907.2147

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From: Diana Alarcon <Diana.Alarcon@tucsonaz.gov>
Sent: Monday, April 20, 2020 1:07 PM
To: Alan Tanner <atanner@bourncompanies.com>
Cc: Zelin Canchola <Zelin.Canchola@tucsonaz.gov>; Lynne Birkinbine <Lynne.Birkinbine@tucsonaz.gov>; Elisa Hamblin <Elisa.Hamblin@tucsonaz.gov>; Matt Dickey <mdickey@bourncompanies.com>
Subject: RE: Minor Modification Draft Impact fee letter for review & concurrence

Thank you

From: Alan Tanner <atanner@bourncompanies.com>
Sent: Monday, April 20, 2020 12:13 PM
To: Diana Alarcon <Diana.Alarcon@tucsonaz.gov>
Cc: Zelin Canchola <Zelin.Canchola@tucsonaz.gov>; Lynne Birkinbine <Lynne.Birkinbine@tucsonaz.gov>; Elisa Hamblin <Elisa.Hamblin@tucsonaz.gov>; Matt Dickey <mdickey@bourncompanies.com>
Subject: [EXTERNAL]RE: Minor Modification Draft Impact fee letter for review & concurrence

Diana,

Thanks very much we will get with John Beall to process.

Thanks very much for your working with us..

Alan

ALAN TANNER

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From: Diana Alarcon <Diana.Alarcon@tucsonaz.gov>
Sent: Monday, April 20, 2020 10:50 AM
To: Alan Tanner <atanner@bourncompanies.com>
Cc: Zelin Canchola <Zelin.Canchola@tucsonaz.gov>; Lynne Birkinbine <Lynne.Birkinbine@tucsonaz.gov>; Elisa Hamblin <Elisa.Hamblin@tucsonaz.gov>
Subject: RE: Minor Modification Draft Impact fee letter for review & concurrence

Alan,

Thank you for the push this morning. I am good with this

From: Alan Tanner <atanner@bourncompanies.com>
Sent: Thursday, April 16, 2020 10:48 AM
To: Diana Alarcon <Diana.Alarcon@tucsonaz.gov>
Cc: Zelin Canchola <Zelin.Canchola@tucsonaz.gov>; Lynne Birkinbine <Lynne.Birkinbine@tucsonaz.gov>; Elisa Hamblin <Elisa.Hamblin@tucsonaz.gov>
Subject: [EXTERNAL]FW: Minor Modification Draft Impact fee letter for review & concurrence

Good Morning Diana & TDOT/COT team,

Thank you for our telephone conference call on Monday. Please find a draft letter that we would propose working with John Beal on the Minor Amendment which addresses the revisions we've discussed. Please review and let me know if we've accurately captured our collective intent. I would like to wrap this up with John as soon as possible & thank you again.

Sincerely,

A. T.

ALAN TANNER

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