



Ronstadt Transit Center Joint Development Project

The Alexander Company / OasisTucson Inc.



Introduction

ALICE TEMPLETON

RANDY ALEXANDER

JIM CAMPBELL

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Alexander

Company

- Over 30 years of development experience
- Completed over 250 projects
- Single source of accountability
- Projects involve public/private partnership with local community
- Successfully manage local expectations while meeting investor and lender requirements
- Challenging projects are the most rewarding because they create the most positive impact

Similar Projects



Capital West (Madison, WI)

- 150+ Condos
- 172 Apts
- 123,000 SF Commercial
- 151 Room Hotel
- \$110 Million Project Cost

Similar Projects



Central Station (Memphis, TN)

- 63 Apts
- 12,000 SF Retail
- 23,000 SF Office
- Train Station, Police Station, & Transit Office
- \$18 Million Project Cost

Similar Projects



Courthouse Lofts (Kansas City, MO)

- 176 Apts
- 12,000 SF Commercial
- \$40 Million Project Cost

Similar Projects

- Crescent Lofts Master Development - \$32 Million
- Novation Campus Master Development - \$120 Million
- National Park Seminary - \$110 Million
- Laurel Hill Master Development - \$180 Million
- Rail Corridor Master Development - \$34.7 Million
- Professional Building Lofts - \$21 Million
- National Terminal - \$27.5 Million
- Downtown Middleton Master Development - \$33 Million
- Marketplace Master Development - \$10.2 Million
- Fox River Mills - \$15.5 Million
- DePere Master Development - \$11.5 Million
- City Hall Square Master Development - \$10 Million
- Riverside Place Condominiums - \$13.3 Million
- Electric Building - \$10.5 Million
- Arcade Apartments - \$8.3 Million

Alexander Slides Here

Development Team

Alexander
Company



OasisTucson★

★ Tucson-based Company

Subcontractors

Aleks Istanbulu Architects, Inc.

Frontier Consulting Group, LLC★

Norris Design★

Tofel Construction★

Structural Grace, Inc.★

Mathieu Engineering★

Gordley Group★

Our Mission

To ensure that Downtown is for all Tucsonans by creating a much needed Inter-Modal Transit Center encompassed by parking, activated retail and housing; all the while maintaining historical and contextual sensitivity to our neighbors and surroundings.

Context + Architecture

ALEKS ISTANBULLU

DEMION CLINCO

Existing Conditions



Existing Conditions



Historic References



Pioneer Hotel, 100 North Stone Ave.



Veteran's Hospital, 3601 S 6th Ave.



Steinfeld's Department Store,
Corner of Stone Ave. and Pennington

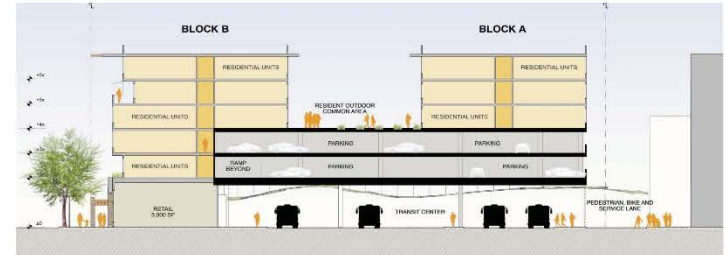


Santa Rita Hotel, 88 E Broadway Blvd.



Entrance, Pioneer Hotel,
100 North Stone Ave.

Site Context & Elevations



Project Section



South Elevation



West Elevation

Toole & 6th Ave



6th Ave Frontage



Congress & 6th Ave



Contextual View - Looking West



Contextual View



Project Renderings (Toole & 6th Ave)



Project Renderings (6th Frontage)



Project Renderings (Congress & 6th)



Programming

South Site:

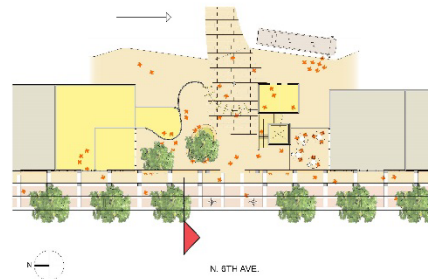
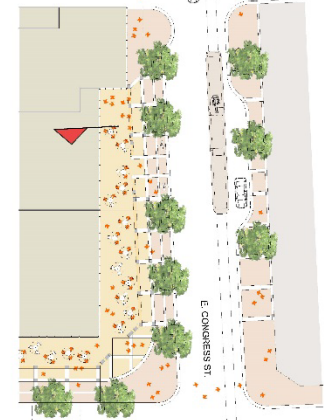
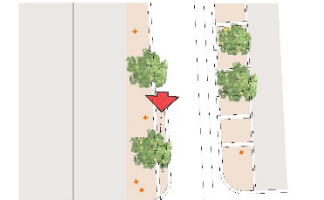
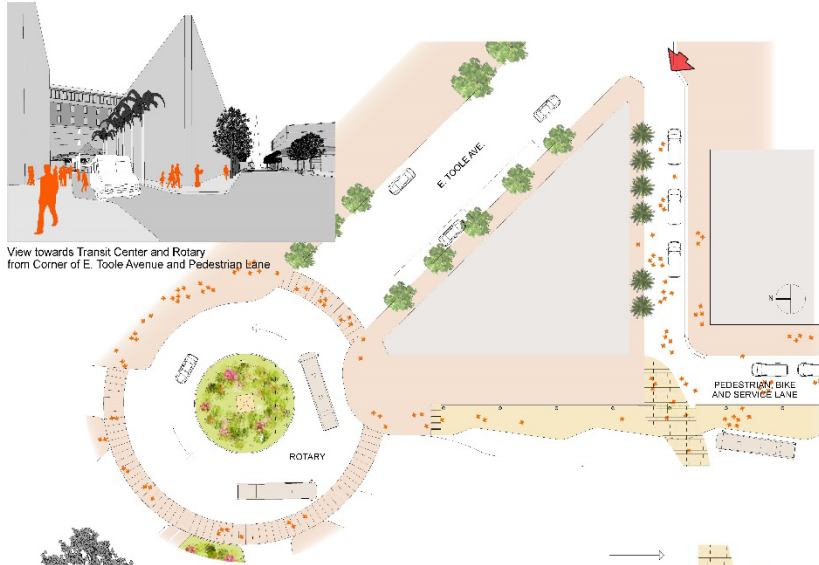
- Inter-modal Center - 60,000 sf
- Greyhound Terminal - 1,600 sf
- Transit Special Services Office and Drivers Lounge - 1,200 sf
- Information Center and Bathroom Area - 800 sf
- Police substation - 400 sf
- Residential Units - 260
- Structured Parking Stalls - 365
- Retail - 21,600 sf
- Art Park - 10,000 sf

- Bike Center (bike share and bike lockers); and
- Shuttle/rideshare/taxi drop off/pick up area.

North Site (Conceptual):

- Live/Work Artist Units - 8,450 sf
- Structured Parking Spots - 261
- Residential Units - 118

Vignettes



City's Project Purpose and Goals

Goal A

The project should incorporate:

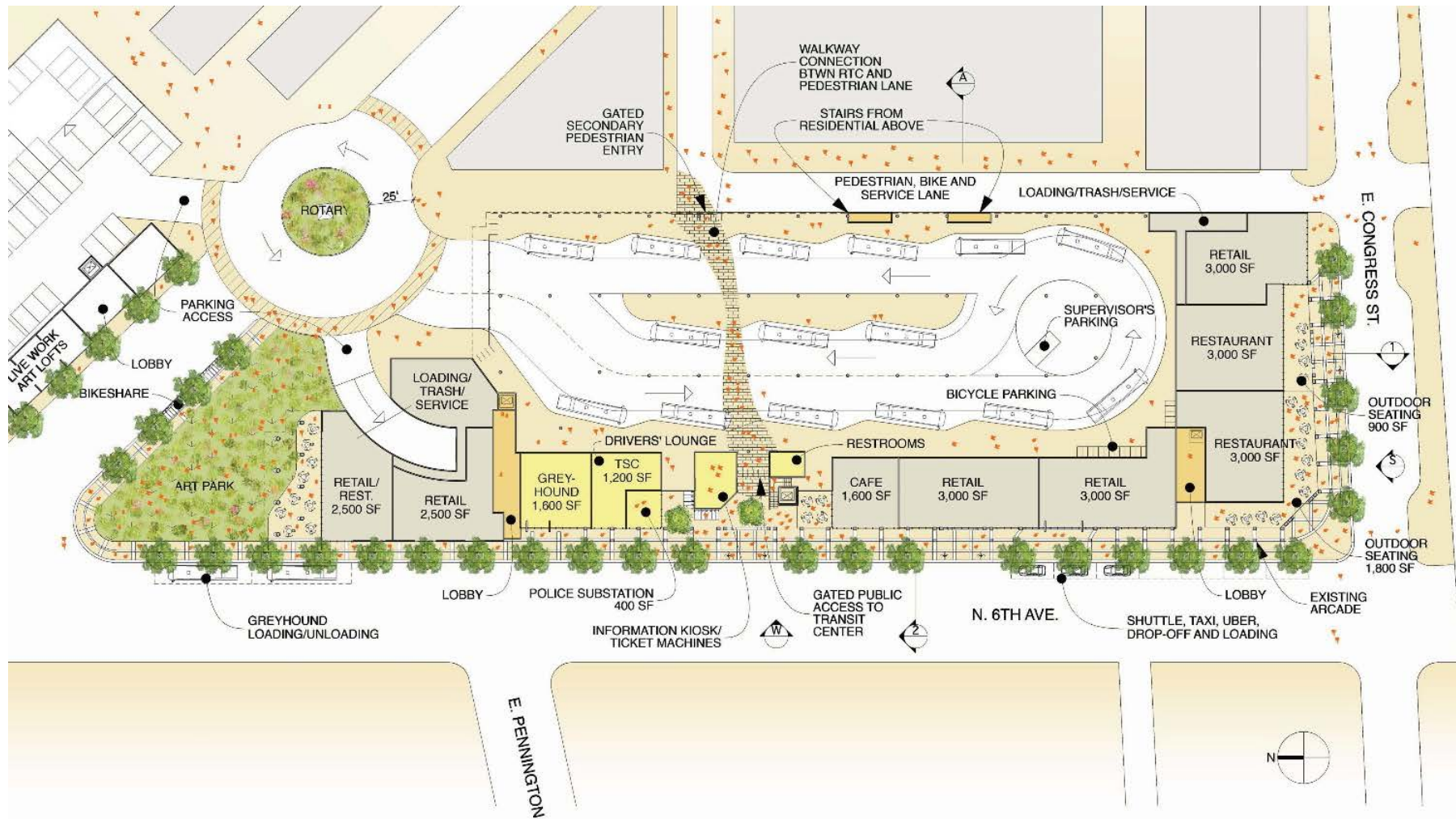
- (1) a transit center with similar or improved services,
- (2) private development featuring a mix of uses, and
- (3) public open space, which are thoughtfully integrated and serve a diversity of people working, living, and visiting downtown.



Inter-Modal Center

JIM GLOCK

Site Plan



Transit Center Programming

- Ronstadt Transit Center stays on the same site
- Project built over and around transit center
- New Intermodal Transit Center
- 15 Indoor Sun Tran Bays
- 2-3 Greyhound Bays
- Bikeshare
- Shuttle/Taxis/Rideshare

Transit Improvements

- Move all stops indoors
- Consolidated entrance and exit for buses.
- Improve conditions for Bus Drivers
- Locate Transit Service Center on site
- Enhance the riders experience and provide amenities

Rider Amenities

- Increased security and safety
- Indoor waiting area
- Free Wifi
- Public restrooms
- Ticket sales/customer service
- Small retail space/vending machines
- Change machines
- Customer service representatives
- Lost and found storage
- Transit guides
- Benches
- Improved ADA access
- Bike lockers

City's Project Purpose and Goals

Goal B

The project should:

- (1) consider not only access and egress, but also contributes to improving surrounding multi-modal transportation circulation, 
- (2) establish the Ronstadt Transit Center as an adaptable hub that can serve multiple modes of transportation over time, 
- (3) enhance the physical infrastructure and facilities, and 
- (4) provide pedestrian and bicycle connectivity to surrounding uses. 

Funding

MATT MEIER

Sample Funding #1



Novation Campus Master Development Madison, WI | \$120 Million Project Cost

Conventional Debt - \$34,190,000

Mezzanine Debt - \$1,900,000

New Markets Tax Credits - \$11,940,000

CDBG - \$350,000

Section 108 - \$500,000

TIF - \$6,645,000

Low-Income Housing Tax Credit Equity - \$3,340,000

HOME loan - \$250,000

Equity - \$6,890,000

Sample Funding #2



Capitol West Master Development Madison, WI | \$110 Million Project Cost

Conventional Debt - \$83,250,000
Conventional Equity - \$19,600,000
New Markets Tax Credit - \$2,900,000
TIF - \$4,250,000

Sample Funding #3



Crescent Lofts Master Development Davenport, IA | \$32 Million Project Cost

Historic Tax Credit Equity - \$11,810,000

Conventional Debt - \$6,940,000

Low-Income Housing Tax Credit Equity - \$5,720,000

CDBG – Disaster Recovery - \$3,730,000

CDBG - \$1,500,000

Enterprise Zone Tax Credits - \$1,120,000

HOME - \$820,000

Brownfield Tax Credits - \$290,000

Sales Tax Rebate - \$250,000

Energy Efficiency Rebate - \$20,000

Common Project Attributes

- Priority project for the community
- Projects not economically viable as purely private projects
- Through public/private partnerships, public funds and economic development tools were used to leverage private dollars

Similar to Ronstadt

- Challenging project
- City must have the will to make it happen
- Jointly pursue State and Federal resources
- City Leaders must be patient and flexible as the program is refined

Uses of Capital

Private Component -Residential -Commercial	\$36,980,000
Public Component -Parking/Podium -Inter-Modal Center -Public Infrastructure	\$12,150,000
Total	\$49,130,000

Private Funding

- Conventional debt and equity must be supported by revenue
- Utilize other economic tools such as:
 - New Market Tax Credit
 - Tax Exempt Bonds
 - HUD 221 (d)(4)
 - Affordable Housing Tax Credit
- Alexander Company staff has extensive experience with these and other programs

Public Funding

- Use similar development agreements as Plaza Centro and AC Hotel
- Rio Nuevo District – Parking Structure
- City of Tucson – 108 Funds for transit and infrastructure
- Repaid through parking revenues, land payment and sales tax

City's Project Purpose and Goals

Goal C

The project should:

- (1) be delivered in a timely manner, and
- (2) provide a sufficient infusion of private investment to economically benefit public transit, the City's tax base, and downtown revitalization efforts.



Communication

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Communications

- Guiding Principles
- Meetings
- Organic and Responsive

Principles

- Respect Community
- Direct Stakeholders to what they can affect
- Inclusive and Open
- Productive and Efficient

Meetings

Opportunities for Stakeholder Involvement:

- Monthly City/District Meetings
- Quarterly Stakeholder Meetings
- Ad Hoc Neighborhood Meetings

Organic and Responsive Communications

- Relation Based
- Approachable
- Open Door

City's Project Purpose and Goals

Goal D

The project team should:

- (1) Commit to regular, collaborative meetings,
- (2) Communicate with the City and other agencies, and
- (3) Engage with community stakeholders.



Project Summary

Design:

Incorporates and preserves existing historic trellises, design to reflect original Pioneer Hotel.

Transit:

Ronstadt station stays on same site, project built over it. 15 Indoor Sun Tran Bays, 2-3 Greyhound Bays, bikeshare, rideshare and shuttle.

Private Development:

378 Residential Units, 626 structured parking spots, 21,600 square feet retail, 3,200 square feet commercial space, first floor live work space.

Q/A

RANDY ALEXANDER

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