

RONSTADT

PEACH
EB5 GLOBAL
swaim
FORS
RYAN

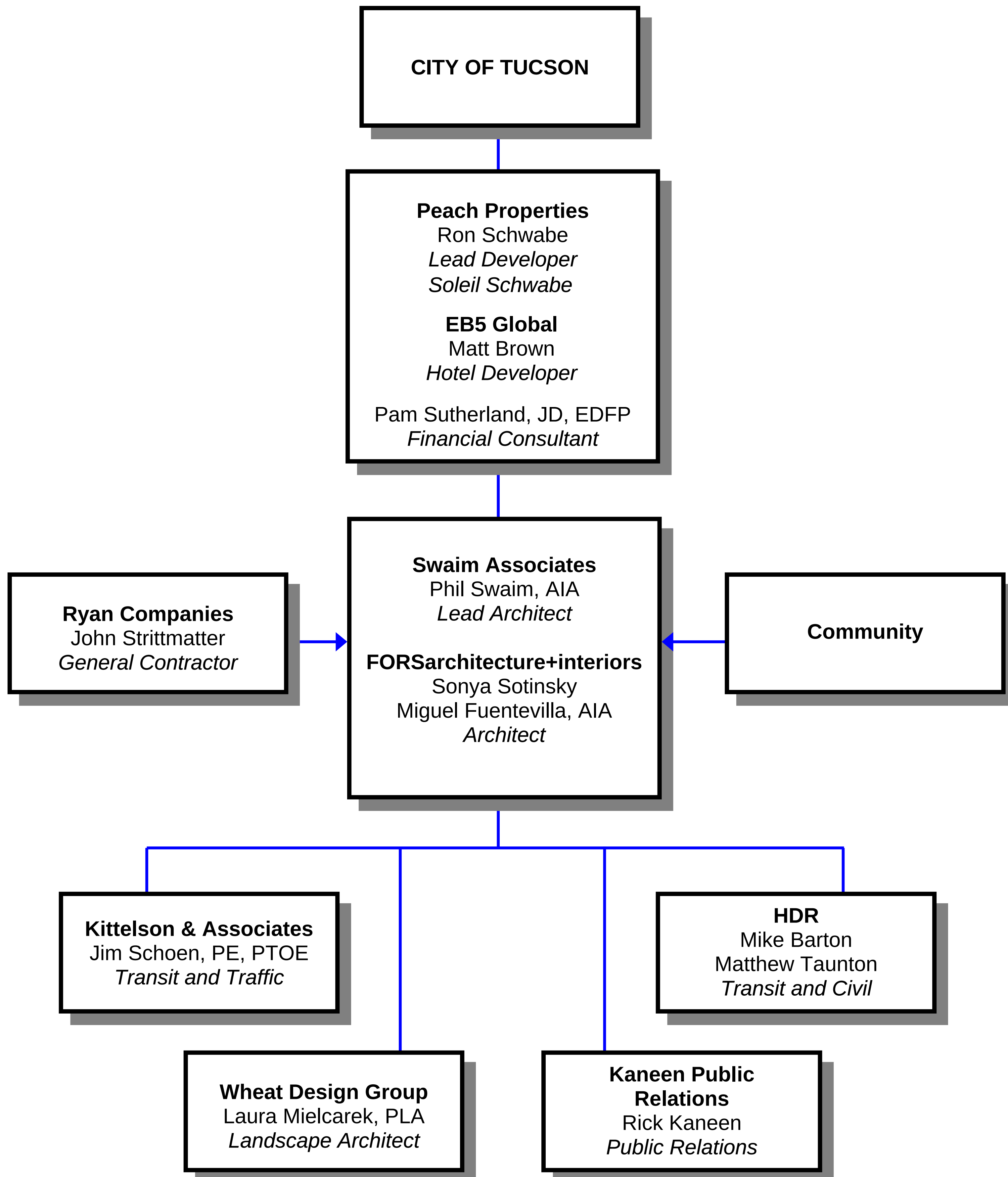
From the heart of Tucson
to anywhere in the world



Proven • Successful • Local

- INTRODUCTION
- TEAM
- DESIGN
- MULTIMODAL TRANSIT CENTER
- RONSTADT
- ECONOMIC VITALITY
- PUBLIC ENGAGEMENT
- Q & A







Peach Properties

FORS architecture + interiors

Swaim + Associates

Wheat Design Group

HDR

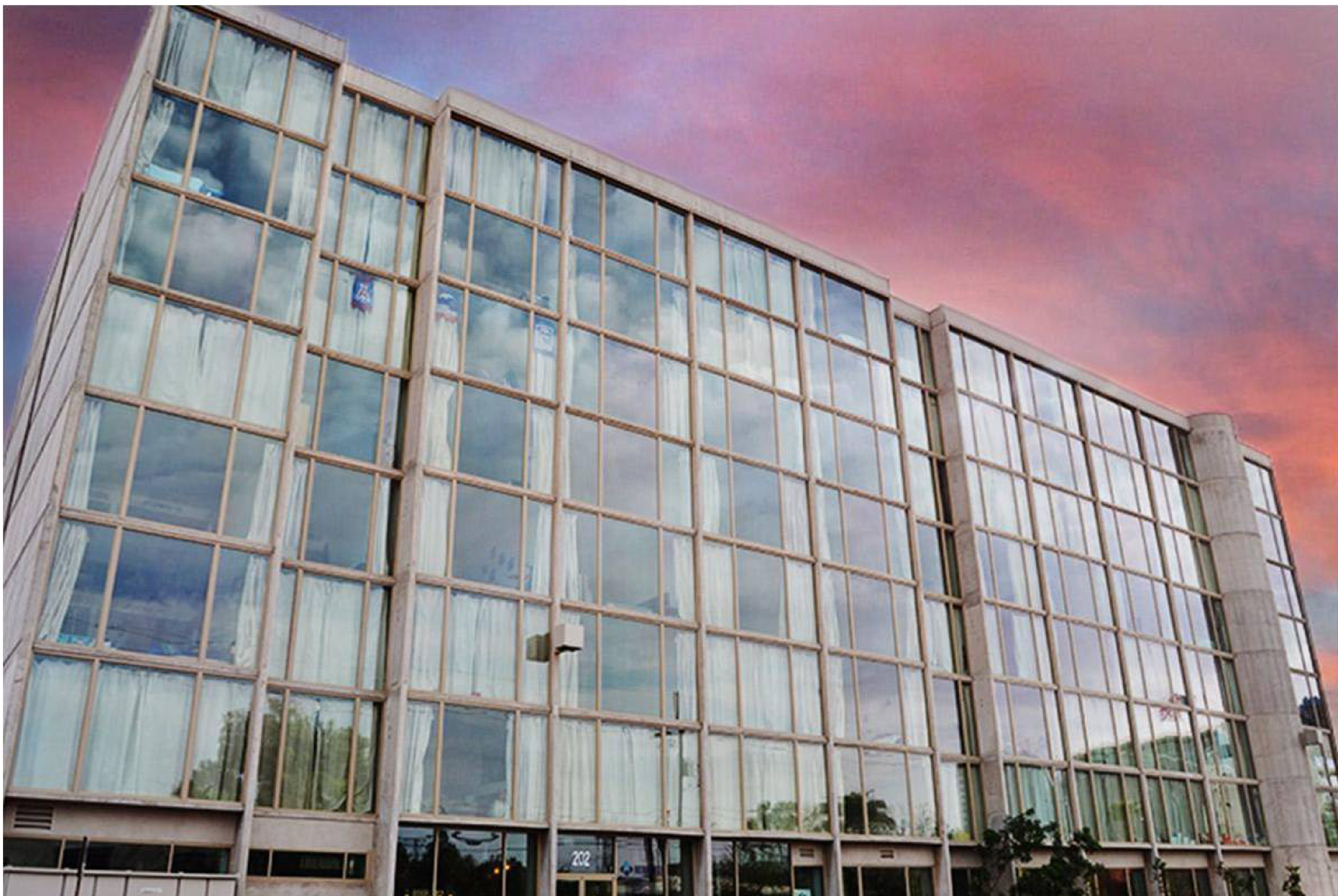


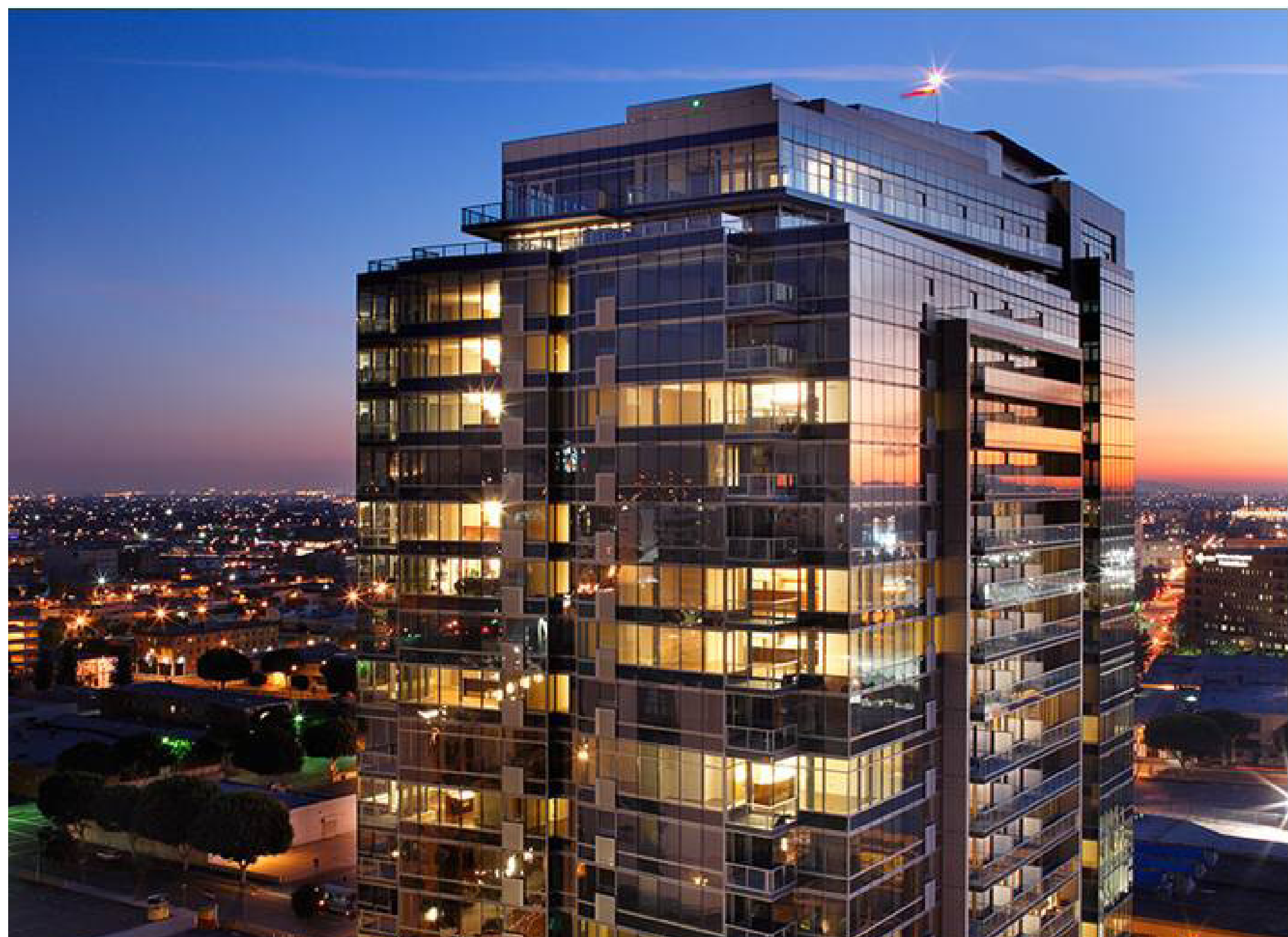
PEACH
PROPERTIES

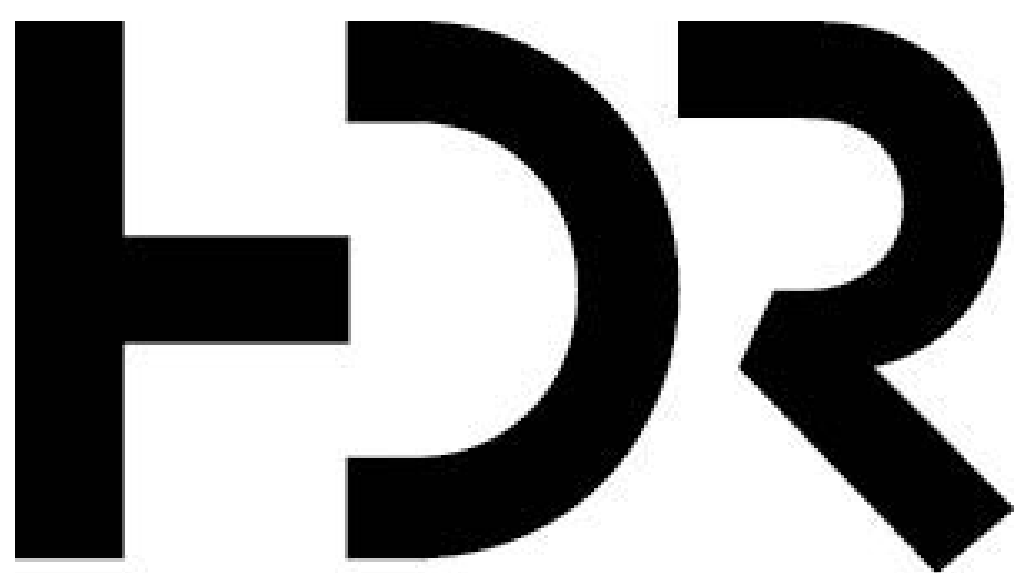
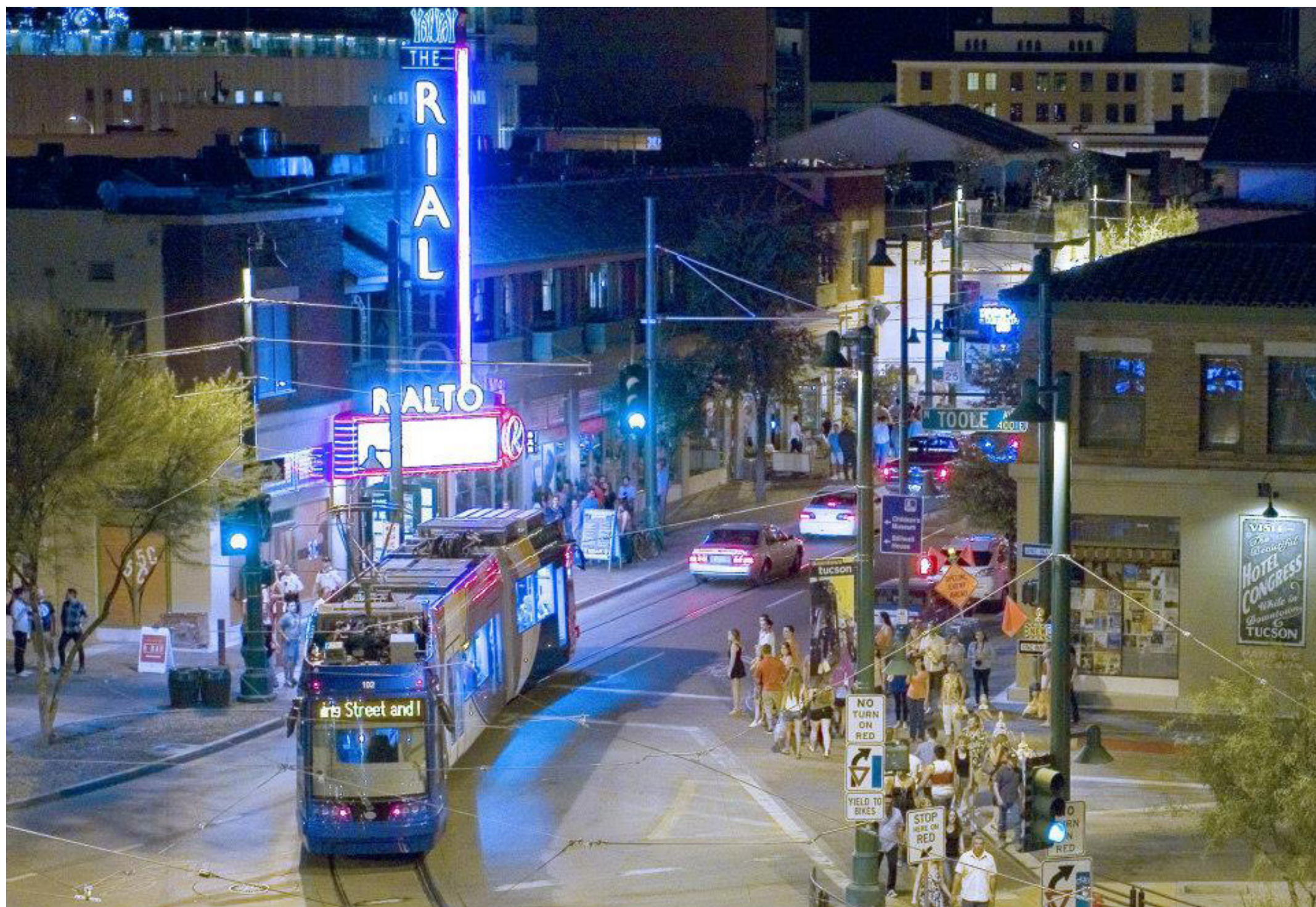
HM INC.









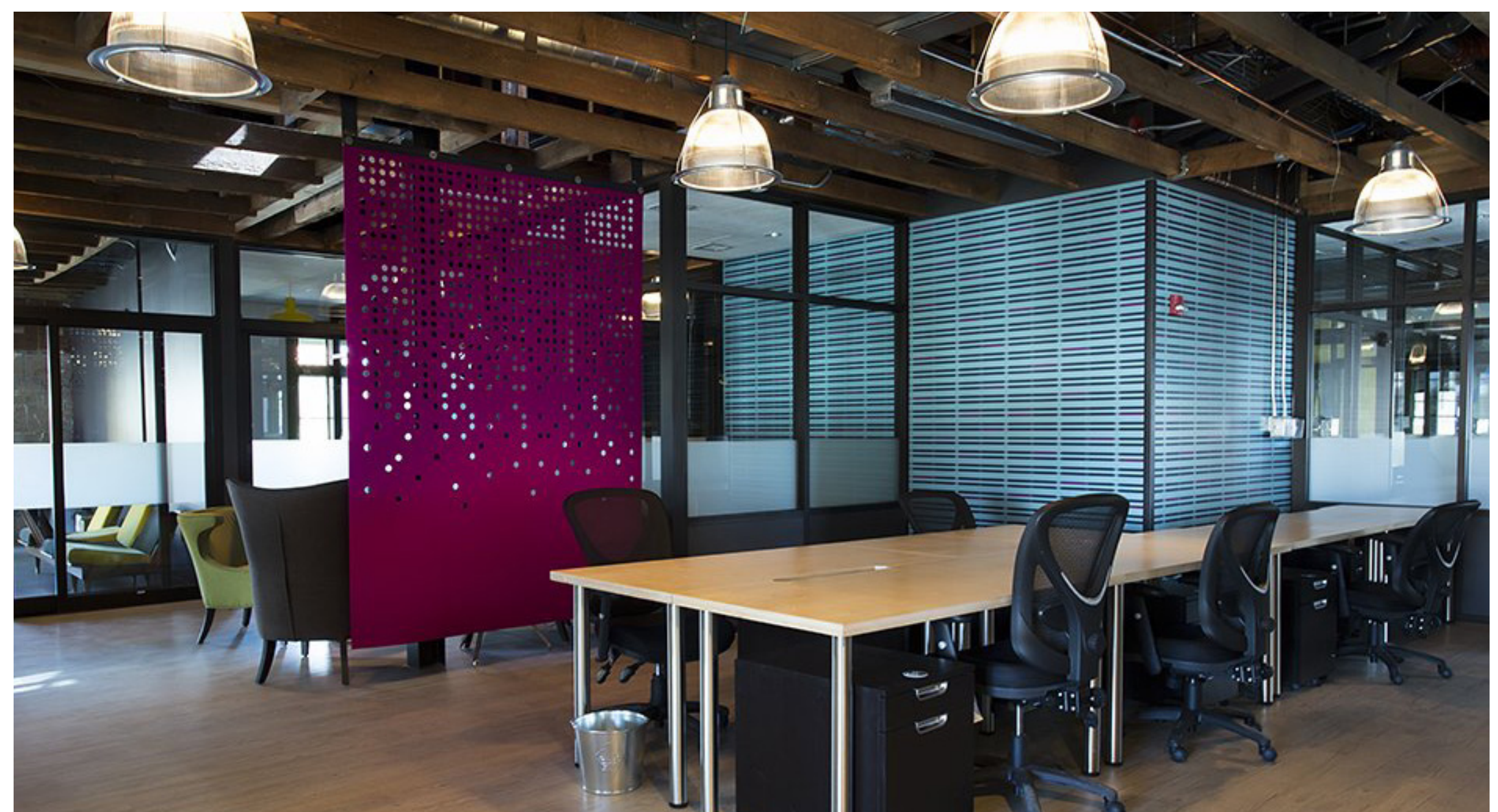


- 46 Years
- Staff of 18
- 4 Partners





- 18 Years
- Sonya Sotinsky + Miguel Fuentevilla



- 33 Years





• 30 Years



- 77 year old national company
- Construction, development and property management
- Billion dollar per year company
- 11 offices, 800+ employees
- 160 employees in SW region



- 2,000,000 SF - Office
- 40,000 SF - Retail
- 8,000 parking spots











Photo credit: Notre Dame ACE Academies Tucson



Santa Cruz
CATHOLIC SCHOOL
A NOTRE DAME ACE ACADEMY



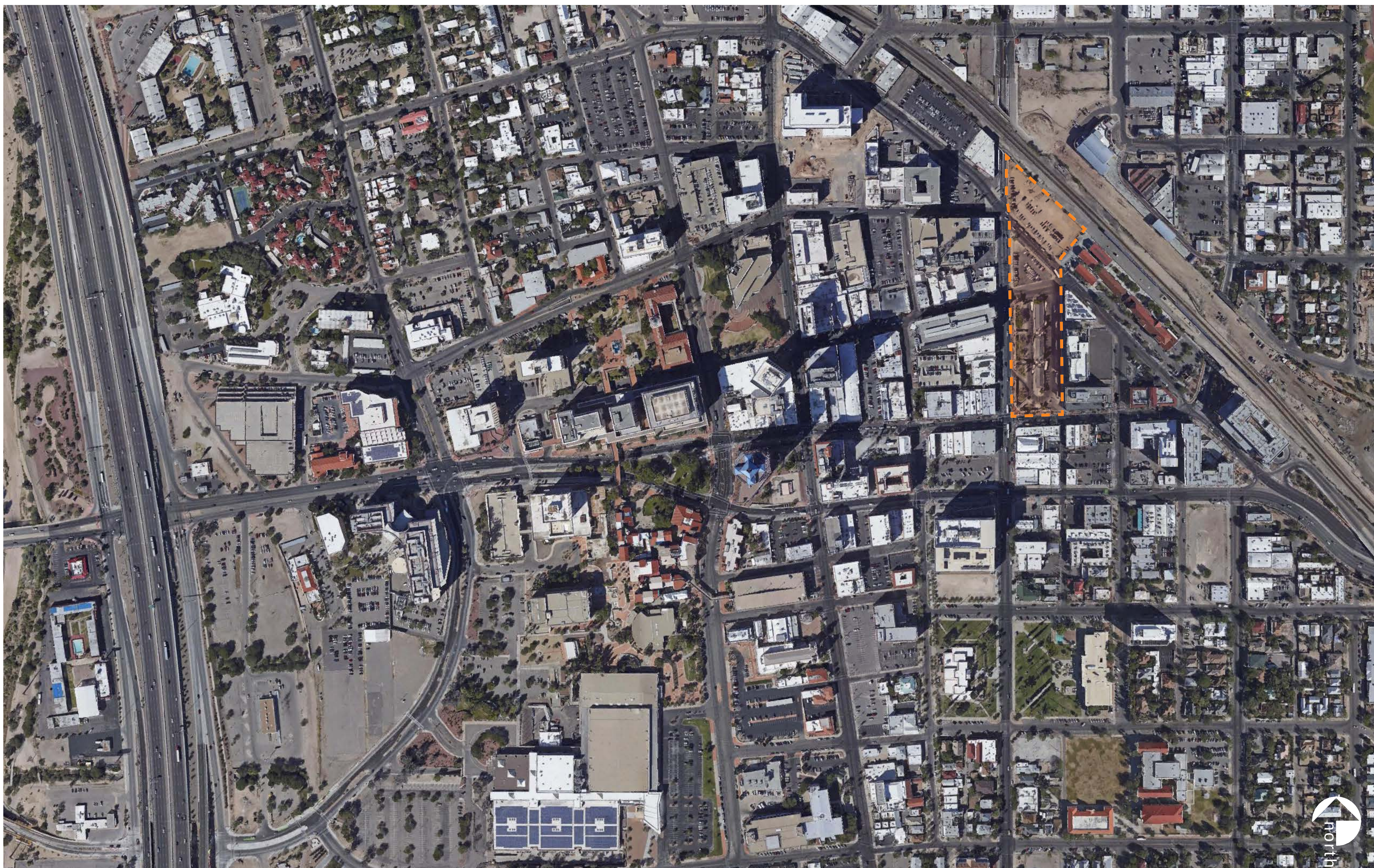
St. John the Evangelist
CATHOLIC SCHOOL
A NOTRE DAME ACE ACADEMY



- Context
- Regionalism
- Sustainability



- Context
- Regionalism
- Sustainability



- Context
- Regionalism
- Sustainability
- Function



- Historical context
- What has changed

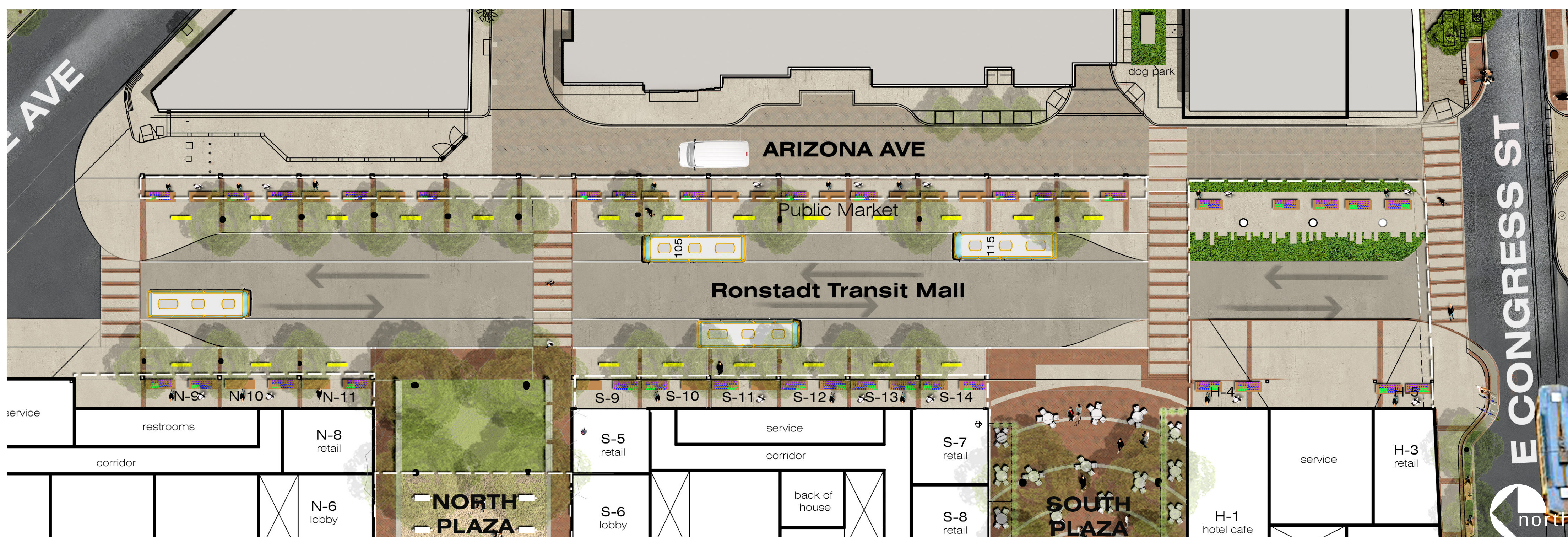


What we are proposing:

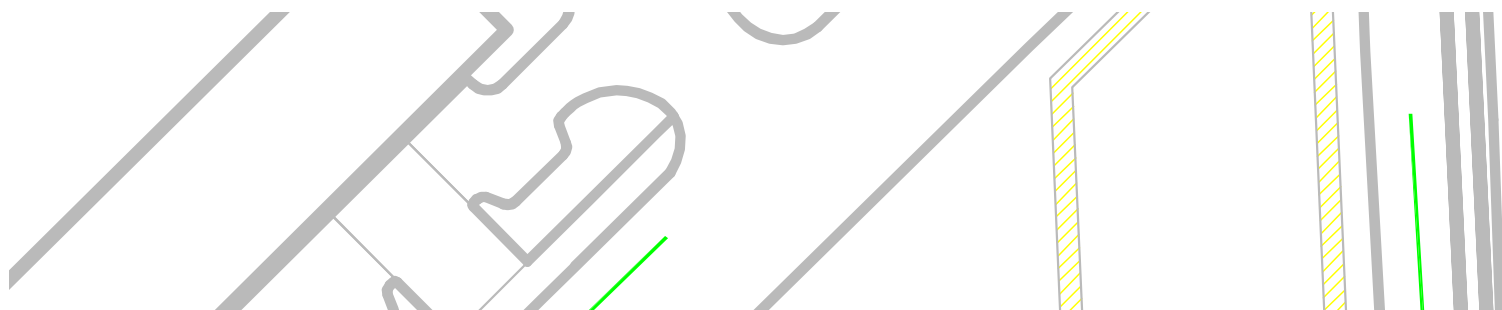
- Create linear transit mall within existing boundaries

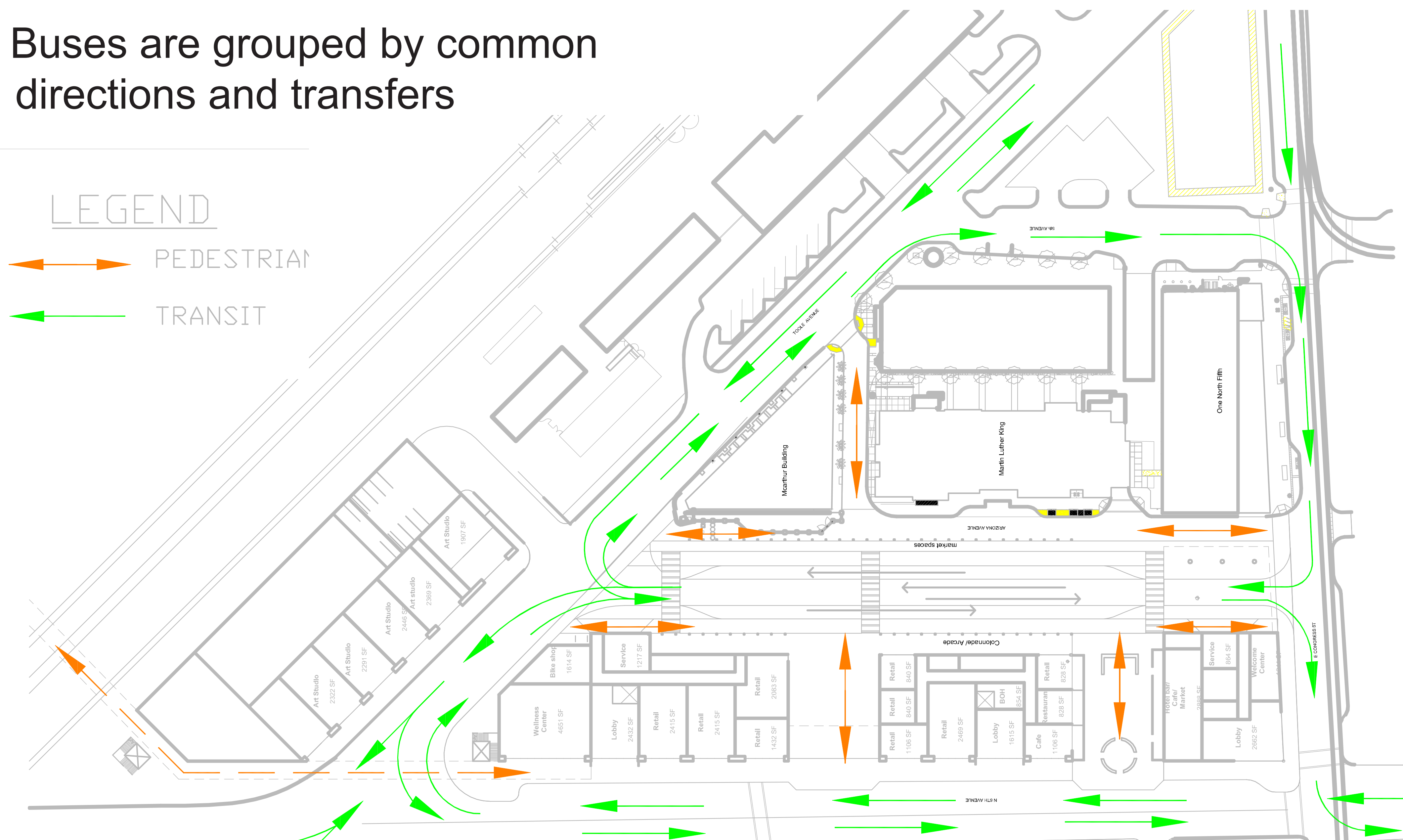
This is a good idea because:

- Operational flexibility (growth is not constrained by individual bus bays)
- Accommodates more buses per hour
- Free flow operation instead of pulse
- Incorporates adjacent development into site design
- Maintains connection to Sun Link and Historic Train Depot



How it works:

- Buses enter/exit from Toole or Congress
 - Buses are grouped into 4 (2 in each direction)
 - Each bay accommodates multiple buses and routes
 - Buses are grouped by common directions and transfers
 - Center lanes allows for passing
 - Buses do not layover on site
 - 124 buses per hour (62 per direction) at peak
- 

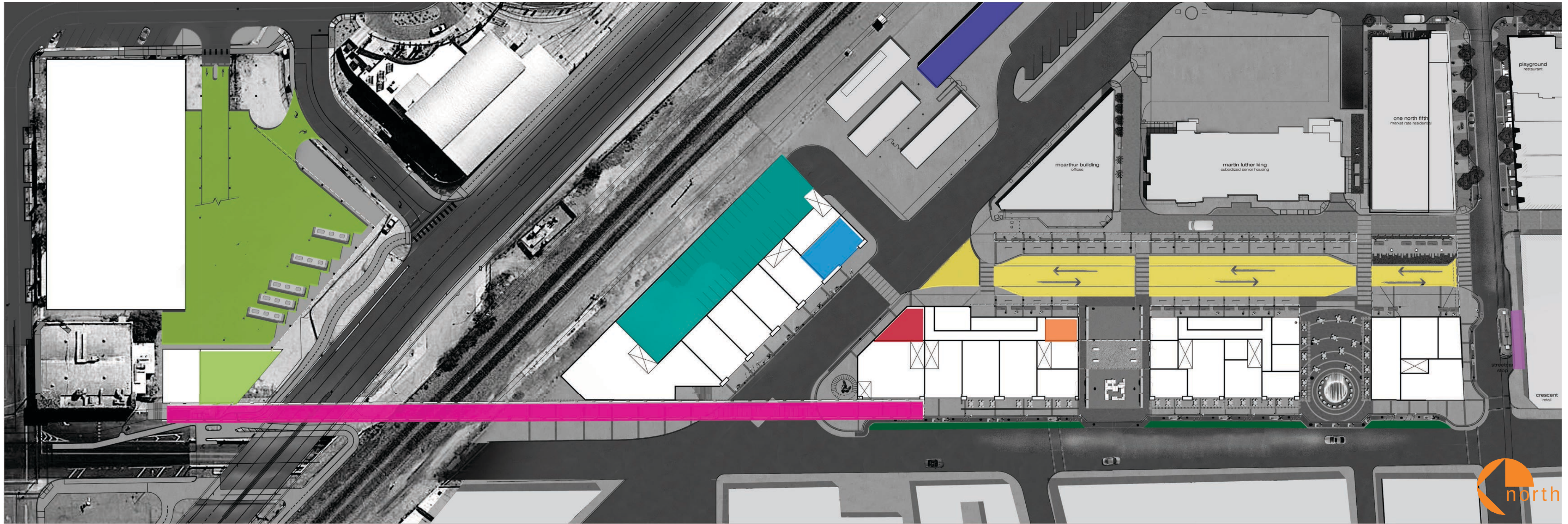


Transit Center



Transit Mall looking South

Multimodal Transit Center



Bike Shop / Share



Greyhound



Sun Tran



Parking



Street Car



Car Share



Train Station



Pedestrian Bridge



Shuttle - Taxi

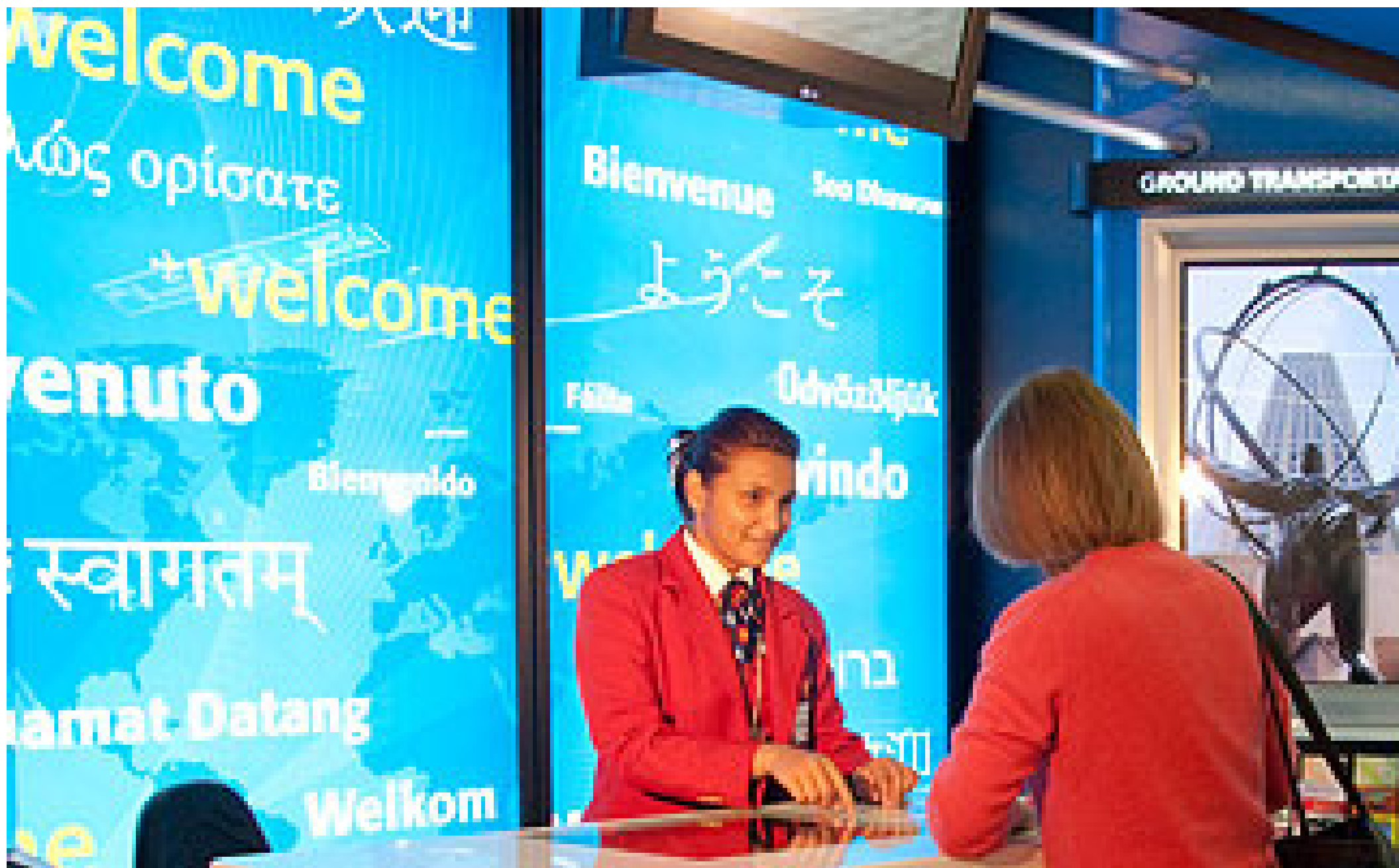


Welcome



Multimodal Areas

From the heart of Tucson to anywhere in the world



M

Friendship Heights

RD

Silver Spring

114

MINUTES

RD

Shady Grove

611

MINUTES

RD

Glenmont

8

MINUTES

capital bikeshare

BIKES

DOCKS

Friendship Hts Metro/Wisconsin Ave & Wisconsin Cir

910

Nearby car2go vehicles

4206 Military Rd NW

5

MINUTE WALK

4273 Military Rd NW

5

MINUTE WALK

5334 43rd St NW

5

MINUTE WALK

5390 42nd Pl NW

5

MINUTE WALK

5414 42nd St NW

6

MINUTE WALK

4105 Legation St NW

7

MINUTE WALK

Friendship Heights Bus Bays

N2

Eastbound to Farragut Square

221

MINUTES

E4

Eastbound to Riggs Park

335

MINUTES

36

Eastbound to Naylor Rd Station

737

MINUTES

N4

Eastbound to Farragut Square

838

MINUTES

L8

Northbound to Aspen Hill

83363

MINUTES

E2

Eastbound to Ivy City

21

MINUTES

T2

Northbound to Rockville Station

23

MINUTES

32

Eastbound to Southern Ave Station

25

MINUTES

31

Southbound to Foggy Bottom Station

46

MINUTES

Wisconsin + Western

N2

Westbound to Friendship Heights

521

MINUTES

32

Westbound to Friendship Heights

12

MINUTES

31

Northbound to Friendship Heights

25

MINUTES

Willard + Friendship (south side)

T2

Southbound to Friendship Heights

1540

MINUTES

Willard + Friendship (north side)

T2

Northbound to Rockville Station

2555

MINUTES

TransitScreen

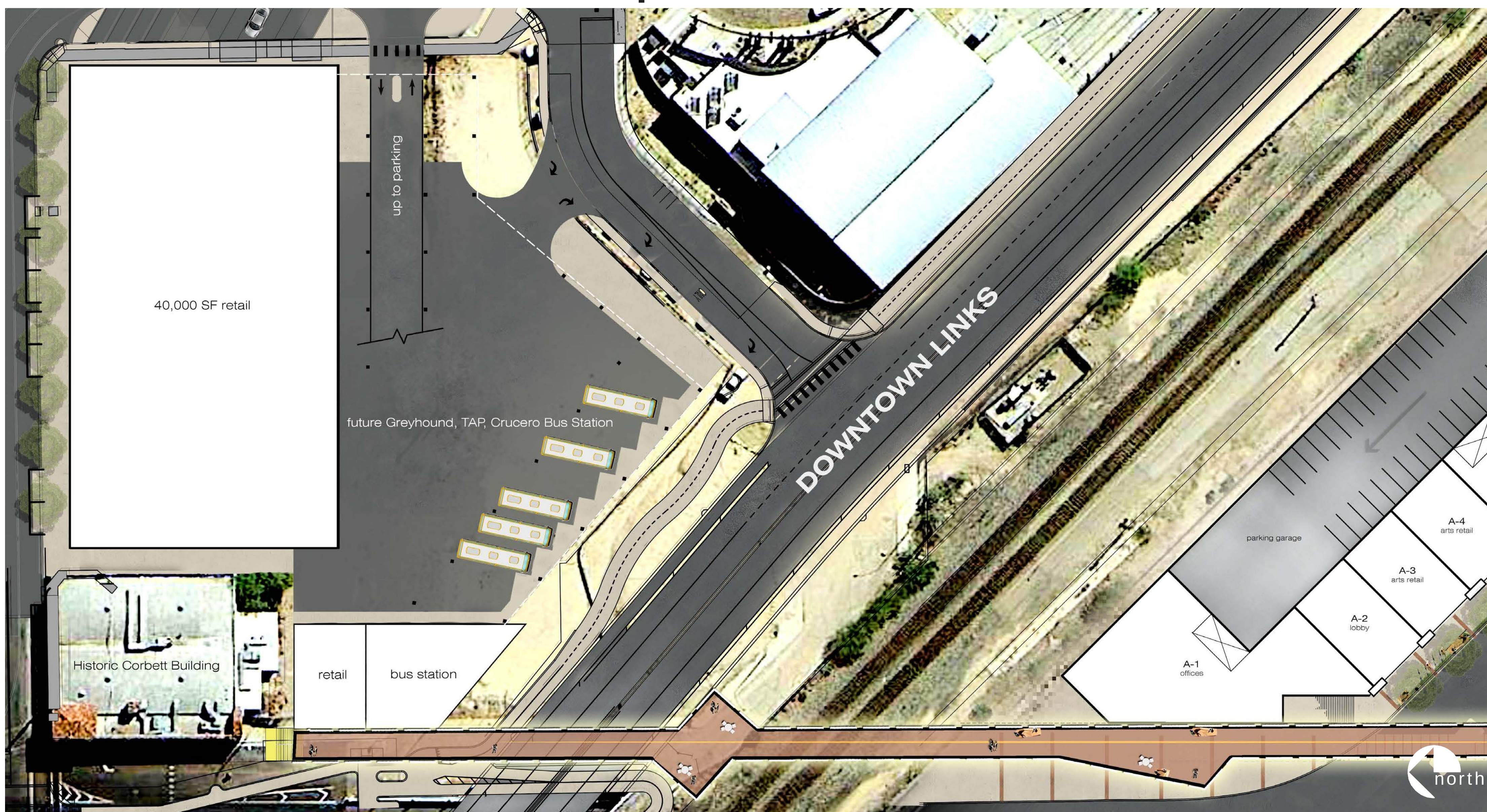
The JRC Company

REAL TIME TRANSIT INFORMATION



Transit Welcome Center

- Greyhound station
- TAP Transportes
- Car Rental
- Phoenix / Tucson Airport Shuttle



- (2) Unique public plazas (North and South)
- Congress Street pocket park
- Dog park
- Streetscape
- Public market
- Urban agriculture

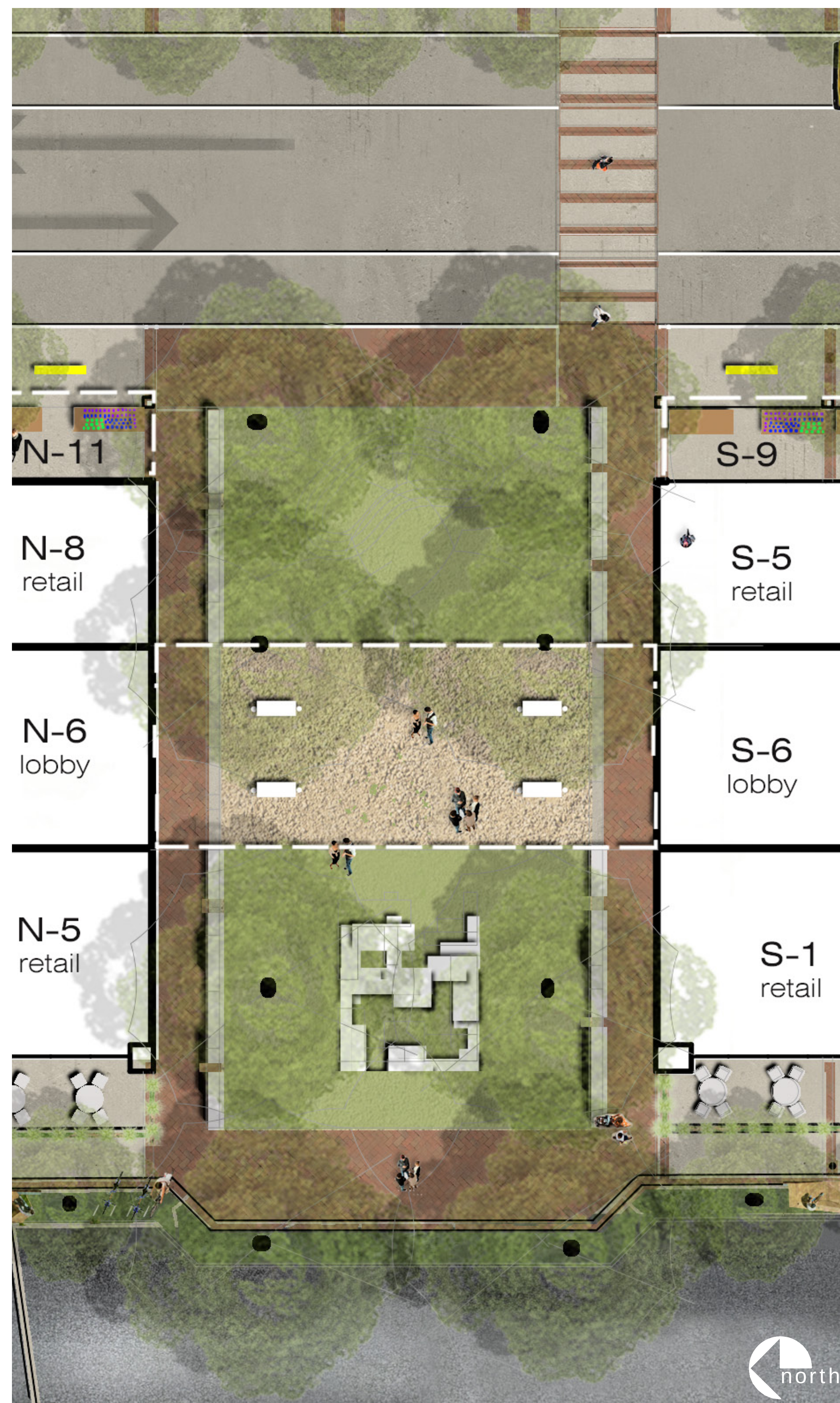


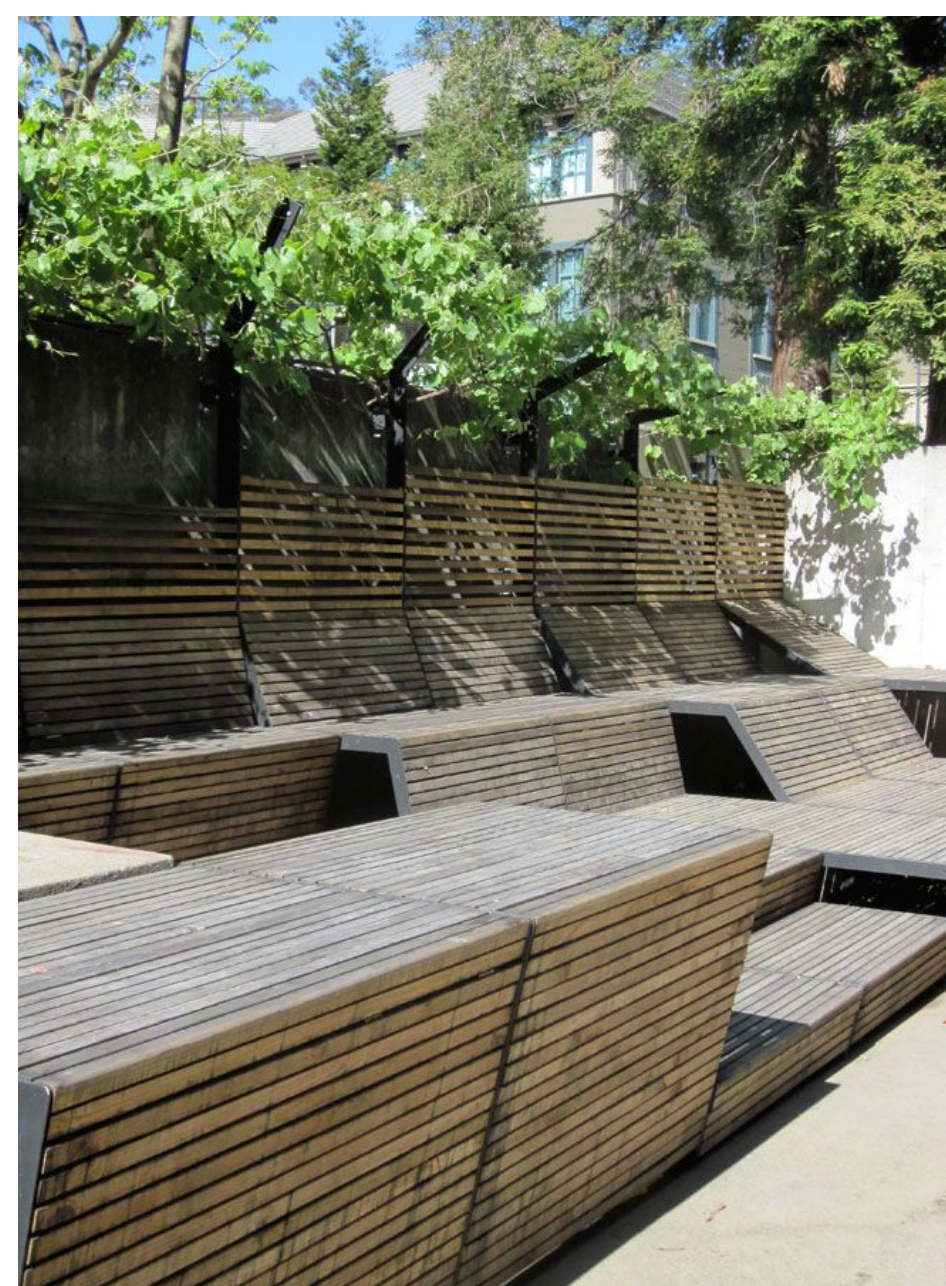
Public Open Space

Open Space Goals:

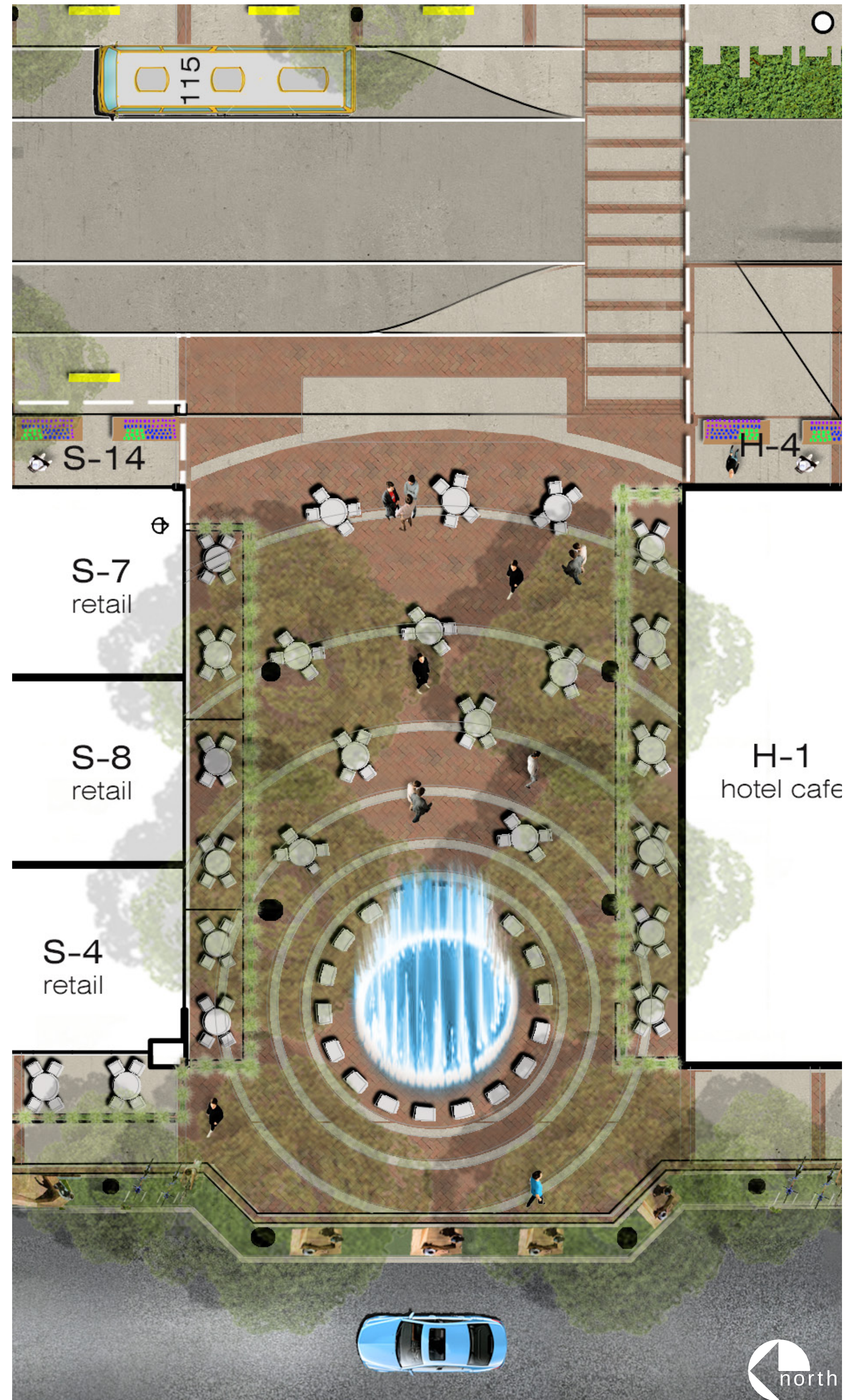
- Create desirable urban spaces that will support retail, events, recreation, and transit users
- Sustainability
- Variety of spaces for a variety of uses
- Provide both daytime and nighttime activity
- Location for public art
- Multimodal accessibility
- Safety

- Park-like feel with large trees and grass area
- Varied public seating for social interaction
- Smaller, flexible space for a variety of passive uses
- Interactive art





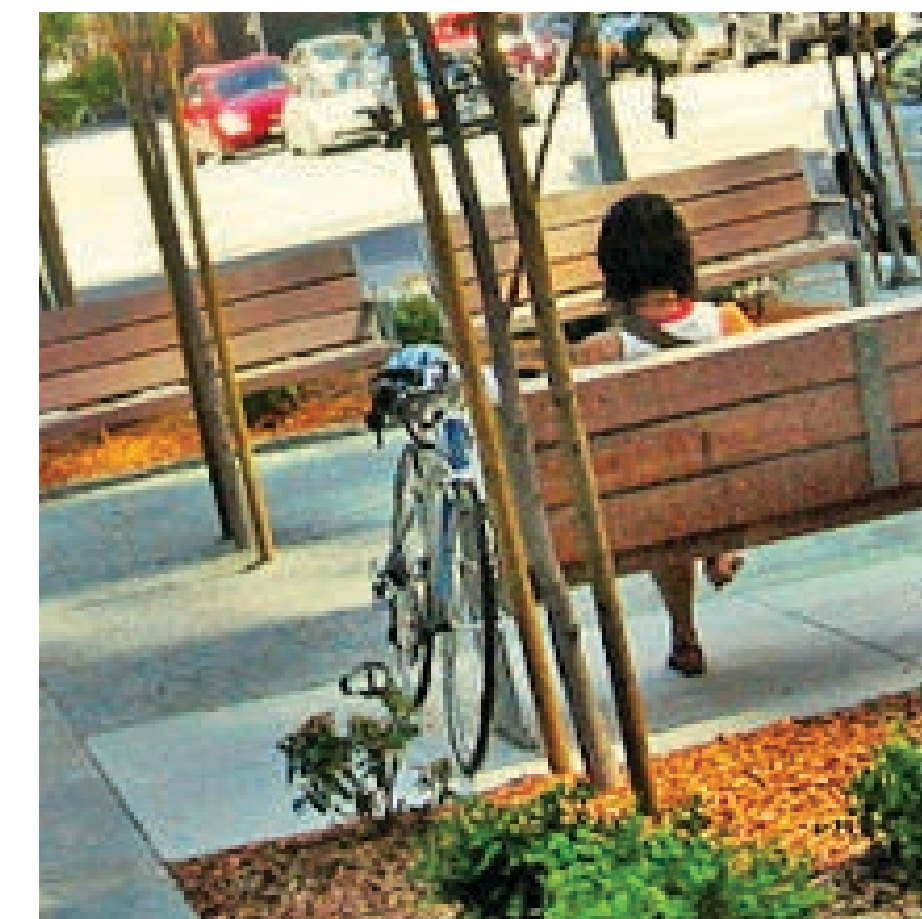
- Iconic fountain
- Cafe patios
- Large open space for special events
- Technology





Streetscape

- 8-20' wide sidewalks
- Hotel, taxi and shuttle pick-up zone
- Benches
- Cafe patios and retail
- Bike Parking
- Continuous shade canopy

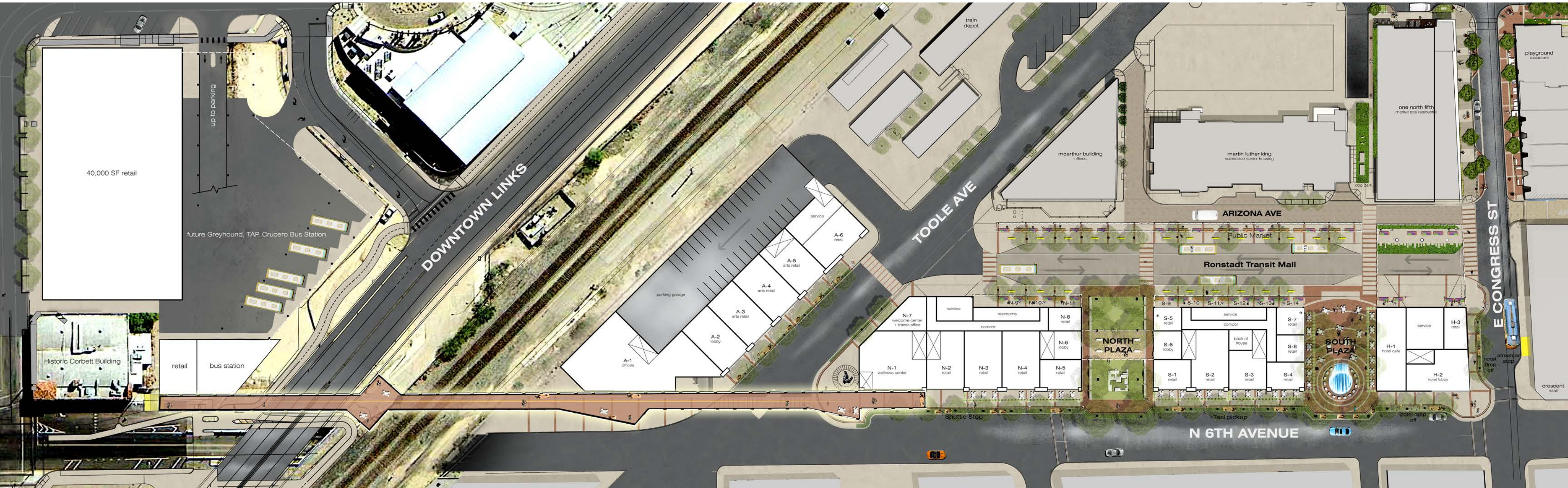


- Located along Arizona Avenue
- Permanent and open-air vendor space for artwork and local foods
- Creating growth of the local downtown economy



- Urban rooftop food production that will support public market and local restaurants





- Public Market
- Retail along 6th Ave
- Retail along Congress
- Support for community



- Pharmacy
- Health care
- Fitness
- Counselling
- Social service
- Employment

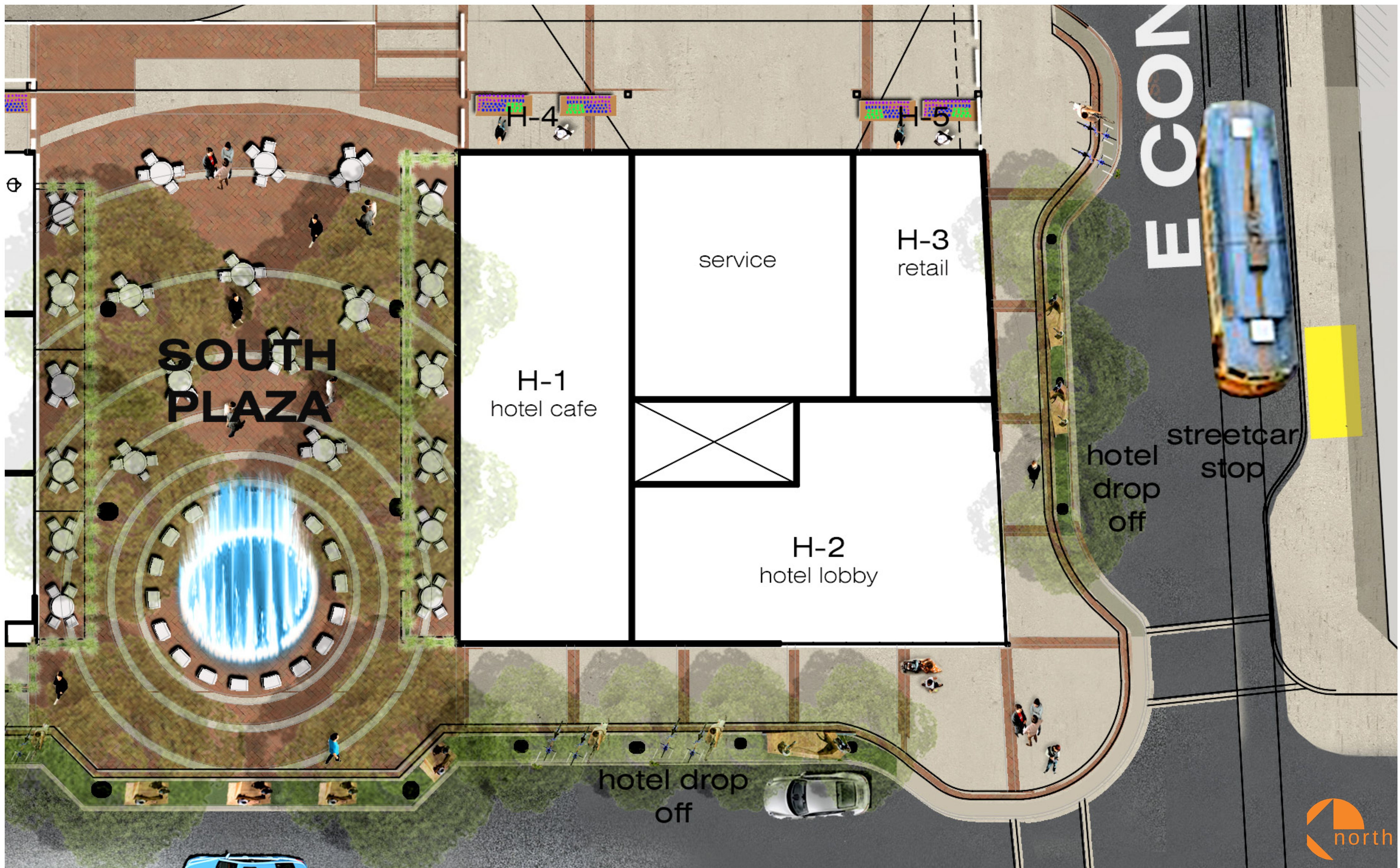


- 256 units
- 20% affordable housing
- Workforce, Young Adult, Senior
- Live/Work Lofts





- 140 Rooms
- Boutique Urban Hotel
- Rooftop Pool





Hotel - Conference - Start Up

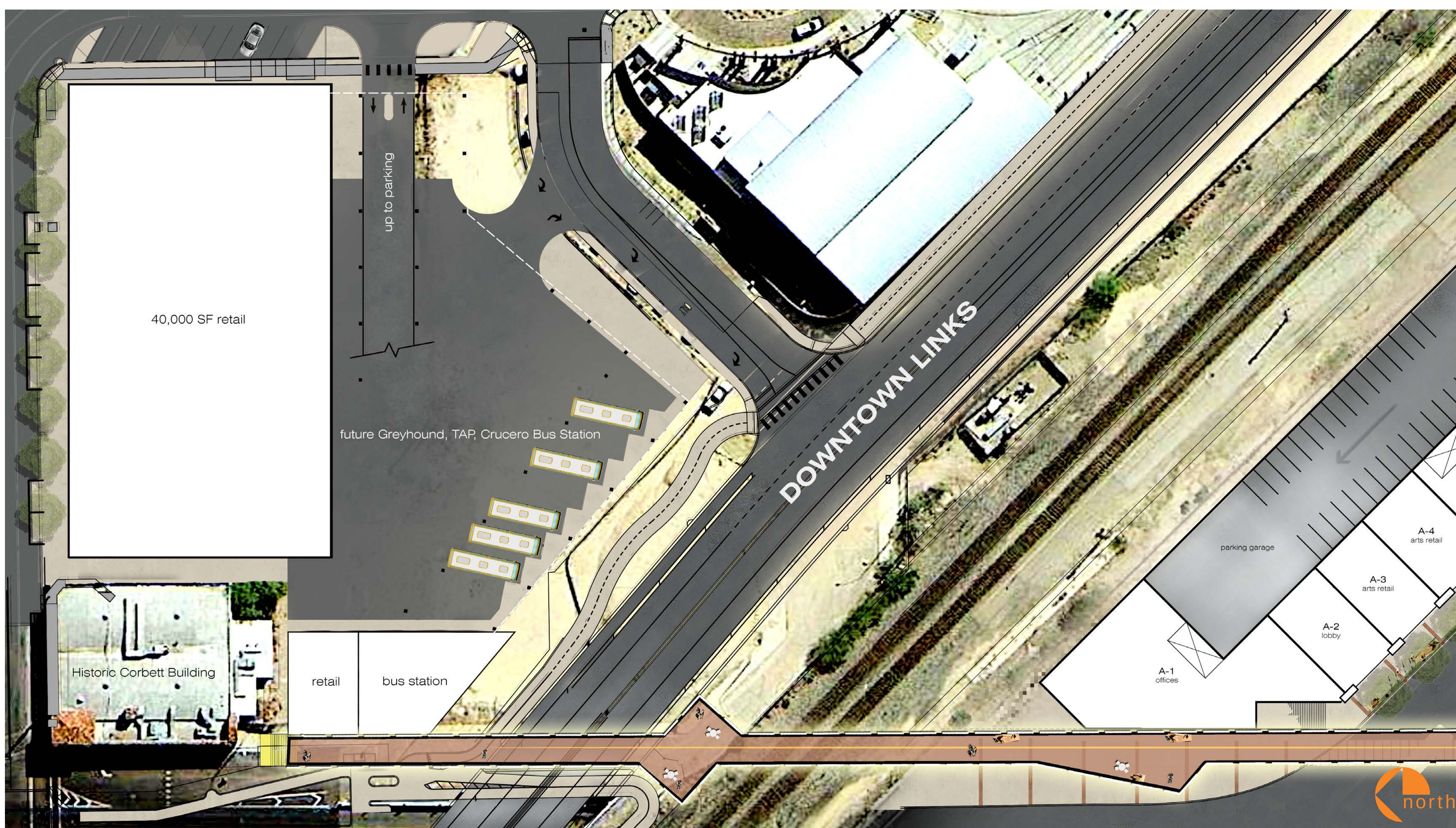
- Extends Warehouse Arts District
- Artist Studios
- Live/Work Lofts
- Public Market



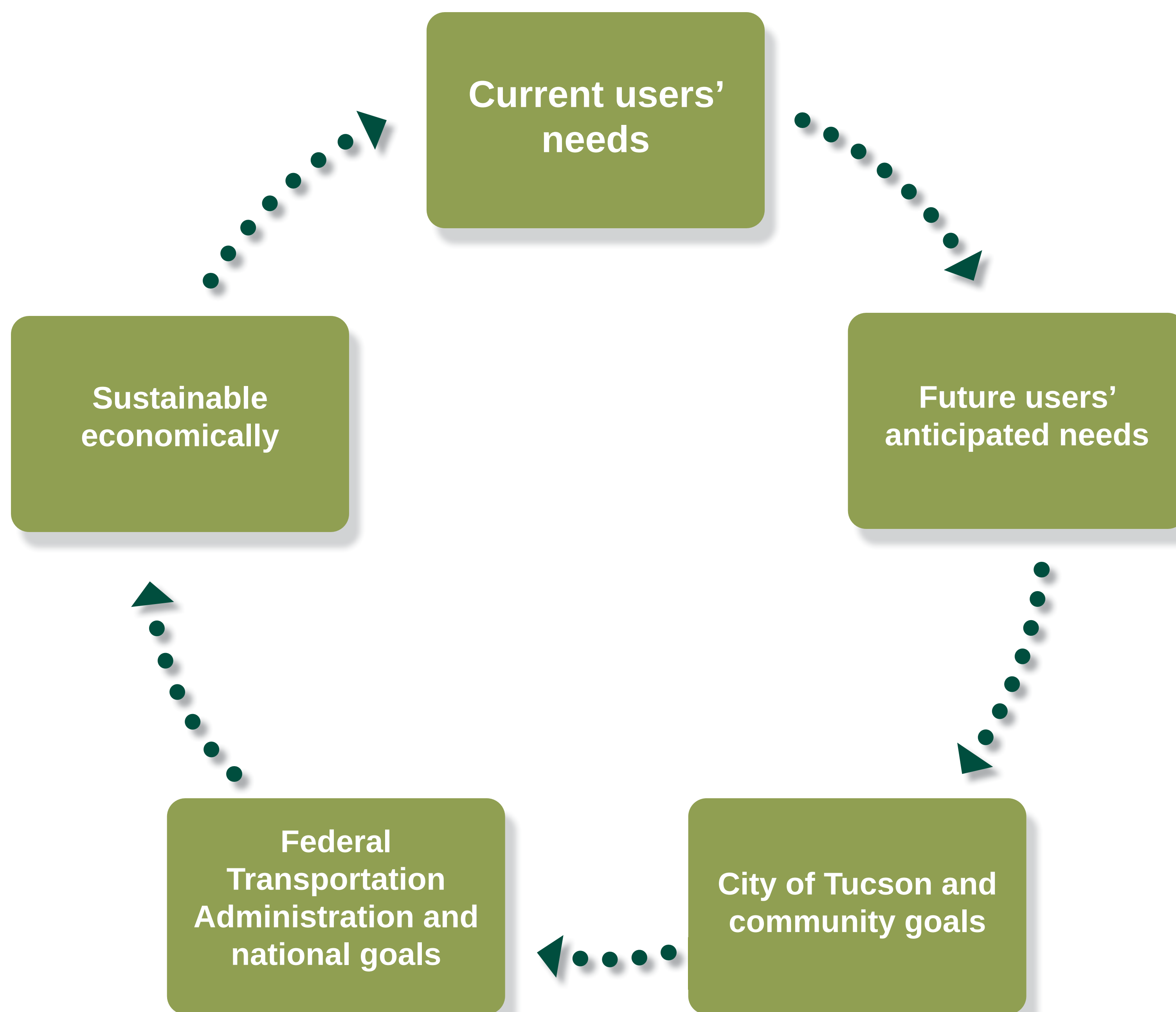
- Earth Science
- Gem and Mineral Museum
- UA Media and Journalism



- Bus Station
- Retail
- Grocery Store
- Parking 6th & 4th Avenue
- Housing



The business plan for this proposal was created to accommodate:



Tucson's growth expected to outpace the national economy by 2017(Eller, June 2015) Downtown Tucson is continuing to grow:DTP estimates over \$360M in new private dollars and \$570M in new public dollars invested in past 75 months

Tucson reflects national trends of less car use/ownership, more desire for walkable and bikable live/work areas(PDEQ survey July 2015 shows biking up from 1% to 12%; walkers 6% to 21%; bus riders 10% to 14%)

Economics

City of Tucson/ULI study last year concluded that housing is needed Downtown (97% occupancy rental occupancy rate Downtown)

As economy strengthens, so does retail, and there is growth in the hospitality industry

Sources for Development

- Commercial loan (based on NOI)
- FTA grants
- Hotel development
- Small business transportation resource center funding
- Investor equity
- NMTC
- HOME funds

FTA Joint Development Requires

- Economic link - add value to economic development activity close to transit station
- Public transit benefit - enhances effectiveness of a public transportation project physically or functionally
- Revenue for public transportation - provides a fair share of revenue for public transportation to be used by COT for transportation (exact amount to be negotiated with COT, developer, and Federal DOT)
- Reasonable share of the costs - occupants' rents

Social Environment Goals

- Mix of well-maintained, energy-efficient housing options with multimodal access to basic goods and services
- Stabilization of the local economy with opportunities for diversified economic growth supported by high-level, high-quality public infrastructure, facilities and services
- Safe community and secure neighborhood
- Commitment to arts and culture and care for the environment

Economic Environment Goals

- Support for existing businesses and attraction of new businesses
- Create jobs
- Foster a suitable and diverse economy that maximizes Tucson's strategic position
- Support for a community whose vibrant economy and quality of life benefits residents and attracts visitors



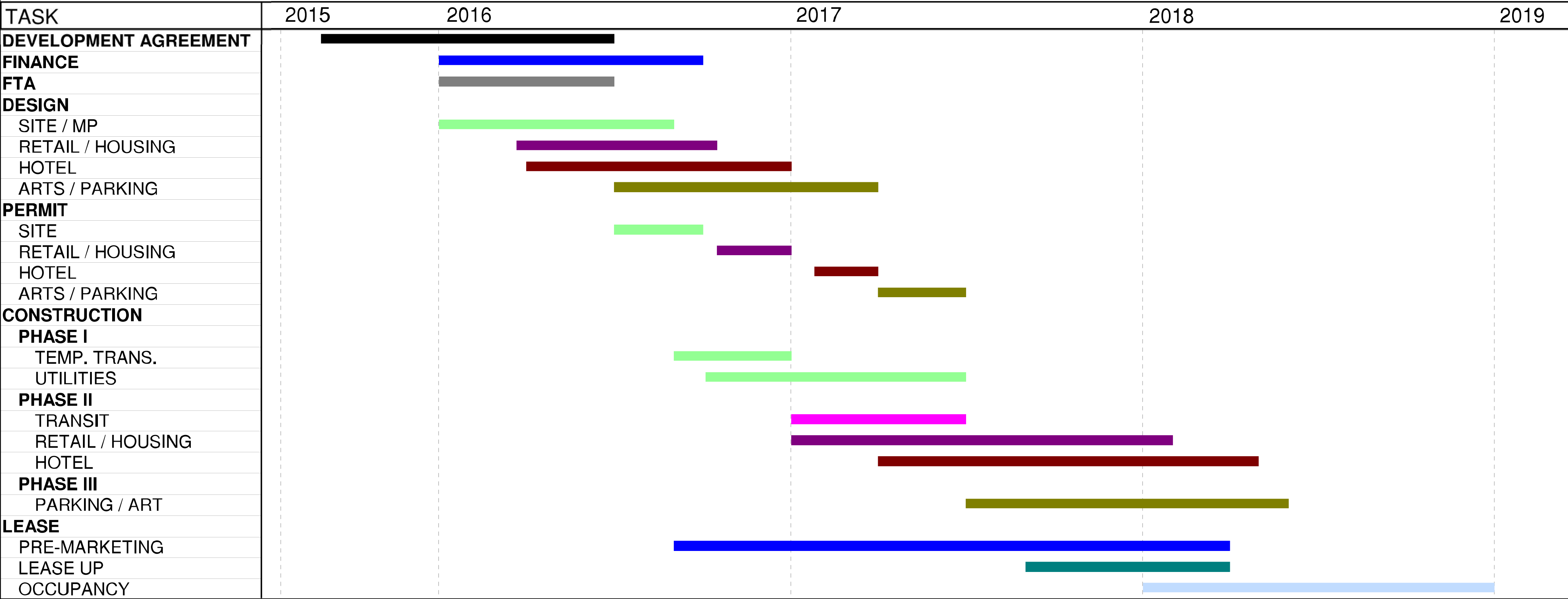
Natural Environment Goals

- Use of locally renewable technologies and water conservation
- Reduction of Tucson's carbon footprint
- Use of abundant and appropriate native plants and trees
- Contribution to the growing network in the urban core of Tucson of healthy, natural open space managed for multiple benefits
- Creation of a comfortable, attractive and pollution-free environment
- Using sound, efficient, ecological practices

Built Environment Goals

- Creation of well-maintained public facilities and infrastructure that support coordinated cost-effective service delivery for current and future residents
- Respect and integration of historic resources











Office of Integrated Planning
Planning and Development Services
Department of Transportation
Environmental Services
Fire Department

Mayor and Council

Planning Commission
Historical Commission

Stakeholders



SOUTHWEST GAS



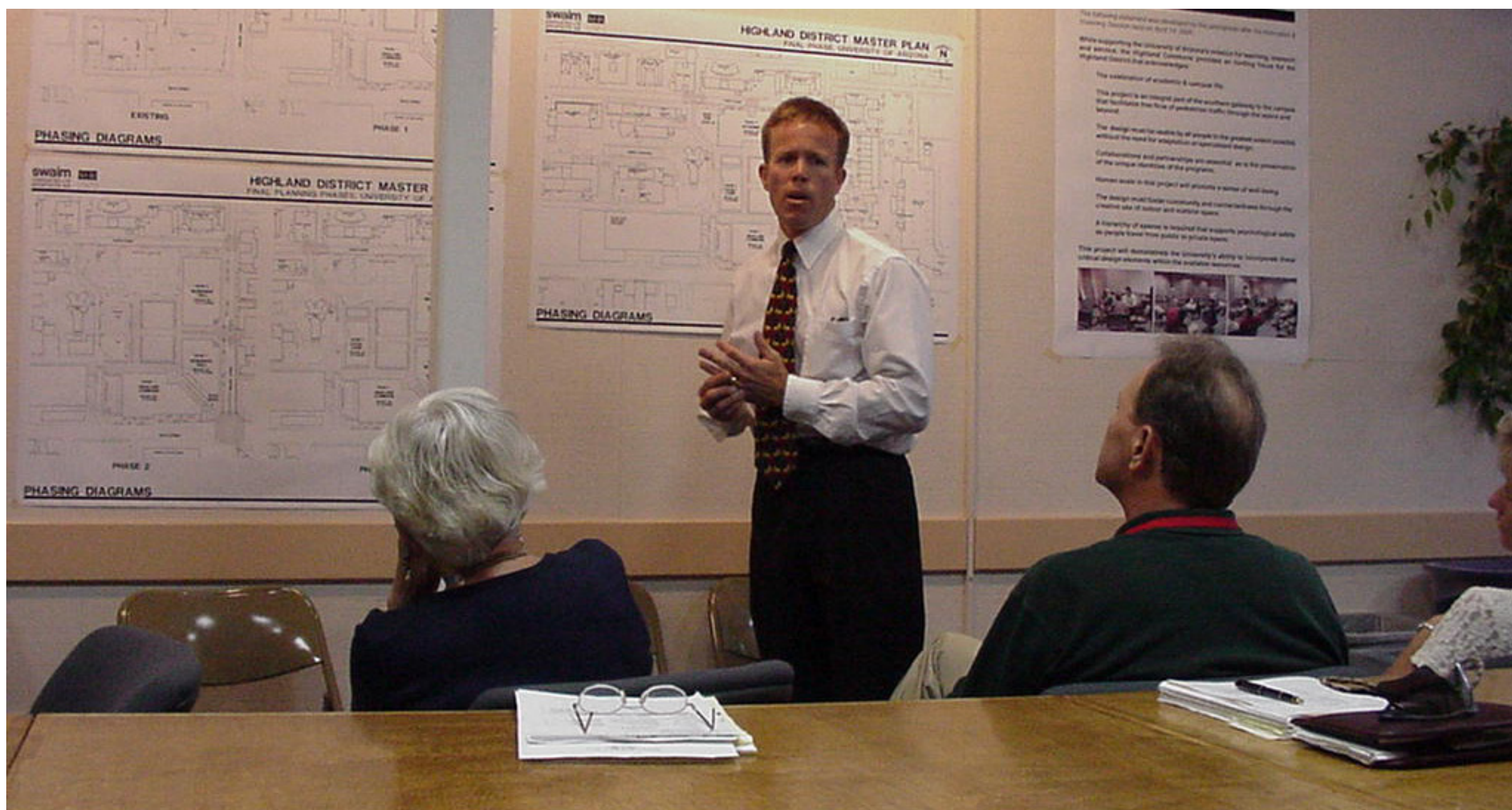
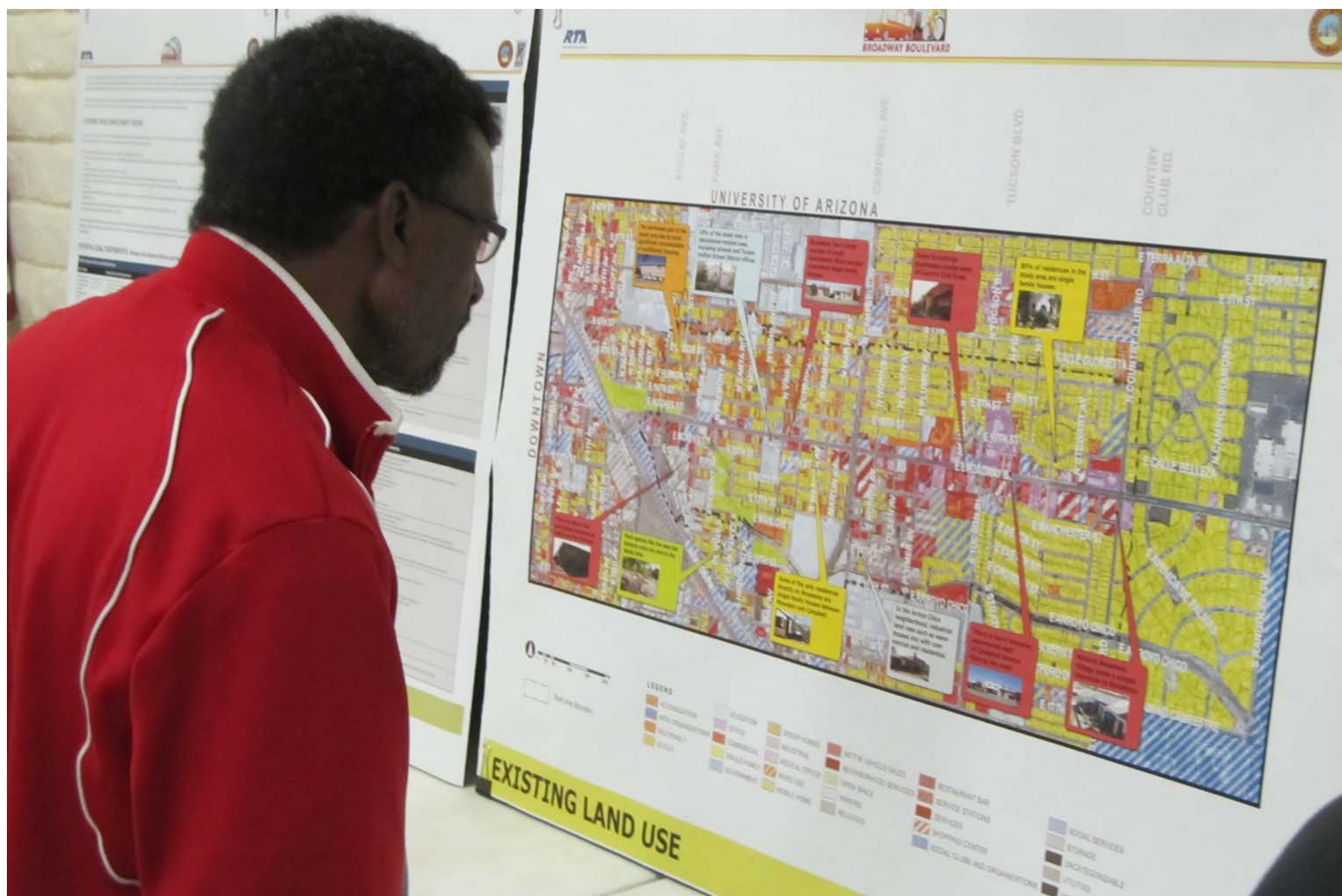
Tucson Electric Power



Communications



living streets alliance



Collaboration Means Success!



Together we will make Ronstadt the place we all want it to be. Our Team wants your input tonight and during the development process to make Ronstadt the Centerpiece of Downtown Tucson.





Why **PEACH?**

- Local successful team
- Exciting project approach
- Commitment to community

Proven • Successful • Local