

Minutes of the Rio Nuevo Multipurpose Facilities District Board

February 11, 2004, 6:00 p.m. at the Rio Nuevo Community Meeting Room, 52 West Congress, Tucson, Arizona.

1. Roll Call

The meeting was called to order at:

2. Approval of November 5, 2003 meeting minutes

The November 5, 2003 meeting minutes were approved unanimously.

3. Master Plan Update

Planners Ink was awarded the contract to conduct the Rio Nuevo Master Plan Update at a cost of no more than \$24,995. The focus of the Master Plan amendment will be on the area bounded on the west by Mission Road/Grande Avenue, on the east by Granada Avenue, on the south by the Clearwater alignment, and on the north by Congress Street, in Downtown Tucson. This is approximately 80 acres of the 300 acres of the Rio Nuevo project. The area includes vacant City owned property on the westside of the Santa Cruz River and on the east side of I-10; the Tucson Convention Center's parking facilities; project elements such as the Origins Heritage Park, Mercado at Menlo Park, UA Science Center, proposed Arena and commercial and mixed use development opportunity sites. It was the City's desire that a firm with no previous experience with the project amend the Master Plan to obtain a new perspective with a new "eye or the project. The project will be completed no later than April 1, 2004.

1. Arena Project

On January 26, 2004 Mayor and Council was requested to authorize staff to issue two requests. The first for an arena developer and the second for a third party to conduct a feasibility study of any proposal(s) that result from the arena developer solicitation. New arenas are being built with partnership with private developers and this process will allow the City to formally engage these developers and would be the first step in evaluating the viability of this concept for our community. Staff also requested that they be allowed to issue an RFP for a feasibility study on a possible new arena in Tucson. The study will analyze the preferred proposal from the arena development solicitation. If the arena is relocated, the current site could be used for improvements to the Tucson Convention Center to add 50,000 square feet of new meeting facilities which would make it more attractive to convention groups.

2. Citizen Auto Stage Exchange & Agreement

Staff has been negotiating to acquire the Citizen Auto Stage bus maintenance and storage facility through an exchange for a number of years. The owners have been extremely cooperative with the City, permitting archaeological investigations to occur on their property in the past two years, and working with staff and consultants on locating a replacement site suitable for their operations.

A replacement site was acquired last fiscal year just southeast of the intersection of Ajo Way and Palo Verde Boulevard. The 8.4 acre site was acquired before the subdivision, known as Alvernon Corners, was improved. Today, the site is graded, served with all necessary utilities, completed interior roadway (Lincoln Drive) and traffic-light controlled intersection, and lined drainageway. Design of their new facility is underway, and should be completed this month. As the site is located outside the City limits, we are working with Pima County Development Services staff on permitting issues.

A development agreement will be completed soon, and will be forwarded to the Mayor and Council for approval at that time. The construction of a replacement facility, and authorization of an exchange of properties (giving title to the City of the 10 acres of land and improvements held by Citizen Auto Stage), will cost approximately \$1.5 million to \$1.7 million, depending upon final development agreement conditions and actual bids for the construction of the replacement buildings.

An additional update will be provided to the Board in March on this matter. It is anticipated that the development agreement would be between the City of Tucson and Citizen Auto Stage.

It was recommended that the Board instruct staff to complete the development agreement with Citizen Auto Stage, secure Mayor and Council approval of said development agreement, and return to the Board for final funding authorization related to the development agreement in March, with a funding commitment by the District of no greater than \$1.7 million.

Motion passed

3. Tucson Origins Heritage Park

The WLB Team has concluded their work on the Tucson Origins Heritage park Master Plan. They recommended that the Convento, chapel, acequias, and the mission gardens portions of the Mission San Agustin be rebuilt on the west side of the Santa Cruz River. In the heart of Downtown Tucson, portions of the old Tucson Presidio will be reconstructed. A series of walkways and streetscapes will connect the two archaeological sites that will consist of interpretations of Tucson's history. The interpretations will include a primeval wetlands area that is currently scheduled to create the entrance to the park. The master plan is currently under review by a subcommittee of the Rio Nuevo Citizens Advisory Committee.

4. Congress Street Streetscape Master Plan

Over the past year, City and Tucson Downtown Alliance staff have been working closely with a variety of interested parties downtown regarding Congress Street from Toole Avenue west to the Radisson Hotel. The focus of those discussions have been on the look and feel of the street, including the following street furniture, location of on-street parking, street trees, surface materials of sidewalks and pedestrian crossings, street lights, traffic signals, outdoor dining areas, and media/vending box management.

Given the variety and complexities of the issues, and the time taken to date on the project with only some progress made to date, all involved in the project have come to realize that professional consultant services are needed to take this effort to the next level. The work of a planning consultant would be a prelude to implementing changes along Congress Street that make Congress an inviting place to be. The scope of work would be similar to that of the recently completed Scott Avenue Master Plan process (although the Congress Street project area is larger), which has resulted in consensus of guiding principles for the project, a clear plan of action, and prioritized areas for implementation. Creation of design plans for construction are now underway on that project.

It was recommended that the Board authorize staff to engage the services of a professional planning firm to create a streetscape master plan for Congress Street from Toole Avenue west to the Radisson Hotel. This process would be a competitive selection process, in accordance with the City of Tucson Procurement Code and the District's Intergovernmental Agreement with the City. Staff will return with project cost information after the selection process is much further along.

Motion passed

8. **Next Board meeting, Wednesday, March 10, 2004**
9. **Future agenda**
10. **Call to Audience**
11. **Adjournment**

No further action items at this time.