

**RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT BOARD
MEETING MINUTES
WEDNESDAY, JUNE 8, 2005 6:00 P.M.
RIO NUEVO COMMUNITY MEETING ROOM
52 WEST CONGRESS, 2ND FLOOR
TUCSON, ARIZONA**

1. Roll Call

The meeting was called to order at 6:05 p.m. After a roll call, a quorum was determined to be present.

Board members present: Ruben Suarez, Arlene Lopez and Margaret Hardy.

Board member absent: Olivia Hernandez

Rio Nuevo staff members present:

Greg Shelko, Rio Nuevo Director

Randy Emerson, Rio Nuevo Director of Development

Bill O'Malley, Construction Manager

Karen Leone, Project Manager

Virginia Monyak, Staff Assistant

Attorney for the Board: Absent

Guest Presenters: Corky Poster, The Drachman Institute, University of Arizona

2. Call to the Audience

No one in the audience spoke to the Board.

3. Approval of May 11, 2005 Meeting Minutes

Ms. Hardy moved to approve the minutes as presented. Ms. Lopez seconded the motion. The motion passed unanimously.

4. Public Hearing on the FY 2006 Rio Nuevo Budget

Due to an error on the public meeting notice that was published in the newspaper, this item was canceled. It will be rescheduled for a special meeting later this month.

5. Update on the El Paso and Southwestern Greenway Project

Mr. Poster presented the El Paso & Southwestern Greenway Master Plan.

The project is sponsored by various organizations including the Rio Nuevo Multi-Purpose Facilities District, The El Paso and Southwestern Greenway Coalition (which

It is the intent of these meeting minutes to get the general meaning of the discussion, summarize what happened and record official actions. The minutes are not intended to be a verbatim transcription of all that was said. Audio tapes of the meeting are available for review at the Rio Nuevo Office, located at 52 W. Congress.

includes a coalition of neighborhoods and trails/bikeway advocacy organizations), and the University of Arizona's Drachman Institute.

Stakeholders include: Rio Nuevo – City of Tucson, Barrio Anita, El Presidio, Barrio Viejo, Barrio Santa Rosa, West Ochoa, the City of South Tucson and Pima County.

Three public meetings were held (January 13, March 3 and April 28). The final report was submitted in May 2005.

The goals that arose from the various stakeholder meetings were to 1) coordinate with other active projects to ensure compatibility, 2) promote connectivity and recreation, 3) reflect regional and local identify and character, 4) celebrate local history, 5) provide physical comfort and safety, and provide a catalyst for positive development.

Four Historic Railroad features are on the route: The Depot, The Round House, The Auction House and the Bridge.

The Greenway's purpose is to provide connectivity. Currently, there's is an exiting east-west connection, but there's a potential to connect west University Blvd/3rd Avenue bike route and two possible connections to Paseo de Lupe Eckstrom with several access points.

Opportunities and constraints were identified as being public, private and railroad owned properties, physical and obstructions and open corridors.

The level of ease/difficulty to build the Greenway was identified. Items that were taken into account included ownership of land, physical obstructions and historical and natural amenities.

Six design recommendation guidelines were identified:

1. Alignment – The Greenway should follow the historic alignment where possible and provide alternate routes where historic alignment is difficult.
2. Preservation – Historic tracks should be preserved where possible and plan for a possible future streetcar corridor where appropriate.
3. Trail - Provide uninterrupted multi-use path where possible, separate path from road where possible, separate pedestrians from bicycles and let path double as a vehicular access road to potentially satisfy HURF requirements.
4. Comfort – Provide vegetation and shade; safe and convenient street crossings, amenities adjacent to path and full accessibility for the disabled.

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5. Developments – Be flexible about Greenway width depending on circumstances, integrate Greenway goals into other projects and maximize development opportunities along Greenway.
6. Access & Connectivity – Maximize neighborhood access to the Greenway, maximize connectivity to the paths and destinations.

A preferred route was shown that delineated where the Greenway would narrow, be streetside, be widened and/or elevated.

Each section of the Greenway (North terminus to St. Mary's, St. Mary's to Congress (two options), the Civic Plaza, Simpson to 22nd Street, 22nd to 29th Street and 29th Street to 10th Avenue, and 10th Avenue to south terminus) was looked at separately. Trail sections, development opportunities and street and rail crossings were identified in each section.

The sections were broken down into phases from the least difficult to implement to the most difficult.

Phase Ia - Cushing to 22nd Street

Phase Ib - 25.5th to 6th Avenue

Phase IIa - North terminus to St. Mary's

Phase IIb - 22nd to 25.5th

Phase IIc - 10th Avenue to South Terminus

Phase III - Rio Nuevo

Phase IV - St. Mary's to Congress

Cost estimates run from between \$5-\$8 million.

Next steps: Mr. Poster will be presenting the Master Plan to the Board of Supervisors and City of South Tucson. The City of Tucson will be co-sponsoring with Pima County an enhancement application to Pima Association of Governments.

Ms. Lopez asked if the estimates included maintenance and asked if public safety issues were addressed. Mr. Poster responded that they did not. Transportation and Parks & Recreation are still pulling those figures together. Public Safety was not looked at. The Drachman Institute was only asked to create the master plan.

Mr. Suarez asked if the Greenway would have lights. Mr. Poster responded yes.

Ms. Lopez expressed a concern about "Urban Heat" being created by all the asphalt and concrete going into downtown. Mr. Poster responded that it's definitely something to think about.

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Mr. Shelko mentioned that the developer of the Presidio Terrace project was proposing a living building, which would be sustainable and low energy. She'll be invited to a future meeting to talk to the Board about it.

Ms. Hardy asked what was being done to jump-start Congress Street.

Mr. Shelko said several things are in the works: A final recommendation on the Ronstadt and Greyhound Bus stations should be going to the Mayor and Council soon. The Downtown Event Center may be changing hands soon. Staff is working on an Economic Development Strategy for the area. The Tucson Downtown Alliance is working on a retail strategy. Staff is talking about taking a stronger approach to code enforcement to make stakeholders accountable for their buildings. The Congress Street Master Plan should be complete soon.

6. Monthly Rio Nuevo Update on Projects and Financial Reports

Mr. Emerson went through the June project updates. Following are the highlights of his briefing.

Fox Theatre – The issue with the lead paint has been resolved. There are anywhere from 55-60 workers at the theater every day. Mr. Richard Moe, President of National Trust Community Investment Corp (the organization we applied to for the tax credits) will be in town Thursday. He will be visiting the Fox during his stay in Tucson.

The Post at Kolbe Square – The development agreement with Bourn is nearing completion. The agreement is being written to accommodate a design with/without the acquisition of the Bank One parking lot. Bourn is asking the architect to design the building in two phases just in case the acquisition of the parking lot does take place, Phase II can be added later.

Ms. Hardy asked what the status of the Bank One Annex was. Staff responded that the developer is aware of the community's desire to preserve it and they will do everything they can do that.

Historic Depot – Mayor and Council approved a lease Tuesday with Economou Restaurants to open a restaurant called Central-A Tucson Original. The owners are Mark and Sonia Economou. Mark has 18 years of restaurant experience. He served as executive chef at Trio Bistro and Bar and Bistro Zin, as a well as sous chef at the Westward Look Resort's Gold Room. The menu is described as New American Bistro. Events will be catered on the second floor.

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Pennington Street Garage – The lease with Café Poca Cosa is scheduled to go before the Mayor and Council next week.

Congress Landfill Bioreactor – Mayor and Council approved the submittal of a Brownsfield Economic Development Initiative (BEDI) Grant and associated Section 108 Loan for Infrastructure Improvements on the West side of the Santa Cruz River. If awarded/approved, this will allow staff to start infrastructure work at an accelerated rate on the westside. A copy of the M&C Communication was provided to the Board members. A decision could be made by the Fall.

Arizona State Museum and Arizona Historical Society – They have submitted a joint project application to the Rio Nuevo District for assistance with a financial feasibility analysis. Their application will be presented to the Rio Nuevo Citizens Advisory and Rio Nuevo Board in July.

Origins Heritage Park – The Presidio Portion of the Origins Heritage Park located at Washington and Church received two RFQ's. The RFP for design and build was issued and proposals are due in July.

Presidio Terrace – Staff believes that they are in the final stages of negotiating a solution to the parking situation with the Tucson Museum of Art. The development agreement is scheduled to go to Mayor and Council in July.

Ms. Hardy asked if the Board would be seeing the development agreement. The response was that the Board already approved the concept and the development agreement outlines how the concept will be carried out. Copies of the Mayor & Council Communication will be forwarded to the Board.

Arena – The price to conduct the architectural design and building of the arena is being negotiated. Once that has been settled, the proposal along with the feasibility study will all be rolled into one package before going to the Mayor & Council.

Civic Plaza – Hargreaves is completing its master planning phase of the project. It will be going to the Board next month for their approval. Once that has been done, the consultants can start working on the schematic design portion of the project.

Ms. Hardy inquired into the acquisition of Mr. Norville's property for the Civic Plaza. The City Manager continues to negotiate with Mr. Norville. The current proposal includes the City building a parking structure and allowing Mr. Norville to use the first floor of the parking structure for the Gem show. This item is scheduled to go to Mayor and Council June 21st.

University of Arizona Science Center – The UA has decided on their final concept – which is the original concept presented by Rafael Vinoly. They are currently working on identifying their funding sources. The amount has not been revealed.

Franklin Court – The first resident has moved in.

Ms. Hardy said the El Presidio Neighborhood is planning a welcome party.

Ice House Lofts – People are moving into the lofts.

Mr. Shelko announced that there's a new housing project that needs to be added to the list. Ron Schwabe of Peach Properties is remodeling the Volk Building (former Bankruptcy Court Annex) into 26 lofts. Construction could start as early as four months from now. A future second tower is proposed on the parking lot just west of the building. This is a fully private development.

7. Announcements

None

8. Discussion of Future Agenda Items

Ms. Hardy announced she would not be able to attend the August 10th meeting.

July

- Project Application from the Arizona State Museum and Arizona Historical Society for assistance with a Feasibility Study
- Civic & Cultural Plazas
- Development Agreements for The Post and Presidio Terrace

9. Adjournment

Ms. Hardy moved to adjourn the meeting at 6:45 p.m.. Ms. Lopez seconded the motion. The motion was approved unanimously.