

# MPA) Metropolitan Pima Alliance



The Westin La Paloma

# Welcome to the 10th Annual Common Ground Awards Ceremony Presented by



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2014 COMMON GROUND

### Welcome & History

Celebrating it's 10-year anniversary, the Common Ground Awards ceremony was envisioned by then Board of Director Priscilla Storm of Diamond Ventures- Reaching higher ground through finding common ground. With 200 projects celebrated over the last decade, this annual ceremony gives the community a unique outlet to celebrate and encourage the positive impacts of working together. MPA features successful collaborations in an effort to challenge both the public and private sectors to emulate this behavior. While some may disagree with the results of a particular project, the process of collaborating and compromising is what makes a community thrive. MPA's mission is to advocate responsible, balanced development. To genuinely achieve that, it's a balance between business interests, existing neighbors and our natural environment. The balance is found in reaching common ground. Thank you for helping celebrating with us.



# MPA Founders Award Terry Klipp

It was 1997. A small group of individuals, representing various sectors of the business community, came together to discuss how to reasonably deal with development and growth issues in Pima County. One of those individuals was Terry Klipp.

As the president and principal of Terramar Properties, Inc., Terry has developed a reputation for bringing both passion and discipline to the industry. As Bob Morken, Sr., his friend for more than 35 years and business partner for the past 20 years noted, "Terry has always been a totally accountable partner. His character is impeccable and his leadership is based on his curiosity and enthusiasm."

Indeed, it is this enthusiasm Terry has brought to MPA, remaining a dedicated and committed force for 15 years. As committee chair, board president, volunteer, donor and a constant and steadfast presence for the organization, Terry continues to provide a positive influence on all that MPA does today.

When asked how to describe Terry to someone who may not have met him before, several words kept appearing: friendly, generous, attuned, balanced approach, focused, strategic, caring, leadership, dry wit, mentor—a father figure, a wizard.

Ramon Gaanderse was hired as the first full-time executive director for MPA in 2005, serving until 2008.

"What I always loved about Terry is that he would always be willing to meet with me, either by phone or in person" Ramon recalls. "He was great about giving direction, answering questions and being open to suggestions. I was a young executive director with a lot to learn. He made the job easy—it was just a good dynamic. I really took his advice to heart."

Michael Guymon, another young executive director, followed Ramon in 2007. At that time, Terry was the president of the board of directors, serving for two consecutive terms.

"This was my first foray into running an organization," Michael says. "It was extremely helpful to have someone like him be there to assist me and to make sure that we were progressing as an organization. He was always at my side and someone I could count on."

Michael attributed MPA's ability to move forward and not remain static during his tenure directly to Terry's connection in the community and the respect he has earned over the years. "As an organization, you want to be at the forefront of things, you want to be doing things that will lead to actual, positive change, and the only way we could do that was to gain influence within the community. We were able to do that. People felt that if Terry supported it, then it was the right thing to do.

"More than anything, he really was a parental figure," Michael recalls. "He just had that ability to make sure everything was going in the right direction, making sure that everyone had some piece of the action. It was important to him that people were not only happy with the organization, but also their role within the organization."

Amber Moore Smith, executive director, says when the committee decided to create the Founders Award this year, it was unanimous that Terry be the recipient.

"His experience and institutional knowledge is invaluable. He's retained all of that and continues to bring that forward on behalf of MPA," she says.

One of the most important leadership qualities Terry has demonstrated that has had an impact on the MPA community is his ability to handle challenges and opportunities with a respectful, strategic approach.

"Although he's firm in his opinions, he's very balanced in his approach, respectful of others' contributions and works to consensus," Amber notes. "He's a real wizard. When we struggle with an issue we turn to him."

Linda Morales, a former MPA board president and current member, agrees.

"Terry's leadership has been so important to MPA especially because of his history with the organization; big picture stuff. He helps keep things in perspective when the Board needs to make tough decisions," she says.

"He has always brought a very smart and strategic approach in how to best represent the association the public," Ramon says. "He's a great example of board leadership and engagement."

Bill Arnold was also in that founding group in 1997.

"Terry exemplifies the words knowledgeable, honest, and steadfast. He's a great spokesman for our industry and a good friend. MPA is lucky to have had the benefit of Terry's leadership and support all these many years."

It is with great pleasure that we honor Terry Klipp as the first recipient of the MPA Founders Award.

#### **BOARD OF DIRECTORS**

Ed Marley, President - Swaim Associates
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Alice Templeton, Appointed - Gordley Group
Bill Carroll, Appointed - EEC
Kevin Hall- Cypress Civil Development
Walter Hoge, Appointed - Rio West
Terry Klipp, Appointed - Terramar Properties
Stacey Weaks, Appointed - Norris Design
Sandy Alter - Rein & Grossoehme
Brian Harpel - The Harpel Company
Erik Bakken - TEP

Lisa Bowers - Tucson Expediting & Development
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# 2014 MPA Common Ground Project of the Decade The Sun Link Tucson Streetcar

The Sun Link Tucson Streetcar is our region's first fixed rail transit system. Sun Link connects neighborhoods, businesses, educational, institutions, and non-profits. The streetcar's 3.9 mile route also links our City's largest activity centers together: the University of Arizona and University Health Sciences Center, Main Gate Square, 4th Avenue Retail and Business District, Downtown and the westside Mercardo District. Sun Link is integral to the creation of a region wide seamless transit system and provides easy connections to Sun Tran, select Sun Shuttle routes, and UA CatTran. More than an historic transit system, Sun Link connects the more than 100,000 people who live, work, study and play within walking distance of the streetcar corridor.

The Sun Link project is part of the \$2.1 billion Regional Transportation Plan, approved by Pima County voters in May 2006. The \$196 million project is primarily funded by the Regional Transportation Authority and through federal and other regional funds. The City of Tucson and the RTA co-managed the project with key partners including the University of Arizona and the Arizona Department of Transportation. The Federal Transit Administration (FTA) Region 9 monitored the project along with a Project Management Oversight team.

Most importantly, Sun Link's successful construction and service launch reflects 10 years of collaboration among hundreds of people – offering community feedback, designing, planning, administering, conducting outreach, seeking funding, providing oversight and more. This collaboration generated creative problem solving, new ways of communicating, and innovative ways of working together – all hallmarks of a Common Ground Award.

The Sun Link team is proud of our legacy of collaboration and understand that it critical to our success in delivering our region's first modern streetcar system – and the nation's first Made in America streetcar systems in some 60 years. The streetcar team includes:

- Elected official at the local, regional, state and federal level
- Staff
- The University of Arizona
- Private sector businesses and business groups
- Neighborhood associations
- Citizen groups
- Representatives of public and private utilities

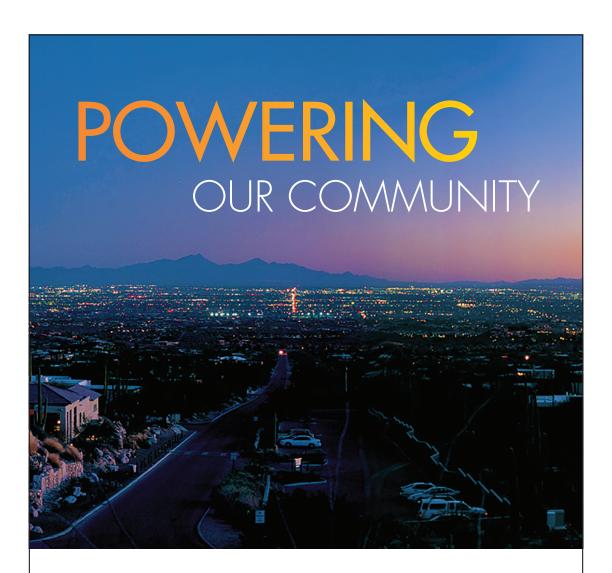
The Sun Link project is the City's largest and most complex construction project to-date. Construction of the system included the removal of all of the existing asphalt along the route, relocating and replacing the underground utilities, installing concrete embedded rail, repaving, installing streetcar stop platforms and installing public art. This undertaking involved four independent contractors, more than 400 workers and a work zone that encompassed four miles of roadway in some of the most densely populated, historic and congested areas of Tucson.



The construction team was faced with deftly managing an ambitious construction schedule, infrastructure surprises, and multiple crews. Innovative solutions, flexibility, persistence, professionalism and the expertise and collaboration of the design team, contractors, consultants and City staff resulted in a successful project and mitigated the unforeseen construction challenges that could have easily doubled or tripled the length of the project.

Prior to the July 25, 2014 launch of passenger service, the Sun Link project was already starting to significantly deliver community benefits:

- Creating 500+ construction-related jobs and fueling the local economy
- Helping to generate \$1.5 billion in private/public investment since the TIGER Grant was signed in February 2010 (source: Downtown Tucson Partnership Study)
- Triggering 1500+ new multi-family and single-family housing units
- Installing more than \$19+ million in much needed infrastructure improvements
- Focusing attention on Made in America jobs and materials
- Positive support of local businesses



Our commitment to our customers goes beyond providing safe, reliable, affordable power. We are dedicated to improving the quality of life in the communities we serve through community involvement, economic development and more.







# 2014 MPA Common Ground Project of the Decade Rancho Sahuarita

Most Tucson residents remember Rancho Sahuarita's early ads, featuring a picturesque place with a lake, clubhouse, waterpark, schools and the slogan "It's all in your backyard." Over a decade later, more than 5,000 families now call Rancho Sahuarita "home," and they are enjoying all of the amenities, shopping and services that are located there.

This family-friendly community has made the Town of

Sahuarita one of the fastest growing cities in Arizona, attracting about 17,000 residents or approximately 60% of the town's population. With its multi-generational emphasis, Rancho Sahuarita appeals to homebuyers of all ages and includes two active adult communities: Rancho Resort and Sonora by Del Webb.

The Rancho Sahuarita specific zoning plan was approved in

1995, shortly after the Town of Sahuarita was incorporated, and the formation of the Sahuarita Water Company and the approval of the Sahuarita Waste Water facility followed several years later. Bob Sharpe, the founder of Rancho Sahuarita, started infrastructure construction in early 2000, and his development has been one of the country's best-selling communities since its first home closed in 2002. Even in 2008, during the Great Recession, Rancho Sahuarita was the Number 1 best-selling community in Arizona and was recognized as the fifth best-selling community in the nation. Also in 2008, Rancho Sahuarita was featured on the ABC program "Nightline," in a segment entitled "The Last American Boomtown."

Rancho Sahuarita has become the most successful community in Southern Arizona, by not only offering a variety of amenities and programs, but also by providing the best combined housing and lifestyle value in the area. "We envisioned Rancho Sahuarita as a place where residents could have more time to enjoy what's really important in life, like family, friends, and fun," Sharpe says. He continues, "It's all about offering a lifestyle makes people's lives easier and more enjoyable."

Rancho Sahuarita's most popular amenity is the 30,000 sq. ft. Club Rancho Sahuarita, a recreation center that includes areas for both exercising and socializing, along with many flex spaces that make it easy to live, learn, work and play in the community. The Clubhouse also features a private water park that attracts

thousands of residents and their guests during the summer. The campus serves as the hub of Rancho Sahuarita's "event-full" lifestyle, hosting more than 100 special events annually and about 50 recurring activities weekly.

The community includes over 17 miles of paved paths that serve as pedestrian links to the 15-acre Sahuarita Lake Park that Sharpe developed for the Town, neighborhood parks and

pools, and eight award-winning Sahuarita Unified School District schools. "Great schools make great communities and we are proud to be a longtime partner and supporter of the school district," says Sharpe, who has donated almost 75 acres of land for SUSD schools. Rancho Sahuarita also partners with the school district on many different programs and initiatives, including the Sahuarita WINS community engagement effort.



Sharpe has also expanded the Town of Sahuarita's availability of retail, commercial, health and wellness, government and non-profit services through the development of the Rancho Sahuarita Marketplace and the Sahuarita Town Center. Rancho Sahuarita is a frequent collaborator with many stakeholders including the Town of Sahuarita, SUSD, Rural/Metro, Cox Communications, and construction, engineering, design and builder partners who have contributed to creating this dynamic community.

In particular, ten regional and national builders have had a presence in the community, with Richmond American and KB Home currently building homes.

With over 5,000 lots remaining to be built-out, additional commercial and mixed-use development planned, and a Community Facilities District approved last May, Rancho Sahuarita's future looks bright. The next phase of infrastructure for an additional 500 lots will begin construction in 2015.

"Although we have been very fortunate to accomplish so much in such a short time, the most exciting part of this project for me is that we are only half-way done," says Sharpe. "I am excited to have my son, Jeremy, involved, and I look forward to seeing our team complete what we set out to do over 20 years ago."

# Over Two Decades of Perseverance & Collaboration

- 1993 3,000 Acres Acquired
- 1994 Town of Sahuarita Incorporated
- 1996 Entitlements Approved
- 1998 Sahuarita Water Co. & Wastewater Plant Approved
- 2000 Rancho Resort Opens
- 2001 Sahuarita Lake & Club Rancho Sahuarita Break Ground
- 2002 First Home Closed in Rancho Sahuarita
- 2008 Best Selling Community in Arizona; 5th Best Selling Nationally
- 2008 Fry's Marketplace Opens
- 2011 5,000 Homes Closed Since Opening
- 2012 "Sahuarita Town Center" Common Ground Award
- 2014 MPA's Project of the Decade

Thank you to all of our partners who have helped make Rancho Sahuarita the great place it is today. There's still more to come!

Boh

Bob Sharpe, Founder





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RICHMOND AMERICAN HOMES KB HOME





### 2014 MPA Common Ground Award of Distinction First Impressions

More than 950,000 travelers fly through Tucson International Airport every year. Some come to Southern Arizona as tourists, some to go to school and many come here to conduct business. Many of these travelers are visiting Tucson for the first time and they know Tucson as an eclectic city with a warm climate and a beautiful mountain skyline. The expectations of these travelers are generally high as they leave the airport terminal to explore Southern Arizona. Shouldn't their first impression match their expectations?



The Tucson Metro Chamber in partnership with AAA Landscape proudly led the community in improving the gateway to Tucson International Airport (TIA) with the *First Impressions* project. The *First Impressions* project transformed the six-tenths of a mile on Tucson Blvd. between Tucson International Airport and Valencia Blvd. into a positive landscape, art and cultural experience for visitors using TIA. Prospective companies looking to expand or start company in the Southwest can recognize Tucson as a business friendly community with their first impression from the airport.



This project includes the redesign and installation of 6 medians including trees, shrubs, cacti, pavers, rip-rap, boulders, brominite demolition, irrigation and signage. Tucson Metro Chamber managed the project, AAA Landscape donated the labor at cost and funding came from individuals and prominent companies spearheaded by Cody Richie of Crest Insurance. This project raised over \$450,000 in cash and in-kind donations.



This project was designed to bring to light all the beauty the Southwest Desert has to offer in a sampling that would make the most impact in a small amount of space. Trees and plants were specifically selected based upon the indigenous species available in the area. The size and quality of each specimen planted meets American Nursery & Landscape Association standards. Coordination for the design was initialized with the end result of relinquishing the project back to the City of Tucson once the maintenance period expired. Understanding the City of Tucson's limited maintenance budget, the plant material was selected to allow for slow growth and minimal upkeep. With the current economic recession the City of Tucson does not have the funds to reinvigorate corridors into Tucson.

Tucson Metropolitan Chamber of Commerce through the Community Affairs Initiative recognized a need to develop this section to entice visitors with a small sampling of what our desert has to offer. Outpouring of community support has been evident from day one. Individuals, groups and companies have offered to grab a pick and shovel and help.

The ultimate plan is to continue forward with community collaboration and address other major corridors including 1-19 which welcomes our visitors from the South.

The community created this project. It stands to show that anything can be accomplished by working together. Tucson is a giving community. *First Impressions* will not only affect Tucson but the surrounding towns as well because the corridor is the major thoroughfare from the airport. If they thrive, we all thrive!



#### Nominees by Category

#### PROGRAM OR EVENT

Pima County Main Street Business Assistance Program - Regional Transportation Authority (RTA)

Feria de la Lectura / Billingual Literacy Fair

Southern Arizona Manufacturing Partners (S.A.M.P)

#### **PUBLIC WORKS**

Sahuarita Road Improvements- I-19 to East Town Limits

Downtown Links Phase II - St.Mary's Road/Sixth Street, 1-10 to Church Avenue

Tucson Electric Power (TEP) Transmission Line (DeMoss Petrie Tucson-Sub)

Ina Road/Oracle Road Indirect Left

#### CONSTRUCTION AND DEVELOPMENT

**CODAC Cobblestone Court** 

Dorado Country Club Planned Area Development (P.A.D.)

The Salvation Army Hospitality House

#### ECONOMIC DEVELOPMENT

Global Advantage (GA)

Tucson Regional Economic Opportunities (TREO)
- 2014 Economic Blueprint Update

#### **PLANNING**

Tucson Unified School District (TUSD) Five-Year Strategic Plan

Your Voice, Our Future, Phase 1 "Let's Talk" - Oro Valley General Plan Update

Plan Tucson- City of Tucson General and Sustainability Plan

#### REVITALIZATION

Casa Presidio

Pima County Robles Ranch Community Center Improvements-A Place to Play in Three Points

Ann Kathryn Schmidt Kickin' It Clubhouse





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### **Planning**



#### **PLAN TUCSON**

The City of Tucson's General & Sustainability Plan was designed as a collaborative effort focused on bringing stakeholders from the public, private, and non-profit sectors together to engage in policy working groups.

Uniquely, this plan combined a Sustainability Plan with a General Plan therefore triggering polarizing issues once the formal review process was underway. The biggest challenge was addressing 5 contentious issues within a very brief period so that Mayor and Council could approve the Plan and submit it to the voters based on a State Legislated time frame. The plan was overwhelmingly approved by voters.

#### (Collaborators)

Rick Engineering- Chuck Martin
Southern AZ Home Builders Alliance (SAHBA)-David Godlewski
Metropolitan Pima Alliance-Amber Smith
Neighborhood Association Representative-Ruth Beeker
Neighborhood Support network-Don Ijams
Tucson Metro Chamber-Robet Medler
DM50-Mike Grassinger
Tucson Forward-Robin Gomez
Davis-Monthan AFB-Kenneth Born
Catalina Vista Neighborhood Assoc.-Collette Altaffer
Colonia Solana Neighborhood Association-Bill DuPont
AZ State Land Dept.-Tim Bolton
City of Tucson Staff
West University Neighborhood Association-Chris Gans
Imagine Greater Tucson- Mike Holmes (formerly)



#### TUSD FIVE-YEAR STRATEGIC PLAN

First of its kind for the district, this project brought more than 400 members of the community to improve the education of TUSD students. It was a five-month process that began with 200 participants meeting every Saturday. Presenters focused on: curriculum, diversity, finance, facilities and communication. By the end of the process over 400 people were regularly attending the meetings. The Strategic Plan is a roadmap for the district that not only has vision and aspiration but is rooted in reality with 125 achievable goals that Tucson wants for TUSD. The Governing Board voted unanimously to adopt it- A victory for the district, for education and for all of Tucson.

#### (Collaborators)

400 community members, educators, business leaders, parents and residents



#### YOUR VOICE, OUR FUTURE, PHASE 1 "LET'S TALK" ORO VALLEY GENERAL PLAN UPDATE

Your Voice is a comprehensive effort to reach the community and stakeholders and ask them to identify common values, issues and find solutions. Results will reveal a General Plan that guides decisions about the Town of Oro Valley's future and quality of life. The ultimate goal was to ensure that the public participation process was transparent. A marketing strategy was developed by The Gordley Group to engage stakeholders by getting out in the community where people shop, work and play and utilizing a designated website. The extensive Plan has earned several awards due to the extent of its outreach and unique approach.

#### (Collaborators)

Agencies or Utilities: 5
Business Interest Groups or Business Owners: 18
Churches: 5
HOA's: 4
Resident Volunteers: 57
Schools: 8
Stakeholder Groups: 20
Town Staff: 20

All finalist information and list of collaborators provided by the project.



WHEN IT COMES TO SUPPORTING THE COMMUNITY

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### **Program or Event**



#### Feria de la Lectura

While Spanish is spoken in homes in Tucson, reading and writing skills are not well-developed. This event is designed to encourage reading in both English and Spanish in the Tucson community. In its 6th year, the event served approximately 3,000 participants, and organizers gave away 1,200 backpacks to students and over 10,000 books in both Spanish and English. This program is a celebration of bilingual literacy and an opportunity for families to receive free school supplies for children. The Mexican Consulate office and the Pima County Public Library donate thousands of books in both languages for students. The hope is to encourage parents to read to their children in Spanish and English and encourage children to read on their own. In the 21st century world of globalization, being fluent in multiple languages opens doors and expands employment opportunities.

#### **Collaborators:**

City of Tucson Ward 1 Councilor Regina Romero and staff Mexican Consulate of Tucson Pima County Public Library Sonia Tabanico Univision Arcos de Oro Food City

# Mainess small business

#### **Main Street Business Assistance Program**

Transportation improvement projects can pose serious challenges and potential harm to surrounding businesses in the short-term. The 20-year RTA plan provided for the Main Street Business Assistance Program. This Program focuses on minimizing the construction impacts on the business community along all RTA projects. Over the past seven years

the Main Street Business Assistance Program has collaborated with nearly 5,000 private businesses, nonprofits and community organizations, over the course of 32,000+ meetings. This collaborative effort extends to over 50 of the region's largest transportation projects. Communities across the country use the Main Street Business Assistance Program as a model for their own transportation projects.

#### **Collaborators:**

Pima Department of Transportation Tucson Department of Transportation Allen & Associates Creative Services Bilingual/Bicultural Business Solutions Up Front Business Consulting Gordon & Associates Curves Graphic Design Business Scape ST Business Consulting Social Mobile Buzz Marketing Sky House



### **Southern Arizona Manufacturing Partners** (S.A.M.P.)

Alerted to a possible future shortage of skilled machinists, the Pima County One-Stop Career Center surveyed local manufacturers and brought together more than 20 companies who agreed to set aside competition and work together on a solution. The employer group, Pima Community College, and local high schools offering Career Technical Education programs in manufacturing were connected together to develop a program to achieve an industry-recognized certification from the National Institute of Metalworking Skills. A training pathway was created providing paid internships at the participating companies potentially leading to employment. The program now includes 25 companies and the regional manufacturing industry has a pipeline for good-paying, highly skilled precision machining occupations.

#### **Collaborators:**

36 private companies plus: Arizona Commerce Authority ATMA Desert View High School LeadLocal Palo Verde High School Pima County Sunnyside School District Tucson High Magnet School University of Phoenix

Arizona Department of Education Blue Canoe Marketing JTED Modern Industries & AZMAP Pima Community College Pima County One-Stop Tanque Verde High School Tucson Youth Development

All finalist information and list of collaborators provided by the project.



Since 1987, locally owned Cadden Community Management has specialized in partnering with developers and homebuilders to set up their homeowners associations while the projects are still in the blueprint stage.

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Reviewing draft legal documents

Developing short fall budgets

Assisting in successful transitions to eventual homeowner control



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Proud planners of Rancho Sahuarita (Common Ground Project of the Decade) and Dorado Country Club (2014 Common Ground finalist).

Dorado Country Club



#### Revitalization



Ann Kathryn Schmidt Kickin It Clubhouse

Beginning in mid-2012, under the leadership of Ted Schmidt, many individuals and companies, joined together to turn an abandoned, old dilapidated building in Brandi Fenton park into a world class clubhouse for kids playing soccer. Working with the Tucson Soccer Academy and the County, the building was turned into a clubhouse where kids now recreate, work out, have parties, do their homework and watch game film. The building now serves as the focal point for all youth soccer activities in Southern Arizona. It serves many community needs and will benefit youth for many years to come.

Collaborators: Over 100 business, non profit and individual donors



#### Casa Presidio

In a unique set of events, the Richland Heights East Neighborhood Association sought a solution to revitalize a neighboring, abandoned apartment complex that had negative impacts on their own neighborhood. Working together with residents of other neighborhoods, schools, businesses and churches and government they succeeded in getting a vacant, blighted Section 8 apartment complex released from the requirement for affordable housing. They approached multiple local developers until one agreed to purchase and develop the property. The previously dilapidated complex is now Casa Presidio, a 100% leased, high-end apartment complex with a waiting list. This resulted in the improvement of other apartment complexes along the street bordering the neighborhood plus there is less graffiti and criminal activity in the vicinity increasing the property values of neighboring

properties, and improving the quality of life for the neighbors.

#### **Collaborators:**

Members of Richland Heights East Neighborhood Association Hedrick Acres Shaheen Estates La Madera

Richland Heights West

Winterhaven

Salon Nouveau

Campbell Avenue Business Partnership

Shultz & Rollins, Attorneys at Law

Northminster Presbyterian Church

City of Tucson Elected officials- Ward # Council Member- Karin Uhlich

City of Tucson Staff

Pima County Elected official-Sharon Bronson

Pima County Staff

State of AZ

Aides to US Representatives District 2

US Dept. of Housing & Urban Development

Metropolitan Housing Corp.

Town West

AZ Daily Star

AZ Public Media



#### **Robles Ranch Community Center**

This project created a much-needed outdoor recreation area adjacent to Pima County's historic Robles Ranch Community Center in Three Points. In this small community, the community center provides an important gathering place and social-services resource as well a many after-school programs at very little cost to participants. However, there were no exterior recreational elements for outdoor activities. Using donations in combination with grant money, Pima County worked directly with the community and local businesses to create a recreational oasis in what was previously a barren area.

#### **Collaborators:**

Pima County Natural Resources, Parks & Recreation, Project Management Offices, Community Development and Neighborhood Conservation

Kimley-Horn & Associates

Durazo Construction

Friends of Robles Ranch

Three Points residents

All finalist information and list of collaborators provided by the project.



### **Economic Development**



#### **Global Advantage**

Global Advantage is a targeted approach to attract international technology companies to Southern Arizona in association with the University of Arizona. It provides a wide range of business services to entrepreneurs, small and emerging technology companies, as well as large multinational corporations who seek business entry into the North American marketplace and a competitive venue in which to develop their ideas, commercialize their products, and manufacture and distribute their goods and services. The strategic alliance formed by Tech Parks Arizona and The Offshore Group capitalizes on the business expertise and core competencies of each organization and has successfully recruited companies to Tucson.

#### Collaborators:

The Offshore Group- Eduardo Saavedra
The University of AZ-Tech Parks AZ-Bruce Wright
AZ Center for Innovation-Anita Bell
The Offshore Group- Eduardo Saavedra
The University of AZ-Tech Parks AZ-Bruce Wright
AZ Center for Innovation-Anita Bell

#### TREO BLUEPRINT

Because of the Great Recession, the TREO Board of Directors supported an initiative, in May 2013, to assemble the region's leaders and key stakeholders to update the Economic Blueprint. The TREO Board of Directors served as the project's steering committee, designing the committee structure that would ultimately address the region's competitiveness and accelerate Tucson's economic recovery. Community leaders and stakeholders from private businesses, non-profits, government at all 3 levels, K-12 and post-secondary education all collaborated on this effort. The new document was released in April and the committees continue to meet to ensure these recommendations are implemented and the partnerships built during this process are maintained and strengthened.

#### **Collaborators:**

Community leaders and stakeholders from private businesses, non-profits, government (local, state and federal), K-12 and post-secondary education collaborated on this effort.



#### About MPA

**MISSION:** Metropolitan Pima Alliance (MPA) is dedicated to advocating responsible development in the Pima County metropolitan area and furthering the interests of the real estate and development industry through education, public policy advocacy and networking.

Uniquely, MPA is an alliance of business, government and non-profit organizations with a vested interest in how land is developed in Pima County. MPA is the community leader in finding common ground between members of the development community with those in the public sector. Land development is the foundation of economic development and our role in the community is to advocate for balanced residential and commercial land use policies that stimulate economic development and reasonably preserves our natural environment.

#### **Advocacy**

MPA advocacy efforts have led to millions of dollars in savings for the land use industry. MPA facilitates dialogue between the public and private sector to find common ground on important issues related to fees, policies and regulation. Uniquely, MPA is an alliance of business, government and non-profit organizations with a vested interest in how land is developed in Pima County. MPA is the community leader in finding common ground between members of the development community with those in the public sector. Land development is the foundation of economic development and our role in the community is to advocate for balanced residential and commercial land use policies that stimulate economic development and reasonably preserves our natural environment.

#### **Member Benefits**

- MPA is the only organization that represents and advocates for both residential and commercial land use public policy issues in every Pima County jurisdiction.
- Proactively provide MPA with a list of recommendations on how land use, development and design procedures, policies or ordinances could improve in our region. MPA will facilitate a process to work on your recommendations.
- Participate on a number of ad-hoc committees and provide direct input on codes, ordinances or procedures being considered by one of our local governments.
- Receive Weekly Public Policy and Development Activity Report pertaining to land planning and economic development in every jurisdiction of Pima County.
- Represent MPA and the membership on various stakeholder groups throughout the region.

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### Construction and Development



#### **CODAC Cobblestone Court**

What seemed like a straightforward development project, involving rezoning an abandoned neighboring parcel to accommodate additional parking, turned into a statement about the perception of mental health in the local community. CODAC believed they were asking for approval of a parking lot adjacent to Fort Lowell Road, however, it became clear that the adjacent neighbors felt they were being asked to accept CODAC into its community. As a behavioral health service many preconceptions came with the CODAC name and in many ways those neighbors lacked education about CODAC itself. Numerous neighborhood meetings, hosted by CODAC, helped the neighbors have a better understanding. Ultimately, CODAC redeveloped two campuses based on neighbor feedback. This not only benefited CODAC on this specific project but gave hope to other well run social services that they can locate within our communities, where they are needed most.

#### **COLLABORATORS:**

City of Tucson: Mayor Rothschild and

Ward Three Council Member Karin Uhlich, Carolyn Laurie

CODAC: Dennis Regnier, Laura Kolb, Kristine Welter Hall, Vernon Massey

Eglin Bresler: Evan Eglin

BFL Construction: Garry Brav, Delbert Dittmer, Jennifer Mohs

CPSA: Neil Cash

Mountain View and HA Neighborhood Presidents:

Bill Crouse, Robert Sheinaus Lazarus, Silvyn, & Bangs Cypress Civil Development

PICOR: Tom Knox and Paul Hooker

Wells Fargo: Steve Ponzo Dan Eckstrom: Public Leader

#### Dorado Country Club Planned Area Development

Since 1979 there had been several attempts to develop this portion of Dorado Country Club, but none had ever come to fruition for a variety of reasons from lawsuits to change in market demand. In 2012, an opportunity to locate a prominent hotel chain on the property emerged. The proposal would require a rezoning of the property, as well as replacement of the existing clubhouse and minor modifications to a portion of the golf course. Understanding that community support would be crucial to the success of such an effort, HSL Properties retained The Planning Center to assist them. From the outset, the project team involved the Dorado Master Association Land Use Committee, and worked hand-in-hand with this group to produce a Planned Area Development document to allow for the proposed hotel and new clubhouse facilities, as well as additional office and retail uses on the balance of the site. After 8 months of productive discussions, the resulting PAD documented numerous agreements, standards and design features that were mutually agreed upon by the developer and the neighbors. The project was submitted to the City of Tucson in April of 2013, and a project that had been so controversial in the past garnered strong neighbor support and ultimately a unanimous approval by the City Council.

#### **Collaborators:**

City of Tucson- Vice Mayor Paul Cunningham and the Ward two staff and John Beall

The Planning Center-Linda Morales,

Dorado Master Association and Land Use Committee-Linda Hitt, Darlene Jerome, Dick Sexton, Jane Herron, Cindy Schiesel, Toni Olms, Theresa Green, Dave O'Hern, Lynda Huber

Eglin+Breslin Architects-Evan Eglin Rick Engineering-Paul Iezzi,

Lazarus, Silvyn & Bangs-Keri Silvyn





### Construction and Development - continued

#### The Salvation Army Hospitality House

The Salvation Army worked closely with Swaim Associates Architects to find a location for their

new Hospitality House because their current facility was deteriorating rapidly. After 10-years of challenges with different site selections, fundraising obstacles and neighbor concerns, the Dunbar Springs Neighborhood Association worked with collaborators to resolve challenges with zoning, land trades, and archaeology while the community stepped up to provide the necessary funding. The result is a new facility that includes emergency shelter, shelter housing for families, transitional housing, and family services to care for the community in need.

#### **COLLABORATORS:**

Salvation Army Officers and Staff:

Majors: Clement Leslie, Peter Clack, William Lurn, Duke Markham

Captain: William Dickinson)

The Tucson Advisory Board (Present and Past Board Members)

Dunbar Springs Neighborhood Association

City of Tucson Elected officials and staff: Ward One Councilor "Rehena"

Romero and staff

Swaim Associates Architects

Lloyd Construction

Kaiser Business Interiors

Tucson Electric Power (TEP)
Desert Archaeology



All finalist information and list of collaborators provided by the project.



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### **Public Works**



#### Ina Road/Oracle Road Indirect Left

This project utilizes the "Indirect Left" transportation geometry. It was constructed to improve capacity and safety in the area. Some of the project's objectives included: reducing the queue for westbound right turns, eliminating neighborhood cut-through traffic, and increasing capacity. Dual westbound right turn lanes were constructed for westbound Ina Road to northbound Oracle Road to better serve the existing movement as well as the added volume from the indirect left turn movement. Overall, the project improved several aspects of traffic operations in the Ina Road and Oracle Road area.

#### **Collaborators:**

Pima County Dept. of Transportation (PDOT)

ADOT

Town of Oro Valley

RT

Kittelson and Associates

U of A Dept. of Civil Engineering

KE&G Construction

Catalina Village Home Owner Association (HOA)

Northwest Pet Clinic

Shenkarow Realty Advisors

Tucson Electric Power (TEP)

Southwest Gas

Metro Water

CALPortland

Granite Construction Company

Contech Engineered Solutions

Western Emulsions

ATL

Jensen Precast

A&M Fence and Masonry

Aesthetic Environments

Arrow Striping

Blue Diamond Contracting

Consolidates/Harris Rebar

Curb Service

**Custom Saw Cutting** 

Desert Seeders

Desert Trucking

European Pavers
Harvey Trucking
Jenco Construction
Kerr Masonry
Leland Stevens trucking
Mountain Power
Roadsafe Traffic Systems
Swaine Asphalt Corp.
Saguaro Trucking
Sentry Fence Builders
Sergio Salazar Painting
Sunline Contracting



#### Downtown Links Phase II- St. Mary's Road/ Sixth Street, I-10 to Church Ave

This project improves transportation, upgrades infrastructure, and connects neighborhoods and people to surrounding districts. The project - delivered \$711,181 under budget adds value to the community through its notable first-of-its kind sustainable construction techniques. The team faced a variety of unique challenges: maintaining safe student/parent access to Davis Elementary School; maintaining access to nearby neighborhoods; scheduling construction during the Tucson Gem, Mineral, and Fossil Showcase; and encountering abandoned utilities not on existing plan sheets and multiple utilities in direct conflict with each other. Working together, the project team was able to develop strong relationships that proactively, effectively, and efficiently responded to challenges. The result is a project that has increased bicycle and pedestrian safety, improved capacity and reduced roadway congestion, and defines a new standard for the City to construct projects using the principles of sustainability.

#### **Collaborators:**

ADOT

Anita Street Market

Barrio Anita

BICAS

Borderland Construction Company

EcoGro

El Presidio Neighborhood Association

Davis Elementary School

Downtown Links CAC

HDR

Pima County Regional Wastewater Reclamation District

TDOT

The Gem and Mineral Show

The Living Streets Alliance

Tucson-Pima County Bicycle Advisory Committee

City of Tucson- Parks & Recreation Dept.

Tucson Water

U of A

Wheat Design Group

2 adjacent property owners



#### Public Works - continued



#### Sahuarita Road Improvements I-19 to East Town Limits

This project has realized partnerships from a wide variety of local stakeholders, land developers, regional agencies, schools, utility providers, consultants, and contractors. Successful implementation of the project was facilitated by the numerous funding partners, adjacent landowners' dedication of right-of-way, and significant coordination between existing and future land-uses in addition to Union Pacific Railroad and Arizona Department of Transportation. Many of the successful coordination efforts, meetings, and processes established during the initial Sahuarita Road improvement project remain in place, continuing to serve as the model for future Town projects.

#### Collaborators:

Pima Association of Governments (PAG)/Regional Transportation Authority (RTA)

Sahuarita Unified School District

Rancho Sahuarita

Farmers investment Company (FICO)

Union Pacific Railroad

**RS** Engineering

Southern AZ Paving & Construction

Engineering & Environmental Consultants

Borderland Construction Company

Tierra Right of Way Services

AZ Dept. of Transportation –Tucson District

AZ Corporation Commission

Pima County

#### TEP Transmission Line -DeMoss Petrie Tucson-Sub

This project was the installation of a new transmission line in a densely populated urban environment, with hundreds of stakeholders potentially affected. Tucson Electric Power planned to construct a transmission line in downtown Tucson to meet growth and reliability needs on Tucson's west side and in the downtown core.



A Community Working Group (CWG) was formed with representatives from all affected areas, including schools, city officials and 26 neighborhood organizations. Project newsletter updates were sent to more than 20,000 households and businesses, Public Open Houses were held and neighbors, government representatives and members of other community groups were brought together to design the line's route. The CWG's recommendations and public comments were included in the final applications and the public comments in front of the Arizona Corporation Commission were resoundingly positive. The collaborative process influenced the transmission line route ultimately approved by the ACC.

#### **Collaborators:**

Current and Former City of Tucson Elected Officials, Ward and City Staff Amphitheater School District Pima Community College Davis Bilingual and Richey Elementary Schools Area Neighborhood Associations Citizens for Safe Power Lines Coalition Sierra Club-Rincon Group Pima County Board of Supervisors

All finalist information and list of collaborators provided by the project.

Oracle Area Revitalization Technical Advisory Team

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