Your mission, should you choose to accept it...







COMMON GROUND
CELEBRATION





COMMON GROUND CELEBRATION

Table of Contents

Table of Contents
MPA Board of Directors / MPA Staff
About Metropolitan Pima Alliance / Common Ground Awards
Welcome - Allyson Solomon, MPA Exec. Director
Brian Barker, President, Barker Contracting, Inc
Cody McGuire, Board Chair MPA
Award of Distinction
MPA Common Ground Finalists
Thank you to our Sponsors
Thank you to our Sponsors
Thank you to our Sponsors

2019 MPA Board of Directors

Lisa Bowers – Tucson Expediting & Development • Kelsey Bradley – DeBenedetti & Co.
Jamie Brown – Pima Association of Governments • Jack Clements – The Clements Agency

Peter Dourlein – UA Planning Design & Construction • Walter Hoge – Rio West Development & Construction

Rory Juneman – Lazarus, Silvyn & Sangs, P.C. • Jeff Kiewel – Goodmans Interior Structures

Terry Klipp – Terramar Properties • Rob Lamb – GLHN Architects & Engineers

Camila Martins-Bekat – Tucson Electric Power • Cody McGuire, Chair – National Bank of Arizona

Linda Morales – The Planning Center • Shannon Murphy – Diamond Ventures

Tom Nieman – Cushman & Wakefield | PICOR • David Ollanik – Sundt Construction

Paul Pena – Lloyd Construction Company • David Ramsower – Retired • Marc Simon – Snell & Wilmer

Lucinda Smedley – TREND Report • Ryan Stucki – Engineering & Environmental Consultants

Alice Templeton – Barker Contracting • Perry Whitthorne – Holualoa Arizona • Kim Wolfarth – DLR Group

MPA Staff

Allyson Solomon • Emilia Elrey • Alicia Morales

About Metropolitan Pima Alliance

Mission:

Metropolitan Pima Alliance (MPA) works to create a prosperous community by promoting collaborative real estate development policies, building partnerships and finding Common Ground.

Modeled after Phoenix's Valley Partnership, in 1997 a small group of individuals came together to discuss the need for an organization that could unify individuals to pragmatically deal with development and growth-related issues in Pima County. This vision translated to the organization that now exists as Metropolitan Pima Alliance (MPA). MPA's focus is to create sensible land use and development policies and practices by encouraging and assembling reasonable and respectful dialogue amongst diverse groups and interests. Unique to the region, MPA is an alliance of business, government and non-profit organizations. MPA's goals directly relate to improving our region's quality of life and economic vitality. MPA strongly believes in the positive participation and contributions of the private business sector working in collaboration with local jurisdictions.

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. MPA's goal is to participate, educate and influence public policy and decision making for Metropolitan Pima County. Since its inception, MPA has grown to become a major voice in the community on growth-related issues. Aside from policy creation, MPA brings the community together.

Our two signature events, Wild Ride and Common Ground, work to bring people together and showcase the positive activities in our community. The Wild Ride takes hundreds of high-level public and private land development professionals on a fun tour to showcase successful community development. Each year the Wild Ride Committee selects a region that exemplifies the best in successful land use and economic development and organizes a trip through the area. Participants gain valuable knowledge and hear behind the scene stories of how the projects were conceived and built.

MPA's Common Ground Awards

MPA's Common Ground Awards recognizes community leaders, projects and events with successful collaboration for the overall benefit of the community. Whether it is land development, economic development or community development, it is pertinent for all parties to find common ground and the Board-selected winners are bestowed their Common Ground Award. Emphasis is placed on collaboration that is atypical and falls outside of the normal day-to-day processes of our respective workplaces. Award applicants took part in a multi-step process; semi-finalists were interviewed and scored based on a set of criteria including the complexity of collaboration; uniqueness of collaboration; uniqueness of project/program; benefit to the community; and impact on the development community. The Common Ground Awards recognizes the Top 20 projects of the year with the highest scores. Ten (10) projects will receive a Common Ground Award while ten (10) others receive an Award of Merit. All information submitted within the event program was provided by each applicant.

COMMON GROUND CELEBRATION

Welcome to an Evening of Celebration



This past year, the focus of this organization, from both staff and the Board of Directors, has been consistency. Consistently delivering value to our members, consistently seeking out respectful conversations with elected officials and community leaders, consistently striving to improve real estate development policies and consistently working to build relationships with our partners.

As MPA celebrates 22 years of collaboration and hosts its 15th annual Common Ground Celebration I am struck by the commitment and consistency of our members. This year marks Barker Contracting's THIRD year as Title Sponsor of our annual event. The consistency Brain Barker has shown to MPA and this event is a testament to his commitment to the

community and to bringing people together.

Collaboration is the cornerstone of Metropolitan Pima Alliance's mission, and the gold standard by which the Common Ground Award applicants are judged. Working together to achieve growth, prosperity and the betterment of our community are characteristics shared by all 20 projects honored at this year's ceremony.

The 20 finalists being honored at this year's ceremony all demonstrate a commitment to collaborate and to achieve common ground. This year's Award of Distinction winner, Pima Community College's Center for Excellence demonstrates their commitment to Southern Arizona by providing a solution to our community's ever-growing need for workforce development.

Allyson Solomon Executive Director, Metropolitan Pima Alliance

2019 Committee Members

Jeff Kiewel, Chair - Goodmans Interior Structures • Alice Templeton, Vice Chair - Barker Contracting Katrina Anderson - GLHN Architects & Engineers • Daniel Bradshaw - The Planning Center Trevor Buhl - Chasse Building Team • Camila Martins-Bekat - Tucson Electric Power Mona Moore - Realty Executives Tucson Elite • Fred Narcaroti - Ninyo & Moore Edgar Parra - Breckenridge Architects & Planners • Paul Pena - Lloyd Construction Mike Polletta - Holbrook Asphalt • David Ramsower – Board Member Ryan Stucki - Engineering & Environmental Consultants • Brian Underwood - The Planning Center



Consistency and Success



It's a great feeling when you know someone that you can depend on to be there for you and you always know what to expect from them. Ensuring that your clients, vendors and associates can trust you to provide them with the same consistent and successful results creates a strong case for doing repeat business with you. Over the years, our experience with MPA has been very positive, and we are happy to demonstrate our commitment by serving as the presenting Common Ground Awards sponsor for the third year in a row. Those things celebrated at the awards, namely collaboration, bridging divides and creative problem solving, align perfectly with our brand values and our actions so it is an easy decision to consistently support it.

One of the most gratifying things about supporting MPA and the awards is seeing the great work that is being done in our community get public exposure and recognition. It's a feel-good experience that hopefully inspires everyone who attends to approach their

next challenge with open minds and creative thinking.

Exploring solutions to difficult and often complex issues requires partners to trust in each other's good intentions. Consistency is the key to building that trust. When partners know that you will follow through on your commitments and are true to your word every time, it makes it a little easier to take risks with you and build stronger ties. We know that inconsistency leads to uncertainty and stress.

The teams celebrated at the awards were very intentional in making sure their actions served a positive purpose and helped them meet their goals. We hope that in your future efforts, you are successful in maintaining a consistent focus on what you are trying to ultimately accomplish and your actions back that up so that you too can achieve great results.

Brian Barker, President Barker Contracting, Inc.

A Message From the Board Chair



The process of collaborating and compromising is the heart of Metropolitan Pima Alliance's Common Ground Awards. These awards give the community a unique outlet to celebrate and encourage the positive impacts of working together. To genuinely achieve the goal of the awards is a balance between public and private interests and the natural and built environment. The balance is found by overcoming great obstacles in reaching common ground through alliances.

This is the 15th anniversary of the awards, and I continue to be amazed by what this community can do when we work together; I cannot wait to see what the next 15 years bring!

Cody McGuire of National Bank of Arizona, 2019 Board Chair Metropolitan Pima Alliance

COMMON GROUND CELEBRATION

Historically, MPA recognizes an Award of Distinction winner that has had a monumental, collaborative impact on the community. While interviewing projects and selecting our Top 20 projects of 2019, the Common Ground Committee was inspired by the work Pima Community College and all that its partners are undertaking to provide a quality educational experience to those entering and reentering the workforce in our community. The path that Pima Community College has undertaken to create the Center of Excellence is one that truly exemplifies MPA's mission, bringing together the public, private and nonprofit communities to foster progress.

Award of Distinction: Pima Community College's Center of Excellence



Through the Center for Excellence (CfE) in Applied Technology and other CfEs, Pima Community College is fulfilling its mission to serve the community. Pima's plan to implement CfEs began by strategically engaging leaders in business and industry, government, education and Tucson's diverse neighborhoods. Information gleaned from that outreach effort informed Pima's comprehensive Education and Facilities Master Plans. These complementary plans are driving a process that has included six Summits to gain business & industry and community insights from hundreds of stakeholders in areas critical to the economic development of the region: Applied Technology, Information Technology, Health Professions, Public Safety and Security, Hospitality Leadership and the Arts.

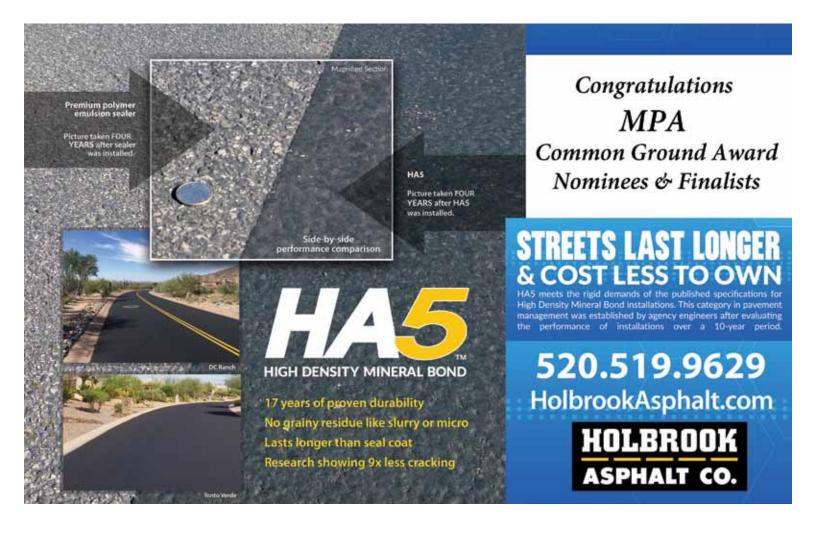
Pima's CfE in Applied Technology focuses on areas – Advanced Manufacturing, Transportation Technology and Infrastructure -- being transformed by rapid technological changes. The CfE in Applied Technology, located on the northwest corner of Speedway and Stone Avenue on Pima's Downtown Campus, will feature cutting-edge facilities and equipment. Instructors with extensive real-world experience will teach a curriculum that has been developed in hand-in-hand coordination with business and industry. Additionally, community service providers and industry associations will have access to or be strategically located at the CfE, for better connectivity to our students. Finally, the CfE is the anchor institution project of Thrive in the '05, a City of Tucson led partnership to reinvigorate the surrounding neighborhood.

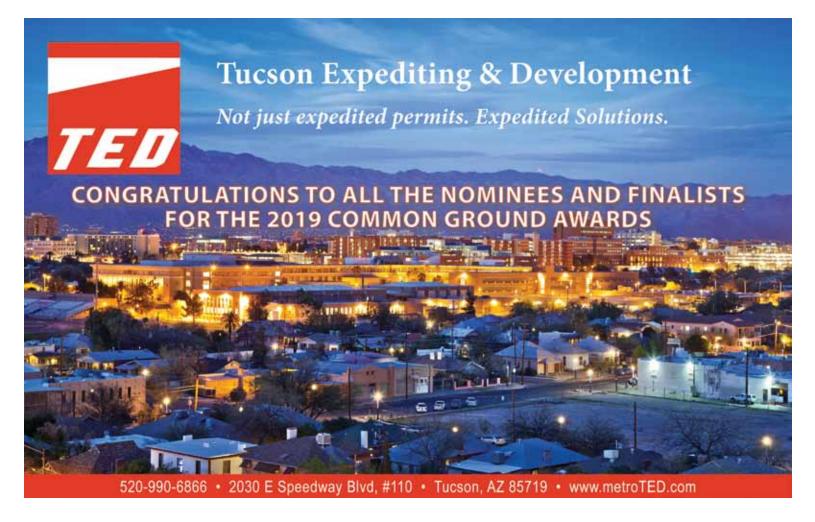


To provide the proper footprint for the CfE, Pima has purchased adjacent parcels of land and is preparing for a groundbreaking in fall 2019, with the first facility going online in late 2020.

"Our Center for Excellence in Applied Technology will address the region's need for skilled workers who will form the foundation of a stable, prosperous community. By providing a work-ready talent pool for employers, the CfE will enhance metro Tucson's attractiveness to companies seeking to establish or expand operations at a fast-growing crossroads of national and international commerce."

- Quote from Chancellor Lee D. Lambert, J.D.





MPA Common Ground Finalists

Arizona Drought Contingency Plan Process

The Arizona Implementation Plan details how impacted stakeholders will adapt to reduced Colorado River water supplies during shortages, including approaches to mitigate impacts while still honoring the existing priority system. The risks of Lake Mead (Arizona's primary Colorado River storage reservoir) falling below critically low elevations had tripled in the past decade, increasing the risks of large-scale reductions to Arizona's Colorado River supply and threatening the health of the river for all users. Previous agreements and guidelines designed to protect the system against such dry times were deemed

insufficient to address the current risks to the system.



In 2018 and early 2019, the Arizona Department of Water Resources (ADWR) and Central Arizona Project (CAP) jointly led nearly 40 stakeholders through months of public and small group meetings. During this process, the stakeholders developed Arizona's Implementation Plan for the Lower Basin Drought Contingency Plan (LBDCP). The package included more than 20 agreements, which frame how the burden of impacts from Colorado River water supply reductions and the benefits of increased reliability are shared amongst Arizona's water users. Given the wide range of stakeholder interests, impacts and perspectives, this was no small task.

Projections by the U.S. Bureau of Reclamation showed that the LBDCP would reduce the risks of Lake Mead falling below these critical levels. The LBDCP provides Arizona with greater certainty for reliable and secure water supplies now and in the future. Arizona residents can now be assured that future Colorado River water supplies are more secure, providing the sort of predictability that permits the state's economy to thrive.

Collaborators: Arizona Department of Water Resources; Central Arizona Project; CAWCD Board of Directors; City of Scottdale Water; AZ House of Representatives; Freeport-McMoRan; Arizona Water Company; Southern Arizona Home Builders Association; Central Arizona Groundwater Replenishment District; EPCOR Water US; AZ Chamber of Commerce & Industry; Walton Family Foundation; Phoenix AMA Agriculture; Gila River Indian Community; Valley Partnership; Tohono O'odham Nation; Southern Arizona Leadership Council; United States Bureau of Reclamation; Office of the Governor; Yuma County Agriculture; Arizona Water Banking Authority; Metropolitan Domestic Water Improvement District; Pinal County Agriculture; AZ State Senate Legislative District #4; Colorado River Indian Tribes; Salt River Project; City of Goodyear Public Works; Arizona Farm Bureau; City of Phoenix Water Services; City of Tucson Water; Mohave County; Arizona Cattlemen's Association; Home Builders Association of Central Arizona; Pima County Agriculture – SAWUA

Benedictine Monastery Development

The former Benedictine Monastery at 800 N. Country Club Road was completed in 1940 and designed by Tucson architect Roy Place. Originally built to house a congregation of Sisters of the Benedictine Order, the monastery served in that capacity until 2018; at which time the 6.1-acre property was sold to Ross Rulney (Tucson Monastery, LLC) for preservation of the Monastery and development of the remaining portion of the vacant parcel.

In collaboration with City of Tucson Councilmember Steve Kozachik of Ward 6 and the owner, Ross Rulney, offered the free use of the vacant Benedictine Monastery during the planning process to serve as a temporary refuge for legal asylumseeking refugees. Hundreds of volunteers from Catholic Community Services, St. Mark's Church, and the broader Tucson Community have served more than 9,000 migrants since the doors opened in January.

Mr. Rulney initially explored developing the site with its existing mixed high-density residential (including group dwelling, i.e. student housing) and office zoning, but after several meetings with adjoining neighborhoods (Sam Hughes and Miramonte) and the City of Tucson Ward 6 Council office, the decision was made to pursue the more interactive, community-based and flexible approach of rezoning to a PAD (Planned Area Development).

Collaborators: Tucson Monastery, LLC; COT City Council Ward 6; Poster Mirto McDonald; Catholic Community Services; The Planning Center; Logan-Simpson Design; Cypress Civil Development; Benedictine Sisters of Perpetual Adoration; Tucson Expediting & Development; Mayor, City of Tucson; City of Tucson Planning and





PLANNING & LANDSCAPE ARCHITECTURE FOR OVER 30 YEARS



520.623.6146 2 E CONGRESS ST | STE 600 TUCSON, AZ 85701 480.750.7300 1811 S ALMA SCHOOL RD | STE 250 MESA, AZ 85210



Development Services Department; City of Tucson Preservation Officer; Tucson Pima County Historic Commission; Casa Alitas Program; Catholic Foundation; St Pius X Church; Our Mother of Sorrows Church; Salpointe Catholic High School; St Marks Presbyterian; Trinity Presbyterian; First Christian Church; Temple Emmanuel; Or Chadash; Jewish Federation of Southern Arizona; Our Savior Lutheran Church; Salvation Army; Registered Nurse Response Network; Pima County Health Department; Catholic Charities USA; University of Arizona College of Nursing; University of Arizona College of Public Health; University of Arizona School of Medicine; Arizona Civil Liberties Union; Florence Immigration & Refugee Rights Project; Pima County Emergency Management; Hundreds of Tucson Volunteers working to assist asylum-seekers in the Monastery

City of Tucson Planning and Development Services Department Tech Tools

Communication and access to information are keys to success in today's business environment. The construction industry is no exception. Over the past few years, the City of Tucson's Planning and Development Services Department (PDSD) has led an effort to provide technology tools to improve customer service, increase staff efficiency and provide greater transparency for the public at large. This effort was accelerated by a committee formed by Tucson's Mayor and Council in 2016 to identify necessary improvements for PDSD.

Four new advances, referred to as "Tech Tools", were released in 2019 and showcase PDSD's dedication to development, innovation and transparency. They were developed in partnership with jurisdictions in other states, local professional organizations and across various departments within the City of Tucson government. The four Tech Tools

City of Tricon

are: the Development Activity Map, Notice Tucson, Inspection Dashboard and QLess Customer Management. Staff actively engaged this PDSD Stakeholder Committee to categorize and prioritize those initiatives. The result has been a steady stream of technological implementations.

The tech-forward thinking and initiatives utilized to implement the City of Tucson PDSD's Tech Tools and the partnerships created to facilitate these innovations are unique in the state, Southwest region and nation. By collaborating with multiple jurisdictions nationwide, PDSD has been able to partner with other City of Tucson departments in new, unique and challenging ways, venturing into uncharted waters and creating customer services that are both uncommon and cutting-edge.

Collaborators: Southern Arizona Home Builders Association; Metropolitan Pima Alliance, AZ Builders Alliance; AZ Construction Trades; Tucson Metro Chamber of Commerce; Tucson Expediting & Development; Pima County; City of Las Vegas; City of Tucson IT; City of Tucson Water; City of Tucson Fire; City of Tucson Transportation; City of Tucson Environmental Services General Services Department

DM50 Military Spouse Employment Initiative

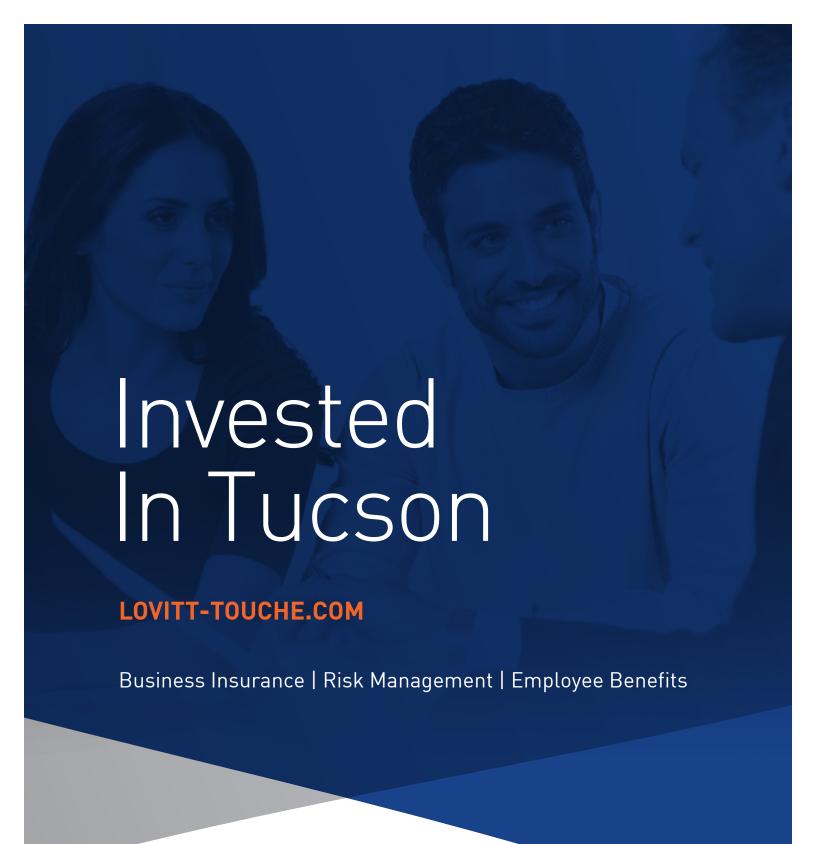


Davis-Monthan Air Force Base (DMAFB) is one of the pillars of the Tucson metropolitan economy, with a \$2.6 billion impact and nearly 6,500 jobs. Community support and quality of life for airmen and their families are important factors in basing decisions. In fact, spouse employment was a stated priority of the Secretary of the Air Force last year and continues to be an ongoing priority. Military families are often only stationed at DMAFB for 2-year stints. Having access to a database of pre-screened, informed companies via the website

and a sector coordinator to provide introductions and information is a tangible way Tucson shows its ongoing support of the Base and provides the added benefit of bringing more skilled professionals, contributing to the overall economy.

A critical aspect of this initiative was DM50's work with the Governor's office to make it easier, quicker and less expensive for professionals entering the Arizona workforce to transfer their professional licenses, eliminating the long wait times for military spouses and others to be able to work in their fields. The initiative has been successful through the collaboration between DM50, Davis-Monthan AFB leadership and personnel support staff, Pima County One-Stop, Governor Ducey's office and the approximately 40 participating companies, educational institutions, government agencies and non-profits.

11





A Marsh & McLennan Agency LLC Company

Employment opportunities for the spouses and families of the Airmen of Davis-Monthan Air Force Base are a critical part of overall military readiness and contribute greatly to the quality of life for the Airmen. Military spouses and their families have proven to be excellent employees, bringing commitment, discipline, and focus to their chosen career fields and professions. DM50 solicited participation from multiple companies within Tucson who have recognized the values that military spouses and families bring to the workplace and have expressed interest in and employing them. In its first year, the initiative has seen a steady increase in hits to the website and successful placements and is expected to continue to grow as awareness increases.

Collaborators: DM50; Davis-Monthan Air Force Base; Pima County One Stop; Governor Doug Ducey

DoubleTree by Hilton at the Tucson Convention Center

To develop the DoubleTree by Hilton at the TCC that is currently under construction, collaboration between the private developer - Caliber - The Wealth Development Company, Rio Nuevo Multi-purpose district and the City of Tucson, including City management, Planning and Development Services, Park Tucson and the City's Mayor and Council was critical. The TCC is owned in part by the City and in part by Rio Nuevo, it is encumbered by bonds which required bondholder approval for the TCC Hotel and is leased/run by the City through a contract with SMG. All of these parties and the adjacent neighborhoods had to work together to agree on the location of the TCC Hotel on the east side of the TCC, work to process a Planned Area Development amendment to permit the hotel in this area of the TCC and then process the required Development Package.

The PAD amendment required further collaboration with the BarrioViejo Neighborhood Association ("BVNA"), which has long been upset about the parking issues and overall development of the TCC in its existing location. Rio Nuevo and Caliber worked hard to outreach to the BVNA and surrounding businesses to understand the desires and goals to develop a component of the TCC that will bring forward the streetscapes and open to the southern area of the TCC. Parking has been a huge issue and Rio Nuevo has taken the lead in discussing progressive and new solutions to the parking issues, which includes not just an additional parking garage, but creative solutions with City's Park Tucson for residential permit programs and ensuring enforcement of no parking in the BVNA. The PAD amendment would not have been successful without the creative and collaborative parking solutions.



The Tucson Convention Center (TCC) is Rio Nuevo's primary component as a Tax Increment Financing District, and a TCC Hotel has been a priority for Rio Nuevo and the State legislature. Caliber came into the market fully prepared to use Federal Opportunity Zone funding to develop the much-needed TCC Hotel. The decision to locate the TCC Hotel on the east side then required additional work with Rio Nuevo, the City, bondholders and SMG to ensure the TCC Hotel could be financially successful and permitted through a PAD amendment. Collaboration is ongoing during the construction process as well with continued communication between all parties and the adjacent neighborhoods.

Collaborators: Caliber- The Wealth Development Company; Rio Nuevo; Swaim Associates, LTD; Grenier Engineering; Energy Systems Design; ARC Studios; Within Studio; Aqua Designs International; Ryan Company; Lazarus, Silvyn & Bangs PC; Development Hilton Hotels; Tucson Expediting & Development; City of Tucson; City of Tucson Planning and Development Services; City of Tucson Economic Development Services; Park Tucson; City of Tucson Fire Department; City of Tucson Energy Office; Tucson/Pima County Historic Commission Plans Review Subcommittee; SMG; Barrio Viejo Neighborhood Association; Rollings Corporation

H.S. Lopez Family Foundation Center for Opportunity

The Center for Opportunity is a former Tucson hotel and conference center that was acquired by the H.S. Lopez Family Foundation to establish a one-stop housing, support and training center for people experiencing homelessness in the Tucson community. The Center for Opportunity plans on providing services such as workforce development, medical and dental services that help to eliminate obstacles for homeless individuals in addition to providing housing and food.

The center is a collaboration between the H.S. Lopez Family Foundation, the Gospel Rescue Mission and La Frontera Arizona, as well as about 25 other local nonprofits and providers. Organizations, families and individuals also helped fund this project through donations that helped renovate a room and, in some cases, even opting to renovate the room themselves.

13

POTOFF PRIVATE PHILANTHROPY

Please help support our \$1 million investment in the JTED Foundation.

BUSINESS AND INDUSTRY CAN SUPPORT JTED BY:

Hiring and providing internship opportunities for students

Providing industry and business-specific equipment, training and development for JTED students

Supporting the JTED Foundation through ongoing financial contributions

For further information, please contact,

Ms. Brenda Marietti, Executive Director, Pima JTED Foundation bmarietti@pimajted.org

The Center of Opportunity will offer 350 beds, 1,000 hot meals per day along with a multitude of services for its residents. Local organizations such as Pima County One Stop, Sullivan Jackson and Arizona at Work have collaborated to bring workforce development services to residents while El Rio Health Center will run a medical and dental services program and La Frontera will provide behavioral health services. Representatives from the Department of Economic Services will provide help with applications for food stamps, health insurance and cash assistance.

Collaborators: Gospel Rescue Mission; La Frontera; H.S. Lopez Family Foundation; El Rio Community Health Center; Department of Economic Security; Pima County One Stop; Arizona at Work; Cypress Civil Development; Tucson Expediting & Development;

rtment Work;

Borderland Construction; Caylor Construction; Seaver Franks Architects; and dozens of donors and volunteers

The Monier Building

The final design of the current Monier Apartments was completed in June of 2017. The design of the project has evolved to better respond to the character of the developing Mercado District and to meet the needs of the neighborhood. With underground parking, street-level retail and three floors of residential units above, a goal of LEED Silver certification, and modern connectivity to plan for, the site and building design team alone had many complex issues to solve.



This collaboration of private and public involvement in the Monier Building's financial support was required to get the project off the ground and moving vertically. One way in which the operative word "partnership" was evident was in Rio Nuevo's providing enhanced financing and incentives for Monier, as the project was located within the TIF (tax increment financing) district. The incentives provided for the Monier Building by Rio Nuevo included contributing \$2.4 million in financing out of the approximate \$34 million project cost.

The mixed-use nature of the project contributes to a thriving, pedestrian-friendly neighborhood in which residents can eat, shop and work without getting in a car. The Gadsden Company currently has lease commitments for at least ten locally owned retail small businesses to lease space on the ground floor. Additionally, at least three local businesses have secured office space within the building via letter of intent. The presence of local businesses on-site benefits the community by ensuring increased retainage of dollars spent within the local economy. According to Local First Arizona, spending locally keeps thirty percent more money spent in the Tucson economy, as compared to shopping online.

Collaborators: Monier Investors, LLC; Mercado San Agustin & MSA Annex; Dunlap & Magee; Moule & Polyzoides Architects & Urbanists; WLB Group; Grenier Engineering, Inc.; ASEI Engineering; C+C; Gallagher Witmer; Lloyd Construction Company, Inc.; U.S. Department of Housing & Urban Development; EBI Consulting; Joy D. Taylor; Berkadia; Clearinghouse CDFI, Rio Nuevo Multipurpose Facilities District; Tucson Expediting & Development; City of Tucson Planning & Development Services

NOVA Home Loans Arizona Bowl

The NOVA Home Loans Arizona Bowl has worked to create a true community event that generates significant economic impact and visibility for Southern Arizona. In four years, the Bowl has generated over \$100,000,000 of economic impact for Southern Arizona and their partnerships with major athletic conferences like the Mountain West and Sun Belt along with their broadcast partnership with CBS Sports Network has created a bright spotlight on Pima County for the rest of the country to see.

The type of collaboration that the NOVA Home Loans Arizona Bowl has developed is unprecedented. The strong public and private support of the game and the events that surround it has





A community scale solar array at dawn, just before the panels rotate to face the sun.

Tucson Electric Power has been a solar energy leader for nearly two decades - and we're just getting started. By 2021, we'll have enough wind and solar energy to power two-thirds of Tucson homes. By 2030, we'll have even more - enough for nearly every home in Tucson. It's an ambitious plan that will provide reliable, affordable and increasingly sustainable energy for Southern Arizona.









created an energy and enthusiasm that transcends borders and jurisdictions. In addition to partnering, with the conferences and CBS, the Bowl has worked diligently to create strong partnerships with dozens of constituents across the County and State. The NOVA Home Loans Arizona Bowl is focused on supporting local charities and gives 100% of its net proceeds to local charities.

The NOVA Home Loans Arizona Bowl has far reaching impacts, benefiting Southern Arizona. Although communicating with and galvanizing all of these very different institutions to work together for the common good of the community is ambitious, the NOVA Home Loans Arizona Bowl has done it with earnest humility knowing that the end result is great for Southern Arizona as a whole. The NOVA Home Loans Arizona Bowl is a beacon to attract other sporting events and professional leagues to Southern Arizona by showing them that this is a great place to do business and create partnerships.

Collaborators: Rio Nuevo; Visit Tucson; Southern Arizona Attractions Alliance; Boys and Girls Club of Arizona; Office of Governor Doug Ducey; the University of Arizona; NOVA Home Loans; Farhang & Medcoff; NOVA Home Loans Arizona Bowl; City of Tucson; Pima County; Rio Nuevo; the University of Arizona; Visit Tucson; Arizona-Mexico Commission; Arizona Department of Commerce; Arizona Office of Tourism; Downtown Tucson Partnership; Tucson Metro Chamber of Commerce; Oro Valley Chamber of Commerce; Tucson Fire Department; Tucson Police Department; Davis Monthan Air Force Base; Southern Arizona Attractions Alliance

Pima County/City of Tucson Opportunity Zones

The Opportunity Zone incentive is a new investment tool that encourages long-term capital gains investment in low

income urban and rural communities nationwide. Pima County and the City of Tucson brought together their development services and economic development departments to submit census tracts that met the federal criteria as well as those that were most advantageous for local economic development goals. Emphasis was placed on areas that stood a good chance to receive incremental investment and that targeted specific priority growth areas. These areas could be appropriately zoned for the potential best uses anticipated for the Opportunity Zone program including rehabilitation of existing industrial and multi-family facilities or brown field projects.

The federal program itself is complex and unique, the detailed level of collaboration between the City of Tucson and Pima County was uncommon and seldom has there been an opportunity where all five levels of government (Federal, State, County, City and Native American Nations) collaborated on a project that is beneficial to the region.

The collaborative effort between the City of Tucson and Pima County economic developers and land planners has the potential to attract much-needed investment, revitalize low-income census tracts, create jobs and improve communities within the opportunity zones located in Pima County

Collaborators: Pima County; City of Tucson; City of South Tucson; Arizona Commerce Authority; Bourn Companies; UA Tech Parks; The Bridges



Pima JTED Innovative Learning Campus

The timeline for opening the Pima JTED Innovative Learning Center is short. With the deal agreed upon in April of 2019, the

doors to the new campus must open in July of 2020. City Council Member and Vice Mayor Richard Fimbres' office partnered with Pima JTED, BFL Construction, Bourn Companies, WSM Architects and the neighborhood associations of South Park, Las Vistas, Western Hills II and Pueblo Gardens so that the permitting and approval processes did not delay the campus' first day of school.

Private financial support for the new building, something unheard of in public K12 education, came in the form of Pima JTED being named the main recipient of the Rotary Club of Tucson Centennial Grant in April. Pima JTED has formed a relationship with the Rotary Club of Tucson over the last



Congratulations MPA Common Ground Award Finalists



(520) 577-7800

Jeff Gereke Terry Klipp Derrick Sinclair

"Serving Tucson's Real Estate Development and Brokerage Needs Since 1972"

two years in part by having students and staff volunteer for the Rotary's Annual Classics Car Show. Local philanthropist Ross Potoff has increased his donations and pledges to Pima JTED's Foundation over the past year from \$100,000 to \$1 million. These private donations have made this and other JTED ventures possible.

BFL Construction and Bourn Companies formed an LLC and offered Pima JTED a 7-year lease-to-own agreement for a two-story, 50,000 square foot building, that includes an option for the District to add two additional buildings of the same size to the north in the near future. The lease-to-own option allows Pima JTED to purchase the property without burdening local taxpayers with higher taxes for bonds, as most public-school districts in Arizona do to finance new construction. This arrangement is already being looked to as a model for another growing Career and Technical Education District in Arizona.

Collaborators: Pima JTED; BFL Construction; Bourn Companies; Pima JTED Gov. Bd.; Tucson Unified School District; WSM Architects; Rotary Club of Tucson; Potoff Private Philanthropy; Tucson City Council/Vice Mayor; Mayor of Tucson; Cypress Civil Development; Tucson Expediting & Development; South Park Neighborhood Association; Las Vistas Neighborhood Association; Western Hills II Neighborhood Association; Pueblo Gardens Neighborhood Association; Ramon Valadez Pima County Supervisor; Sunnyside USD; Wells Fargo

Pima Medical Institute Consolidated Campus

Pima Medical Institute was founded in Tucson in 1972, the school now has 17 campuses in eight different states. With the help of Rio West Development & Construction, Seaver Franks Architects and Within Studio Interior Design, Pima Medical brought a closed middle school in the central city back to life, repurposing the once-abandoned middle school as an adult education facility.



The 50,000 sq. ft. building is organized around a beautiful courtyard that encompasses approximately 25,000 sq. ft. The exterior of the former Tucson Unified School District building has been preserved and updated, while the interior has been completely remodeled to give it a collegiate look and feel. The parcel of the campus that once served as soccer fields will now give way to further land development, by creating a home for a new medical and office building.

The team worked with the local neighborhoods and city officials to transform an abandoned middle school lot into a state-of-the-art medical career college. Every aspect of this project was touched by a local company, from landscape and graphic design to flooring installers and even the project photographer. It was this collaboration, clear communication and overall dedication that helped create the flagship campus Pima Medical Institute dreamed of. Pima Medical Institute consolidated its six Tucson-area campuses and relocated 130 employees to the new site.

Collaborators: Summit Development; Rio West Development & Construction; Seaver Franks Architects, Inc.; Within Studio Interior Design; KC Mechanical, LLC; Turner Structural Engineering, Inc.; Old Pueblo Theatrical Solutions; S&W Acoustics & Noise Control; Rick Engineering Company; Addisigns, Inc.; Tucson Expediting & Development

Project Ina Business Support Program

The Arizona Department of Transportation (ADOT) Ina Road Interchange Project involved rerouting local street access away from the interstate to reconstruct an entirely new interchange that stretches over both the interstate and the Union Pacific railroad tracks. When it was announced that the Interstate 10 interchange at Ina would be completely reconstructed, everyone involved knew that things were going to get more challenging for the area businesses and commuters before they got easier.



The Marana Chamber of Commerce spearheaded an Ina-specific Business Walk, where officials from the Town of Marana, the Regional Transportation Authority's Main Street Program, and the Chamber personally walked business to business along the Ina Corridor to meet with owners, managers, and employees to discuss and help alleviate concerns about the project. Officials also asked the businesses to complete short surveys as a part of the outreach, and these results were then compiled and shared with the participating agencies. Once the project was completed, the Town again collaborated with the Marana Chamber of Commerce, the Regional Transportation Authority and ADOT on a special block party to celebrate the opening of the interchange.

Congratulations to the 2019 Common Ground Award Finalist Projects and Programs!

Thank you MPA... for energizing strategic partnerships.

Together, the possibilities are endless.





bws

ARCHITECTS

Designing for Communities

66 BWS PROVIDES INTENTIONAL. THOUGHTFUL DESIGN SERVICES FOR ORGANIZATIONS THAT WANT TO IGNITE CREATIVITY

> VISION TO LIFE IN THE PLACES WHERE PEOPLE

AND BRING THEIR

LEARN, LEAD AND DISCOVER. ""





PHOENIX, AZ 85012 520.480.980.9054

TUCSON 261 N COURT AVE TUCSON, AZ 85701 520.795.2705

PHOENIX

SUITE 100

341 N CAMELBACK RD

There were several integral components of what became Project Ina, and each of them required cooperation and collaboration between different agencies and organizations. The overriding principle was to focus on the businesses along the Ina Corridor and provide valuable tools that will help them remain in business during the construction project. With the effective partnerships and collaborations built around the project, however, the journey had not only a softer impact but unanticipated benefits as well.

Collaborators: Marana Chamber of Commerce; RTA Main Street; Arizona Department of Transportation; Westland Resources; Southern Arizona Paving; Dibble Engineering; West Press Printing; Innovative Signs; Marana local business owners

Reactivation of Jacome Plaza

Jacome Plaza was built during the construction of the Library in 1989 on the site of the former Jacome's Department Store. Centrally located in Downtown Tucson, it was intended to serve as a gathering place for residents and city inhabitants taking a break from work or strolling through the downtown. The plaza suffered from years of neglect and a growing number of homeless individuals occupied the space. Violence, drug use, public urination/ defecation and frequent visits from the police, fire and ambulance created an unsafe, unsanitary and unwelcoming environment. Jacome Plaza was no longer a public space, it had become a homeless encampment with dozens of chronically homeless individuals; many sufferings from mental illness and drug/alcohol abuse.



The Downtown Tucson Partnership (DTP) collaborated with Old Pueblo Community Services (OPCS) to provide social workers to address the homelessness issue in Jacome Plaza. OPCS conducted onsite interviews and assessments to pair homeless individuals with services and housing. DTP Connects connected approximately 80 individuals with housing in three months, decreasing chronic street homelessness downtown by 96%. On December 1, 2017, approximately 84 homeless individuals were living in the parks and streets of Downtown Tucson. As of March 1, 2018, there were only 3.

DTP also collaborated with local community partners to promote and organize hundreds of free events and static programming last year including but not limited: Health at Jacome series, Friday Food Fun and Flix series, Holidays at Jacome, the Outdoor Office, Live at Lunchtime series, Farmers Market, Food Truck Tuesdays and Thursdays and Hummingbird Hollow. DTP also reached out to the three downtown schools encouraging them to utilize the space. All three schools: City High, Paulo Freire, and Imago Dei are using the plaza for daily recess, workshops, outdoor classes, activities and events. Previously the students rarely left their campus for recess and did not have green space or game area to play in. The results of this reactivation are astounding. What was once a homeless encampment has been turned into a vibrant public plaza.

Collaborators: Arizona Public Media; Arizona Theatre Company; Better Business Bureau; City of Tucson; City High School; Cox Media; Desert Survivors; Downtown Merchant and Retail Council; Downtown Tucson Partnership; El Rio Health; Food for Horses; Golden Retriever Rescue Southern Region; Hecker and Pew, PLLC; Holiday Decorators, LLC; Ikes Coffee and Tea; Imago Dei Middle School; Inspired Fitness; Joel Valdez Downtown Library; Let's Sweat; Local Musicians and Artists; Lohse Family YMCA; Living Streets Alliance, Cyclovia Survey Team; Mike Kasser and Kasser Family; Nestle Cookie; Nova Home Loans; Old Pueblo Community Services; Park Tucson; Pima County; Pueblo Freire Middle School; Templo Fitness; Tucson Audubon Society; Tucson Food Truck Rally; Tucson Metro Chamber of Commerce; Tucson Pima Collaboration to End Homelessness; the University of Arizona; Visit Tucson

Saguaro Surgical Expansion in Harold Bell Wright Estates

In 2017 Saguaro Surgical, a locally owned business located within the Harold Bell Wright Estates Neighborhood approached their next-door neighbor about purchasing his home to demolish it and construct a new building that would add two new surgical suites. In 2011, the Harold Bell Wright Estates (HBWE) neighborhood was listed on the National Register of Historic Places for its role in Community Planning and Development in Tucson and architectural significance. Over the past eight years, several owners have remodeled and/or



made seemingly small improvements that inadvertently threaten their contributing status to the historic district.

In collaboration with the City of Tucson Historic Preservation Office/Planning & Development Services Department, and together with Arizona Vascular and HBWE historic committee members, The Planning Center identified several ways to benefit the neighborhood/district. The two most popular ideas were to 1) create an informational brochure for HBWE



ARIZONA DCP STEERING COMMITTEE

for your hard work and collaboration to make the Drought Contingency Plan a success.



ARIZONA

- IS **STRONGER** TOGETHER



CentralArizonaProject.com



residents new and old that includes the history of the neighborhood, National Register listing, historic preservation best practices for home improvements to maintain contributing status and contact information when thinking about making exterior changes and 2) replace the wooden posts holding up the historic street signs in the neighborhood with longer-lasting metal posts and refurbish the old signs to give them new life but retain their rustic weathered appearance.

Arizona Vascular Specialists funded the update to the street signs and The Planning Center coordinated with neighborhood committee members to complete the work before the rezoning was approved. The brochure was also a team effort amongst the City, neighborhood and development team, one that neighborhood leaders were proud to present as a by-product of successful collaboration with the development community at their annual HBWE neighborhood potluck on April 28th of this year.

Collaborators: Arizona Vascular Specialists LLC; Harold Bell Wright Estates (HBWE) historic committee; Elias Toubassi, HBWE historic committee/neighbor; Duane "Skip" Cormier, HBWE neighbor; HBWE Homeowner's Association; Allison Diehl; interim Tucson Historic Preservation Officer, Allison Diehl; current Tucson Historic Preservation Officer, Jodie Brown; former Tucson Historic Preservation Officer, Marty McCune; Mayor Jonathan Rothschild; Councilman Paul Cunningham; City of Tucson Planning & Development Services Department; Quilliam Management Services, LLC; Caylor Construction; Eglin + Bresler Architects; Cypress Civil Development; Arizona State Historic Preservation Office; Ronald Kellner, HBWE next door neighbor; City of Tucson Design Review Board; Tucson Expediting & Development

Rule B Fix Legislation (S.B. 1248)

In late fall 2018, a coalition was formed, led by the Chamber to address an issue facing primarily those in the commercial real estate industry, high property tax rates. Properties with recent improvements and new developments were receiving substantially increased property tax assessments upon completion. Assessors throughout the state were applying Rule B to these properties to adjust the property value higher than the constitutional 5% year over year cap.



The group of over 30 participants identified the central issue(s) surrounding Rule B and legislation to remedy the increasing rates was drafted. The legislation (SB1248) placed Rule B into Arizona Revised Statutes (previously was a guideline from ADOR) and raised the trigger point for application of Rule B by 50% (10% of value to 15%). The Chamber partnered with a Southern Arizona legislator willing to sponsor the legislation and shepherded the bill through the process, culminating with it signed into law by Governor Ducey.

Outside of Chamber staff, business owners, legislators, other business organizations and assessors from the multiple counties all worked to find a solution to the issues with Rule B application. Successfully passing SB1248 required an "all hands-on deck" approach. Property tax law is very technical, and unintended consequences are very easy to stumble upon. The collaboration needed to pass this legislation required listening to all sides of the issue and to find a solution which did not harm others, nor create other problems.

Collaborators: Tucson Metro Chamber of Commerce; Arizona State Senate; Arizona Multihousing Association; Arizona Tax Research Association; AZ Chamber of Commerce; AZ Chapter National Association of Industrial & Office Properties; Building Owners & Managers Association Of Greater Phoenix (BOMA); Diamond Ventures, Inc.; East Valley Chamber of Commerce Alliance; Greater Phoenix Chamber Of Commerce; NAIOP; Southern AZ Homebuilders Association

Santa Cruz River Heritage Project

Tucson Water's Santa Cruz River Heritage Project (Heritage Project) introduces up to 2.8 million gallons of reclaimed water to the Santa Cruz riverbed every day, generating a permanent flow from Silverlake Road to Congress Street Bridge. In 2016, Tucson Water spearheaded moving the project from concept into planning, design, community engagement, permitting and construction. After 100 years, a consistent stream of water is flowing in a portion of the Santa Cruz River.

The Project has fostered valuable connections and trust among Tucson Water leadership and representatives from: local, regional, and state agencies, City

of Tucson and Pima County elected officials and staff, the San Xavier District/Tohono O'odham Nation, neighborhood groups and community members, historical and cultural community groups, environmental groups, Tucson Electric Power,





City of Tucson Fire Department, Mobility and recreational groups, contractors, designers, and construction and engineering firms and nonprofits

The Santa Cruz River Heritage Project is the first in-channel reclaimed water project in Tucson's downtown. This project provides a new riparian area in the urban core, near Tucson's birthplace, improves local control of City water resources, provides an additional water resource that complements our conservation ethic and plumps up our water portfolio, sets the stage for future collaborations among public sector, community, nonprofits, environmental groups, and private sector and is already attracting new visitors -- human, plant and wildlife.

Collaborators: Tucson Water; Tucson Water Public Information and Conservation; Pima County Regional Flood Control District; HDR, Inc.; Harris Environmental; Wheat Design Group; Clear Creek; Ashton Company Inc.; City of Tucson, City of Tucson Ward 1; Barrio Santa Cruz Neighborhood Association; Menlo Park Neighborhood Association; Barrio Kroeger Lane Neighborhood Association; Desert Survivors; San Xavier District, Tohono O'odham Nation; Dia de San Juan Committee; Mayor, City of Tucson; Tucson Electric Power; City of Tucson Fire Department; Pima County Board of Supervisors; Living Streets Alliance; Pima County Natural Resources, Parks and Recreation; Environmental Education Exchange; Watershed Management Group; Pima County Communications Office; City of Tucson Mayor's Office; Arizona Department of Water Resources; Arizona Department of Environmental Quality; U.S. Army Corps of Engineers; Environmental Protection Agency

The Union on 6th

Greystar Real Estate Partners, LLC has recently begun construction on the Union on 6th, the first multi-family mixed-use development located within the 4th Avenue commercial district. Reaching this point has required extensive collaboration and cooperation with various stakeholder groups, including the Historic Fourth Avenue Coalition (HFAC) and to ensure the Union fits into the unique character of 4th Avenue.

As the first major residential project to be located on 4th Avenue, the Union on 6th was initially met with skepticism from many area businesses and residents. From the beginning of the process, the developer committed



to working with several neighbors and merchant organizations to identify and work towards mitigating those concerns. Conversations evolved into negotiations and during the process a group of 4th Avenue business owners, neighborhood associations and residents formed HFAC with the mission to preserve the unique identity of 4th Avenue and promote smart, sustainable growth. The result of these conversations was the creation of a Community Benefits Agreement (CBA) which provided both parties assurances that the Union on 6th would successfully integrate with the Avenue's unique blend of local businesses. Specifically, the agreement included: Local businesses will be in the Union commercial spaces at prenegotiated lease rates; A mitigation payment that allows HFAC to provide traffic, parking and/or streetscape improvements in the 4th Avenue area; Regular communication meetings with Union management; and Union's murals will be painted by local artists.

The negotiation of the CBA was a true collaboration, without which the Union would not be built. The CBA provides HFAC and its members assurances that the 4th Avenue commercial district will keep its local-first character and continue to be a vibrant and unique part of Tucson. Because of the CBA, the Union will add 253 residential apartment units within Tucson's urban core, an area in desperate need of additional multifamily units.

Collaborators: Greystar; A 23 Studios; Lazarus, Silvyn & Bangs; Chasse Building Team; Cypress Civil Development; ARC Studios; Tucson Expediting & Development; City of Tucson Planning & Development Services Department; City of Tucson Economic Development Department; Park Tucson; Historic 4th Avenue Coalition; Local First Arizona; West University Neighborhood Association; Fourth Avenue Merchants Association

Town of Marana Sign Code Update

In June 2015, the United States Supreme Court issued its landmark ruling in Reed v. Town of Gilbert, a case challenging the Town of Gilbert Arizona's sign code. The Reed case called into question all sign regulations that require an enforcement officer to read a sign to know whether or not it's legal. In response to the ruling, Town of Marana staff set out to perform a comprehensive update to the Town's sign code with the goal of creating time, place, manner regulations to replace those that regulated the content or message of signs. After extensive study and review and working closely with end user groups from across the business community, the result was a content-neutral sign code that is compliant with the Supreme Court ruling, user-friendly, effective and enforceable.



FINDING HIGHER GROUND TOGETHER



What it Takes | Proven Approach & Consistent Results

520-577-0200 | diamondventures.com | Tucson & Denver





WE ARE DEVOTED CONSULTANTS, CREATING INTEGRATED SOLUTIONS THAT ADDRESS THE NEEDS OF OUR CLIENTS AND MEET THE TECHNICAL AND BUDGETARY REQUIREMENTS OF THEIR PROJECTS.

Early in the update process, the Town organized a group of staff members from various departments in order to gather a variety of perspectives in preparing for the update. This multi-disciplinary team was comprised of staff members from the planning, legal, community development, and code enforcement departments and divisions who worked together through numerous iterations of the draft regulations. Staff actively engaged the business community by forming focus groups to obtain crucial feedback and develop a better understanding of the perspectives of those who would ultimately be utilizing signs in the Town. The Marana Chamber of Commerce facilitated the process by providing the necessary connections between Town staff and local businesses. The results achieved through the focus groups was essential in creating regulations that would be beneficial to the business community. Once Town staff completed a draft of the proposed regulations, it was presented to the Marana Chamber of Commerce and its members, the Tucson Metro Chamber of Commerce, Metropolitan Pima Alliance and to the Southern Arizona Homebuilders Association (SAHBA) and its membership group.

The proposed sign regulations were adopted by the Marana Mayor and Town Council on February 5, 2019 and became effective on March 8, 2019. The Town's sign code now regulates based on the physical attributes of signs rather than the message or speaker, and controls sign display on a time / place / manner basis. Distinctions are no longer made between commercial messages and non-commercial messages, and commercial speech is not favored over non-commercial speech. The code has been updated with contemporary standards and terminology that address current needs and trends. Since the approval, other governmental jurisdictions have reached out to the Town of Marana with compliments on the update.

Collaborators: Marana local business owners; local and regional business and industry representatives; Marana Chamber of Commerce; Tucson Metro Chamber of Commerce; Metropolitan Pima Alliance; Southern Arizona Homebuilders Association

Twin Peaks/Blue Bonnet Sewer Project

This area requires sewer infrastructure to support growing interest and development. The Pima County Regional Wastewater Reclamation Department (RWRD) entered into a Sewer Facilities Developer Agreement with three private developers, Abiger Marana, LLC, Neter Enterprises, LLC and Twin Peaks & Lambert Lane 34, LLC to commission this project for their planned single-family residential subdivisions. In addition to those three developments, this new sewer main will provide sewer service to three other planned future large residential subdivisions and commercial development. The construction of this sewer main will also decommission an existing sewer pump station and sewer force main at Tangerine Road, thereby providing gravity sewer service for the entire Dove Mountain community.



RWRD and its design-build team consisting of Achen-Gardner Construction and Engineering & Environmental Consultants (referred to herein as the Project Team) have completed the design of the Twin Peaks/Blue Bonnet Sewer project (TPBBS). The project team collaborated with the Town of Marana and the Arizona State Land department as well as with 6 private developers to acquire sewer easements on their property frontage and ensure that the sewer interceptor was installed at an appropriate depth for their future sewer mainline connections to the interceptor. This project included installation of the sewer main through a rural unmaintained Pima County dirt road adjacent to more than two dozen multi-acre plots of land owned by individual property owners. The Project Team collaborated regularly with each property owner to acquire separate easements over their property frontage and maintain driveway access during construction. Individual requests from each property owners (25 total) were also granted such as landscape considerations, fencing modifications and installation of sewer stubs for future single-family use. The project also included threading the new sewer pipe through a sea of existing utilities including an Oro Valley Water Main, Marana Water Main, Southwest Gas Main, TEP overhead/ underground powerlines, Century Link conduits and duct banks and Comcast cables and fiber optic lines.

The Project Team collaborated closely with each utility company to ensure that conflicts were eliminated or minimalized. Multiple coordination meetings were conducted with representatives from each utility company at every stage of design. Despite the vast amount of stakeholders associated with and disrupted by construction, the project has received virtually no negative feedback and all known reports and media have been positive. The project is currently under construction, with Phase 1 having been completed. The project consists of a 4.8-mile-long 15" interceptor sewer main extending from Cortaro Farms Road to Tangerine Road.

Collaborators: Pima County RWRD Conveyance, Pima County RWRD Field Engineering; Pima County RWRD Odor Control; Pima County Real Property; Pima County RWRD Capital Improvement Projects; Pima County RWRD Engineering; Pima County Regional Flood Control; Pima County Department of Transportation; Pima County Natural Resources Parks and Recreations; Pima County Cultural Resources & Historic Preservation; Achen Gardner Construction; Engineering and Environmental Consultants (EEC); Kaneen Communications; Tierra Right of Way Services; SAECO; McGann & Associates;

















Cardno; Marana Water; Marana CIP; ADEQ; Offsite Sweeping; Metro Water; Oro Valley Water; Southwest Gas; Tucson Electric Power; Comcast Communications; Century Link; Trico Electric; Marana Unified School District; Northwest Fire Department; Tucson Water; Marana Police Department; SWCA (Archaeological Monitoring); Arizona State Land Department; Golder Ranch Fire Department; United States Post Office; Pima County Sheriff; Water Management; Republic Services; Marana Manana, LL; Town of Marana Emergency Management; Town of Marana Traffic Engineering; T.J. Bednar & Co.; Redwing Investments; Ringold Resources, Inc.; Lennar; TRP Twin Peaks, LLC; Cottonwood Properties; Neter Enterprises, LLC; Abiger Marana, LLC; Twin Peaks & Lambert Lane 34, LLC; Hill Brothers Chemical Company; Pulte Homes; Red Point Development, LLC; 22 additional private property owners

Valencia/Kolb Road Intersection Improvement Project

Valencia Road is a key commuting and freight corridor serving the south side of the Tucson urbanized area, simultaneously with the construction of the Amazon distribution facility. Valencia Road has interchanges with both Interstate 19 and Interstate 10 and abuts Tucson International Airport, Ryan Airfield, Davis-Monthan Air Force Base (DMAFB) and the Port

of Tucson. Future traffic volumes, while less than previously predicted, are sizeable and warrant significant expansion in traffic capacity.

As the project proceeded to construction, the City of Tucson annexed substantial lands along the corridor and the City became the lead agency for the construction of the project. During the bidding of the construction contract, Amazon announced that it was building a new high-tech distribution facility adjacent to the project. The City and RTA have collaborated with Amazon on access, bus and signalization upgrades to the project. The west leg of the project also required extensive partnering efforts with the adjacent businesses in that the businesses on the north side of Valencia included several warehouses and distribution facilities that had no other access



except Valencia Road for a large amount of commercial tractor-trailer traffic. This required that additional access paving and creative turn radius solutions be field fitted in each phase of construction to accommodate this large volume of delivery traffic. Additionally, the north side has a brick manufacturing facility that required a continuous supply of water during the new waterline construction. The solution and each phase of the construction project, which was achieved by the project team actively partnering with Amazon and adjacent business and landowners, flawlessly achieved all the goals set forward.

Unique aspects of the project that were a product of close work with the adjacent landowners included redirection of drainage on the adjacent landowner's property to avoid costly drainage structures and temporary closure and rerouting of Valencia to the east of Kolb.

Collaborators: Baker and Associates; Tucson Department of Transportation; Braden Bott; Century-Link; Southwest Gas Corporation; Structural Grace; Neighborhood Advisory Committee; Cardno; EPS Group; CMG Drainage Engineering; Tucson Water Department; Regional Transportation Authority; KE&G Construction; Pima County Regional Wastewater Reclamation Department; Tierra Right of Way Services; Pima County Department of Transportation Traffic; EcoPlan Associates; Stallard and Co. LLC; Tucson Electric Power; Kolb/Valencia, LLC; Preston Pruett; Psomas; Golder; Level 3 Communications; City of Tucson Transportation Electrical; Rick Engineering Company; Electrical Design Associates; McGann & Associates; EL Paso Natural Gas; AT&T; Kinder Morgan Pipeline; Cox Communications

2019 Common Ground Contributors

Boxing Inc.
Breckenridge Group Architects &

Planners

Casino Del Sol

Copper Spoke

Dave Ollanik

Dillinger Brewing Company

Egla Gutierrez

Fiamme Pizza

Fortney Niner Country Club

Goodmans Interior Structures

Holbrook Asphalt

HydraFacial

JW Marriott Starr Pass Resort & Spa

Kimpton Rowan Palm Springs

Old Tucson Studios

Old Tucsoff Studios

Omni Tucson National Resort

Phantom Aerial Solutions

Polar Bear Coffee

RoadHouse Cinemas

Sewailo Golf Club

Shannon Murphy

Sheraton Tucson Hotel

Sundt Construction

The Highlands at Dove Mountain

Tucson Racquet & Fitness Club

Tucson Roadrunners

Urban Fresh

VerVe Salon



Horored To Be Celebrating Our 50th Year Of Serving Southern Arizona!!

www.lloydconstruction.com | info@lloydconstruction.com | 520.884.9821

Congratulations!

To all the Common Ground finalists: thank you for all your hard work and commitment to our region!



Helping Communities and Developers Grow Responsibly

Thank you to our sponsors!

TITLE SPONSOR



ENTERTAINMENT SPONSORS







GOLD SPONSORS



POTOFF PRIVATE PHILANTHROPY







ARIZONA COPPER SPONSORS







Thank you to our sponsors!

SILVER SPONSORS











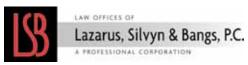




































Thank you to our sponsors!

BRONZE SPONSORS





















GADSDEN















PSOMAS











Thank you to our entertainment sponsors for an evening of fun and celebration!













2019 MPA COMMON GROUND AWARD FINALISTS

SPECIALIZING IN CONSTRUCTION AND PERMANENT FINANCING OF COMMERCIAL REAL ESTATE NB|AZ* Commercial Real Estate Department
Jeannie Nguyen & Cody McGuire
335 N Wilmot Road, Tucson, AZ 85711
520.584.4100

NORRIS DESIGN

PLANNING | LANDSCAPE ARCHITECTURE | BRANDING

AUSTIN | DALLAS | DENVER | FLAGSTAFF | FORT COLLINS | FRISCO | PHOENIX | TUCSON VISIT US ONLINE AT WWW.NORRIS-DESIGN.COM











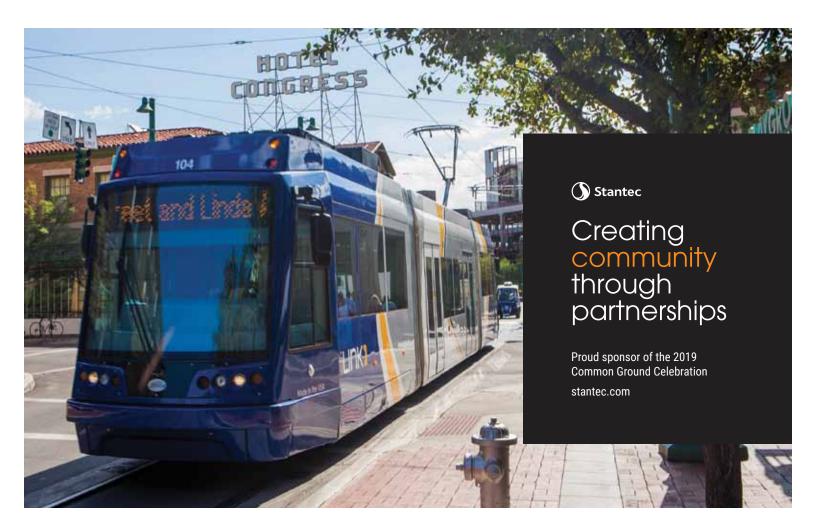
Connect with us!

Sign up at **RTAmobility.com** to receive news and updates.





Common Ground Finalists PIMA MEDICAL INSTITUTE Trusted. Respected. Preferred. pmi.edu



COMMON GROUND

Sundt is proud to sponsor the Metropolitan Pima Alliance Common Ground Awards and support its purpose in honoring the people, projects and programs that demonstrate collaboration over adversity.



MOD TOULS

Arizona: ROC068012-A, ROC068013-B1, ROC068014-C-9, ROC076101-C-11, ROC076561-C-39, ROC078088-C-4, 67653-B, 78799-C-37



501969 - 2019

swaimaia.com













Proudly Celebrating 30 Years Serving the Greater Tucson Metropolitan Area www.tierra-row.com 520.319.2106

TREND report

CONGRATULATES

Metropolitan Pima Alliance's 2019 Common Ground Awards Honorees & Nominees



trendreportaz.com



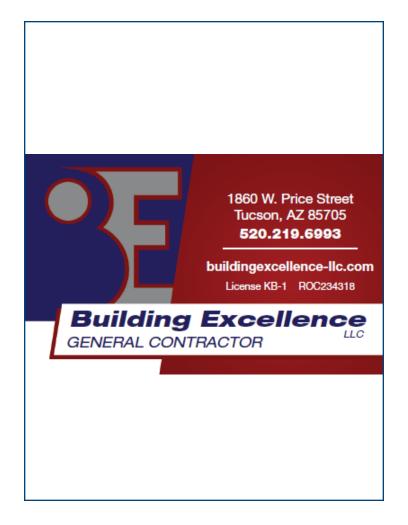
A member of Metropolitan Pima Alliance

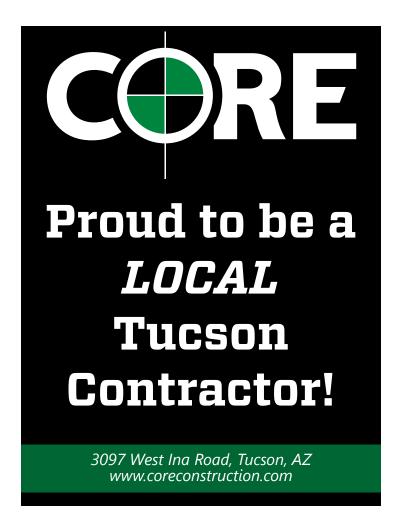
CHICAGO | DENVER | LOS ANGELES | NASHVILLE | ONTARIO | PHOENIX | SAN DIEGO | TUCSON www.weoneil.com

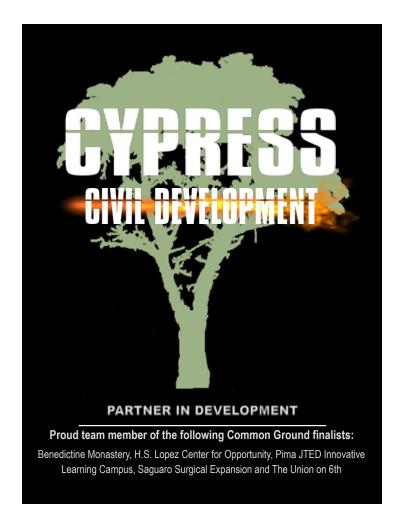




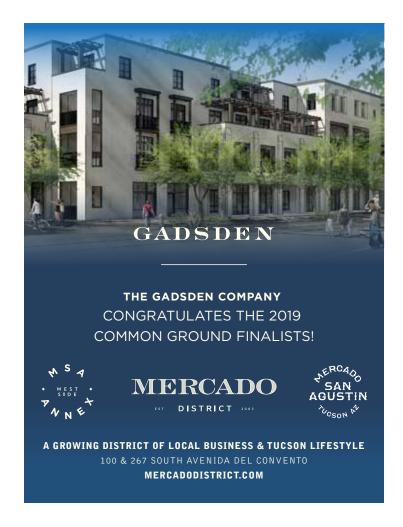


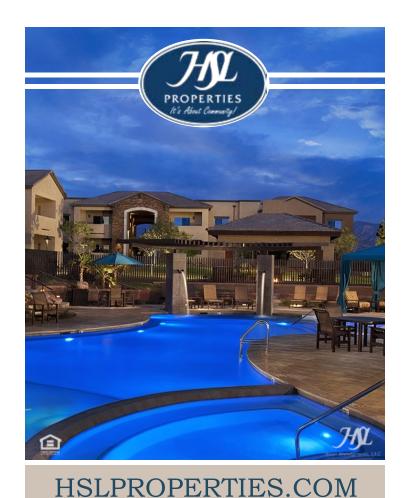


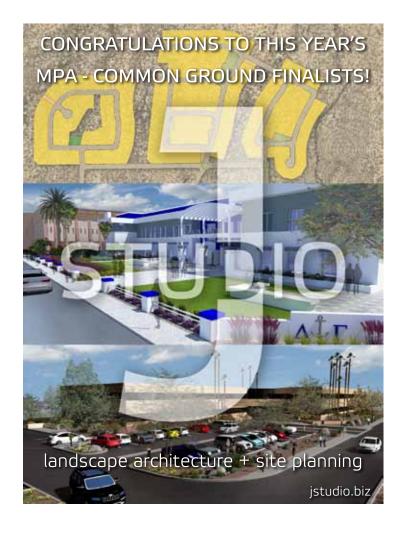














PROMISES MADE **COMMITMENTS KEPT**

KE&G is a respected 100% employee owned company committed to delivering safe, high quality projects that exceed the expectations of our clients.



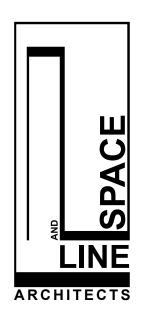
www.kegtusv.com

3949 East Irvington Road Tucson, Arizona 85714 520.748.0188

SIERRA VISTA

1601 Paseo San Luis # 202 Sierra Vista, Arizona 85635 520.458.9594

ROC 227962; ROC 227963



Award winning design and building of environmentally sensitive architecture.

Stop by our office to see the 40 projects featured in our new 40X40 exhibit, free and open 24/7.

627 E. Speedway Blvd. Tucson, Arizona 85705 lineandspace.com 520-623-1313 studio627@lineandspace.com



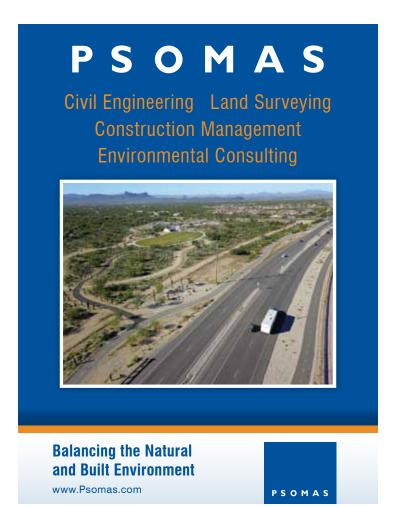
13 ENERGY-EFFICIENT COMMUNITIES IN THE TUCSON AREA.

Want to know more? Call or visit us online.

877.278.4358 | meritagehomes.com/tucson

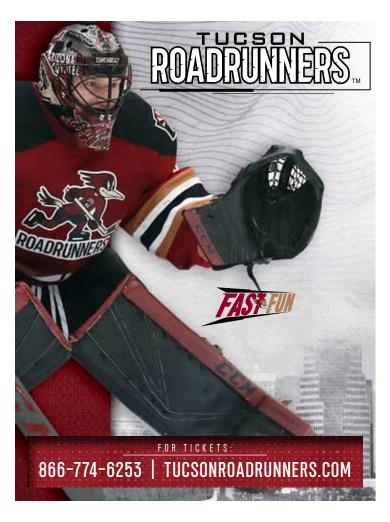
Visit meritagehomes com/feature descriptions for information and disclaimers about energy-efficient features and associated claims. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. Limitations may apply. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes® and Life.Built.Better® are registered trademarks of Meritage Homes Corporation. ©2019 Meritage Homes Corporation. All rights reserved. AZ ROC Lic. # B-166223.











"I Didn't Know Repro Did That?"

Digital "Blueprints" • Digital Copies

Scanning / Archiving • Custom Tee Shirts / Mouse Pads

On-line Project Management . Mounting & Laminating

Vehicle Graphics • Photocopies

Small Format Color • Large Format Color

Bid Distribution • Equipment Sales & Service

Student / Military Discounts • Signs & Banners

Design Supplies • Pick Up & Delivery

CAD Plotting / Conversion

Just Give Us A Call On Your Next Project.
You May Be Surprised By All We Can Do!

Reproductions, Inc.

Serving Tucson For Over 50 Years

Employee Owned, Locally Operated





234 E. 6th Street Tucson, AZ 85705 • 520.622.7747 • Fax 520.792.2088