



## *Metropolitan Pima Alliance*

Immersion is a non-partisan professional and leadership development program whose goal is to provide attendees in depth knowledge about each segment of Southern Arizona's construction, real estate and development sectors. Professional development, industry focused education and civic engagement are a few of the benefits participants will receive from this three-month program. Each session will be led by industry experts and community leaders from both the public and private sector, providing participants beneficial connections in addition to knowledge. Immersion hosts cohort(s) in which participants expand their knowledge of development in our region and become strong industry and community leaders.

MPA's Immersion program is created exclusively for early to mid-career professionals and future industry leaders. It is a great opportunity to learn every segment of the business and network with peers and leaders in our industry. Each class will be comprised of between 20 and 30 industry professionals and will be carefully selected to ensure a variety of disciplines and experiences are represented within it. Class participants will be selected by a panel, based upon the information provided during the application process. In order to complete the program, participants must attend each course day in full; if an absence occurs, the course must be made up in the next class.

The Spring 2021 program will run from April 2<sup>nd</sup> through June 18<sup>th</sup>. Course days will take place on the first and third Friday of the month from 12-5:30 PM. Each course day will be comprised of two topic sessions each lasting two hours, resulting in a total of 12 topics covered over the duration of the program. Included in each course day is lunch, snacks and a hosted happy hour, allowing participants to engage in relationship building with their classmates and that day's topic presenters.

MPA is a non-profit 501c6, non-partisan membership organization dedicated to providing advocacy, education and relationship building for the land use and development community of the greater Tucson region. Unique to the region, MPA is an alliance of business, government and non-profit organizations. MPA's goals relate to improving our region's quality of life and economic vitality. 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.

## Spring 2021 Tuition

Tuition includes lunch, snacks and a hosted happy hour for each course day. Additionally, all participants will be provided with the needed curriculum and materials to excel in the course. Tuition is non-refundable and is due at the time the applicant is accepted. After acceptance and payment of tuition, a participant may delay their enrollment by one session.

Private Industry MPA Member: \$550

Private Industry MPA Non-member: \$750

Public Employee MPA Member: \$350

Public Employee MPA Non-member: \$450

Non-profit/Community Partner MPA Member: \$350



# Metropolitan Pima Alliance

## Spring 2021 Schedule

### April 2<sup>nd</sup>: Course 1

#### 1) Introductions and Overview

-Description: An introduction to both the immersion program and those in it. Participants will get an introduction to the case study being presented throughout the course.

#### 2) Understanding the significance of land development in Southern Arizona's economy: the historical role that development plays in economic development

-Description: This topic will introduce the concept of land development being an economic development tool. We will explore some of the impactful events and policies that have taken place over the last 30 years that have shaped the industry (ex. Multi-Species Habitat Conservation Plan, Land Trust, Prop. 207).

### April 16<sup>th</sup>: Course 2

#### 1) Market analysis and Financing

-Description: This topic will provide a general understanding of the residential and commercial development markets and how they are drivers of economic development. Where and how to invest money in the development process and how to reduce the risk of investing in the real estate market.

#### 1) Legal Entitlements and the Public Process: acquisitions, contracts, legal partnerships and a developer's rights

-Description: This topic breaks down the legal and regulatory aspects involved in acquiring and developing a project including the importance of due diligence. We will introduce the concept of Specific Plans, Development Agreements, rezoning, permitting and the public approval process. Much of the land development process is following code, this topic helps to lay out the path to gaining approval to move forward with a project.

### May 7<sup>th</sup>: Course 3

#### 1) Infrastructure, the building blocks of a community: water, wastewater, roads, schools, parks and public transportation.

-Description: For a project to be viable, it must have access to water, wastewater, utilities, roads, schools, parks and public transportation. This topic addresses the

process by which use of these are granted and the interconnected role they play in creating a healthy community.

**1) Working with the jurisdictions and neighborhoods: how the private sector interacts with the public sector to create sustainable development projects.**

-Description: This topic explores the process of working with the local municipalities and neighborhoods as a project travels through the public process to gain approval by the local elected bodies. Many projects must undergo a rezoning or a specific plan amendment or a planned area development before they can begin construction.

**May 21<sup>st</sup>: Course 4**

**1) Urban/infill development vs. suburban development**

-Description: This topic will cover urban/infill development and how it differs from suburban development. While both types of development require permitting, entitlements, financing and construction, the paths to successfully executing either is quite different.

**1) Site Design/Development Plans/Plats, Architectural Design, Civil Plans**

-Description: Great projects require great design teams to address the physical aspects of development that best use the land, zoning, and location while creating inspirational spaces. Technical aspects include: site selection and planning, optimizing building design, grading, hydrology, utilities and landscape plans

**June 4<sup>th</sup>: Course 5**

**2) Exterior and Interior Design**

-Description: The importance of creating a sense of place in development projects. This topic will be approached from the following perspectives, planning, exterior and interior. How does the project contribute to its surroundings, how do we connect users to their space.

**3) Construction- Selection processes/considerations, administration of the contract**

-Description: Great projects also require a great construction team that builds, efficiently, safely and sustainably. This topic explores effective hiring/managing of a construction firm using qualifications based or low bid selection, ensuring a team-based approach, and the process of construction administration to successful completion.

**June 18<sup>th</sup>: Course 6**

**1) Wrap Up: Case Study**

-Description:

Swan/Grant parcel

### **Site Summary**

Location: 5005 E Grant Rd, Tucson 85712

Size: two parcels totaling 11.70 acres - (1) Approximately 7.43 acres or 323,848 square feet.  
(2) Approximately 4.27 acres or 185,951 square feet;

Parcel 110-11-179C

Zoning:

Parcel 1 - R-1 (99.61% or about 7.41 acres); C-2 (0.39% or about 1,259 sq. ft. - Area less than 5%.)

Parcel 2 - R-1

Municipality- City of Tucson; Ward 2

Incentive Zones - Enterprise Zone

Neighborhood - adjacent to Glenn Heights NA

Site constraints - The site is relatively flat. There is an existing SFR and duplex on the smaller parcel, which were built in 1956 and 1969. Wash

Prime infill site located between the Crossroads Festival retail center and the Atrium professional office center and TMC.

### **The Site and Background**

The site is well located on Grant Road, a major east/west employment corridor, .5 miles east of Swan Road, a major north/south corridor.

To the west, the 27-acre Crossroads Festival retail center was built in the late 1980's. To the north, the Arcadia Square townhome community was built in the early 1980's. To the east, the office building was built in the mid 1980's. To the south is Grant Road.

The site was owned by Cicely D'Autremont Angleton until 2013. Cicely Angleton was a poet and history scholar who was the wife of a former CIA director of counterintelligence, James J. Angleton. Her family moved to Tucson when she was young.

The property is currently owned by her 3 children: James C. Angleton, Guru Sangat Kaur Khalsa and Siri Hari Kaur.