

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

