



Tucson Streetcar



Corridor Investment Guide

www.tucsonaz.gov/streetcar-investment

The Streetcar Corridor

Sun Link, Tucson's streetcar, which began operating in mid-2014, links Downtown Tucson and the University of Arizona by traversing some of Tucson's most vibrant and historic neighborhoods and commercial and employment districts.

Streetcar Info:

- Since beginning operation in mid-2014, the streetcar has experienced ridership that surpasses projections.
- The fixed electric rail system is operated with eight vehicles, all manufactured in the United States.
- Each vehicle holds 150 passengers and accommodates bicycles, wheelchairs and strollers.
- There are 24 stops along the 3.9-mile route, featuring platforms, shade structures, and public art.

Corridor Stats:

- 100,000+ residents and employees
- 3+ million visitors annually
- 3,000+ housing units
- 2,200,000+ square feet of office space
- 250,000+ square feet of retail
- 1,400,000+ square feet of other commercial
- 1,099 hotel rooms in 7 hotels
- 226 acres of underutilized land



Investment Opportunities

Within the Corridor

- 7 unique character areas
- Vacant, publicly-owned parcels
- Structured and surface parking
- Redevelopment opportunities
- Competitively priced office space
- Immediate demand for market rate housing and retail services

Economic Development Incentives & Tools

FINANCIAL INCENTIVES

Government Property Lease Excise Tax: Up to 8 years of property tax abatement for qualifying projects located in the Central Business District.

Primary Jobs Incentive: Up to 100% credit of City construction sales tax toward qualifying expenses; waiver of building permit fees.

Site Specific Sales Tax Incentive: Application of retail project-generated tax revenues to qualifying public and project expenses.

LOAN PROGRAMS

Tucson Community Development Loan Fund: Gap financing for projects that create jobs for people with low or moderate income.

Tucson Industrial Development Authority Bonds and Loans: Financing for qualifying projects that serve a public purpose.

INCENTIVE DISTRICTS & AREA

Downtown Financial Incentive District: \$10,000 building permit fee waiver and a construction sales tax credit for public right-of-way improvements.

Infill Incentive District - Greater Infill Subdistrict: Relief from certain parking, loading, landscaping, and dimensional development requirements. Height bonus for transit- and pedestrian-oriented developments. Streamlined rezoning process.

Infill Incentive District - Downtown Core Subdistrict: Up to 100% parking requirement reductions, as well as loading, setback, and landscaping reductions.

Main Gate Overlay District: For transit-oriented design and adaptive reuse projects, overlay allowances for greater heights and reduced setbacks and flexible options for reuse and restoration of historical properties.

EPA Brownfields Project Area: Grants to fund Phase I and II Environmental Site Assessments.



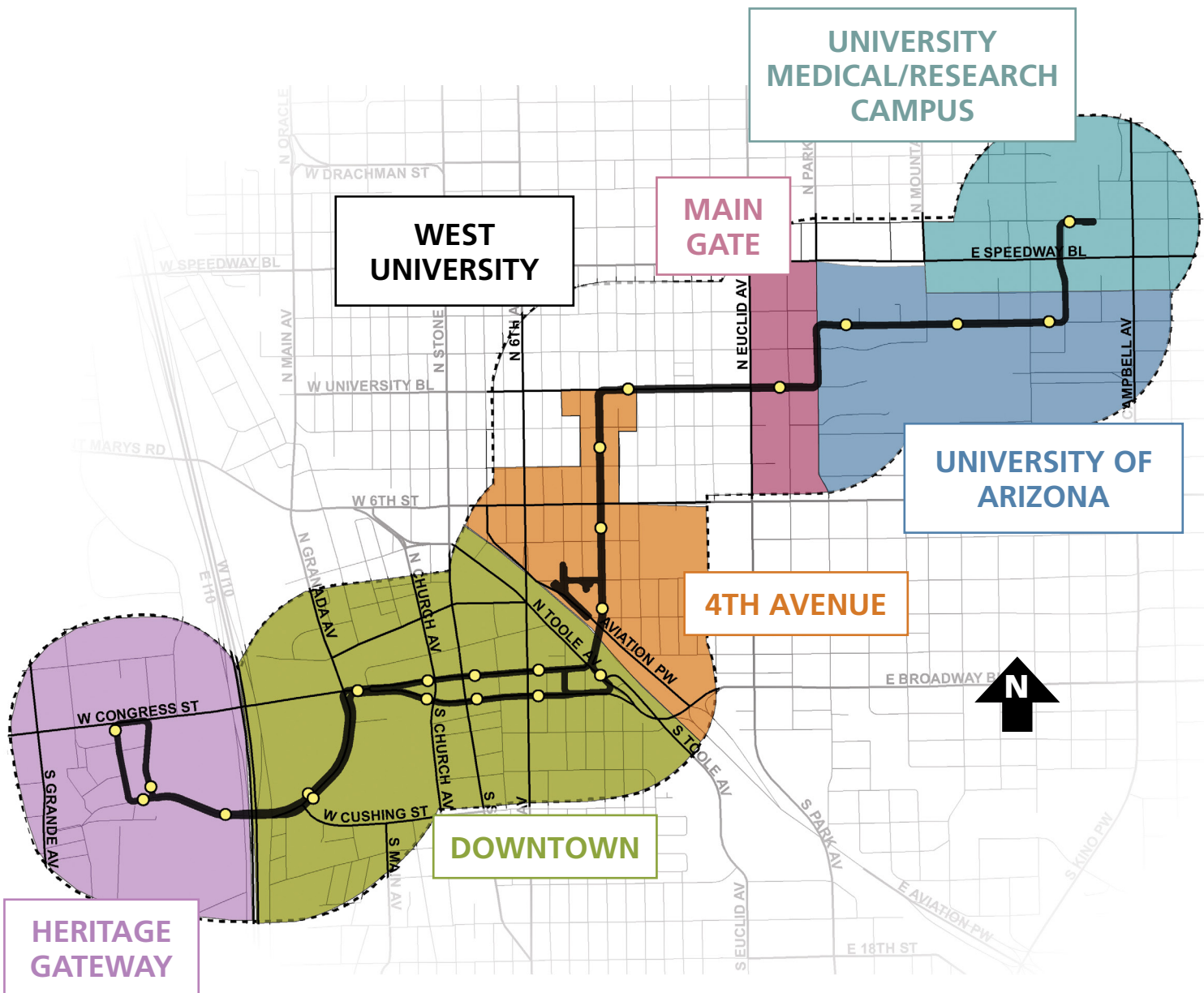
Investment Guide Web Page

To help guide potential investors to the opportunities provided by the corridor, the City of Tucson has created a user-friendly web map to highlight some of the most opportune sites for development. The Investor's Guide Web Map highlights hundreds of development opportunities along Sun Link's route and provides all necessary information regarding the development of a particular parcel, including incentives offered.

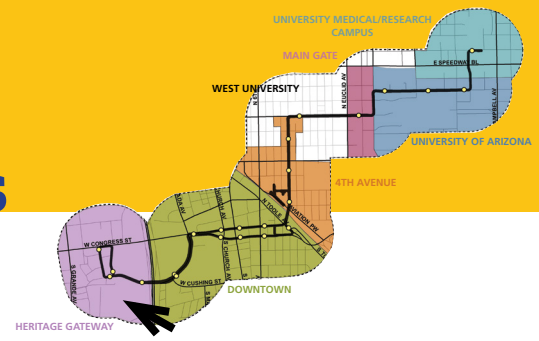
<https://maps2.tucsonaz.gov/Html5Viewer/?viewer=streetcarinvestment>

Character Areas and Opportunities

The streetcar travels through 7 distinct areas called out on the map below. In each, there are opportunities to provide high quality infill and redevelopment that respects and contributes to the area's special character.



Character Areas and Opportunities



HERITAGE GATEWAY

Just west of I-10 along the Santa Cruz River lies Tucson's cultural and historic birthplace at the base of "A" Mountain. Tucson Origins Heritage Park, which marks this historical location, is home to the re-created Mission Garden. Other features of the Heritage Gateway Area are:

- Mercado District mixed-use development
- El Rio Community Health Center
- Sentinel Plaza, a 6-story, 143-unit low-income senior housing
- Several tourist accommodations and amenities along I-10
- Santa Cruz River Park Regional Multi-Use Trail System
- Access to hiking and mountain biking trails in the Tucson Mountains
- Tucson Origins Heritage Park
- Historic Menlo Park, Barrio Kroeger Lane, and Barrio San Agustín neighborhoods

OPPORTUNITIES FOR INVESTMENT

- Large consolidated parcels of public land available for development.



Mercado San Agustín, Tucson's first and only public market features several independent local businesses around a courtyard.

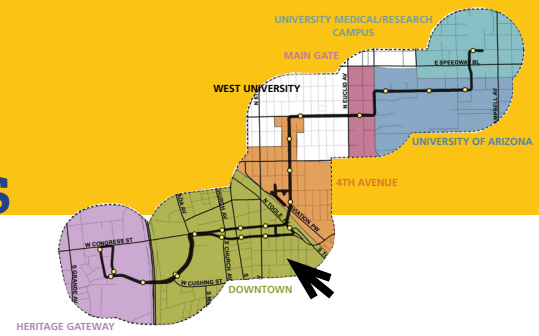


Sentinel Plaza offers affordable apartments for seniors and the disabled, with direct access to the Santa Cruz River, transit, nearby health services, and the Mercado San Agustín.



Mission Garden is a re-creation of the Spanish Colonial walled garden that was part of Tucson's historic San Agustín Mission.

Character Areas and Opportunities



DOWNTOWN

Downtown Tucson is both the region's employment, cultural, and entertainment center and a major hub for transit services and connections. This pedestrian-oriented urban area with higher-density housing offers retail, services, art and theatre, and a culinary destination for residents and visitors alike.

The streetcar services the Tucson Convention Center, Tucson Museum of Art and Historic Block, Museum of Contemporary Art, Children's Museum, Temple of Music and Art, and the historic Fox and Rialto theatres.

Adjacent to Downtown are the three historic neighborhoods of Barrio Viejo, El Presidio, and Armory Park, which contribute further to the area's unique historic character.

OPPORTUNITIES FOR INVESTMENT

- Several large publicly owned and underutilized properties available for a mix of new, whole-block development, redevelopment of existing structure, and smaller infill projects.



Ronstadt Transit Center is part of a 4.7-acre site that is being planned for a mixed-use project with integrated transit.

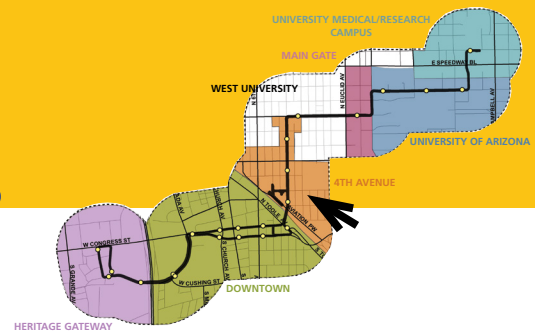


Known for its unique Sonoran-style houses and offices, Barrio Viejo is one of the oldest and most desirable places to live and work in Tucson.



Downtown's mix of attractions appeals to all ages.

Character Areas and Opportunities



4TH AVENUE

Called Tucson's "most eclectic shopping district," 4th Avenue has a bohemian feel. The avenue offers vintage, handcrafted, and imported wares; bookstores; cafes; restaurants; a food co-op; and more. Every spring and winter, the area becomes home to the 4th Avenue Street Fair attracting more than 400 artisans, food vendors, and live entertainers. Ranked as one of the top visual art fairs in the United States, the event draws hundreds of thousands of people.

OPPORTUNITIES FOR INVESTMENT

- Small-scale opportunities for mixed-use development
- Several redevelopment sites ranging from 0.5 to 2 acres available southwest of 4th Avenue



New student housing in the vicinity of 4th Avenue is infusing more life in this already busy area.

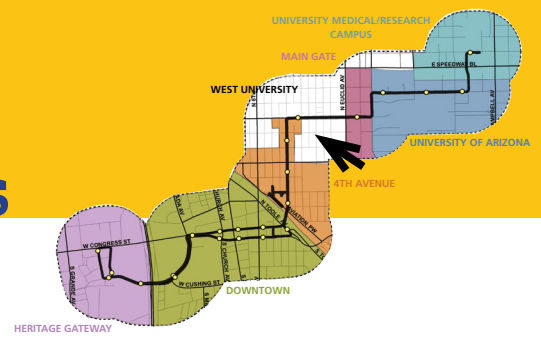


The Fourth Avenue streetscape showcases architectural styles ranging from the early-to-late 1900's.



The biannual 4th Avenue Street Fair, draws crowds of 200,000 to 350,000 a year.

Character Areas and Opportunities



WEST UNIVERSITY

West University, a busy neighborhood within walking distance of 4th Avenue and Main Gate, includes almost 700 buildings within one-half square mile. The neighborhood, which is listed on the National Register of Historic Places, reflects a period in Tucson's history of rapid residential growth due to the Southern Pacific Railroad and the University of Arizona.

OPPORTUNITIES FOR INVESTMENT

- A few parcels available for compatible infill development within this area, which is largely built out with single-family residences and neighborhood-scale businesses.



West University Neighborhood, built between 1890 and 1930, reflects a variety of architectural styles.

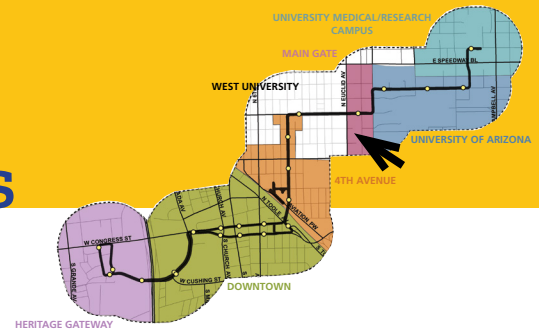


Time Market is a West University Neighborhood market dating back to 1919.



Three educational institutions – Roskrige Bilingual Magnet School, the University of Arizona and Tucson High School – are all within blocks of each other.

Character Areas and Opportunities



MAIN GATE

Main Gate, which is adjacent to the University of Arizona's historic entrance, features restaurants, bars, specialty stores, and services actively used by university faculty, staff, and students, as well as the community at large. Some of these establishments are located in historic buildings that are among Tucson's most successful examples of adaptive reuse.

Also located in the area are the Arizona Historical Society; a 9-story, 250-room hotel; a recently completed student housing tower; university dormitories; and graduate student apartment complexes. Two more student housing towers are under construction, and two additional hotels are being planned for the area.

OPPORTUNITIES FOR INVESTMENT

- Although being built out rapidly, a few development sites remain.
- Overlay Incentive Zone allows for greater intensity in area.



University of Arizona sports fans often frequent shops and restaurants along the streetcar route.

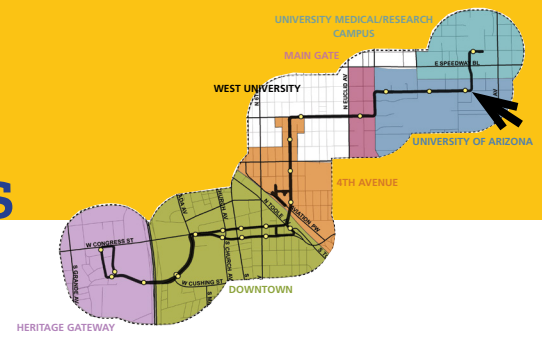


Main Gate, providing over 20 restaurants and other services, is a popular shopping district.



Tucson Next Level Apartments in the Main Gate Area is one of several off-campus housing options for college students.

Character Areas and Opportunities



THE UNIVERSITY OF ARIZONA

The University, established in 1885, occupies more than 380 acres in central Tucson. A first-level research institution, conducting more than \$625 million of research annually, the University helps sustain 30,000 jobs, infusing billions of dollars into the state's economy.

Over 40,600 students attend the 356 academic programs offered at the University, with a faculty that includes members of esteemed national academies and Pulitzer Prize winners.

Along with classrooms, laboratories, offices, and dormitories, the University is home to museums and performance venues, including the Center for Creative Photography, Arizona History Museum, Flandrau Science Center and Planetarium, Mineral Museum, Pharmacy Museum, Museum of Art, and Centennial Hall that presents a wide array of performing arts from around the world.



Built in 1885, the University of Arizona's first building, Old Main was recently restored to house the offices of the University president.

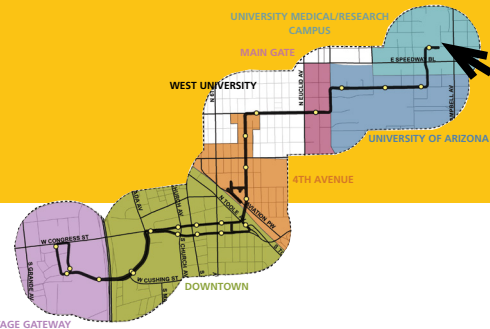


40,600 students attend the University of Arizona annually.



Arizona State Museum, the oldest and largest state museum in the Southwest, is Arizona's official archaeological repository.

Character Areas and Opportunities



UNIVERSITY MEDICAL/RESEARCH CAMPUS

The 48-acre campus is home to the Arizona Health Science Center and the University of Arizona Medical Center, the region's level 1 trauma center, employing approximately 5,000 people and providing educational programs for 2,000 undergraduates and 500 graduate students. Also located here is the Bio-5 Institute that brings together scientists from many disciplines to develop and commercialize new technologies, diagnostics and treatments, and have formed 20 spinoff companies in the last eight years.

This area includes restaurants and retail and a new Aloft Hotel and is surrounded by some of the City's most desirable historic neighborhoods including North University, Jefferson Park, Catalina Visa, Blenman-Elm, and Sam Hughes.

OPPORTUNITIES FOR INVESTMENT

- Underutilized sites at intersection of Campbell Avenue and Speedway Boulevard.



University Medical Center, a 479-bed teaching hospital, is highly rated nationally in 11 medical specialties.



Aloft Hotel, a 7-story, 154-room boutique hotel is within walking distance of the university and shopping, dining, and entertainment



The University's Bio5 Institute, provides a collaboration of 5 core discipline, including agriculture, engineering, medicine, pharmacy, and science to address complex challenges

Contacts



Camila Bekat, Economic Development Specialist

City of Tucson Office of Economic Initiatives

(520) 837-4078

Camila.Bekat@tucsonaz.gov

www.tucsonaz.gov/business

Michael Keith, CEO

Downtown Tucson Partnership

(520) 268-9035

michaelkeith@downtowntucson.org

www.downtowntucson.org

Jane McCollum, General Manager

Marshall Foundation (owner and manager of Main Gate Square)

(520) 622-8613

jane@marshallfoundation.com

www.marshallfoundation.com

Fletcher McCusker, Board Chair

Rio Nuevo District

(520) 623-7336

fjmccusker@gmail.com

www.rionuevo.org

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