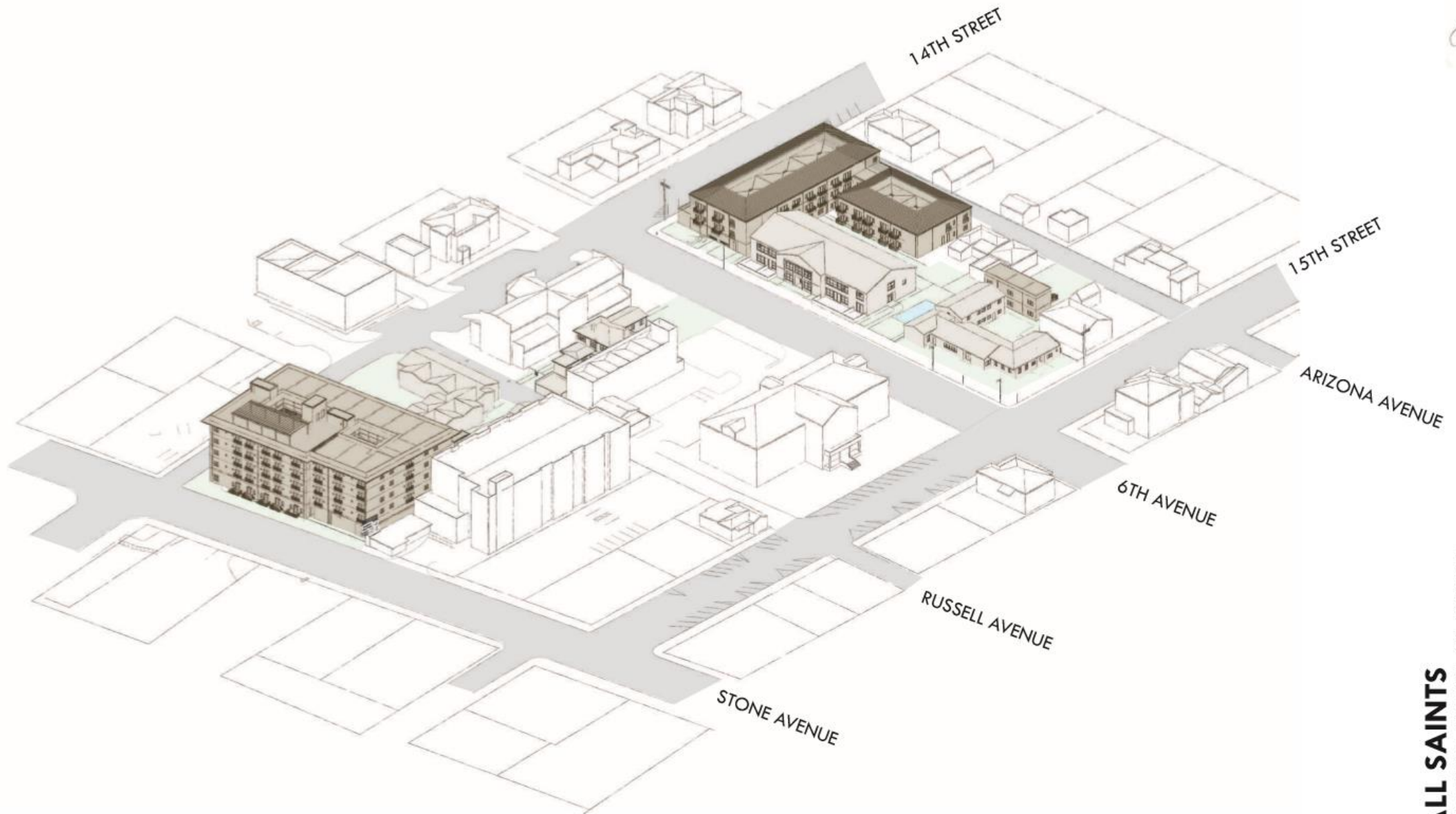


# ALL SAINTS APARTMENTS

180 UNITS FOR COST CONCIOUS YOUNG PROFESSIONALS



LOOKING NORTHWEST SOUTH OF 15TH



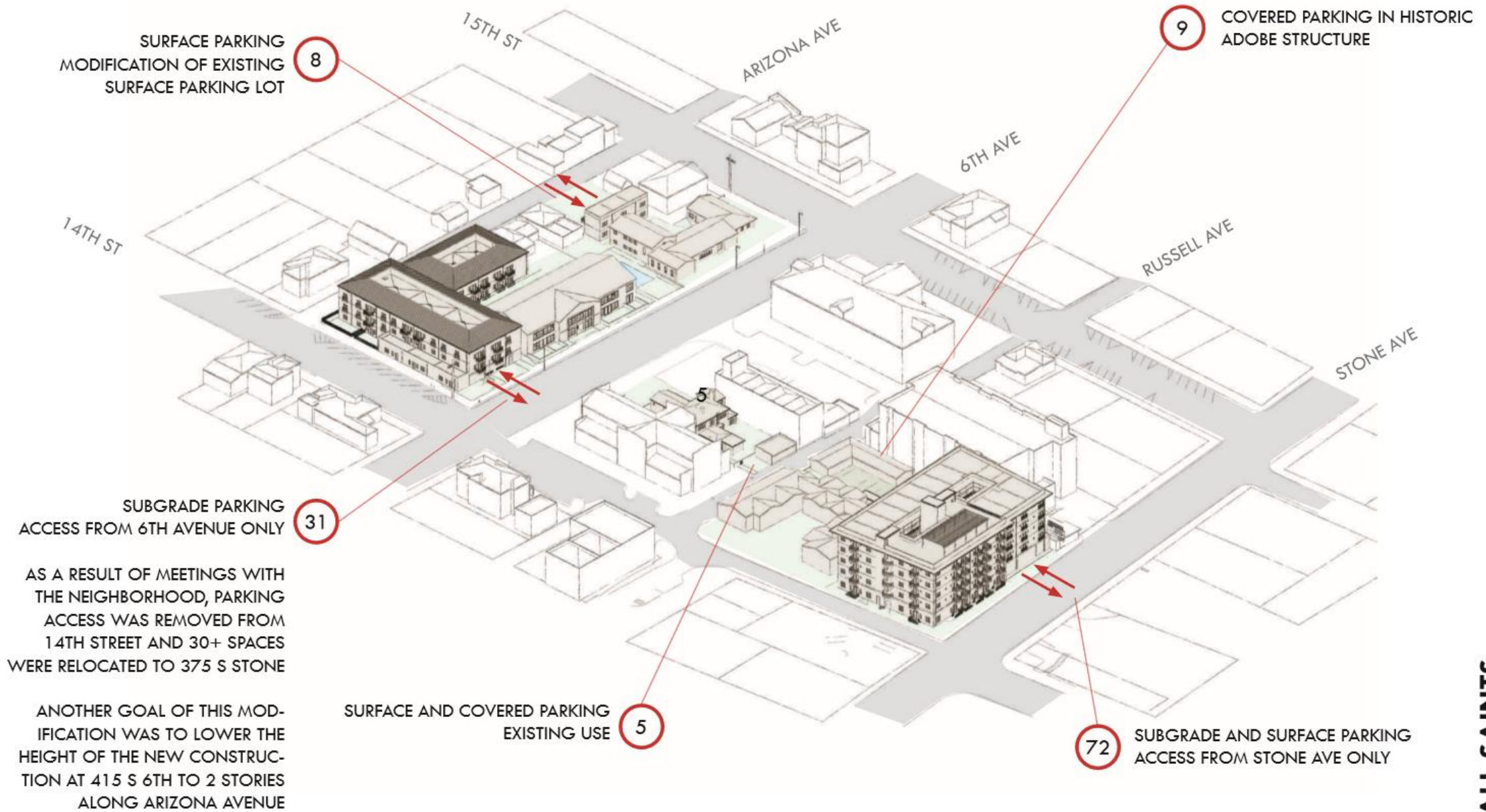
**PEACH**  
PROPERTIES  
TUCSON ★ ARIZONA

**Dabdoub** | Schwabe

**ALL SAINTS**  
375 S STONE 40 E 14TH 408-435 S 6TH  
NEIGHBORHOOD MEETING: IID & IPP  
PROJECT SCOPE

# ALL SAINTS APARTMENTS

## 180 UNITS FOR COST CONCIOUS YOUNG PROFESSIONALS



**ALL SAINTS**  
 375 S STONE 40 E 14TH 408-435 S 6TH  
 NEIGHBORHOOD MEETING: IID & IPP  
 PROJECT SCOPE



**PEACH**  
 PROPERTIES  
 TUCSON ★ ARIZONA

**Dabdoub | Schwabe**

# ALL SAINTS APARTMENTS

180 UNITS FOR COST CONCIOUS YOUNG PROFESSIONALS



LOOKING NORTH FROM STONE, SOUTH OF 14TH



**PEACH**  
PROPERTIES  
TUCSON ★ ARIZONA

**Dabdoub** | Schwabe

**ALL SAINTS**  
375 S STONE 40 E 14TH 408-435 S 6TH  
NEIGHBORHOOD MEETING: IID & IPP  
PROJECT SCOPE

# ALL SAINTS APARTMENTS

180 UNITS FOR COST CONCIOUS YOUNG PROFESSIONALS



LOOKING SOUTH FROM 14TH, WEST OF 6TH AVE

**ALL SAINTS**  
375 S STONE 40 E 14TH 408-435 S 6TH  
NEIGHBORHOOD MEETING: IID & IPP  
PROJECT SCOPE



**PEACH**  
PROPERTIES  
TUCSON ★ ARIZONA

**Dabdoub** | Schwabe



LOOKING SOUTH FROM 14TH, EAST OF ARIZONA AVE



**G20**  
**ALL SAINTS**  
375 S STONE 40 E 14TH 408-435 S 6TH  
NEIGHBORHOOD MEETING: IID & IPP  
PROJECT SCOPE



**PEACH**  
PROPERTIES  
TUCSON ★ ARIZONA

**Dabdoub** | Schwabe



Where we are now

**2014 - Original RFQ Issued, Peach Team selected for Phase II**

**2015 - Phase II Issued, Peach Team selected as developer**

**Next 4 years - Development Agreement Negotiations**

**October 10, 2019 - Mayor and Council approved DA**

**January 27, 2020 - FTA Approval to Proceed**

**Currently – Refined final concept plan and pricing alternatives**



# RONSTADT

## Base Requirements

- 300 residential rental units
- 20% affordable housing units
- 20,000 SF commercial and/or office
- 250 parking spaces
- 3,500 SF public transit office
- Public Market
- 47,475 SF improved transit center
- 14,500 SF public plazas



# RONSTADT

## Base Refined Concept







## A once in a generation opportunity...

The Department of Transportation's National Infrastructure Investments (i.e., the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program) under the Infrastructure Investment and Jobs Act, issued a notice of funding opportunity on November 30<sup>th</sup>. Peach seeks to partner with the COT to secure these funds for Tucson to enhance the redevelopment of Ronstadt. Applications are due February 28, 2023.



# RONSTADT

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These funds (\$1.5B) will be awarded on a competitive basis for surface transportation infrastructure projects that will improve:

safety; environmental sustainability; quality of life; mobility and community connectivity; economic competitiveness and opportunity including tourism; state of good repair; partnership and collaboration; and innovation.

The redevelopment of Ronstadt meets all of these conditions.

# RONSTADT

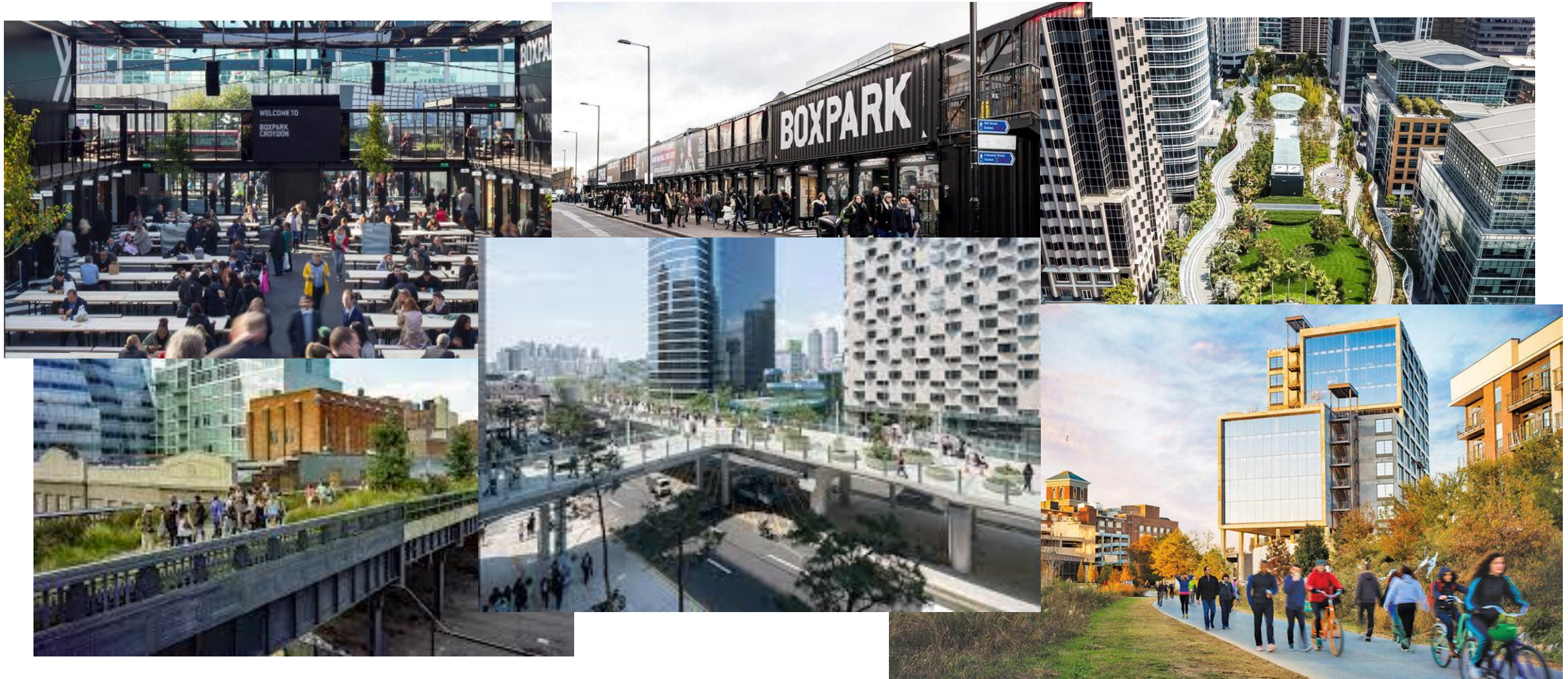
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If successful, these funds would allow us to take Ronstadt (and downtown Tucson) to the next level by creating:

- Additional open space
- Active & Attractive Transit Hub
- More Housing (including affordable housing)
- RTC becomes a destination

# RONSTADT

Let's think outside Tucson!



**swaim**  
ASSOCIATES LTD  
ARCHITECTS AIA

**HDR**

 **PEACH**  
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RONSTADT TRANSIT CENTER REDEVELOPMENT - GROUND FLOOR PLAN

SCALE: 1"=30'

12/01/22

# RONSTADT

## Expanded Concept



RONSTADT TRANSIT CENTER REDEVELOPMENT - PODIUM / 3RD FLOOR PLAN

SCALE: 1"=30'

12/01/22

### COT DA Improvements



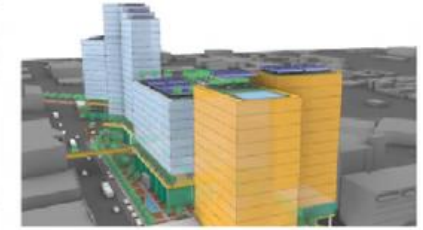
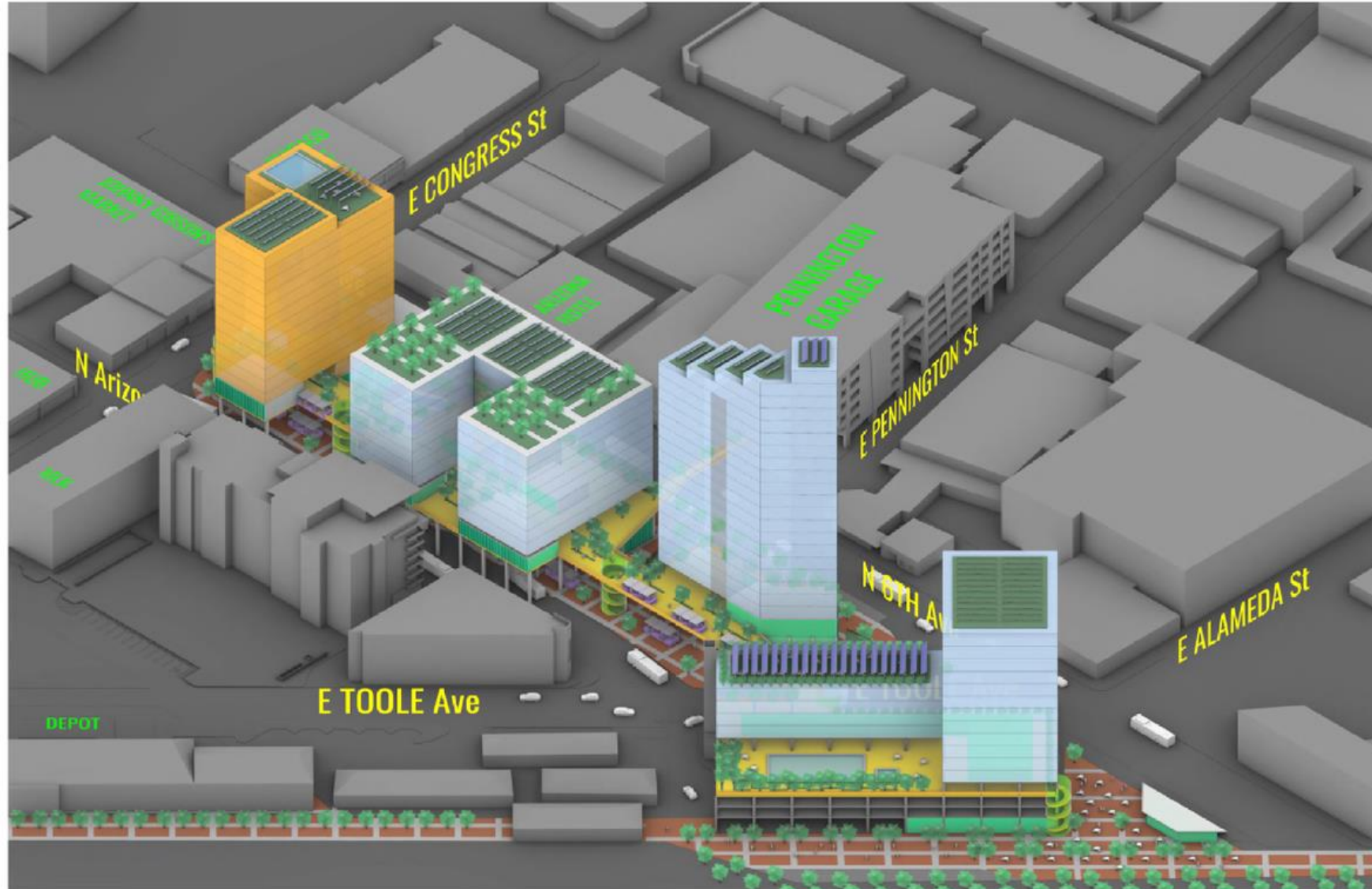
### BIL Grant Expanded Improvements



**\*\*\*TOTAL PUBLIC CAPITAL IMPROVEMENTS = \$30,374,000**

# RONSTADT

## Expanded Concept



RONSTADT TRANSIT CENTER REDEVELOPMENT - NE VIEW



SCALE: 1"=30'

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ARCHITECTS AIA

**HDR**



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12/01/22