

An aerial photograph of downtown Tucson, Arizona, taken at dusk. The sky is a mix of orange, yellow, and blue. In the background, several tall skyscrapers are visible, including the Bank of America Tower. The foreground shows a street intersection with cars and buildings. A semi-transparent white box is overlaid in the center of the image, containing the text 'RIO NUEVO' in large, bold, black letters. The 'R' is red. Below the main title, there is a subtitle and a date.

RIO NUEVO

Investing to Revitalize Downtown Tucson & Sunshine Mile

November 2022

RIO NUEVO DISTRICT

Economic Development for Downtown Tucson



Rio Nuevo strategically invests in public and public/private projects towards a shared vision for a vibrant Tucson city center by leveraging downtown Tucson's unique competitive advantage as the region's urban and cultural center.

RIO NUEVO INVESTMENTS AUDITOR GENERAL

2012-2022

Year	Rio Nuevo Investment	Private Sector Investment
2000 – 2010	156.7M	0
2010	71.2M	0
2013	33.5M	0
2016	12.3M	180.2M
2019	58.4M	498.6M
2022	52.4M	443.6M
Pre-State Take-Over	261.4M	0
Post-State Take-Over	123.1M	1,122.4M

TIF Revenue

2013-2022

Fiscal Year	TIF Revenue
FYE 6/30/13	9,852,901.02
FYE 6/30/14	9,051,825.02
FYE 6/30/15	9,768,292.49
FYE 6/30/16	12,443,082.47
FYE 6/30/17	12,065,351.76
FYE 6/30/18	13,595,905.06
FYE 6/30/19	15,977,192.89
FYE 6/30/20	14,248,608.07
FYE 6/30/21	9,711,834.04
FYE 6/30/22	17,001,309.24
FYE 6/30/23	3,802,627.92 /3 months



7th Ranked Music City
(Miami, NYC, Chicago,
Memphis, Nashville,
Austin)

Top Ten Where to Live
(Austin, Portland,
Charlotte, Nashville,
Jacksonville)



First UNESCO City of
Gastronomy

Best 'Under the Radar'
Food City

TUCSON SUCCESS 2013-2022



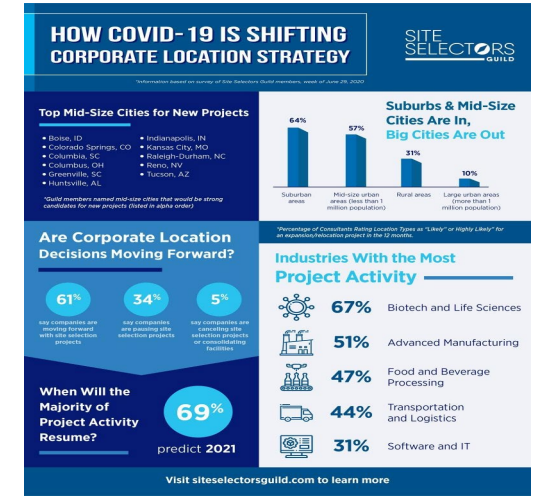
Congress Street-Top Five
Streets in America (Lincoln
Ave-Chicago, Grand Blvd-
St. Louis, Main ST-
Waterloo NY, Park Lane
Kirkland WA)



#14 Hippest (Portland,
Orlando, Rochester, Spokane,
Richmond, Austin, San Diego,
Vancouver)

#2 Best Small City (under 1M)

Ranked in top 10 commercial
real estate markets for 2021



Ranked in top 10 U.S. cities for
corporate site selectors, post
COVID

Ranked in top 7 cities for
remote workers – Forbes

New York Times highlights
Tucson's fast track to COVID
recovery

Ranked in top 10 U.S. cities
best-positioned to thrive post
pandemic

Ranked #5 of top 10 U.S. cities
for conferences

Just a few...

COMPLETED OR IN PROGRESS PROJECTS

(in chronological order)



Tucson Convention Center Arena (2013)

RN Investment \$11,200,000

RN Committed Date: 2011

Date Completed: 2013

New locker rooms, AV system, bathrooms, lighting, press box, seats and more. Upgrades assisted in bringing the Roadrunners hockey team and Sugar Skulls Arena football to Tucson.

AC Marriott

Project Total \$38,000,000

RN Site Specific Rebate Max \$7,775,000

RN Committed Date: 2014

Date Completed: 2017

First hotel in downtown Tucson in 40 years

136 rooms, rooftop pool

Spa and retail on ground floor

Tucson Urban/Scott Stiteler

Greyhound Terminal

Project Total \$1,900,000

RN Committed Date: 2015

Date Completed: 2017

Rio Nuevo-owned, built for and leased to Greyhound

New bus terminal located at the entry into downtown

Rio Nuevo District/Greyhound

MSA Annex

Project Total \$12,000,000

RN Investment \$3,420,000

RN Committed Date: December 2015

Date Completed: 2018

Restaurant/retail destination made from modified shipping containers

500-seat event space, green & sustainable landscaping

Caterpillar Tucson's Mining Center

Project Total \$49,000,000

RN Investment \$5,600,000

RN Committed Date: April 2016

Date Completed: 2019

600 new downtown jobs

A large, modern building with a facade of vertical, rust-colored metal panels. The word "CATERPILLAR" is mounted on the upper left portion of the facade in large, dark, three-dimensional letters. The building is set against a clear blue sky. In the background, a green hillside features a large white letter "A" on its peak. A large, horizontal, cylindrical object, possibly a pipe or part of a machine, is visible on the right side of the building.

CATERPILLAR

City Park

Project Total \$24,900,000

RN Investment \$2,600,000

RN Committed Date: July 2016

Date Completed: 2018

Headquarters of Hexagon Mining

First floor retail and restaurant space



Marist College Complex & Ochoa Streetscape

Project Total \$24,000,000

RN Investment \$1,350,000

RN Committed Date: May 2017

Date Completed: 2019

New addition to Agustin Cathedral with meeting space, coffee shop

Rehab of 1915 3-story adobe Marist College and new housing for seniors

Part of Marist College Complex renovation
New pedestrian-friendly corridor on Ochoa Street between Church & Stone avenues

Tucson Diocese/Foundation for Senior Living

DoubleTree by Hilton – TCC Hotel

Project Total \$38,000,000

RN Site-specific Rebate Max \$2,500,000

RN Committed Date: February 2017

Date Completed: 2021

170-room hotel and new parking garage in east parking lot of TCC



Congress Street Block

Project Total \$10,000,000

RN Site-specific Rebate Max \$2,175,000

RN Committed Date: May 2017

Date Completed: 2022

10,000SF retail, 30 units of extended-stay or short-term rental apartments



Bata

Project Total \$3,000,000

RN Investment \$2,000,000 in Rebates

RN Committed Date: July 2018

Date Completed: 2022

New restaurant, named one of Bon Appetit's
'50 Best New Restaurants 2022'



Monier

Project Total \$34,000,000

RN Investment \$2,400,000

RN Committed Date: August 2018

Date Completed: 2021

Mixed-use, 122 Class A apartments

12,958SF first floor retail/commercial space

148 parking spaces

Hilton Hotels at Cathedral Square

Project Total \$44,500,000

RN Site-specific Rebate Max \$6,975,000

RN Committed Date: October 2018

Date Completed: 2021

6-stories, 200-room Hampton & Extended Stay Home2



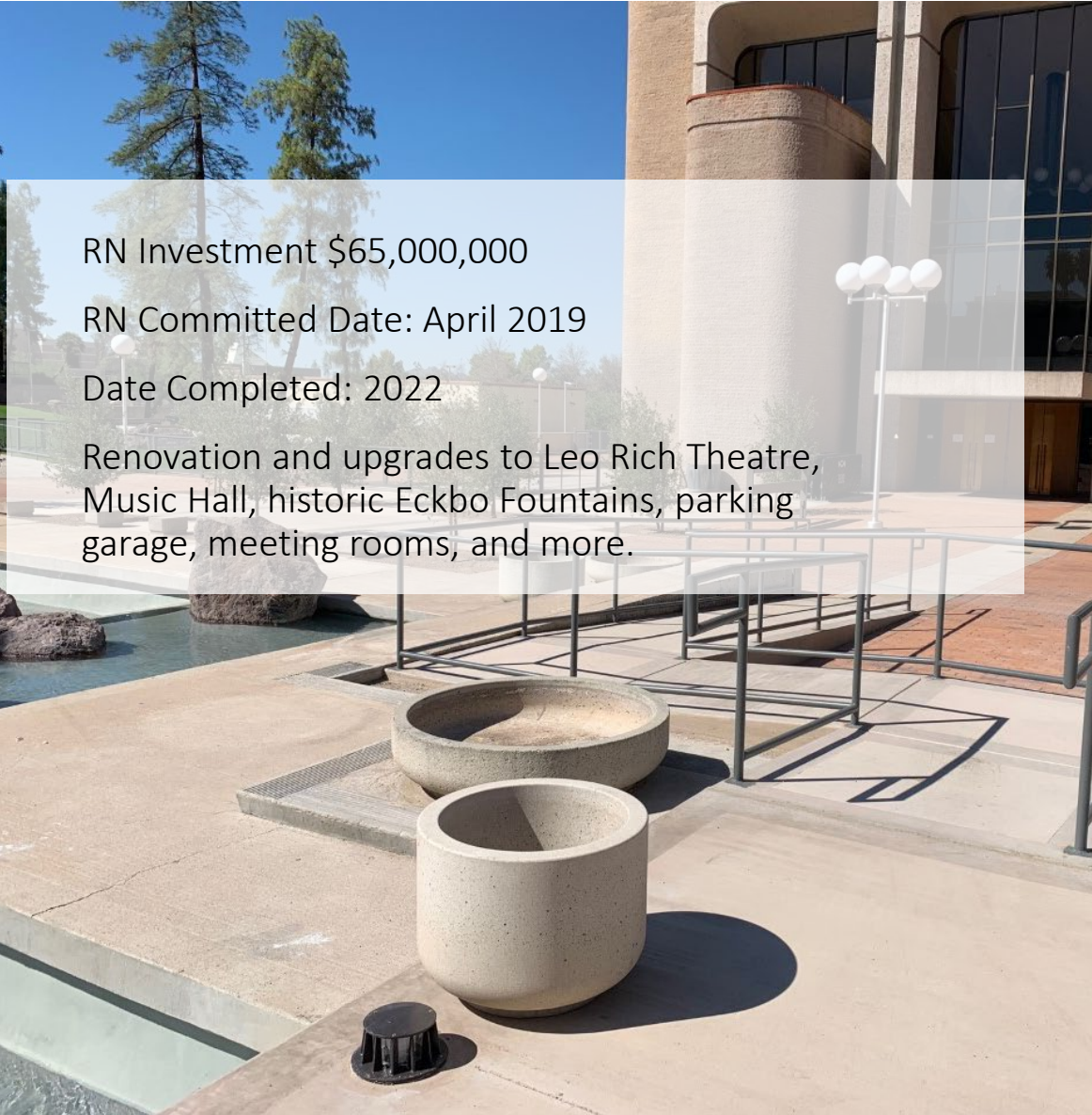
Tucson Convention Center Capital Improvements (2020)

RN Investment \$65,000,000

RN Committed Date: April 2019

Date Completed: 2022

Renovation and upgrades to Leo Rich Theatre,
Music Hall, historic Eckbo Fountains, parking
garage, meeting rooms, and more.



1 South Church Hotel

Project Total \$38,000,000

RN Site-specific Rebate Max \$1,000,000

RN Committed Date: November 2021

Date Completed: 2023

Convert 8 lower floors of the current 23-story tower into a hotel

150 rooms, 1,500SF meeting space, 4,000SF restaurant, fitness center



Sunshine Mile

RN Investment \$2,000,000

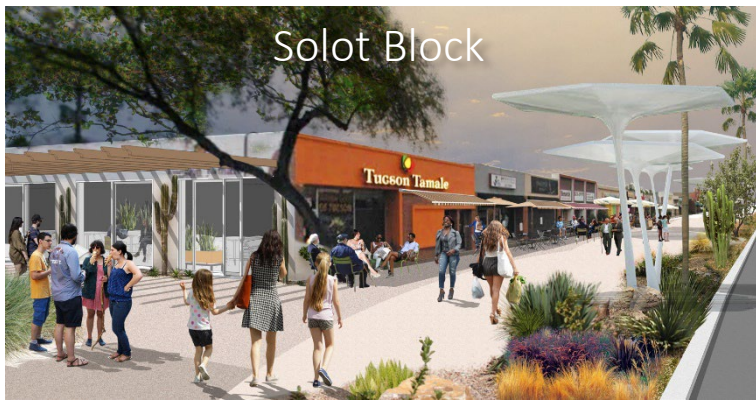
Creating a destination using placemaking and an overlay zone to enhance the area on Broadway between Euclid & Country Club

Future includes retail, restaurant, services & activities

Sunshine
MILE
ON BROADWAY



Sunshine Mile Districts



Sunshine Mile Overlay Zone


Planning & Development Services Department PSDS

SUNSHINE MILE URBAN OVERLAY DISTRICT



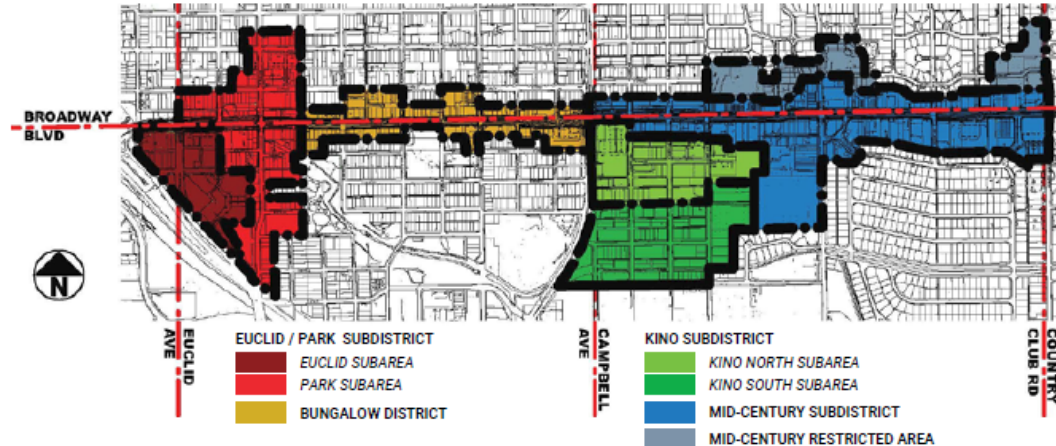
What is the Sunshine Mile District?

The SMD is a regulatory tool that creates optional zoning placed over existing zoning. This zoning includes flexible conditions and site specific solutions to redevelopment.

Where does the Sunshine Mile District apply?

The SMD overlays an area along Broadway Boulevard from Euclid Avenue and Country Club Road, where significant public investment has already taken place in transit, utility, and other infrastructure improvements. The area includes the Broadway Improvement Project administered by the City's Department of Transportation and Mobility.

SUNSHINE MILE DISTRICT SUBDISTRICT & SUBAREA BOUNDARIES



What goals does the Sunshine Mile District support? The primary purpose of the SMD is to:

Promote *sustainable infill development* that supports the creation of urban *pedestrian & transit-oriented neighborhoods*

Support a more *diverse mix of uses* along the corridor to *promote economic revitalization*

Enhance the *character of the Sunshine Mile* by encouraging *unique, high-quality design*

Encourage *preservation & adaptive reuse of historic buildings*

Community Outreach & Engagement

From March 2019 to September 2021, Rio Nuevo, Project for Public Spaces, and City staff worked with local stakeholders and community members to develop a vision and goals for the Sunshine Mile District. Workshop participants helped identify unique subdistricts within the Sunshine Mile and craft design standards for each area. Multiple neighborhood meetings and public hearings were held to collect input on the proposed urban overlay.



Julian Drew Development

Project Total \$24,000,000

RN Investment \$1,750,000

RN Committed Date: June 2019

Date Completed: 2021

5-story mixed-use, lofts, 37,000SF

Renovation of former Access12 Tucson building

Bautista

Project Total \$72,500,000

RN Investment \$1,800,000

RN Committed Date: November 2019

Date Completed: TBD

Mixed-use project along Santa Cruz River

16,500SF of retail/restaurant

252 residential units



Grants

COVID19 Business Grants

In response to COVID-19 Rio Nuevo provided up to \$2,500,000 in direct funding to 103 small, locally operated businesses within the District's TIF boundaries.

Additionally, Rio Nuevo worked with the City of Tucson and YWCA of Southern Arizona to distribute additional grants to District businesses.

Century Room at Hotel Congress

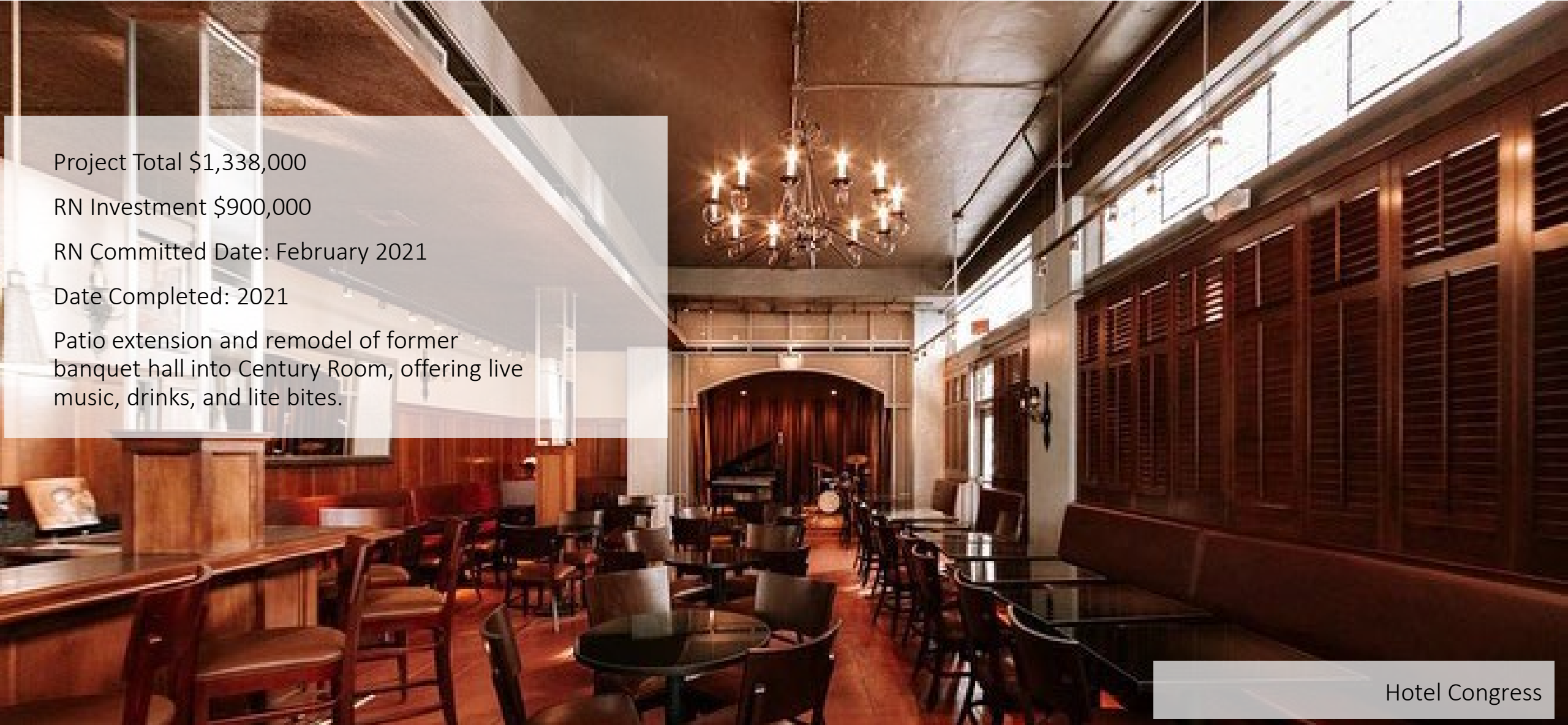
Project Total \$1,338,000

RN Investment \$900,000

RN Committed Date: February 2021

Date Completed: 2021

Patio extension and remodel of former banquet hall into Century Room, offering live music, drinks, and lite bites.



Reilly Craft Pizza Expansion

Project Total: \$400,000

RN Investment \$200,000

RN Committed Date: April 2021

Date Completed: TBD

Construction of a new rooftop bar and deck that will sit atop the beer garden. This addition will provide a major expansion for outdoor dining and events.

Sunshine Mile – Zemam’s

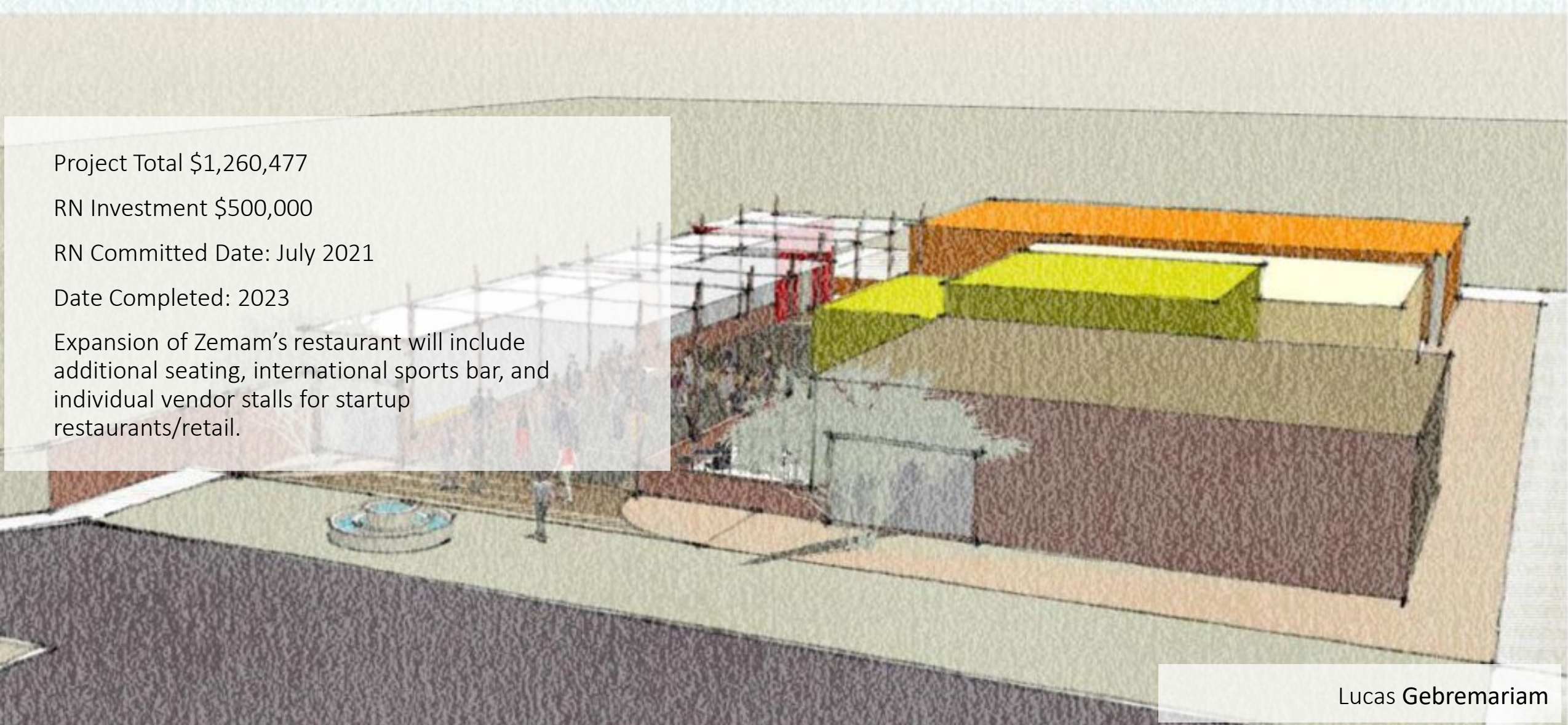
Project Total \$1,260,477

RN Investment \$500,000

RN Committed Date: July 2021

Date Completed: 2023

Expansion of Zemam’s restaurant will include additional seating, international sports bar, and individual vendor stalls for startup restaurants/retail.



La Chingada, The Neighborhood, Antojitos, La Cruda

Project Total \$2,855,500

RN Investment \$450,000

RN Committed Date: October 2021

Date Completed: 2021

Relocation of La Chingada restaurant to larger space, addition of 3x new downtown restaurants

LA CRUDA
MARISCOS & OYSTER BAR

PIER/ TUCSON DWTN.

47 SCOTT

Danny Cordova, German Fuentes

Gibson Event Center

Project Total \$1,485,041

RN Investment \$500,000

RN Committed Date: March 2022

Date Completed: 2023

Remodel of vacant storefront space along 6th Avenue into event center.



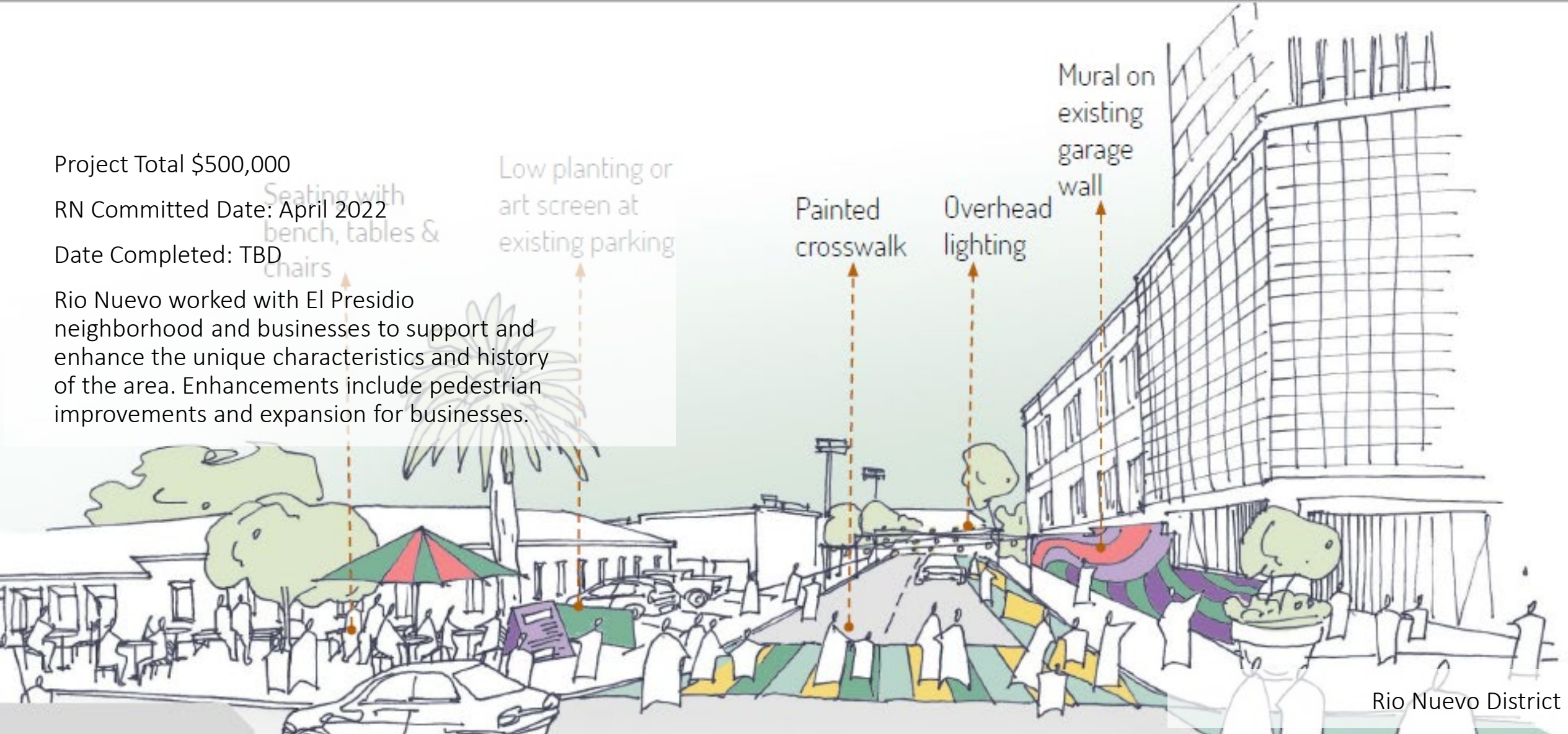
El Presidio Neighborhood

Project Total \$500,000

RN Committed Date: April 2022

Date Completed: TBD

Rio Nuevo worked with El Presidio neighborhood and businesses to support and enhance the unique characteristics and history of the area. Enhancements include pedestrian improvements and expansion for businesses.



TABU Bar & Restaurant

Project Total \$930,000

RN Investment \$300,000

RN Committed Date: April 2022

Date Completed: 2022

Remodel of vacant storefront along Congress Street into Tabu Bar & Restaurant offering live entertainment.

The Kava Bar

Project Total \$265,000

RN Investment \$150,000

RN Committed Date: August 2022

Date Completed: 2023

The Kava Bar, with a location on Speedway, is expanding into downtown providing Kava elixirs and drinks.



Batch Whiskey & Donuts

Project Total \$2,150,000

RN Investment \$250,000

RN Committed Date: August 2022

Date Completed: 2023

Expansion into basement, creating a tavern-style bar, in addition to a bottle shop next door.

Corbett

Project Total \$13,800,000

RN Investment \$1,700,000

RN Committed Date: September 2022

Date Completed: 2023

Phase 1 of Corbett includes new construction of a restaurant, pickleball courts, event space, and more.

Playground

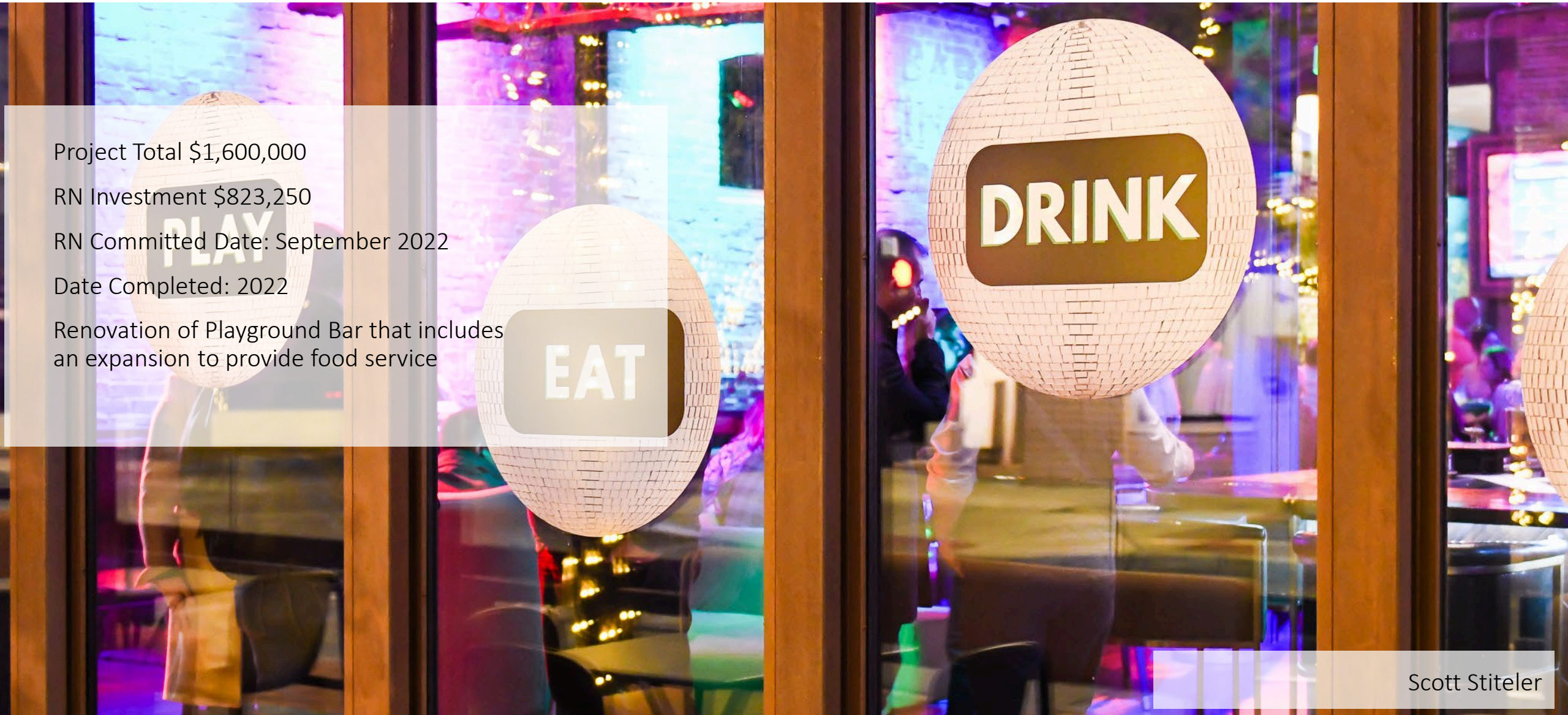
Project Total \$1,600,000

RN Investment \$823,250

RN Committed Date: September 2022

Date Completed: 2022

Renovation of Playground Bar that includes an expansion to provide food service



Boxyard

Project Total \$2,000,000

RN Investment \$600,000

RN Committed Date: September 2022

Date Completed: 2023

New construction of a 'container village' project that will include new restaurants and a bar at a currently underutilized space in the heart of downtown.

Sonora Moonshine Co.

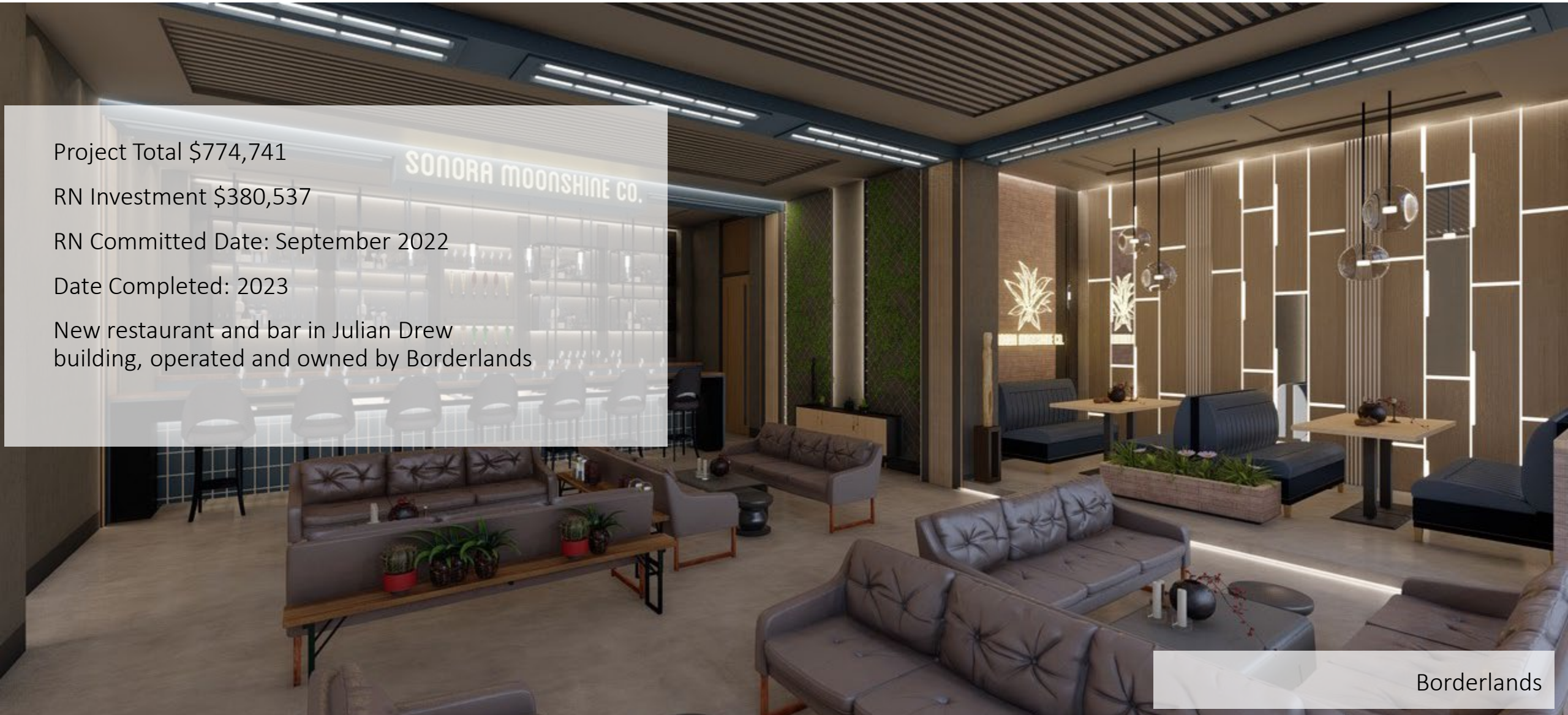
Project Total \$774,741

RN Investment \$380,537

RN Committed Date: September 2022

Date Completed: 2023

New restaurant and bar in Julian Drew building, operated and owned by Borderlands



Fox Tucson Theatre



Project Total \$21,007,000


RN Investment: Forgiveness of debt

RN Committed Date: October 2022

Date Completed: TBD

Expansion into surrounding storefronts,
creating an iconic theatre for Tucson



The background of the lower half of the image is a photograph of a red brick building with a mural. The mural depicts a woman with black hair styled in two large buns, wearing a red mask with white details and a white veil. The text is overlaid on a semi-transparent white banner across the middle of the image.

View all projects and more at
www.RioNuevo.org