

Downtown Tucson Economic Development Update

Prepared for
Rio Nuevo

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Contents

- Development Update
- Business Trend Report
- Housing Forecast
- Development Outlook





AC Marriott

AC Marriott

The new 8-story, European style hotel will be Downtown's first hotel in over 40 years and will feature 136 rooms, a rooftop pool, a restaurant, a 200-space public parking garage, and nearly 6,000 square feet of retail space. The project is expected to be completed in August.



McCormick

McCormick

"Luxury Urban Living." Construction is nearing completion on the 25 new multi-story, market-rate apartment complex across from St. Augustine Cathedral on Stone Avenue. Different floor plans are available and all units come with a garage. The project is expected to be completed in spring 2017.



Downtown Motor Apartments

Downtown Motor Apartments

The 44 low-income housing project on Stone Avenue across from the Police station will be completed by the end of February. Portions of the original historic property remain and will be used for the office and lobby areas. A new 4-story addition has been constructed at the rear of the property to allow for covered parking on the ground floor.



Pima County Courthouse

Historic Pima County Courthouse

Pima County is currently renovating the building that will become the future home of the Western National Parks Association, Visit Tucson, the UA Mineral Museum, the Arizona Historical Society and space for the January 8 Memorial. Listed on the National Register of Historic Places, the exterior of the courthouse building is being repainted to match the original color.



Chicago Store

Multiple lease inquiries have been received for the 1916 historic structure. Rio Nuevo is currently working with Peach Properties to recruit tenants and with Pima County to lease the adjacent parking lot.



MSA Annex

MSA Annex

The 18,000 sqft mixed-used, shipping container project west of downtown will feature 15 food and retail outlets, a 500-seat outdoor entertainment and festival venue, and adjacent ground level parking. Construction will soon be underway and completed in October.



City Park

City Park

Construction will soon be underway for the new 5-story mixed-use building at City Park. Located on Congress Street between Scott and Stone Avenues, the project will include 2 levels of loft office space and 3 levels of retail space including Tucson's first food hall, boutique bowling, entertainment and games, and an indoor/outdoor rooftop with large private event space.



Riverpark Inn

Riverpark Inn

The 40-year-old hotel on Cushing Street west of I-10 will receive a \$2.2 million renovation that will include new finishes, furniture, fixtures, and bathrooms, plus upgrades to heating and cooling and the addition of sliding glass doors. The project will retain the building's charm while bringing it up to par with name brand hotels, and it will also make the hotel more competitive for conventions in downtown.



La Placita Village

La Placita Village

HSL Properties was approved for a GPLET in March. Demolition of the 1973 property is scheduled to begin by the end of May, and a 6-story building with 240 apartments and ground-floor retail will be constructed in its place.



7th Ave Commons

7th Avenue Commons

Located across from Benjamin Plumbing Supply on the north side of 6th Street, construction is underway on a project that will include 50 affordable housing units and a community center. Portions of the original 12,000 sqft warehouse/office building remain and a new 3-story structure will be built. Construction is estimated to be completed in early 2018.

Downtown Tucson Business Trend Report



On average, a new business opens in the Downtown area every two weeks. Since the start of 2016, 30 new businesses have opened, and an additional 14 businesses are scheduled to open before the end of summer 2017, raising the total to 44 new businesses.

New Downtown Businesses

Date	Business Name	Address	Category
2017			
Mar	MiAn Sushi & Asian Bistro	88 E Broadway Blvd	Restaurants
Feb	Mart n Drug Co. Bar	300 E Congress St	Bar
Jan	Bet er Business Bureau	120 N Stone Ave	Of ce
Jan	Crossf t Milo	301 W 4th Street	Fitness
Jan	Simpliict	330 S Scoot Ave	Restaurants
2016			
Dec	aka Deli & Bakeshop	100 S Ave Convento	Restaurants
Nov	Owl's Club	236 S Scoot Ave	Restaurants
Nov	Ace of Escape	236 S Scoot Ave	Entertainment
Nov	Urban Pita	345 E Congress St	Restaurants
Nov	One West	1 W Broadway Blvd	Housing
Nov	Crooked Tooth Brewery	228 E 6th St	Brewery
Oct	New Pueblo Tech	439 N 6th St	Services
Oct	Kaiser Business Interiors	20 E Congress St	Of ce
Oct	Wasted Grain	350 E Congress Ave	Bar
Oct	Welcome Diner	902 E Broadway Blvd	Restaurants
Aug	Cirrus Visual	602 N Stone Ave	Of ce
Jul	Arizona Roadrunners	175 W Broadway Blvd	Entertainment
Jul	Caterpillar, Inc	97 E Congress St	Of ce
Jul	Autobahn Rading Speedway	300 S. Toole Ave	Entertainment
Jul	AZ Daily Star This is Tucson	1 W Broadway Blvd	Of ce
Jul	Cof ee Xchange	1 S. Church Ave	Restaurants
Jul	Senae Thai Bistro	63 E Congress St	Restaurants
Jul	Southern Arizona Workspace	175 E 7th St	Event space
Jun	The Screamery	250 E Congress St	Restaurants
Apr	Charro Steaks	188 E Broadway Blvd	Restaurants
Apr	El Rio GHC	450 W Paseo Redondo	Of ce
Mar	Rival Sneakers	245 E Congress St	Retail
Mar	Elvira's	256 E Congress St	Restaurants
Feb	Carriage House	125 S. Arizona Ave	Event space
Feb	The Lit lest Pub	657 W. St. Mary's Rd	Brewery

Total number of new businesses:

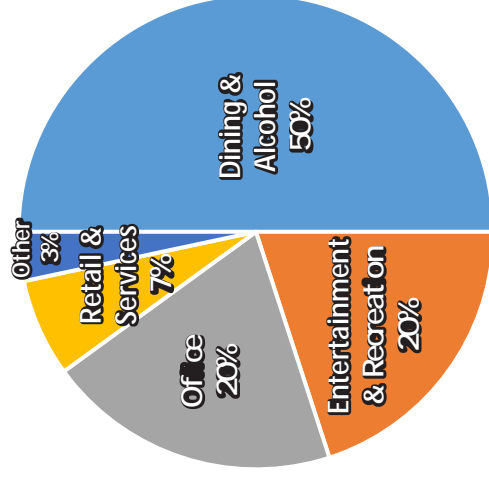
30

Estimated number of full-time jobs created:

650

Breakdown by Category 2016 new businesses

Category	Qty	%
Restaurants	11	37%
Of ce	6	20%
Bars/Brewery	4	13%
Entertainment	3	10%
Event Space	2	7%
Retail	1	3%
Services	1	3%
Housing	1	3%
Fitness	1	3%



Businesses to Open in 2017

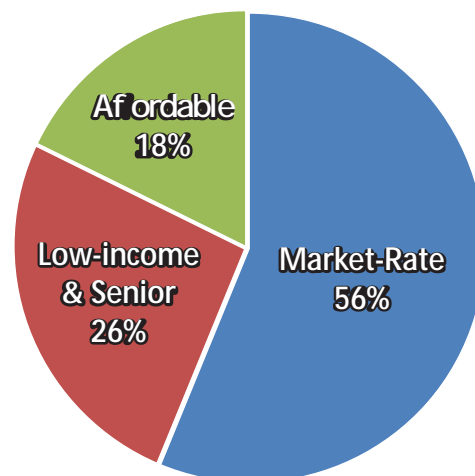
Projected Opening	Business Name	Address	Category
March	Anello Pizza	222 E 6th St	Restaurants
March	Downtown Motor Apartments	338 S Stone Ave	Housing
March	Health on Broadway	1 W Broadway	Services
March	McCormick	201 S Stone Ave	Housing
May	Even Stevens Sandwiches	180 E Broadway	Restaurants
Spring	Atmosphere Commercial Interiors	88 E Broadway	Retail
Spring	Exo Roast Cof ee (2nd location)	236 S Scoot Ave	Restaurants
Spring	English Salon & Spa	27 N Scoot Ave	Retail
Spring	Nestle Toll House Cafe	17 N Stone Ave	Restaurants
Spring	Pokezone	58 W Congress	Restaurants
Spring	UPS Store	31 N 6th Ave	Services
August	AC Hotel by Marriot	151 E Broadway	Hotel
August	Marriot restaurant tenant	151 E Broadway	Restaurants
August	Marriot retail tenant	151 E Broadway	Retail

New Homes 2017 & 2018

<i>Housing Category</i>	<i># homes</i>
Market-rate	381
Low-income & Senior	177
Affordable	120
Student	0
Total	678

New homes to be completed in 2017: 76
New homes to hit market in 2018: 602

Breakdown by Housing Type



Housing Development Projects

2017-2018

<i>Project Name</i>	<i>Location</i>	<i>Type</i>	<i>Units</i>	<i>Status</i>	<i>Developer</i>
1 Downtown Motor Apartments	383 S Stone Ave	Low income, Senior	44	Under construction; Completion April 2017	Compass Affordable Housing
2 La Placita Village	Broadway & Church	Market rate	240	Awarded GPLET; Demolition of existing site May 2017	HSL Properties
3 Mordasini Villas	19 W 17th St	Market rate	7	Construction pending; Completion Nov 2017	Renee Morton
4 Seventh Avenue Commons	529 N 7th Ave	Affordable	50	Under construction through early 2018	Gardner Capital Development
5 McCormick	201 S Stone Ave	Market rate	25	Under construction; Completion April 2017	Holualoa Cos. & Scotia Group
6 Marist at Cathedral Square, The	Cathedral Square	Low income, Senior	75	LIHTC Awarded; Construction Spring 2017	Catholic Diocese of Tucson
7 Marist College	Cathedral Square	Senior	8	Construction spring 2017	Catholic Diocese of Tucson
8 Menlo Park Row Houses	El Mercado	Market rate	9	Construction 2017	Gadsden Co. & Pure Build
9 Rendezvous Urban Flats	1 W Congress St	Market rate	100	Projected start in summer 2017	Aerie Development LLC
10 West End Station	El Mercado	Affordable	70	LIHTC Awarded; Construction spring 2017	Gadsden Company
11 West Point Apartments	10 E Broadway Blvd	Low income, Senior	50	LIHTC Awarded; Construction spring 2017	La Frontera Partners

Total number of homes to be built in 2017 & 2018: 678

2019 and beyond

<i>Project Name</i>	<i>Location</i>	<i>Type</i>	<i>Units</i>	<i>Status</i>	<i>Developer</i>
1 Arena Site	Congress St & I-10	Market rate	96	Planning/Design	Nor-Generations
2 Block 175	Franklin & Church	Affordable	138	IDA RFP Award pending; Construction fall 2017	TBD
3 One Forty One South	141 S Stone Ave	Market rate	87	Planning/Design	Holualoa Companies
4 The Mark	931-949 E Broadway Blvd	Student	222	Zoning change requested by interested developer	Landmark Properties
5 Monier, The	El Mercado	Market rate	122	Planning/Design	Gadsden Co. & Holualoa Cos.
6 Paseo Redondo Lot	450 W Paseo Redondo	Market rate	-	City of Tucson RFP 1st Qtr 2017	TBD
7 Platform Site	Toole & Stone	Market rate	-	Planning/Design	Town West, JL Properties
8 Powell Lot	246 E Broadway Blvd	Market rate	-	Under negotiations	Phoenix developers
9 Ronstadt Transit Center	215 E Congress	Market rate	274	COT development agreement negotiations; FTA approval pending	Peach Properties
10 West Abbey, The	El Mercado	Market rate	128	Construction Late 2017	Gadsden Company

Total number of homes projected for 2019 and later: 1,067