

FOOD
CONSPIRACY
Tucson
Arizona
Fourth
Avenue | **CO-OP**

EAST ENTRANCE PROJECT



3rd Avenue Access

WELCOME!



FOOD CONSPIRACY

Tucson
Arizona
Fourth
Avenue

CO-OP

50 Years of Cooperation has Lead to This!



EAST ENTRANCE PROJECT TEAM

John Glennon

General Manager + Project Manager

Andrea Buttrick

Communications Coordinator + Capital Campaign Coordinator

Rob Paulus

Principal Architect

Kent Heli

Project Architect



Modern Streetcar Line

U of A

4th Avenue

Food Conspiracy Co-op
The Heart of 4th Avenue for 50 years

Downtown

Vicinity Map

Existing Co-op Site





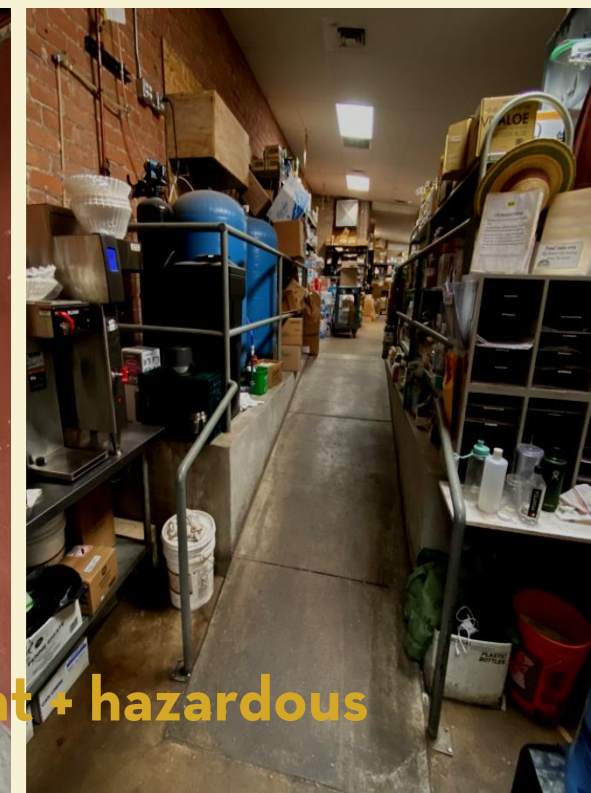
Existing Co-op Site



Dysfunctional + cluttered



Inefficient + hazardous





4TH AVENUE

HOFF AVENUE

3RD AVENUE

7TH STREET

PRELIMINARY
NOT FOR
CONSTRUCTION

Existing Site + Structures

EAST ENTRANCE PROJECT



FOOD CONSPIRACY
CO-OP
MASTER PLAN
OCTOBER 2, 2020
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08/20/20

EAST ENTRANCE PROJECT

DESIGN GOALS

- **Create a unified, cohesive campus for the entire Co-op physical plant.**
- **Create a new East Entrance into the store.**
- **Maximize on-site parking with access from 3rd Ave.**
- **Increase store size and efficiency.**
- **Provide universal access and legible wayfinding.**
- **Incorporate sustainable strategies including rainwater harvesting, permeable site, solar power, and daylighting.**
- **Integrate edible gardens, landscape + shade throughout the site.**



4TH AVENUE

HOFF AVENUE

3RD AVENUE

7TH STREET

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Proposed Plan

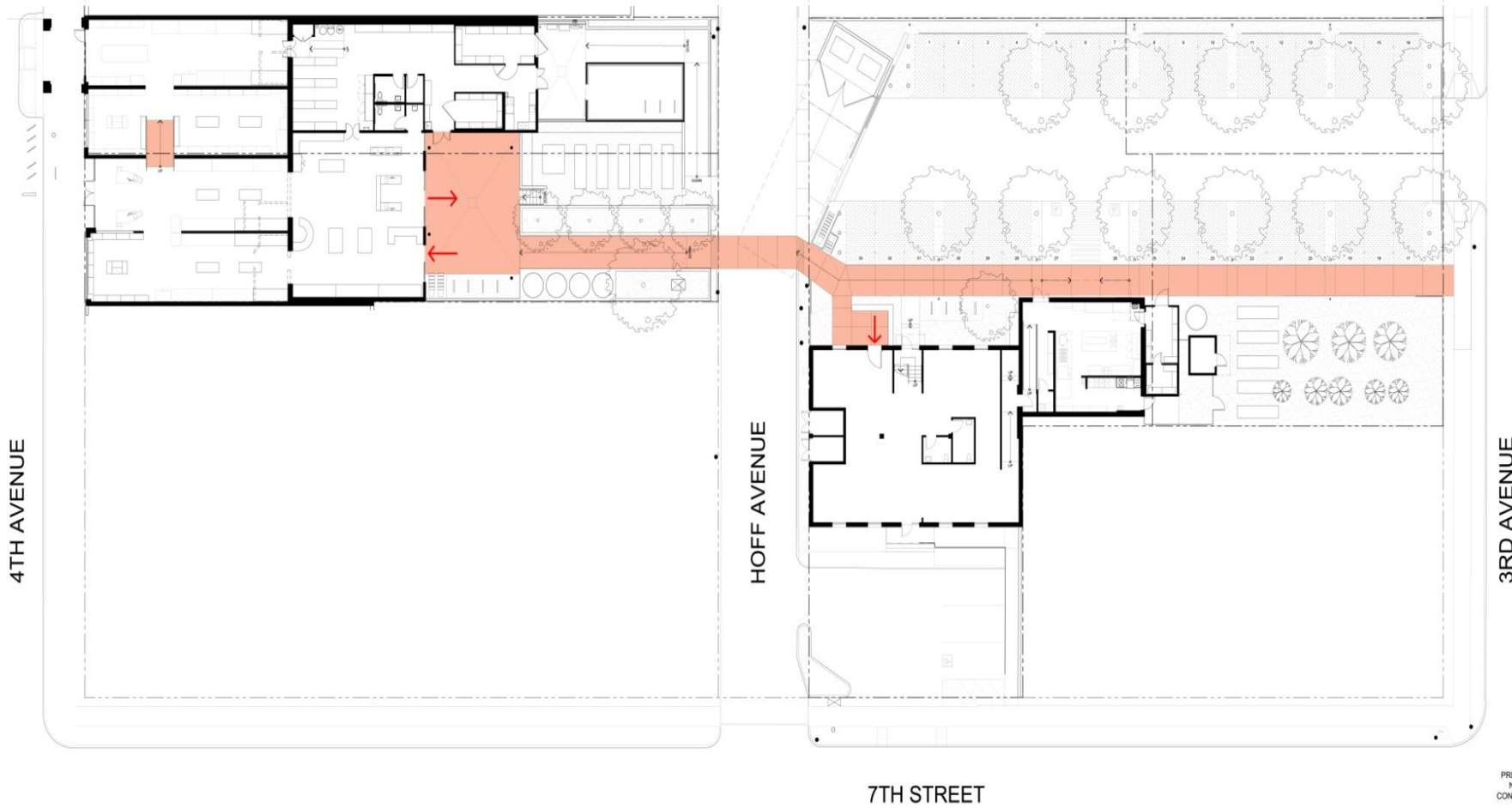
Existing + Reclaimed + New

EAST ENTRANCE PROJECT



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Customer Circulation + Accessible Entries

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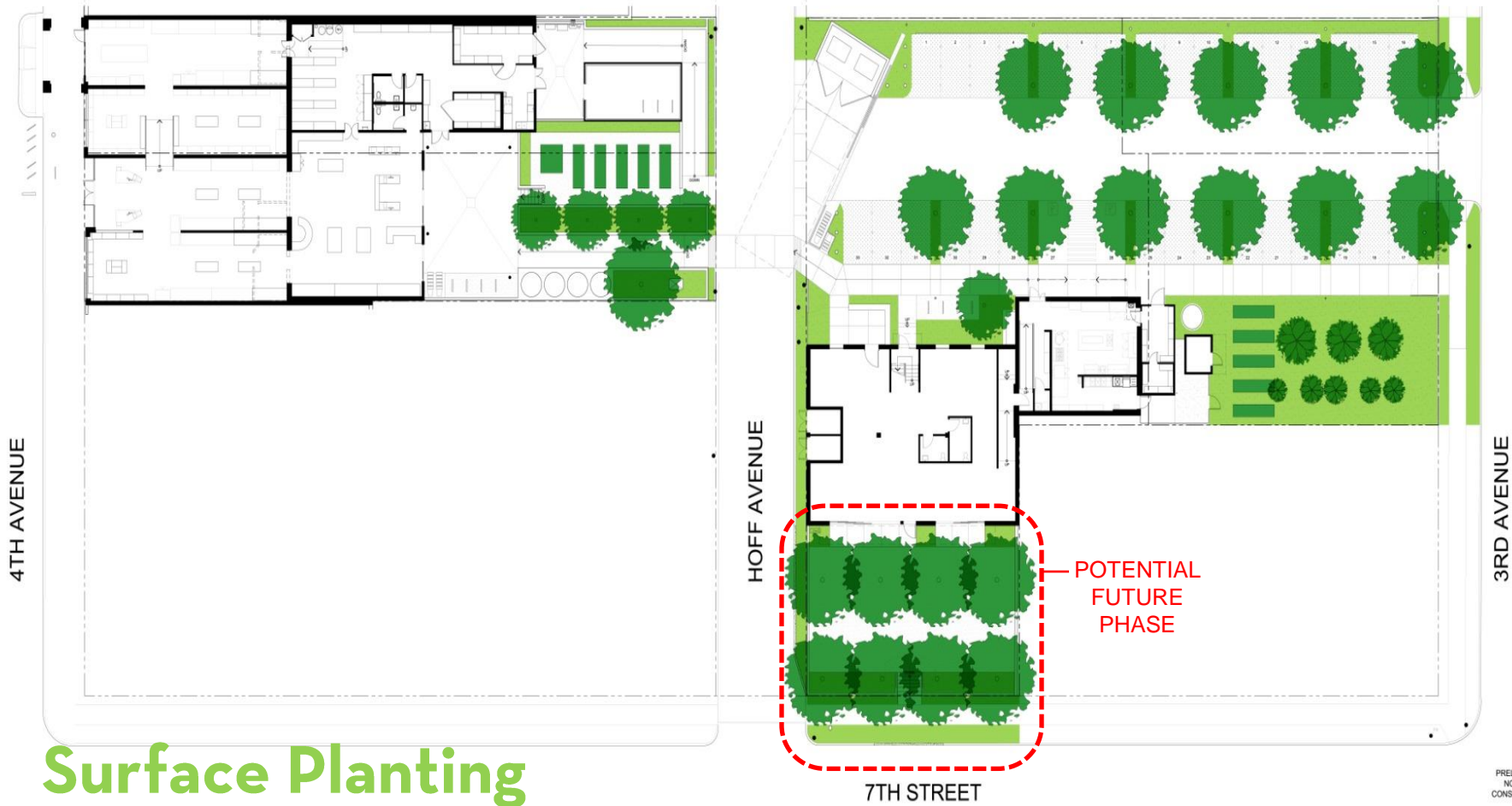
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EAST ENTRANCE PROJECT





Surface Planting
 Raised Garden Beds
 Shade + Fruit Trees

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 OCTOBER 2, 2020

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EAST ENTRANCE PROJECT





Raised Beds



990 Offices



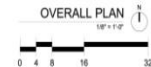
Edible Landscape



Solar + EV Charging Stations

Water Harvesting Tanks

EAST ENTRANCE PROJECT

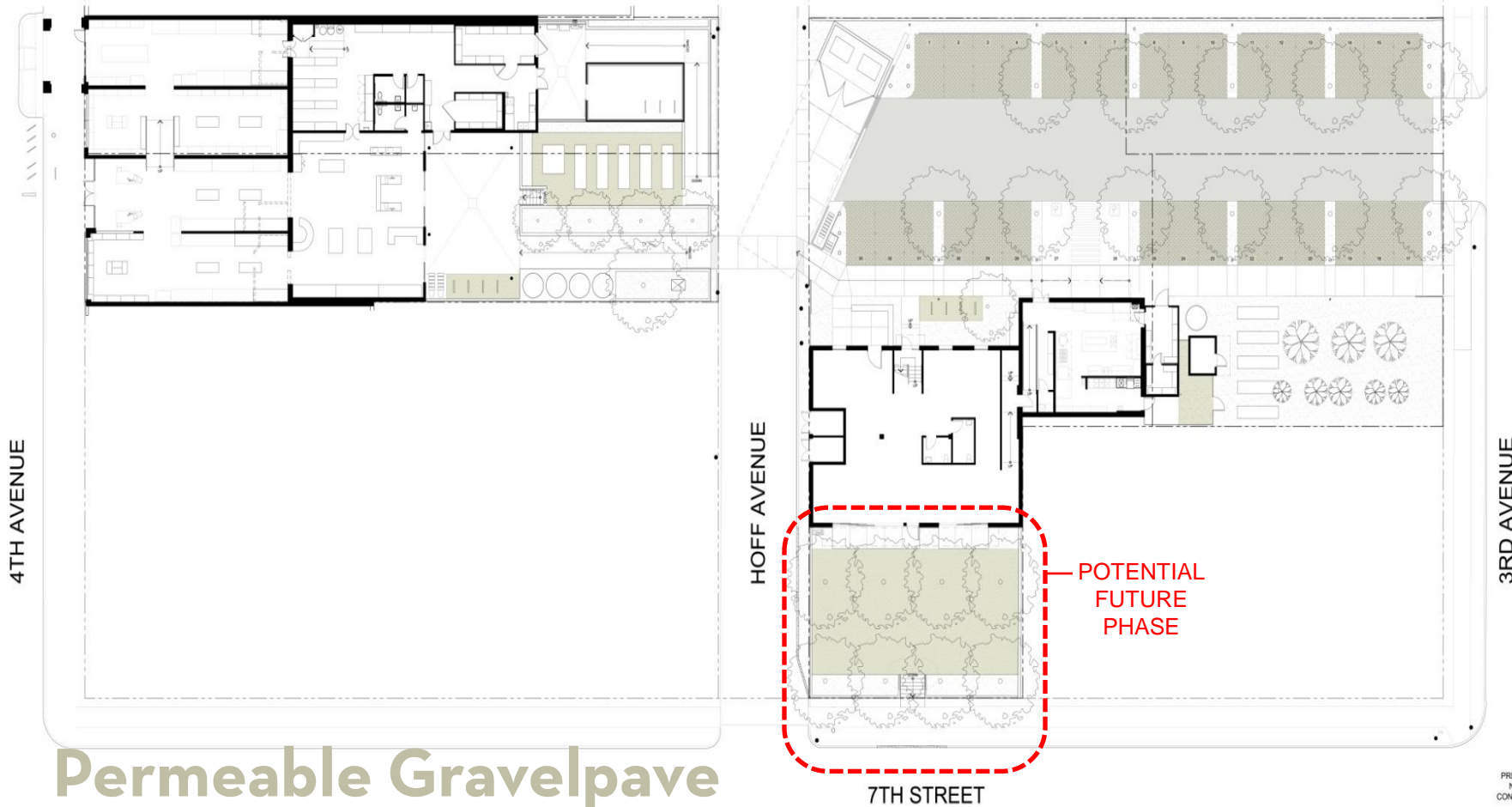


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Permeable Gravelpave
 Paver System
 Permeable Ground Cover

EAST ENTRANCE PROJECT



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Permeable Ground Cover



Paver System



Permeable Gravelpave

4TH AVENUE

HOFF AVENUE

3RD AVENUE

7TH STREET

POTENTIAL
FUTURE
PHASE

Full Rainbow

EAST ENTRANCE PROJECT



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3rd Avenue Access



FOOD CONSPIRACY

Tucson
Arizona
Fourth
Avenue

CO-OP



Overall Site



**3rd Avenue Access
+ Hoff Parking**



East Entrance



Multi-Use Entry Space



Site Section



Co-op Section

Line of sight from 4th Avenue to Hoff Avenue

Sections

4TH AVENUE

HOFF AVENUE



4th Avenue Plan

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HOFF AVENUE

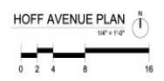
'CO-OP' SIGNAGE

3RD AVENUE

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Hoff Avenue Plan

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FOOD CONSPIRACY CO-OP PREFERRED SHARES PROGRAM

- **Seeks to raise funds for the East Entrance Project by offering Food Conspiracy Owners preferred shares in the Co-op**
- **Equity based strategy for raising capital**
- **10 year note with 3% dividend payments to Owners each year—45K in dividends paid to Owners each year in the East Entrance Project pro forma**
- **Example: Owner A purchases 2K in preferred shares—will receive \$60 per year in dividends over 10 years—Food Conspiracy redeems preferred share in year 11—Owner makes \$600 over the life of the investment + shops in an amazing new store**
- **East Entrance pro forma has Food Conspiracy paying back preferred shares early starting in year 8 of the operation**



EAST ENTRANCE PROJECT TIMELINE

- **Capital Campaign Phase is in effect now!**
- **Annual General Meeting April 10th 2021**
- **Preferred Shares Owner Investment officially begins May 1st 2021**
- **Preferred Shares Owner Investment Ends June 30th 2021**
- **Construction Phase begins July 2021**
- **EEP Grand Opening January 2022**
- **Preferred Share pre-committals start now!**