

February 12, 2014

Honorable Mayor and Council
P.O. Box 27210
Tucson, Arizona 85726-7210

Honorable Mayor and Council:

During the next five months, the Pima County Bond Advisory Committee will hold meetings to consider all project proposals (tentatively approved, resubmittals, and new proposals) in preparation for a proposed 2015 Bond Election. Their meetings are organized monthly by the following topic areas:

- Libraries, Community Facilities and Museums (2/21/14)
- Historic, Cultural, and Natural Area Conversation (3/21/14)
- Parks and Recreation (4/25/14)
- Public Health, Neighborhood Reinvestment, and Government Facilities (5/16/14)
- Job Growth, Education, and Workforce Training (6/20/14)

The objective of these meetings is for the Pima County Bond Advisory Committee (BAC) meeting to have a new tentatively-approved project list by the end of the June meeting.

In preparation for the February 21, 2014 meeting, our Bond Project Advisory Committee (BPAC) has ranked City projects in priority and identified several possible projects from the City's unmet needs list that should be included in the Pima County Bond package under the category of Libraries, Community Facilities and Museums.

We believe it is appropriate to submit these requests due to the regional nature and significant economic benefit of these projects. We acknowledge that they need to be further scoped, but they belong in the Libraries, Community Facilities and Museums category, and it is important to begin their consideration now.

Projects From Pima County's "City" List That Provide County-Wide Benefit:

BPAC has examined the 25 County-proposed projects that may be of priority to the City. After some discussion, we agreed that two projects on February 21st agenda should be supported:

- The Reid Park Zoo Hippo Exhibit is ranked high on our list due to its regional and economic potential. This project is frequented on a county-wide basis and should therefore be listed as a County project.
- The next four projects were prioritized in the following order: El Pueblo Center Improvements, Quincie Douglas Center Expansion, Clements Senior Center Expansion, and the Loft Cinema Renewal and Expansion. The first two are found in high stress areas where park improvements have direct connections to neighborhood vitality and reduction in crime. The Clements Senior Center serves an increasingly underserved population in a rapidly growing area. All of these facilities are utilized by unincorporated Pima County residents.

Additional Projects With Significant County-Wide Benefit:

BPAC has identified two additional potential bond projects from the City's unmet needs list that should be further considered by the Pima County BAC:

- Tucson Convention Center improvements to the Music Hall, Leo Rich Theater, and Eckbo Fountains and surrounding outdoor space (\$30M)

These projects are thought to contribute significantly to area plans currently under discussion by Pima County, Rio Nuevo, City of Tucson, University of Arizona and adjacent property developers. Upgrades to the existing performing arts facilities and associated outdoor spaces will have significant economic impact, increase the value of Pima County's real estate holdings and private property values in the downtown area, and will enable expanded retail, housing, and other uses in the vicinity. The economic impact of the arts in Tucson exceeds \$30 million per year. This one-time investment would increase that annual economic impact and assist critical community organizations such as the Tucson Symphony Orchestra and the many Tucson arts and cultural groups who depend upon these facilities.

- Two Parking Garages (~\$16M)

BPAC recognizes that the ability to grow the current \$800 million public and private investment along the SunLink Modern Streetcar line would be enhanced by the addition of two strategically placed parking garages:

- West Side Parking Facility (West of I-10)

The West Side Parking Facility would directly serve County-owned parcels near Tucson's historic birthplace, a future Pima County Visitor's Center. It will also provide "Park-and-Ride" options for County-wide use of the Pima County Bike Loop, and the SunLink Modern Streetcar. Structured parking is needed to

support current and future development in the area, including the Tucson Origins Heritage Park, Birthplace Attractions, Cultural Plaza, Regional Visitor Center, Luis Gutierrez Bridge, the Gadsden residential and commercial developments and additional future commercial development. The garage could be designed as a mixed-use facility with housing and retail. Car and bike-share facilities could also be incorporated.

○ Downtown Links Garage (5th Avenue and 7th Street)

The Downtown Links Garage would provide much needed parking for the 4th Avenue Arts and Retail Area and the Warehouse Arts District next to the Downtown Links, a new regional roadway. It could be designed as a mixed-use facility with housing and retail. Car and bike-share facilities could also be incorporated.

BPAC Support for Pima County Projects:

BPAC strongly supports the concepts of the following County-Proposed Projects on the February 21st BAC Agenda:

- Historic Pima County Courthouse Restoration and Repurposing
- La Placita Project
- Regional Visitors' Center
- Tucson Children's Museum

These projects all support the concept of a mixed-use cultural corridor in Downtown Tucson, further enhance the West Side cultural, historic and natural amenities, and will have strong economic impact for the heart of our region and our metropolitan area. We look forward to hearing more about these projects as these concepts are developed.

We will continue our participation in this process through June, and we will be presenting our recommendations to you on a monthly basis.

Sincerely,



Earl Causbie
Bond Project Advisory Committee Chair