

Urban Land Institute Advisory Service Panel

Downtown Tucson, Arizona - November 17-22, 2013

Sponsored by: Rio Nuevo Holualoa Companies Pima Association of Governments (PAG)



City of Tucson (Lead Agency) Pima County VisitTucson Tucson Electric Power (TEP)



Briefing
BOOK

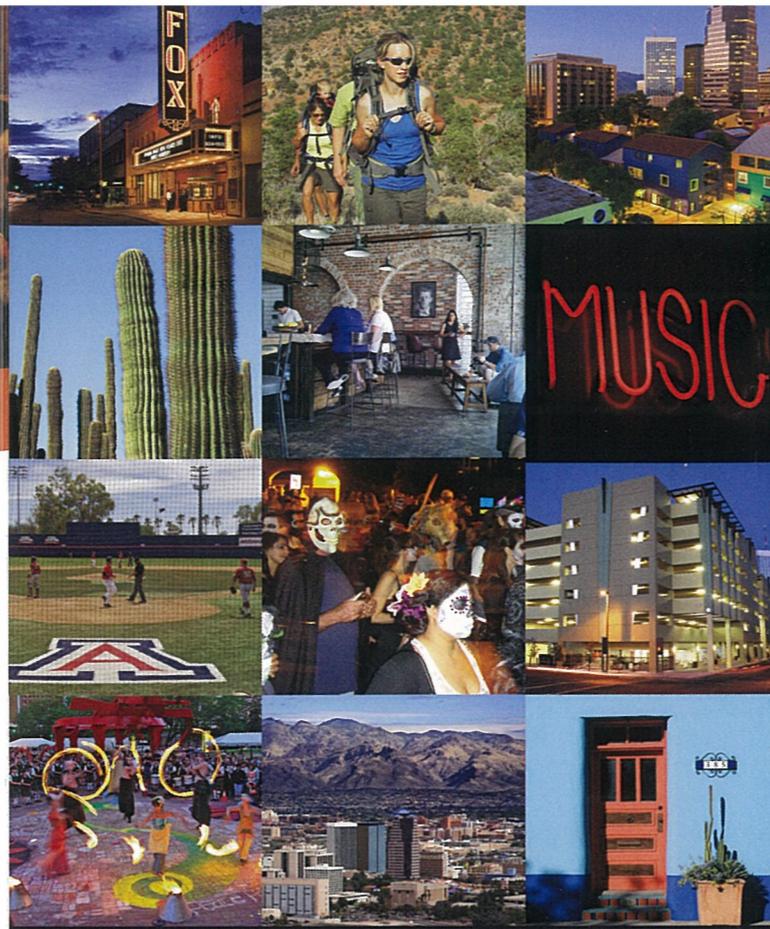


INCENTIVE DISTRICTS & AREAS DISTRICTS

21 Main Gate Overlay District

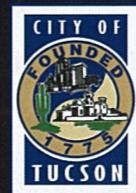
A zoning overlay in the "main gate" area adjacent to the University of Arizona promotes transit-oriented design and adaptive reuse of historic properties. Some of these overlay allowances include greater heights, reduced setbacks, and flexible options for re-use and restoration of historical properties. See map: tucsonaz.gov/tmg.pdf

** Available for projects that create significant and quantifiable economic benefit for the City of Tucson. A third-party economic impact analysis will ultimately determine eligibility. Interested candidates may contact the Economic Initiatives Office for a consultation.*



CONTACT ECONOMIC INITIATIVES

Economic Initiatives Office
255 W. Alameda
Tucson, Arizona 85701
(520) 837-4078
econdev@tucsonaz.gov



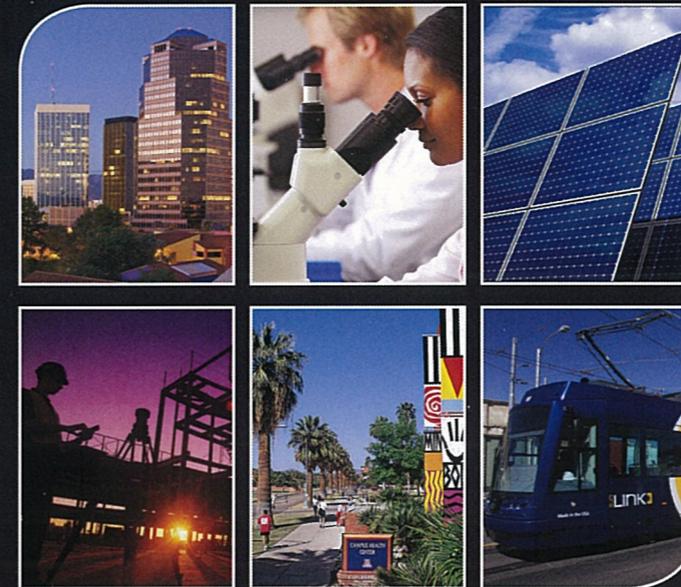
Visit the Interactive Zoning Map Tool
maps.tucsonaz.gov/zoombiz

Revised 10/2013



BUSINESS INCENTIVES & ASSISTANCE

Welcome to the City of Tucson!



Whether you are a small business, commercial developer or entrepreneur, we are here to help you locate or expand your business in Tucson.

Contact the Economic Initiatives Office to get started.

tucsonaz.gov/business/incentives



FINANCIAL INCENTIVES

1 Government Property Lease Excise Tax (GPLET) *

The GPLET can provide up to eight (8) years of property tax abatement. This incentive is available for projects located in the Central Business District that result in a property value increase of at least 100%. The amount abated cannot exceed the economic benefit created by the project. To become "government property" the City will take ownership of the property for the duration that the owner wishes to be relieved of tax obligations. Applications for this incentive are currently being accepted. See map: tucsonaz.gov/tcbd.pdf

2 Primary Jobs Incentive*

The Primary Jobs Incentive assists Tucson in its efforts to bring quality jobs and investment into the region. The incentive provides up to a 100% credit of City of Tucson construction sales tax to qualifying expenses such as job-training, the project's public infrastructure improvements and/or offsets to impact fees. The City will also waive building permit fees. Eligible projects must: a) invest a minimum of \$5 million in facilities or equipment, b) create 25 jobs that pay at least \$52,400, and c) cover at least 75% of employee health insurance premiums.

3 Site Specific Sales Tax Incentive*

For retail projects that would not otherwise locate in the city of Tucson, the City can apply project-generated tax revenues to qualifying public expenses such as job training or public infrastructure improvements. Projects must create significant and quantifiable economic benefits to be considered. The amount of sales tax revenue applied cannot exceed the economic benefit created by the project.



LOAN PROGRAMS

4 Tucson Community Development Loan Fund

The City of Tucson has a \$20 million HUD 108 loan fund that can be used as gap financing for projects that create jobs for low and moderate income persons, eliminate blight or meet urgent community needs. Tucson Community Development loans carry highly competitive interest rates with fixed terms up to 20 years. Eligible activities include real property acquisition, rehabilitation of real property, relocation, clearance and demolition, site preparation, public facilities improvements, issuance costs, capitalized interest and reserves.

5 Tucson Industrial Development Authority (TIDA) Bonds and Loans

The TIDA may provide financing of projects whenever appropriate and where traditional sources of funding may not be available. Projects must serve a public purpose and meet eligibility requirements of the TIDA. The TIDA places an emphasis on new and expanding businesses where sources of traditional capital are not available.



BUSINESS ASSISTANCE PROGRAMS

6 Small Business Assistance Line - (520) 837-4100

This service has been created to assist new and existing members of Tucson's small business community to navigate the City's departments to complete their entrepreneurial ventures successfully. Economic Initiatives staff will also connect callers with the necessary business resources available at the Federal, State and local levels.

7 Green Business Certification Program

The City of Tucson can help businesses operate more sustainably and save money on utility bills. The program provides businesses in Tucson with technical expertise for reducing resource consumption in the areas of energy/transportation, water use, waste production and pollution prevention/purchasing. Businesses can then use this information to reduce resource consumption. Businesses that complete the program receive certification that can be used in their marketing programs.

8 Historic Preservation Tax Credits

There are 566 designated historic buildings in commercially-zoned areas in the city of Tucson and another 1,040 buildings that are potentially eligible for historic designation. Approved rehabilitations of these properties are eligible for significant federal and state tax credits. See map: <http://maps.tucsonaz.gov/HistProp/>

9 Small Business Enterprise Program (SBE)

The SBE program offers opportunities to small businesses in Tucson interested in submitting bids for contracts administered by the Procurement Department. Benefits include bid preferences and subcontracting goals for construction, goods, services, and materials. SBE applicants may represent any and all ethnic and gender groups.



DEVELOPMENT SERVICES PROGRAMS

10 Manager-Mayor Action Team

The Manager-Mayor Action Team ensures that significant projects are provided the resources needed to move the project as swiftly as possible to completion. The Team will be assigned to the project to help coordinate and manage development processes.

11 Certificate of Occupancy (C of O) Relief

A new C of O is not required for a new tenant of an existing building unless the occupancy classification changes for any portion of the building. This policy significantly facilitates development by reducing permit fees and enabling a new tenant to use existing site and/or floor plans.

12 Planned Area Development (PAD) Streamlining

Streamlined rezoning process to create PAD's less than 40 acres within the Greater Infill Incentive and the Downtown Core Subdistricts. No pre-approval by the Mayor and Council is required. Rezoning requests go directly to the Zoning Examiner and then to Mayor and Council for final consideration.

13 Cross-Trained Inspectors

The City has cross-trained building Inspectors. One inspector inspects all areas, including structural, electrical, plumbing, and HVAC. Combination inspections allow for a smoother, more efficient inspection process, saving businesses time and money.

14 Development Package Review (DPR)

The DPR provides simultaneous reviews for Site Development and Grading Plan. Applicants use a development package menu to select the types of reviews needed and the review agencies required. The DPR process greatly reduces review time and increases consistency.

15 Impact Fee Deferral

Impact fees for roads, parks and public facilities may be deferred until the C of O is received in exchange for a contribution to the City's Housing Trust Fund.



INCENTIVE DISTRICTS & AREAS DISTRICTS

16 Downtown Financial Incentive District

A \$10,000 building permit fee waiver per project and a construction sales tax credit for public right-of-way improvements are available for developments in this district. This district has recently been expanded. See map: tucsonaz.gov/tdc.pdf

17 Infill Incentive District - Greater Infill Subdistrict

Flexible development options that relieve property owners from certain parking, loading, landscaping, and dimensional requirements. Transit and pedestrian oriented developments are eligible for height increases up to sixty feet in more restrictive zones. Developers will also benefit from streamlined Planned Area Development rezoning process. See map: tucsonaz.gov/iid_greater.pdf

18 Infill Incentive District - Downtown Core Subdistrict

In addition to the options listed within the Greater Infill Incentive Subdistrict, developments in the Downtown Core Subdistrict may receive up to 100% reduction in parking requirements as well as loading, setback and landscaping reductions. See map: tucsonaz.gov/iid_core.pdf

19 EPA Brownfields Project Area

Developments within the EPA Brownfields Project Area can receive City grants to fund Phase I and II Environmental Site Assessments. Phase I assessments can cost up to \$3500 and Phase II assessments can cost up to \$20,000. See map: tucsonaz.gov/tepabpa.pdf

20 Central Impact Fee Benefit District

Road impact fees are reduced by 23% for any developments within the Central Impact Fee Benefit District. Reductions are applied at time of assessment. See map: tucsonaz.gov/tcif.pdf

Easy Parking in Tucson

The City of Tucson's ParkWise Program offers on-street parking, parking garages and parking lots, and also manages both resident and non-resident parking permit programs. ParkWise facilities make parking easy and convenient during special events and celebrations and are near many major retail, dining and entertainment venues in Downtown, 4TH Avenue and Main Gate Square. Sun Link Streetcar riders will be able to park at ParkWise garages and conveniently travel to destinations anywhere along the 3.9-mile streetcar route.



Pennington Street Garage is close to Downtown offices, dining, shopping, and events.

Parking Garages

ParkWise garages provide shaded, covered parking spaces that are within easy walking distance of destinations in Downtown and along 4TH Avenue. We offer monthly permits for employees, hourly rates for weekday visits, and flat-rate pricing for evening and weekend parking.

The newer ParkWise garages are innovative and sustainable, incorporating solar power, electric vehicle charging stations, and public art, and are integral components of urban, mixed-use developments with retail and residential uses.

On-Street Parking Options

Parking Meters

Parking meters ensure that on-street parking is available when and where you need it for short visits to businesses or other destinations. ParkWise's metered spaces are affordable and are located in Downtown, Main Gate Square, and near the University of Arizona. On-street parking is free after 5:00pm and on the weekends.



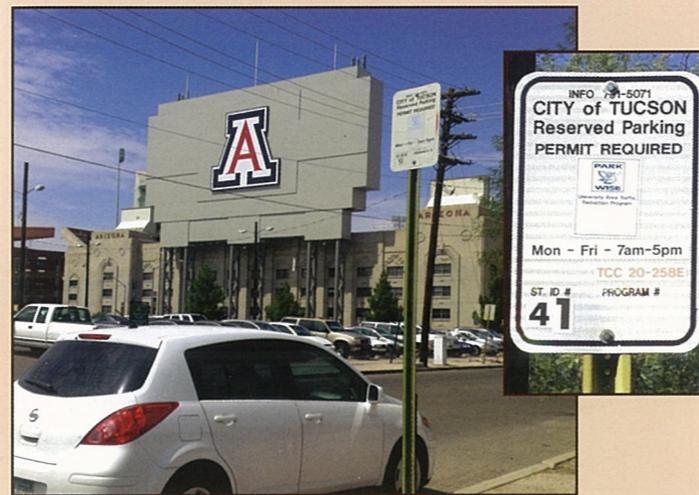
Quit digging for parking meter change! Plug your electronic Cash Key into the meter and away you go. Cash Keys are available at \$25 increments up to \$100. A \$20 refundable deposit is required for each Cash Key.

Parking Permit Programs

ParkWise manages two programs for parking in central Tucson.

- The **Resident Permit Program** ensures adequate parking spaces for residents and protects the quality of life in neighborhoods by reducing the amount of overflow parking and discouraging cut-through traffic.
- The **Non-Resident Permit Program** reserves parking spaces on streets near the University of Arizona campus. Annual permits are issued from August 1 through July 21. Costs are determined by the location of the reserved parking space. Prorated permits are available.

Streets in the permit areas are clearly marked with signage, and the permits are protected through enforcement by ParkWise Parking Services Agents.



Permit Area near the University of Arizona

Visit ParkWise

ParkWise Address: 110 E. Pennington Street Suite 150 in the Pennington Street Garage

Office Hours: Monday–Friday, 7:45 a.m.–5:15 p.m.

Office Phone: (520) 791-5071

After Hours Phone: (520) 237-7076

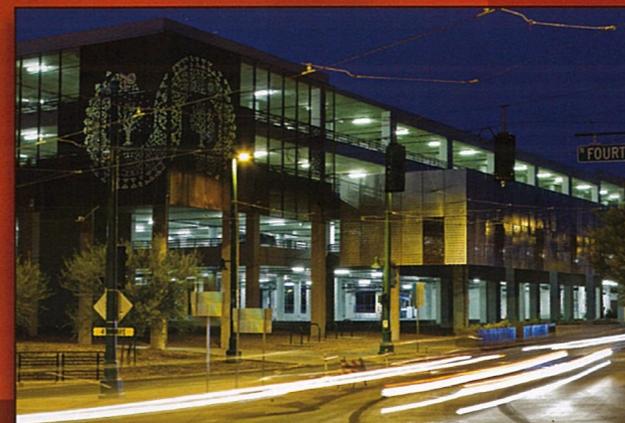


... to find Your Destination

These destination signs indicate unique districts along the Sun Link Streetcar Corridor.

ParkWise During Events

Parking during special events is easy and convenient with ParkWise facilities near many major event venues in Downtown, 4TH Avenue and Main Gate Square. These locations will be an integral part of the Sun Link Streetcar system allowing people to park in one location and travel to destinations along the 3.9-mile route.



Centro Garage is convenient to businesses and events on Congress Street and 4th Avenue.

For More about ParkWise Facilities, Permits, Maps, and Rates:

VISIT



ParkWise.
TucsonAZ.gov

EMAIL



ParkWise@
TucsonAZ.gov

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facebook.com/
ParkWiseTucson

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@ParkDTTucson

CALL



(520) 791-5071

SCAN



Parking Guide

to Downtown & the Sun Link Streetcar Corridor

P
A
R
K
W
I
S
E



Tucson Department
of Transportation

Destinations

Cultural & Entertainment

- C1A** Arizona Historical Society
- C1B** Arizona History Museum
- C2** Arizona State Museum
- C3** Beowulf Alley Theatre
- C4** Centennial Hall
- C5** Children's Museum Tucson
- C6** Fox Tucson Theatre
- C7** Joel D. Valdez Main Library
- C8** Leo Rich Theatre
- C9** Music Hall
- C10** Rialto Theatre
- C11** Temple of Music & Art
- C12** Tucson Convention Center & Tucson Arena
- C13** Tucson Museum of Art, Cordova House, & Historic Block
- C14** UA Museum of Art
- C15** Museum of Contemporary Art (MOCA)
- C16** ZUZU! Dance/Rogue Theatres
- C17** 4th Ave Winsett Stage

Government

- G1** Arizona State Building
- G2** City of Tucson Community Resource Center
- G3** County-City Public Works Center
- G4** Evo A. DeConcini Federal Court
- G5** Federal Building
- G6** Old Pima County Courthouse
- G7** Pima County Government Complex
- G8** Pima County Superior Court
- G9** Tucson City Court
- G10** Tucson City Hall
- G11** Tucson Police
- G12** Tucson Water
- G13** U.S. Post Office

Historic

- H1** Charles O. Brown House
- H2** Coronado Hotel
- H3** El Paso and Southwestern Depot
- H4** El Tiradito
- H5** Geronimo Plaza
- H6** Historic Train Depot
- H7** Hotel Congress
- H8** La Placita Village
- H9** Manning House
- H10** Old Town Artisans
- H11** Presidio San Agustín del Tucsón
- H12** San Agustín Cathedral
- H13** Scottish Rite Cathedral
- H14** Sosa-Carrillo Frémont House
- H15** Stillwell House
- H16** Valley National Bank (currently Chase)

Parks

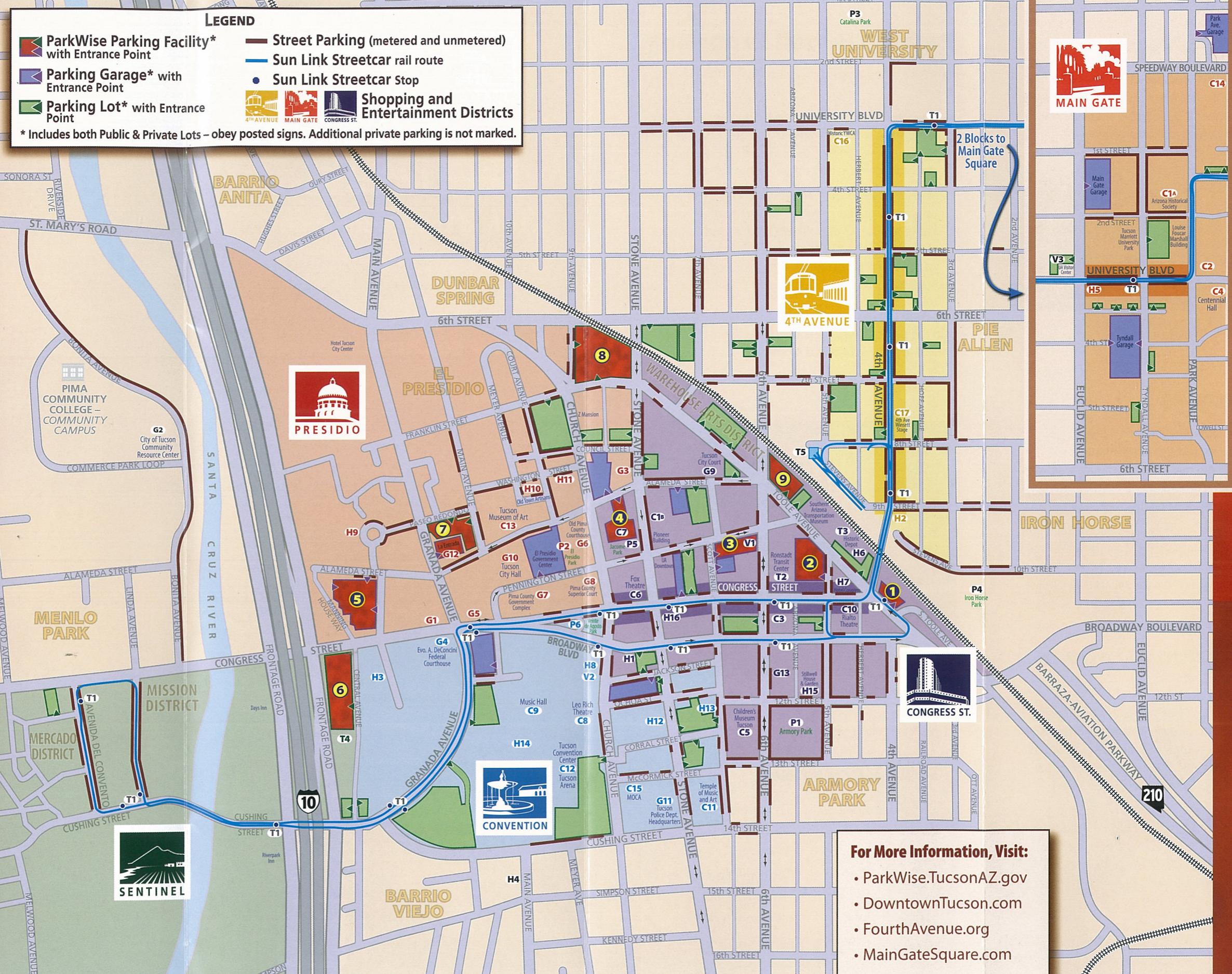
- P1** Armory Park
- P2** El Presidio Park
- P3** Catalina Park
- P4** Iron Horse Park
- P5** Jácome Plaza
- P6** Veinte de Agosto Park

Transportation

- T1** Sun Link Streetcar Stop
- T2** Ronstadt Transit Center
- T3** Amtrak Station
- T4** Greyhound Bus Terminal
- T5** Sun Link Maintenance and Storage Facility

Visitor Services

- V1** Downtown Information/ ParkWise Office
- V2** Tucson Visitor Center
- V3** UA Visitor Center



LEGEND

- ParkWise Parking Facility* with Entrance Point
- Parking Garage* with Entrance Point
- Parking Lot* with Entrance Point
- Street Parking (metered and unmetered)
- Sun Link Streetcar rail route
- Sun Link Streetcar Stop
- Shopping and Entertainment Districts

* Includes both Public & Private Lots – obey posted signs. Additional private parking is not marked.

MAIN GATE

ParkWise Parking Facilities

Permit & Hourly Parking

- 1** **Centro Garage**
345 E. Congress St.
- 2** **Depot Plaza Garage**
45 N. 5TH Ave.
- 3** **Pennington Street Garage – ParkWise Office**
110 E. Pennington St. (Entrance off N. Scott Ave.)
- 4** **Main Library Garage**
101 N. Stone Ave. (Entrance off W. Alameda St.)
- 5** **City/State Garage**
498 W. Congress St. (Entrance off Manning House Way)

Monthly Permit Parking Only

- 6** **Catalina Parking Lot**
419 W. Congress St.
- 7** **Paseo Redondo Parking Lot**
310 W. Alameda St.
- 8** **Franklin Parking Lot**
50 W. Franklin St.
- 9** **Toole Parking Lot**
153 E. Toole Ave.

For More Information, Visit:

- ParkWise.TucsonAZ.gov
- DowntownTucson.com
- FourthAvenue.org
- MainGateSquare.com

ULI Advisory Services Panel Scope of Work Downtown Tucson, Arizona

Purpose of the Panel - To prioritize and coordinate public and private investment on opportunity sites within the 500+ acre central/western portion of downtown Tucson, an area that includes many historic, cultural, and civic assets and will have a modern streetcar system running through it in the summer of 2014 (see map attached). The area encompasses the Congress St. entertainment district, multiple museum and performing arts facilities, the government and Convention Center complexes, and the adjoining west side area that is Tucson's historic and cultural birthplace. In addition, there are many vacant and underdeveloped sites within the area and increasing interest (both public and private) in investment and development on these sites. It is important that these projects be prioritized and considered in a coordinated manner balancing current market demands and realities with previous planning efforts and long-term goals in order to create synergy, encourage private sector investment, and leverage limited public resources.

Scope Question - What type of development is recommended for the vacant and underdeveloped opportunity sites within this area with an emphasis on utilizing publicly-owned land and public resources/incentives to maximize and leverage private investment toward achievement of the following goals:

- Recognize Tucson's birthplace by furthering the intent set forth in existing plans for the west side area, such as historic and cultural facilities and outdoor spaces.
- Create an interesting, walkable, transit-oriented downtown with high quality development and public spaces.
- Identify development opportunities that encourage and promote modern streetcar ridership while considering streetcar infrastructure (i.e. stop locations).
- Enhance and connect the cultural and natural resource assets within and surrounding this area.
- Activate the Tucson Convention Center, including its performance venues, convention facilities, outdoor spaces, and frontage along the streetcar route.
- Pursue new economic opportunities capitalizing on the close proximity to the University of Arizona in order to create jobs and diversify the economy within this area.
- Recognize, protect, and strengthen the unique historic neighborhoods and sites within and surrounding the area.
- Encourage an appropriate balance of new housing and related services and amenities to attract additional residents to the area.
- Identify the appropriate types, mix, and locations for retail, hotels, attractions, and other development to attract residents and visitors to the area.



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TUCSON, ARIZONA

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COMPANIES



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