



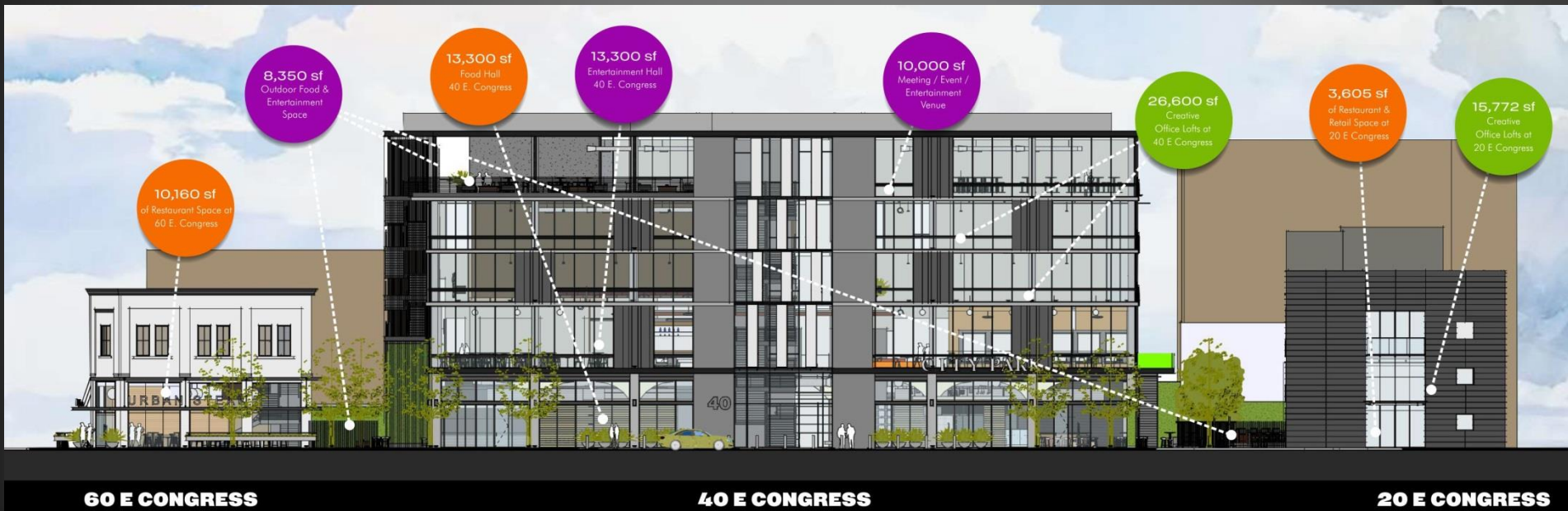
Work.

Dine.

Play.

CITY PARK

NORTH ELEVATION



- Work.
- Dine.
- Play.

CITY PARK

CYPRESS

WHAT'S CITY PARK?



What's City Park?

City Park is a mixed-use, transit oriented development consisting of Tucson's best dining, entertainment, office and retail space.



27,000± sf
Interior Food Hall,
Restaurant and
Retail Space



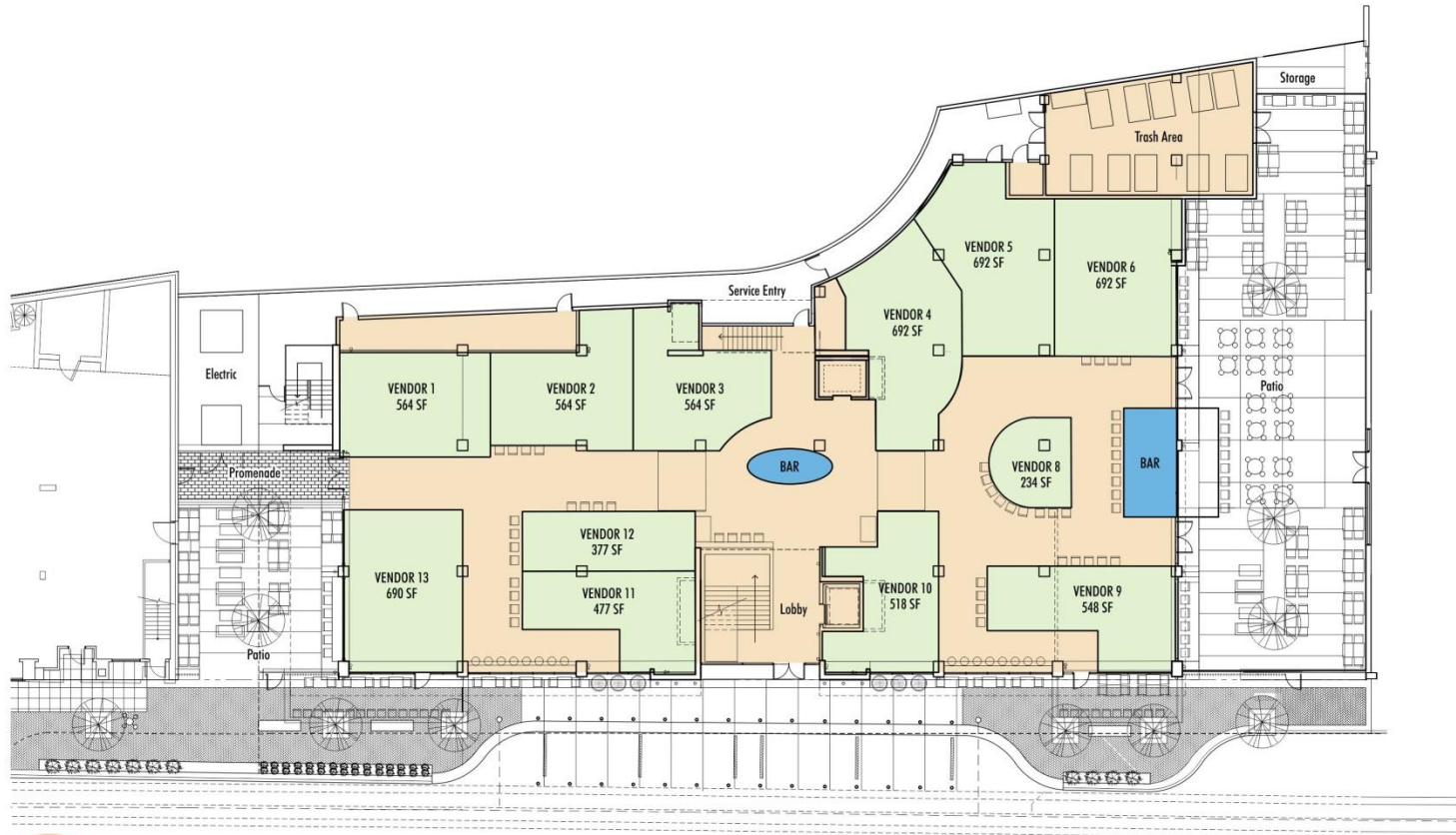
31,650± sf
Indoor & Outdoor
Entertainment &
Meeting Space



**Up to
42,400± sf**
Creative
Office Lofts



FOOD HALL FLOOR PLAN



- = Food Hall Vendors
- = Common Area
- = Bar & Entertainment

CONGRESS ST.

① FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"



FOOD HALL CONCEPTS



DINE

Work.

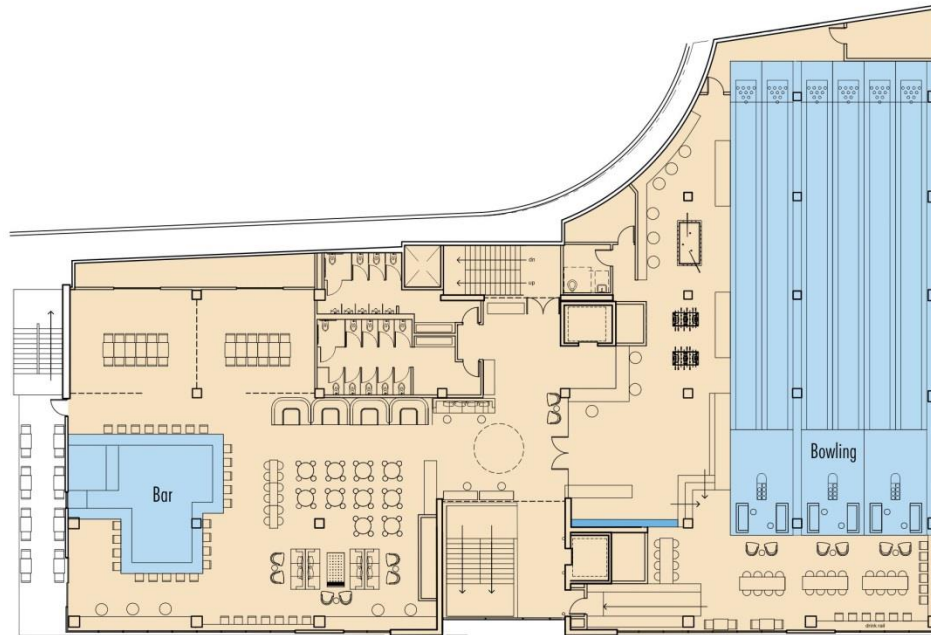
Dine.

Play.

CITY PARK

CYPRESS

2ND LEVEL FLOOR PLAN



- Orange square = Common Area
- Blue square = Bar & Entertainment

1 SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"

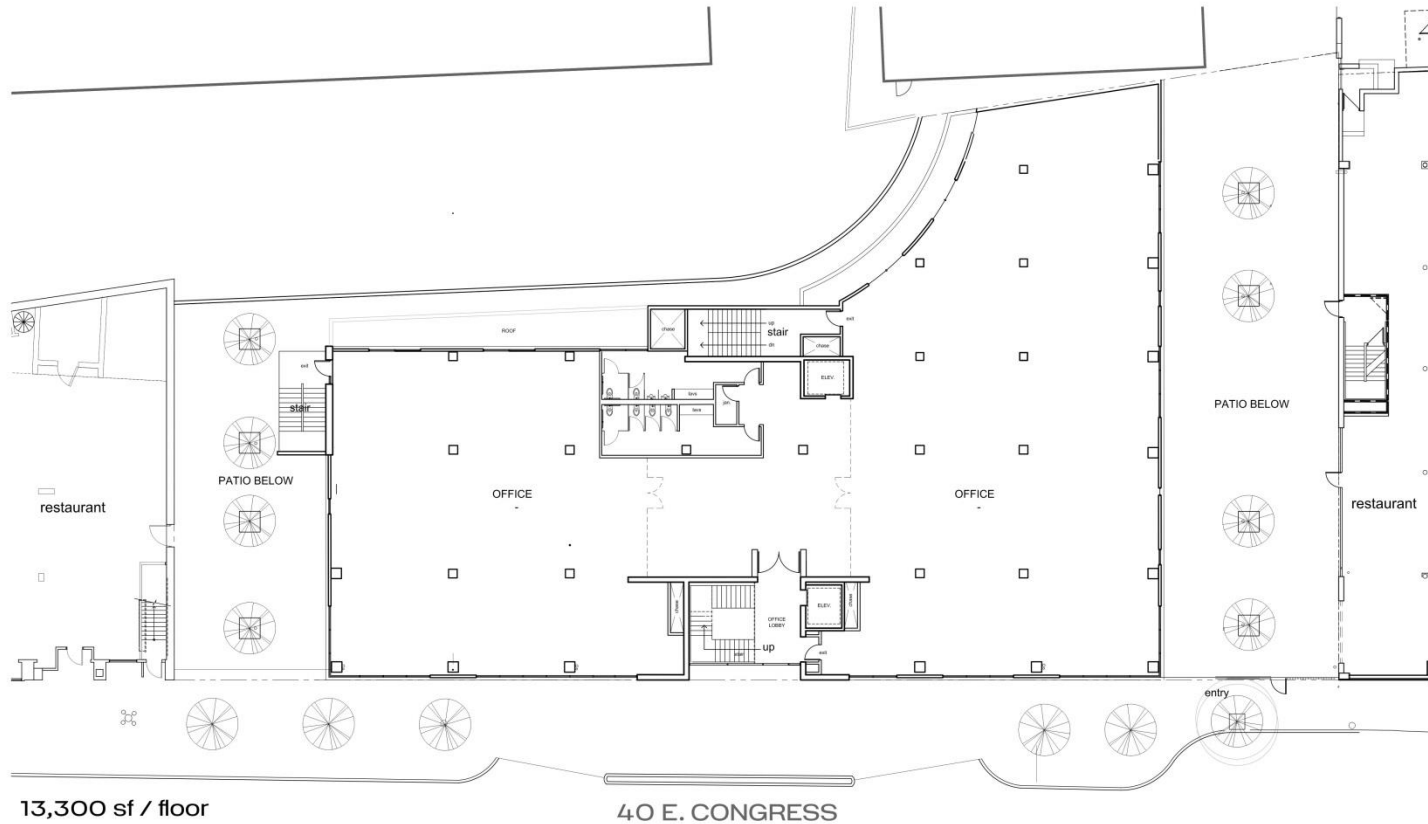


BOWLING ALLEY CONCEPTS



PLAY

OFFICE FLOOR PLAN



13,300 sf / floor

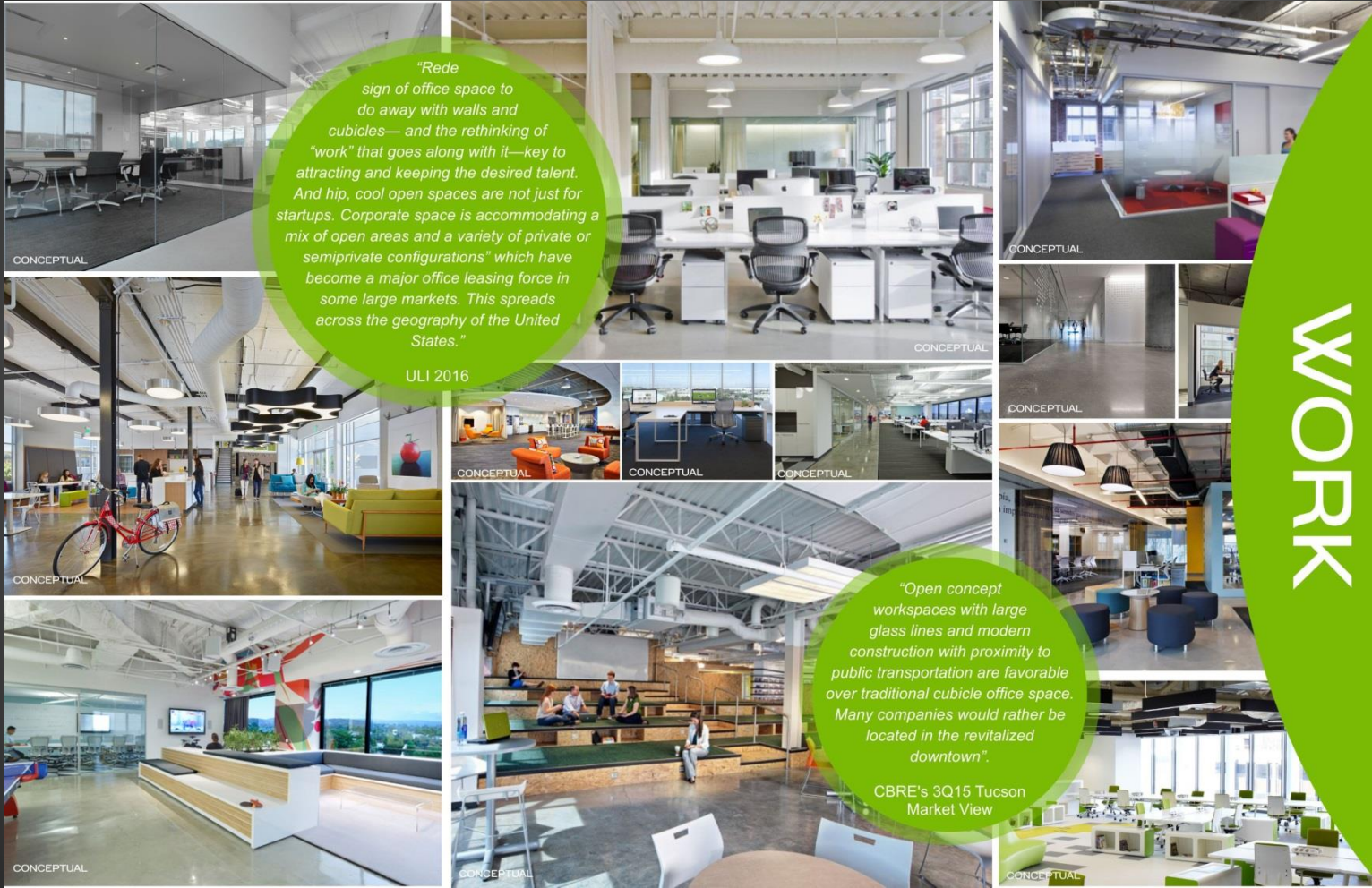
40 E. CONGRESS

Work.

① OFFICE FLOOR PLAN
1/8" = 1'-0"



OFFICE FLOOR CONCEPTS



"Rede sign of office space to do away with walls and cubicles— and the rethinking of "work" that goes along with it—key to attracting and keeping the desired talent. And hip, cool open spaces are not just for startups. Corporate space is accommodating a mix of open areas and a variety of private or semiprivate configurations" which have become a major office leasing force in some large markets. This spreads across the geography of the United States."

ULI 2016

"Open concept workspaces with large glass lines and modern construction with proximity to public transportation are favorable over traditional cubicle office space. Many companies would rather be located in the revitalized downtown."

CBRE's 3Q15 Tucson Market View

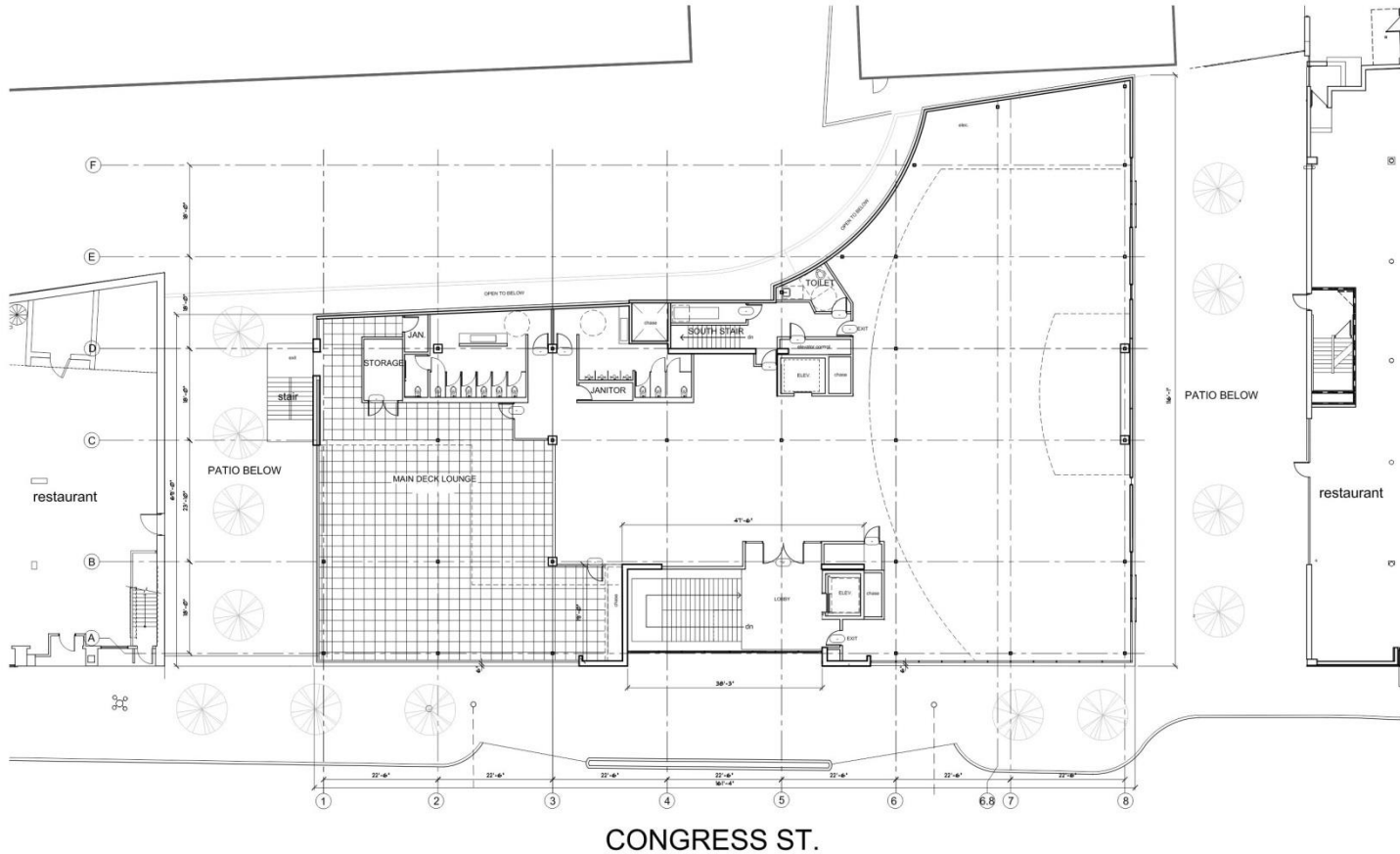
WORK



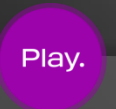
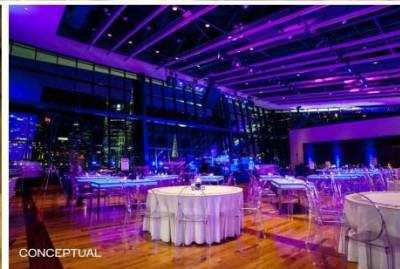
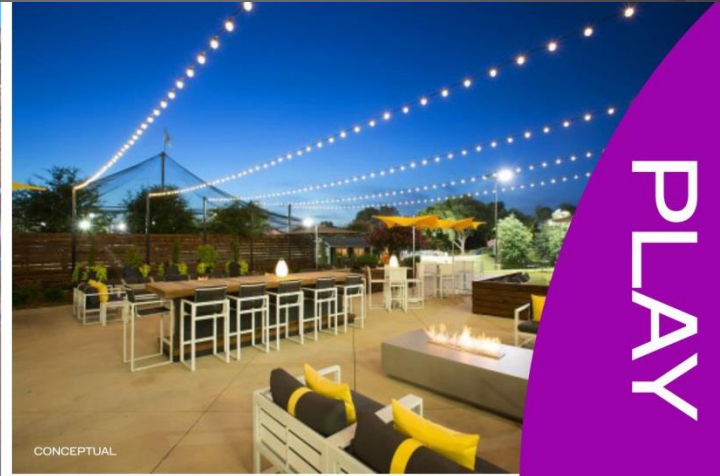
CITY PARK



ROOF TOP FLOOR PLAN



ROOF TOP CONCEPTS



CITY PARK



City Park – Approval Progress

- 12/20/16 – Mayor and Council unanimous vote to i. Consent to GPLET (8 year tax abatement) with Rio Nuevo and ii. Terminate Condominium Plat and approve new Block Plat
- 12/23/16 – Condominium Plat terminated and new Block Plat Recorded
- 1/24/17 – Rio Nuevo Board approval to finalize and execute documents and break ground on or before 2/28/17
- 1/26/17 – Submit 100% construction documents for core and shell permit
- 1/26/17 – IID DRC
- 2/1/17 (projected)
 - Development Plan approval (subject to IID approval)
 - Grading Permit issued
- GROUND BREAKING - Subject Only to Tri-Party Legal Documentation (Rio Nuevo, Bank of Tucson and BP City Park Investors) and Close of Escrow
- *Note – Bank of Tucson loan and equity commitments have already been secured

INFILL INCENTIVE DISTRICT

- ⦿ Requested modifications
 - Major Streets and Routes Setback
 - Street perimeter yards
 - Maximum Lot Coverage
 - Minimum Lot Size
 - Bicycle & Vehicle parking
 - Off-street loading
 - Landscaping & Screening
 - Pedestrian Access
 - Solid waste collection
 - *Wedge Curbing

Work.

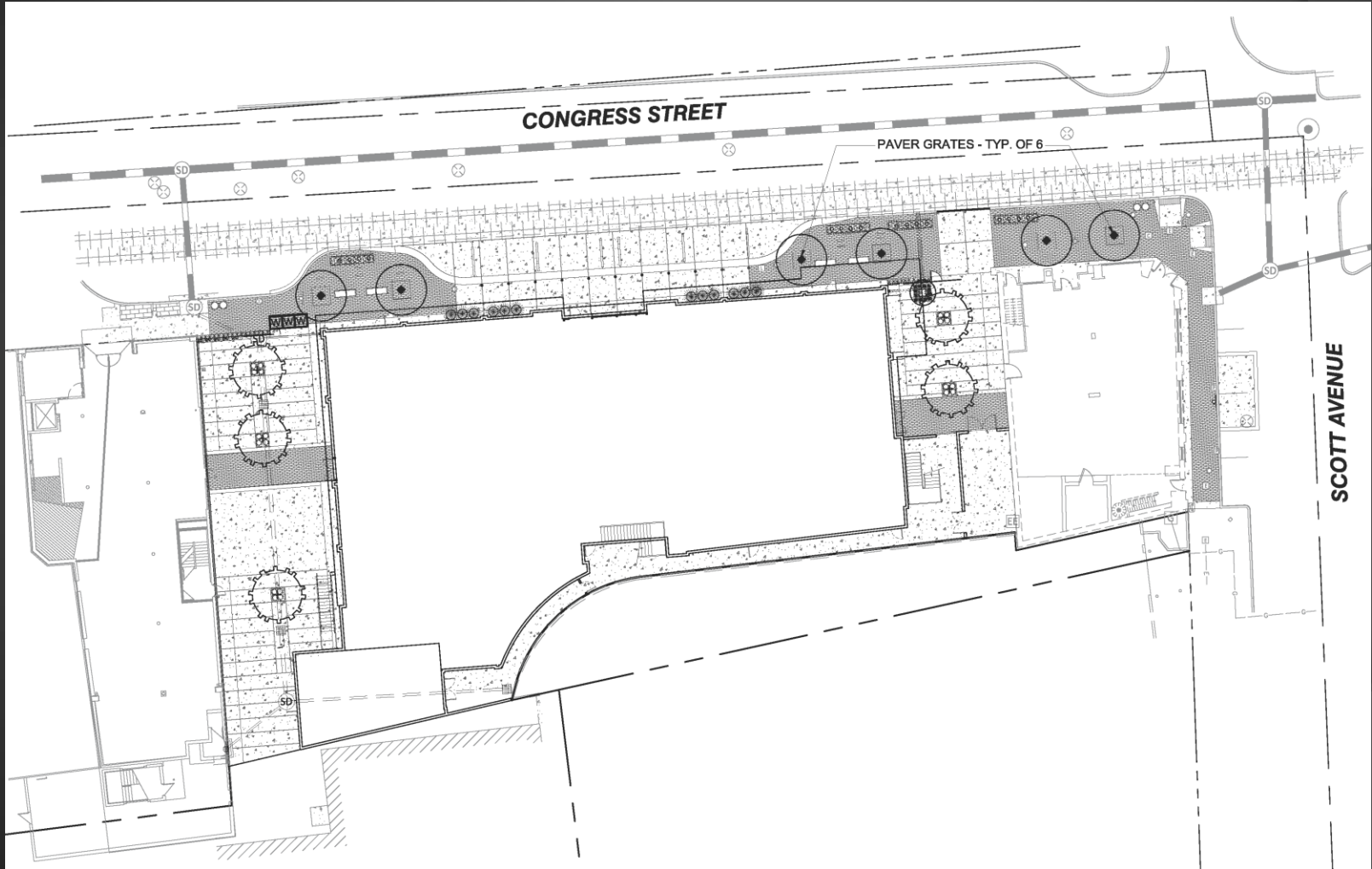
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PROJECT OVERVIEW



Work.

Dine.

Play.

CITY PARK

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INFILL INCENTIVE DISTRICT

◎ Process (Major Design Review)

- Pre-application conference w/ City Staff and Design Professional
- 2 Neighborhood Meetings (300 foot notification radius, Neighborhood Associations within 1 mile)
- Summarize Neighborhood Meeting and distribute minutes.
- Submit Design Package to City Staff
- Tucson/Pima County Historical Commission Review & Recommendation
- Meet & review Design Package with Design Professional
- ★ Design Review Committee Review & Recommendation
- Planning & Development Services Director – Review findings and issues DECISION

SITE RENDERINGS



Work.

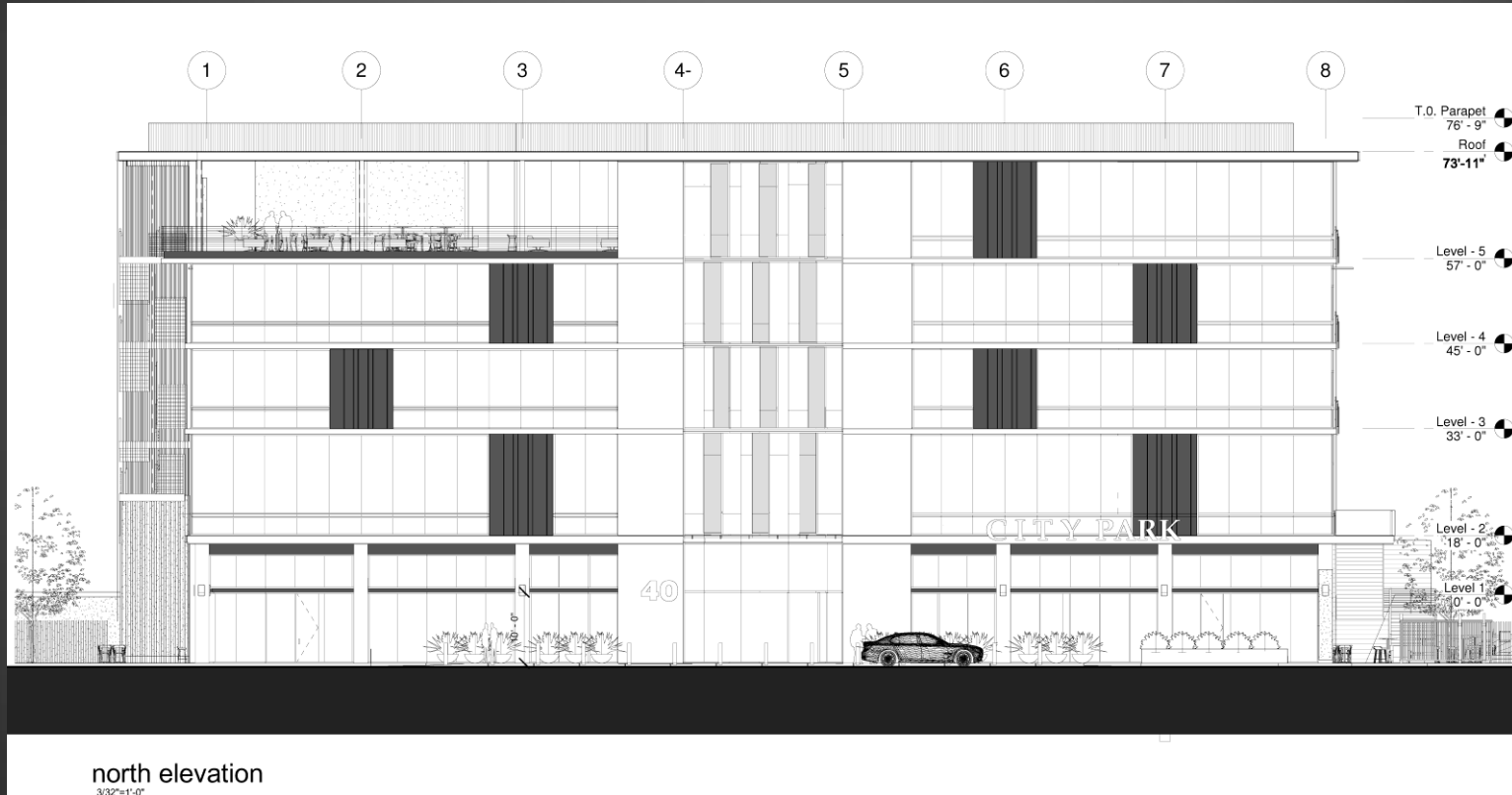
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SITE RENDERINGS



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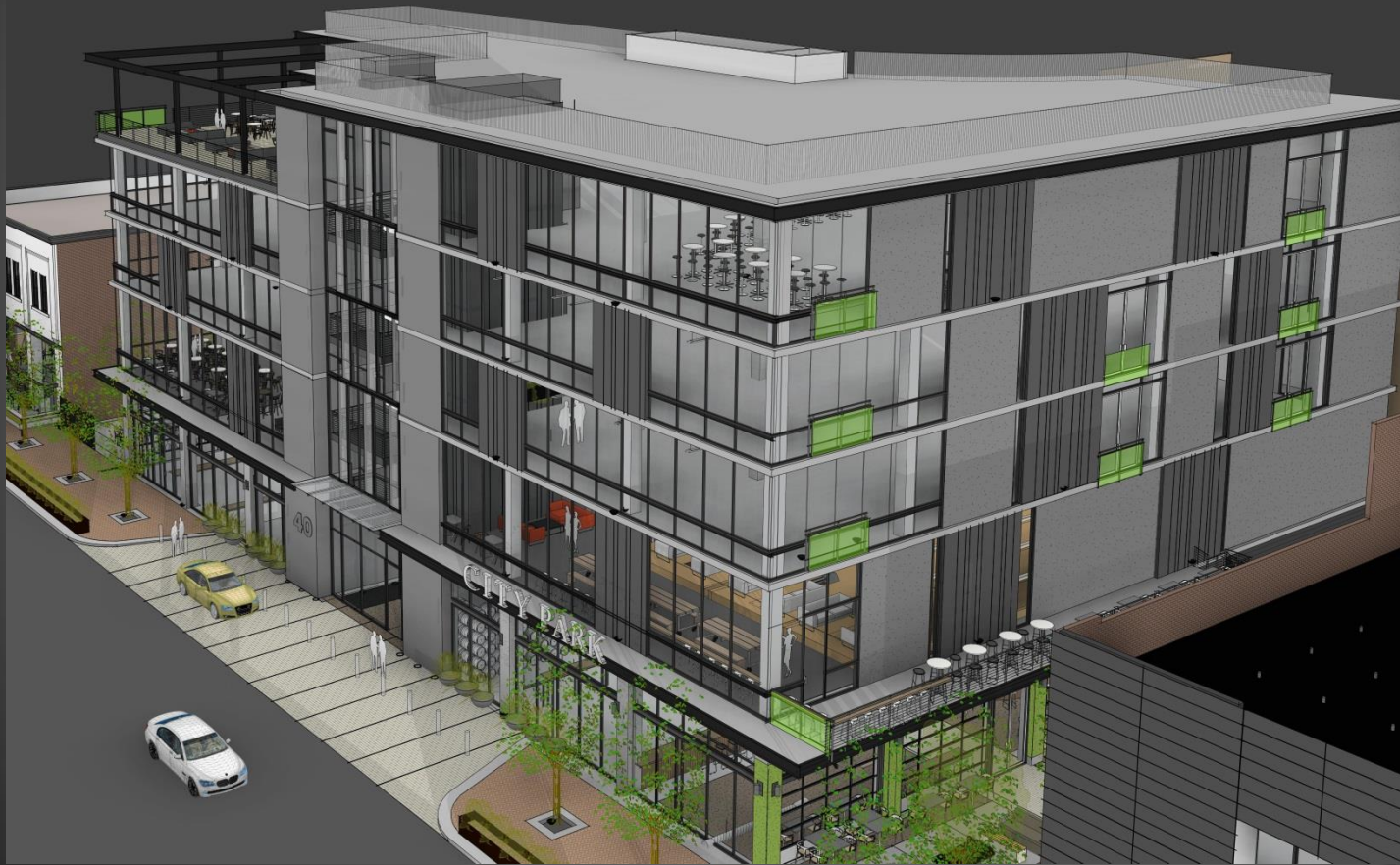
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SITE RENDERINGS



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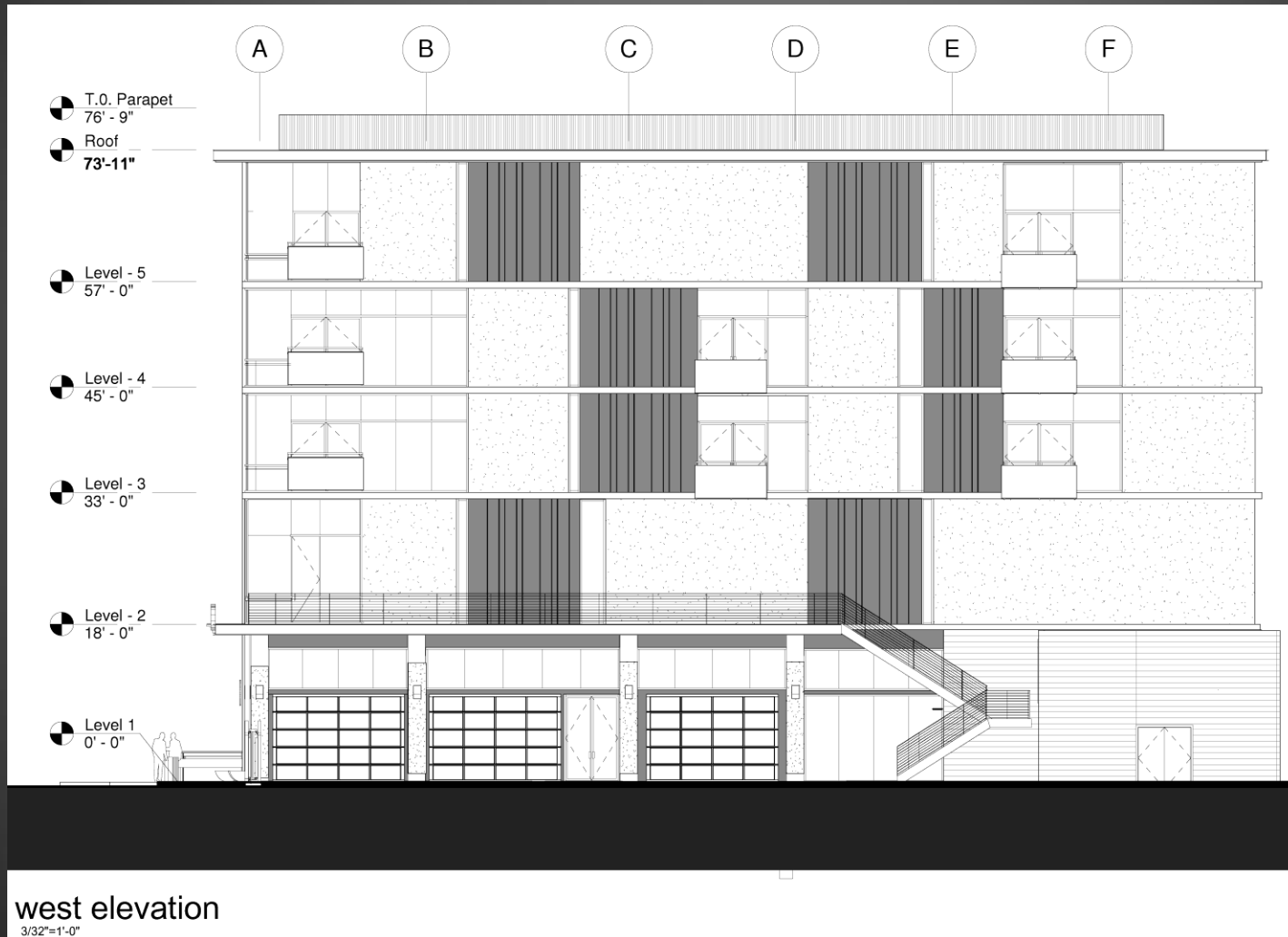
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SITE RENDERINGS



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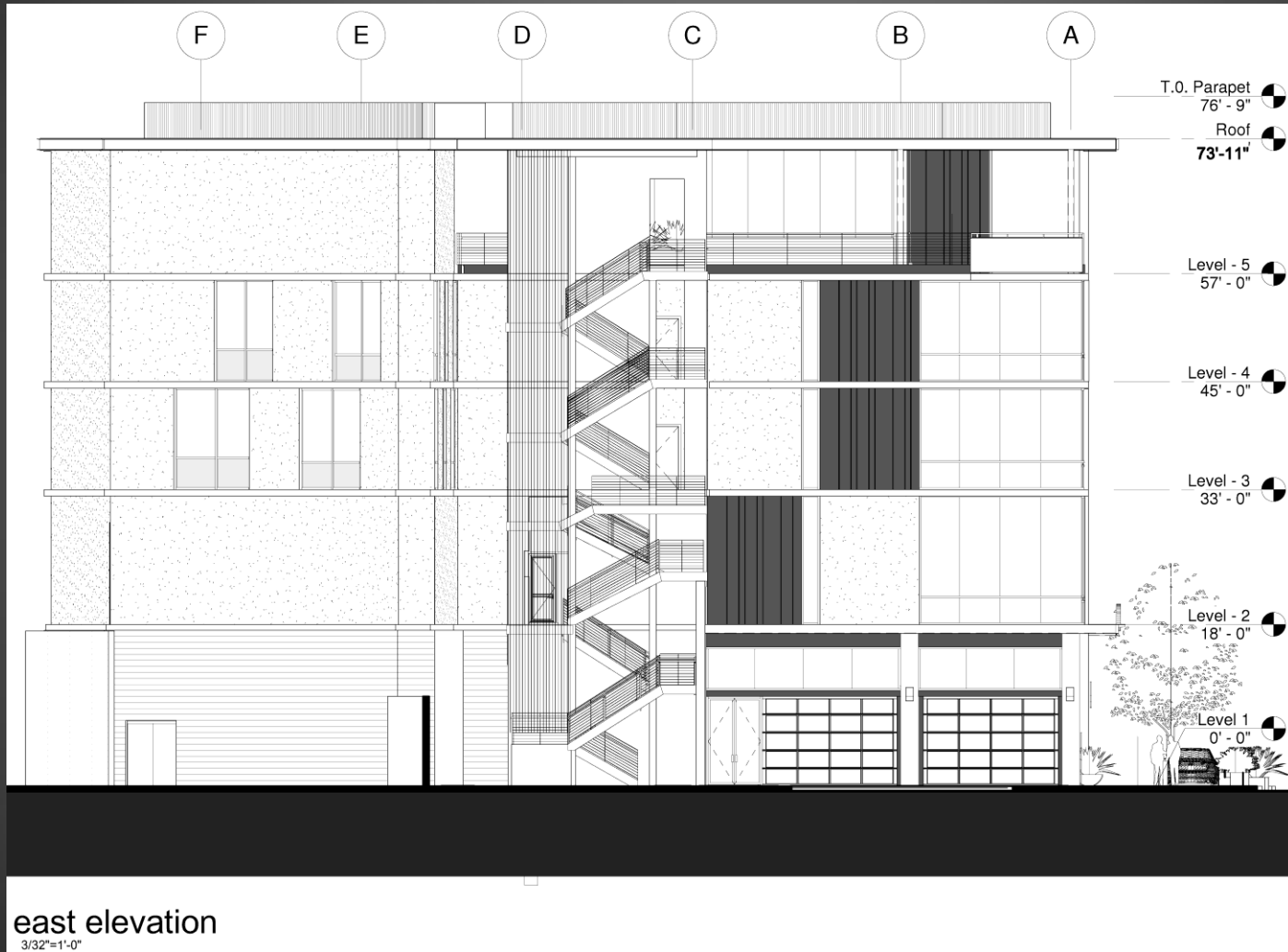
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SITE RENDERINGS



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QUESTIONS & ANSWERS

● Questions?