

Requestor: City of South Tucson
Date: March 9, 2015

Future Pima County Bond Election Proposed Project

Project Name: South Tucson Retail Tax Base Expansion Redevelopment Project

Location: Interstate 10 and 4th Avenue

Scope: The project will mitigate drainage issues; acquire, design and construct the final portion of the El Paso & Southwestern Greenway and necessary supporting public infrastructure within South Tucson, and create new development and redevelopment opportunities within a blighted area of the City.

The City will employ a RFP process for any planned development in order to insure that there is an appropriate return of benefits to the public.

Benefits: The project will provide and create opportunities to expand the retail tax base within South Tucson and the region. The project will expand and improve the gateways to South Tucson and the entire region.

The project will address the need for alternative transportation routes for the community and mitigate drainage issues along a major commercial corridor in South Tucson and a major crossing point of the EP&SW Greenway alignment.

Total Cost Estimate: \$10,000,000

Bond Funding: \$5,000,000- Streets- \$2,000,000
Greenway- \$2,000,000 (*Acquisition, Design, Construction*)
Drainage- \$1,000,000

Other Funding: \$5,000,000- Private Sector Property Acquisition- \$2,500,000
IDA Bonds- \$2,000,000
Federal Funds- \$500,000

Total Cost Estimate by Major Task: \$2,850,000 for land acquisition, \$150,000 for planning and design, \$7,000,000 for construction

Fiscal Year Project Start and Finish Date: Once funding acquired there will be a 3 year timeline to complete.

Project Schedule by Major Task: Land acquisition at 12 months, planning and design at 12 to 18 months, construction at 12 to 18 months.

Project Management Jurisdiction: City of South Tucson

Operating Jurisdiction: City of South Tucson and Pima County

Future Operating and Maintenance Costs: Greenway Operations and Maintenance - \$10,000-\$15,000 annually

Regional Benefits: The City of South Tucson's self sustaining fiscal viability and economic growth have clear benefits to Downtown and other surrounding City of Tucson areas, and by extension, to the entire region.

The City of South Tucson is surrounded by major economic development activity both planned and underway, such as the Modern Streetcar and Rio Nuevo in downtown Tucson, the UA BioPark and larger Bridges Project to the east and the important aerospace and defense corridors to the south. South Tucson sits at a gateway to the metropolitan area with Interstate-10 displaying the City to more than 140,000 vehicle passengers a day.

Additionally, this project would include the construction and completion of the Greenway within South Tucson, thereby enhancing the transportation system within the region by offering effective transportation alternatives connecting the community to homes, workplaces, schools, downtown as well as cultural attractions and businesses along the route.

Supervisor District of Project Location: District 2 – Ramon Valadez