

## **426.5 South Tucson Retail Tax Base Expansion Redevelopment Project**

**Location:** Interstate 10 and 4<sup>th</sup> Avenue.

**Scope:** The project may include drainage assessment and mitigation; acquisition of approximately two acres of land, design and construction of the final portion of the El Paso and Southwestern Greenway; and the necessary supporting public infrastructure within South Tucson to create new development and redevelopment opportunities within this blighted area of the City. The City will employ a Request for Proposal 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 alternative transportation routes for the community and may mitigate drainage issues along a major commercial corridor in South Tucson and a major crossing point of the El Paso and Southwestern Greenway alignment.

**Total Cost Estimate:** \$10,000,000

**Bond Funding Estimate:** \$5,000,000

**Other Funding Estimate:** \$5,000,000 to include private sector property acquisition at \$2,500,000, Industrial Development Authority (IDA) Bonds at \$2,000,000, Federal Funds at \$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

**Implementation Periods:** 5, 6

**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 Manager:** City of South Tucson (Project requested by City of South Tucson)

**Operator:** City of South Tucson and Pima County

**Future Operating and Maintenance Costs:** Annual greenway operations and maintenance costs are estimated at \$10,000 to \$15,000.

**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 Tech Park at The 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.