

Application of Criteria for Pima County Bond Project Proposals

Project Name: Innovation Building, UA Tech Park at The Bridges

1. Broad Demonstrated Support by Public:

The master land plan for the UA Tech Park at The Bridges, which includes the Innovation Building, has been approved and adopted by the Arizona Board of Regents and the University of Arizona. It is also part of The Bridges Planned Area Development (PAD) approved by the Tucson Mayor and Council.

The project has the full support of The Bridges Property Owners Association which includes the University, Retail West/Eastbourne Investments, and 5151 East (KB Home/Lennar Homes).

The project has the strong support of the adjacent neighborhood associations including Las Vistas, Pueblo Gardens, South Park and Western Hills. The project is also supported by the South Tucson, Boys and Girls Club, Tucson Metropolitan Chamber of Commerce, Tucson Urban League, and YMCA.

2. Has Regional Public Benefit:

The UA Tech Park at The Bridges provides a strategic location for technology companies that need or want close proximity to the University's Main Campus, area hospitals (UA Medical Center, UA Medical Center South and VA Medical Center), Downtown Tucson and Tucson International Airport. At full development, the Park will serve as a major employment center along the Airport/University corridor. Development of the Park will contribute to the revitalization of an economically challenged and distressed area of central Tucson.

3. Partnerships: Pima County, University of Arizona (Tech Launch Arizona and Tech Parks Arizona) and Campus Research Corporation.

4. Other Funding Sources or Matches:

The University of Arizona will provide the land for the Innovation Building at an estimated value of \$1,597,110. Campus Research Corporation will lease-purchase the building from Pima County on behalf of the University. The University has made \$6 million in infrastructure improvements to the Park.

5. Education and Workforce Training:

Key functions of the Innovation Building will be technology commercialization, business incubation, entrepreneurship training and workforce development. The building will include laboratories, classrooms, and incubation space that can be used for University and community education and work force development programs.

The University's Tech Parks are directed by Tech Parks Arizona. This office has an active program of educational outreach and workforce development initiatives. It partners with the Pima County One-Stop Program, UA South, Pima Community College, JTED, Tucson

School District, Sunnyside School District and Vail School District in STEM and CTE programs and projects. The central location of the park will allow Tech Parks Arizona to expand and extend these efforts throughout the Tucson region with a special focus on central Tucson.

The innovation Building will provide much needed space for University and community entrepreneurs. Educational programs/training programs will be provided through Tech Launch Arizona, the Arizona Center for Innovation, and community organizations such as Start-Up Tucson.

6. Advances Board Adopted Principles of Sustainability and Conservation:

Sustainability and conservation are major principles and precepts guiding the development of UA Tech Park at The Bridges. These principles include:

- Developing the Park in an environmentally sustainable manner that is sensitive to its Sonoran Desert environment
- Developing the Park in way that is compatible with and respectful of the community and adjacent historic neighborhoods
- Integrate the Park into a community-based, multi-modal transportation system minimizing dependency on the automobile
- Use open space to build connectivity to the surrounding community including connection to adjacent parks and the urban trail system

The Innovation Building will be designed and constructed to meet Green Built or Leed Silver/Gold Certification standards.

7. Previously Authorized Large-scale Bond Projects or Programs that are Now Short of Funding:

Not applicable

8. Phasing of Large Projects:

Design and construction of the building will be over a 24 month period.

The site is “development ready”. All infrastructure improvements, with the exception of parcel drainage, have been installed.

Design and site preparation – six months; construction -- 18 months.

9. Impact on Operating and Maintenance Costs for Governments and Commitment to Fund These Ongoing Costs:

The cost of operating and maintaining the building will be the responsibility of the Campus Research Corporation. Funding for operation and maintenance will be generated from lease revenues and fees.

10. Project or Program is a Capital Improvement, Not a Repair or Maintenance Project:

Yes. Funds will be used to construct the Innovation Building and Parking Structure.