

**Application of Criteria for Pima County Bond Project Proposals –  
Tucson Visual Arts Complex – Site Acquisition**

**1. Broad Demonstrated Support by Public:**

There is broad support for the proposal from the community, including City of Tucson, Downtown Tucson Partnership Merchant’s Council, January 8 Memorial Foundation Museum of Contemporary Art, Rio Nuevo District, Tohono O’odham Nation, Tucson Museum of Art, University of Arizona, and Visit Tucson.

**2. Has Regional Public Benefit:**

The Tucson Visual Arts Complex would serve to spur economic development in the Region by serving as the anchor to the Downtown Tucson Cultural District. The District would drive increased private investment, foster job creation, attract and retain young workers in the community, and create a destination for local and international tourists. Additionally, the indoor and outdoor gathering spaces in the Complex would be available for use and enjoyment by the regional community.

**3. Partnerships:**

Key partners include the City of Tucson, the Rio Nuevo District, and the University of Arizona, which would be an anchor tenant in the Complex and would bring cultural assets or educational programs to the site.

**4. Other Funding Sources or Matches:**

\$8 million is proposed to be included in 2015 Bond Election.

**5. Education and Workforce Training:**

The Complex would provide an opportunity for the University of Arizona to move cultural assets or educational programs to the site. Access to these programs and assets would provide educational opportunities for university students, K-12 students, the elderly, life-long learners, and tourists.

**6. Advances Board Adopted Principles of Sustainability and Conservation:**

The University of Arizona has a proven track record advancing principles of sustainability and conservation that further those adopted by the Pima County Board of Supervisors. The University has been a leader in many areas of sustainability and earned a gold star rating from the Association for the Advance of Sustainability in Higher Education for their comprehensive approach and their vision as a living learning laboratory for sustainability. The University of Arizona Office of Sustainability coordinates environmental sustainability programs, initiatives and communications across the university and will ensure that all plans for the construction and operations of the facility maintain the Board’s standards.

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

The development of the Tucson Visual Arts Complex, in conjunction with other proposed bond projects within the downtown area, will enhance the positive economic impact of each individual project through the creation of an identifiable Downtown Tucson Cultural District.

No project proposed in previous bond elections have not been completed or are short of funding.

**8. Phasing of Large Projects:**

Total project cost will not be covered within a single bond issue, requiring phased development of the new facility. Potential phasing could occur as follows: Phase 1: Pima County purchases La Placita site with bond and other funds. Portions are leased to University of Arizona and other tenants for academic programs and related

business. Phase 2: Pima County demolishes portions or all of La Placita development; begins construction of Phase 1 of new Visual Arts Complex. Phase 3: Pima County begins construction of Phase 2 of new Visual Arts Complex.

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

There will be no additional cost to Pima County for the ongoing operations of these facilities. The Operations and Maintenance Costs would be the responsibility of the tenants of the Complex.

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

The proposed bond project is a capital improvement project, not a repair or maintenance project.