

**Department:** A coalition of groups and organizations, including Tucson Museum of Art, Downtown Tucson Merchant’s Council, and University of Arizona

**2015 Bond Election Proposed Project**

**Project Name:** Tucson Visual Arts Complex – Site Acquisition

**Location:** Downtown Tucson

**Scope:** Acquisition of a preferred site for the building of a Tucson Visual Arts Complex, to anchor the Downtown Tucson Cultural District. The preferred site is the existing La Placita Village, owned by HSL Properties and located at the southwest corner of Church and Broadway Blvd.

**Benefits:** The creation of a Tucson Visual Arts Complex would support the development of a cultural and innovation district in Downtown Tucson, which 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. The Complex would be an active, flexible, mixed-use space including office, retail, residential, light/clean manufacturing, educational, museums, and gallery uses set within indoor and outdoor spaces. The presence of visitors and workers in the Complex would support the continued growth of Downtown Tucson. The indoor and outdoor gathering spaces in the Complex would be available for use and enjoyment by the community.

Additionally, the La Placita Village currently has low-occupancy rates. Repurposing the site would increase occupancy and use of the property and would increase tax revenues.

**Cost:** The creation of the Tucson Visual Arts Complex will require funds for planning and design, site purchase and demolition, and facility construction and management. Realization will require a multi-year, multi-phase, multi-bond, public/private approach.

**Bond Funding:** The estimated cost to acquire the La Placita Village site would be \$8 million.

**Other Funding:** The multi-stage project would require a Public Private Partnership approach. Contributing partners include:

- Pima County -- Issue bonds and provide other appropriations for site acquisition, design and engineering services, and facility construction.
- City of Tucson -- Contribute funding to help renovate and maintain city-owned portions of the Stravenue, Eckbo Plaza, and Tucson Convention Center Plaza.
- Tucson Visual Art Complex Tenants -- University of Arizona could serve as an anchor tenant (among many others comprising the complex). Each tenant would be responsible for operating and maintenance cost of its facilities.

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.

**Fiscal Year Project Start and Finish Date:** FY 2015/FY 2016 for acquisition of site.

**Project Management Jurisdiction:** Pima County.

**Future Operating and Maintenance Costs:** None. All O&M costs will be paid by tenants.

**Regional Benefits:** See "Benefits" above.

**Supervisor District of Project Location:** District 2