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The Downtown Tucson Partnership is pleased to share the second edition of the State of Downtown Tucson report with you. Whether you are a developer, broker, investor, or concerned stakeholder, this report is intended to provide you with a comprehensive overview of Downtown Tucson in 2016.

Over the past eight years, Downtown Tucson has experienced a miraculous economic revitalization with unprecedented levels of investment, hundreds of new businesses, and thousands of new jobs resulting in a thriving Downtown environment. Geographically located in the heart of the city, Downtown Tucson has transformed itself from a government center to the region’s entertainment hub. There is an increasing variety of restaurants, nightlife and cultural arts venues, and scores of major events that attract more than a million people annually.

As Downtown has been the beneficiary of hundreds of millions of dollars of public and private investment, a need has emerged for data collection and management to track our progress. The Downtown Tucson Partnership has developed new reports that track market conditions and other key indicators to meet this need, while informing the public, business community, real estate developers, and potential investors about Downtown’s success. The information managed by the Partnership is used on a daily basis to help drive economic development throughout Downtown Tucson.

The following report summarizes and updates data collected since 2008. It contains timely information on Downtown demographics; public and private investment; retail, office, and residential projects; transportation; cultural arts; and entertainment. The information paints the picture of a thriving urban center that has evolved over the past eight years.

We invite you to turn the page, read about the healthy state of our Downtown, and learn more about why people are choosing to live, work, play, and invest in Downtown Tucson. It’s a great place to be.

Jan Cervelli, President
Michael Keith, CEO
Downtown Tucson Partnership
No successful metropolitan area prospers without a vibrant and inviting Downtown core. Because of the work done by the Downtown Tucson Partnership and all of our Downtown partners, Tucson has not only joined other jurisdictions in rebounding from the recession, but our Downtown successes preposition us to surpass others similarly affected by the downturn. This State of Downtown shows the numbers that make the point, but I believe the real indicators are shown in how the investments speak to the changing demographics accompanying our revitalization.

The word ‘renaissance’ means a new birth, or a cultural revival. There can be no better way to describe what we’ve continued to see in the Downtown core in 2015. The renewal has included millions of dollars invested attracting a mix of millennials, boomers, students and professionals. The Partnership has been active in attracting residential units for each, as well as expanding the commercial amenities that speak to the buying habits each brings to the table. Without that sort of focused attention to how Downtown needs to and is growing, we would not have seen the positive movement that we have experienced to date.

We’ve rounded the track and are on the bell lap for capping off our Downtown renaissance. There are more housing units in the financing stages, more commercial mixed-use projects on the immediate horizon, and the connection with campus is linked in by the Streetcar. The financial market is speaking with its investment dollars, and it’s saying Tucson is where the action is.

Now is the time to continue our support for our own local ‘boots on the ground’ and continue to invest in the work being done by the Downtown Tucson Partnership. They’re our touch to the community, doing work that’s vital to the ongoing success we’ve seen. — Steve Kozachik, City Council Member, Ward 6

No city is complete without a vibrant Downtown. The unprecedented revitalization and investment we’ve seen Downtown benefits our entire community. Greater growth means increased sales and property revenues, and a more marketable Tucson—growing our economic opportunities and benefiting all residents.

The Cushing Street Bridge and the Modern Streetcar have established critical links to the west end of downtown. The transit corridor has expanded the footprint of Downtown, and built meaningful cultural and historical connections that make our urban core truly reflective of our community.

In 2010, Tucson was lucky enough to receive the nation’s largest TIGER grant, thanks in large part to the work done over many years by myself and my City Council colleagues, as well as our congressional delegation and regional transportation partners. If the next five years is even half as exciting as the last five years, our vibrant, urban center, driven by our regional transit system, will continue to stimulate our local economy, and fulfill the vision for the west end of Downtown that so many in our community have worked for so many years to create. — Regina Romero, City Council, Ward 1

No successful metropolitan area prospers without a vibrant and inviting Downtown core.
— Steve Kozachik
City Council Member, Ward 6

The unprecedented revitalization and investment we’ve seen Downtown benefits our entire community.
— Regina Romero,
City Council Member, Ward 1
The 17 Downtown historic neighborhoods offer diversity and a high quality of life for a growing residential population. A renewed interest in urban living has led to more Tucson residents living in houses and apartment complexes directly along the 3.9-mile Sun Link modern streetcar route.

**DOWNTOWN RESIDENT DATA**

In 2015, an estimated 21,990 people lived within a half mile of the Downtown Economic Reporting District, with a median age of 30, and median income of $25,111 (ESRI, 2015). Nearly 24% of housing units were owner occupied. The Downtown population is positioned to grow in the coming years with a multitude of real estate development projects in the pipeline.

**HOUSING**

There is a strong demand for housing in Downtown, as demonstrated by a 97% rental occupancy rate, the 20 residential development projects currently in the planning, design, and construction phase, and the approximately 1,300 units have been proposed for construction in Downtown (Downtown Tucson Partnership, 2015). There are currently eight mixed-use, and multi-family residential projects Downtown. Combined, these developments have only a 3% vacancy rate.

**Student Housing.** To serve the growing student population, six transit-oriented developments have been built since 2011, including The Cadence, Hub, Level, Next, The District, and The Junction at Iron Horse. Hub II is currently under construction and will be the fourth new multi-family residential tower for students adjacent to the University of Arizona and Main Gate District. Student residents at these locations come Downtown to dine, attend class, and play, largely because of the streetcar.

**Single- and Multi-family Housing.** The Flats at Julian Drew are currently the only condominiums for sale in the Downtown market. More are in the works. New multi-family projects range from low-income senior housing to market-rate apartments and luxury condominiums. As Downtown continues to grow, real estate development projects will continue to expand towards the boundaries of Downtown and beyond.

Both One East and One West Broadway will provide first class housing and office for many years to come. We think the two projects fit nicely into the existing Downtown fabric.

— Art Wadlund, Developer, One East Broadway LLC
PROPOSED MARKET-RATE MULTIFAMILY PROJECTS

**ONE WEST BROADWAY**
1 W BROADWAY BOULEVARD
Art Wadlund and Rob Caylor, the developers of the One East Broadway complex, purchased the 22,289 SF parking lot located at the southwest corner of Broadway Boulevard and Stone Avenue. The team is constructing a second building to complement the successful mixed-use development across the street at One East. One West will feature 40 apartments, ground floor retail, and enclosed parking. (Rendering courtesy of One East Broadway LLC.)

**MONIER APARTMENTS**
AVENIDA DEL CONVENTO
The Gadsden Company, developer behind the master-planned Mercado District in the Menlo Park Neighborhood on the west side of Downtown, is proposing 122 market-rate residential units as an integral part of the planned development. Once completed, the area will feature retail, office, and residential spaces, along with a grocer and cultural amenities. (Rendering courtesy of The Gadsden Company LLC.)

**FIVE POINTS LIVING**
485 S STONE AVENUE
Local developers Phil Lipman and Moniqua Lane have hired Tucson firm Repp + McLain Design and Construction to design nine single-family residential townhomes. Located in the Armory Park Neighborhood, the project will include four 3-bedroom, and five 2-bedroom masonry homes. This is one of many residential developments planned along Stone Avenue, immediately south of the towers and government buildings Downtown.

**ONE SOUTH CHURCH AND AERIE TOWER**
1 S CHURCH STREET
The 23-story building at 1 South Church Street was purchased for $32 million by local developers Zach Fenton and Roger Karber. The existing structure is 240,811 SF, and has a vacancy rate of approximately 30%. The adjacent parcel features an exquisite mural created by Ben’s Bells, a non-profit community art project. It is the future site of another tower, which could have penthouses and condominiums, luxury rental units, hotel rooms, and ground floor retail. One South Church is located directly across the street from both One East and One West Broadway developments. (Photo courtesy of One South Church Partners.)

PROPOSED LOW-INCOME MULTIFAMILY PROJECTS

**Block 175.** The Industrial Development Authority of the City of Tucson went out for Requests for Proposals (RFP) for a 1.97-acre site Downtown, at Church Avenue and Franklin Street. The RFP called for a single or mixed-use development that is compatible within the existing urban fabric, facilitates urban living, and promotes transit-oriented development. A development team headed by Poster Frost Mirto won the RFP and is currently working to finalize plans for residential development with a low-income component.

**Rally Point Apartments.** The historic 1908 Old Pueblo Club at 101 S. Stone Avenue is currently being renovated for veteran’s housing. The project includes 30 studio apartments along with a cafeteria, workout room, and convenience store. Developer La Frontera Partners is using the Housing First model to provide homeless veterans with housing and help for mental health and substance abuse issues.

**The Westerner.** La Frontera is planning low-income housing for the mid-century modern former hotel at the corner of Broadway Boulevard and Stone Avenue. The attractive location is well suited for a mixed-use project incorporating ground-floor retail and residential. The developer is working on securing financing for the project before moving forward with their tentative plans.
The next step to sustain investment and promote growth is for Downtown Tucson to remain true to its core values, sense of place and authentic experience. This approach will continue to encourage the type of growth that will allow Tucson to foster its most unique qualities and characteristics and easily differentiate itself from other cities.
— Adam Weinstein, Developer
The Gadsden Company LLC
Doing Business DOWNTOWN

Since 2008, Downtown business has shown steady growth and diversification. Commercial investments have led to new construction and renovations to a number of historic buildings, creating unique spaces for street-level businesses and office-based firms. New construction, primarily located near the Sun Link modern streetcar line, has re-established Downtown as a magnet for real estate development, and has been a major contributor to Tucson's economy.

EMPLOYMENT
There are more than 2,000 employers accounting for 30,000 people working in the Downtown Economic Reporting District. The largest employment sectors were: services (56.6%), government (34.12% of employees), health care (27.96%), retail (6.64%), finance, banking, and real estate (6.41%), eating and drinking establishments (3.97%), and utility (3.48%) (Dunn & Bradstreet, 2015).

INVESTMENT
Over the past eight years, there has been $439 million in private investment and $541 million in public investment in Downtown (Downtown Tucson Partnership, 2015). As of January 2016, more than $300 million in additional investment projects have been proposed, ranging from new low-income and market-rate residential projects to hotels and museums (Downtown Tucson Partnership, 2016).

The largest real estate development project completed in 2015 was the Pima County Joint Courts project. 2016 will see a number of large scale construction projects that will offer thousands of square feet of new retail space.

OFFICE SPACE
The future of office space will be driven by demographic changes within the workforce. The traditional compartmentalized office layout is being augmented by coworking models that seek to promote collaboration and creativity through open floor plans, shared community space, and creative office designs. Downtown is currently home to five coworking spaces: Connect Coworking, CoLab Workspace, Spoke6, Regus Downtown Tucson, and Xerocraft Hackerspace.

In 2015, PICOR produced a number of reports focusing on the office market and corresponding trends for Downtown Tucson. Seventy-six existing office properties were identified throughout Downtown Tucson, representing 2,832,177 SF. According to the study, office vacancy is down to 7.2% (PICOR, 2015).

RETAIL SPACE
Compared to Tucson as a whole, Downtown is a very unique market; there are no suburban-styled malls, strip malls, or department stores, and much of the retail space is located within restored historic buildings. Congress Street is the primary retail corridor with a significant number of restaurants, bars, and shops, but many storefronts also exist on secondary streets and Broadway Boulevard, Pennington Street, and 6th Avenue.

The retail market Downtown accounts for nearly 500,000 SF of storefront space. In 2014, CBRE produced a retail report focusing on Downtown vacancy rates, concluding that retail vacancy was down to 6% (CBRE, 2014); since that report, a number of retail spaces have become occupied, lowering the vacancy rate to about 5% (Downtown Tucson Partnership, 2015).

The diverse eateries Downtown are some of the best dining options in Tucson. Downtown bars and clubs receive top reviews for their creative cocktail combinations and have been featured in national publications like The New York Times and Los Angeles Times. High quality establishments have made Downtown a popular destination, resulting in a high demand for retail space. New retail space will be incorporated in the ground floor of the new AC Marriott and One West Broadway, along with other proposed projects along Congress Street, 6th Avenue, and in the Mercado District to meet the demand.

Retail Projects Completed in 2015

- **Gibson Court.** Strategically located on the streetcar line, Gibson Court at 6th Avenue and Broadway Boulevard is positioned to become the newest social hub of Downtown. Accessible by both Downtown arterials, the development is home to anchor tenant Johnny Gibson's Downtown Market (JGDM), and two new bars—Highwire Lounge and Independent Distillery. The three establishments share an open-air courtyard. JGDM is Downtown's first grocer in 40 years. Independent Distillery is a purveyor of fine hand-crafted spirits and is distilling on-site. Highwire Lounge is a premier molecular mixology lounge and social venue.

- **Obon Sushi Bar Ramen.** This new restaurant in the Cadence complex at 350 E Congress Street features traditional and contemporary Japanese cuisine, and high-end, locally sourced cocktails.
Located at the northwest corner of 5th Avenue and Broadway Boulevard, the $32 million, 8-story AC Marriott development will feature a 137-room boutique hotel with ground floor retail and a 200 space parking garage. The parking facility is financed through a public-private partnership between the developer, Scott Stiteler, and the local tax increment financing district Rio Nuevo. This will be the first new hotel Downtown in 40 years, and is currently under construction.

The AC Marriott brand is found in only seven countries throughout the world. The Tucson AC Marriott will be the sixth of its kind in the United States, cementing Downtown’s status as a vibrant, bustling center. AC guests will enjoy top of the line amenities, including handcrafted cocktails and local fare at the AC Lounge, European inspired breakfast at the AC Kitchen, Wi-Fi throughout the hotel, mobile check-in/out, business services, and a 24-hour fitness center. (Renderings courtesy of FORS Architecture.)

I will not forget the day when Marriott approached me to discuss the possibility of a new hotel brand they were privately exploring. The working brand motto was “Feel the City” with inspiration from boutique hotels in Spain located in historic, urban settings....

AC Tucson construction is underway with an expected grand opening in mid 2017. We will join cities such as Miami, Chicago, New Orleans, Washington DC, and Los Angeles as one of the first approved AC Hotels approved by Marriott in North America.

– Scott Stiteler, Developer
Tucson Urban LLC
COMMERCIAL REAL ESTATE DEVELOPMENT

The Chase Bank Annex Building (2 E Congress Street) and Gibson Court (11 S 6th Avenue) were the two largest private developments Downtown in 2015. The projects are progressive transit-oriented developments that cater to changing Downtown demographics.

**Chase Bank Annex Building.** Bourn Companies recently renovated the three-story Chase Bank Annex building on the western portion of the former Thrifty Block on Congress Street at Stone Avenue. The modern building showcases a metallic exterior façade, spiral staircase, large glass windows, exposed brick, and an open floor plan, making it perfect for progressive organizations such as Bourn Companies and Samsung SmartThings. The ground floor is currently vacant, and the developer is in talks with several interested restaurants.

NEW BUSINESS

Since 2008, there have been 240 new businesses established in Downtown, and business continues to steadily increase (Downtown Tucson Partnership, 2015). Streets that were once empty are now buzzing with pedestrians exploring the dining options, retail stores, and nightclub destinations that call Downtown home. Professional service firms have returned to Downtown, improving the office market and increasing the demand for weekly dining options. Downtown has become the region’s most premier urban center.

In 2015, there were 28 new businesses that opened, from art galleries to vegan restaurants: Art Lounge, Artful Living, Constant Con, Danny’s Barbershop, Downtown Blossoms, Downtown Clifton Motel, Downtown Radio, Highwire Lounge, Hub Ice Cream Factory, Independent Distillery, Johnny Gibson’s Downtown Market, Kearbey’s Burgers and Shakes, Lash Factor Studio Beauty Club, Laura Tanzer, Moen Mason Gallery, Nook, Obon Sushi Bar Ramen, Pie Bird Bakery and Café, Ravel’s Art Place, Ritual, Riveted, Sonora Wings & Seafood, Street Taco and Beer Company, The Presidio Team of OMNI Homes International, Tucson Musicians Museum, Urban Fresh, WestPoint Contractors, and Xpanded Universe.

The recent economic revitalization has brought more than 3,000 new or relocated jobs to Downtown. The success of small businesses Downtown is due in part to the fact that more than 95% of all retail and restaurant businesses in Downtown Tucson are independent and locally owned. (Downtown Tucson Partnership, 2015).

CITY PARK

20-60 E CONGRESS STREET

Bourn Companies, which renovated the Chase Bank Annex Building, plan to develop City Park, a mixed-use, transit-oriented development expected to cost $18 million. The completed project will feature 39,000 SF of office lofts, a 20,000 SF food court, 13,000 SF of outdoor space and roof deck, and 39 residential urban lofts. (Rendering courtesy of Bourn Companies.)

RONSTADT TRANSIT CENTER

215 E CONGRESS STREET

Local firm Peach Properties was selected to develop the Ronstadt Transit Center (RTC). Situated in the heart of Downtown, The RTC is the main Sun Tran bus center; serving more than 25,000 riders per weekday. The $150 million redevelopment project, headed by Peach’s Ron Schwabe and Phil Swaim of Swaim Associates, will use the 4.7-acre site to build a linear transit mall, pedestrian bridge, 256 residential units, 20,000 SF of retail, 50,000 SF of commercial, 144-room hotel, and open space. This project continues the trend of sustainable development in Downtown Tucson. (Rendering courtesy of Peach Properties.)

ARENA SITE

471 W CONGRESS STREET

Located next to Interstate 10, the Arena Site is an 8.5-acre set of parcels owned by local developer Allen Norville of Nor-Generations. The proposal for the site combines a new exhibition hall adjacent to the Tucson Convention Center, a 140 room convention hotel, visual arts center, office building, 96 market-rate apartment units, and a 1,444-space parking structure. The project is estimated at more than $100 million.
The Modern Streetcar was the catalyst that propelled the East End forward. Leveraging the past success of our twin pillars, Hotel Congress and the Rialto, the streetcar made Plaza Centro possible. Downtown is well on its way in defining a true urban core. The Downtown Core of the Infill Incentive District was a joint effort between developers and neighborhood activists to incentivize Downtown growth.

– Jim Campbell, Developer
Oasis Tucson LLC
Downtown is the place to be for the arts, cultural attractions, live music performances, and special events in southern Arizona. Its central location, accessibility, and diverse transportation offerings make it a popular location for a variety of daily events along with festivals and major special events.

**ARTS, CULTURE, AND ENTERTAINMENT**

Downtown is the cultural center for Tucson, with seven museums, six theaters, and a thriving art and music scene. Cultural arts venues Downtown host performances by the local symphony, ballet, theater, and opera companies. There are approximately 120 artists with studios located in historic warehouses throughout the Warehouse Arts District (TPAC, 2014). The recently restored Rialto and Fox theaters attract performers from around the world. Together, the two theaters account for significant annual economic impact Downtown. According to AZ Economic Research, The Fox Tucson Theatre (17 W Congress) alone brings in $3.4 million in direct spending to Downtown (AZ Economic Research, 2012), while the Rialto Theatre (318 E Congress), known for the variety of shows it hosts, has been rated as a top US venue (Pollstar, 2015). The historic Hotel Congress (311 E Congress) continues to be a favorite destination for music; its Club Congress has been called "one of the 10 best rock clubs in the United States" (LA Times, 2010).

Eighteen nightlife venues have opened Downtown since 2008, with each new business bringing a new level of excitement to Congress Street. Artful Living, Constant Con, Moen Mason Gallery, and Xpanded Universe are just a few of the businesses focused on arts, culture, and entertainment that opened their doors in 2015. The diversity and concentration of Downtown entertainment provides a perpetual influx of people into Downtown.

**SPECIAL EVENTS AND TOURISM**

There are more than 50 major events held annually Downtown, attracting more than one million visitors to the area. (Downtown Tucson Partnership, 2015). The nation's largest gem and mineral show, the Tucson Gem, Mineral, and Fossil Showcase, has an estimated economic impact of $120 million (FMR Associates, 2014). The majority of Downtown events reflect the unique sense of identity that defines Tucson. One example of a significant cultural event Downtown is the All Souls Procession, which attracts approximately 100,000 participants and spectators, while generating $17.5 million in economic impact (FMR Associates, 2013).
Getting DOWNTOWN

Downtown is the region’s transportation hub. The pedestrian-friendly area is home to a number of multi-modal options including buses, streetcars, trains, bike lanes, and direct vehicular access to the freeway. The ease of transportation makes Downtown accessible to locals and visitors alike.

In 2015, the City of Tucson completed a Bike Share Feasibility Study and Implementation Plan with funding from Pima Association of Governments (PAG). It outlines three phases for implementation of a municipal bike share program that will start at the urban core Downtown and eventually spread to other parts of the city. There are 40 bicycle and pedestrian projects planned to begin construction over the next two years, which will help improve accessibility and circulation throughout the city.

Walkscore ranked Tucson as the ninth most bicycle friendly city in the country in 2015 (Walkscore.com, 2015). The website cited Tucson’s designated bike lanes, flat streets, and growing number of bicycle avenues as the primary reasons for making the top ten list.

The Sun Link Streetcar celebrated one year of operation on July 25, 2015, and has had more 1 million riders, transporting students, employees, and visitors along the 3.9-mile alignment.

Each district the streetcar passes through shows a different slice of Tucson’s identity, from Banner Medical Center to the University of Arizona, Main Gate, 4th Avenue, Downtown Tucson, and the Mercado District.

The Sun Tran bus transit system, which connects with the Sun Link Modern Streetcar, served 19.65 million riders in 2015. Sun Tran has more than 250 buses in its fleet, covering 43 bus routes, and more than 2,200 bus stops throughout the city (Sun Tran, 2015).

Vehicle traffic in Downtown Tucson is relatively light compared to other similar-sized cities. The Downtown Links roadway project is a 30 mph, four-lane road that connects Barraza-Aviation Parkway to I-10. The third and final phase beginning in 2016 includes reconstruction of an existing culvert, construction of a new street alignment, railroad underpass, and deck plaza, all designed to move traffic more efficiently through Tucson. (Downtown Links, 2015). The entire project will account for $76 million in public investment throughout Downtown, funded by the Regional Transportation Authority (RTA).
UNIVERSITY OF ARIZONA
The streetcar provides students, faculty, and visitors direct access to Downtown from the UA campus, enhancing the role of the University of Arizona in Downtown's economy. As an urban institution committed to expanding student enrollment and improving community engagement, the University has opened several offices Downtown.

The 1929 Roy Place Building, which was recently renovated by Pima County, serves as the University of Arizona Downtown campus. The historic building houses an array of graduate programs from the College of Architecture, Planning, and Landscape Architecture, and the School of Geography and Development. Students are immersed in the Downtown culture and work on issues that directly impact the evolving Downtown landscape.

As one of the nation’s top 15 public research institutions with enrollment of more than 43,000 students, the University of Arizona provides an abundance of highly skilled workers for Downtown businesses (University of Arizona, 2015). The University’s recent push to engage 100% of undergraduates in the community has increased student interest in Downtown internships and employment. By 2025, the U of A expects to increase total enrollment from 43,088 to 64,250, while improving the graduation rate from 61 percent to 75 percent (Tucson.com, 2015).

PUBLIC SCHOOLS
Downtown is also the classroom for nearly 1,800 K-12 students (Downtown Tucson Partnership, 2015). Public charter and magnet schools are among the many new organizations integral to establishing a home for Downtown residents. Downtown Community School, Safford International Baccalaureate K-8 Magnet School, Carrillo Elementary Magnet School, Drachman K-6 Montessori Magnet, City High School, Nosotros Academy, Pima Vocational, Imago Dei, and Paolo Freire Freedom School have school campuses Downtown, serving families from across the city. City High recently expanded, transforming the adjacent storefront into a state-of-the-art facility and making the alleyway between its buildings into a green public space for hands-on learning. The former alleyway was repurposed into the Sustainable Laboratory Urban Garden, or SLUG, is a site-specific, sustainably-focused interactive learning experience utilized by students throughout the day. The project was co-designed by University of Arizona students from the Sustainable City Project.
Downtown Tucson is a thriving business district. Community members, inspired by Downtown’s historic architecture and unique cultural assets, have come together to create an economic hotspot. Collaboration between the private and public sectors has created several hundred-million dollars of investment, generating thousands of jobs. Hundreds of new residents and more than 200 new businesses coexist alongside long-time community institutions to create an authentic experience that represents the very best Tucson has to offer.

In the coming months, Downtown will welcome dozens of new businesses, and construction will start on a number of mixed-use developments along with several residential projects. Even with all the extensive development that has already occurred, substantial opportunities remain for future growth on more than 3 million SF of underdeveloped land (Downtown Tucson Partnership, 2015). With City of Tucson incentive packages reducing construction costs and a high level of interest from the community, we anticipate that Downtown Tucson will continue to be the focus for development for decades to come.

The critical next step for Downtown is residential, residential, residential. We need to move 10,000 to 20,000 new residents into Downtown.

– Roger Karber, Developer, Aerie Development LLC

Future of DOWNTOWN

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– Roger Karber, Developer, Aerie Development LLC
2015 TUCSON ACCOLADES

**Fourth best US city for millennials**
Money Magazine, 2015

**First city in North America to be recognized as a World City of Gastronomy by UNESCO**
Edible Baja, 2015

**One of the 10 best bike cities in US**
Walkscore, 2015

**Fourth best US city for conferences**
SmartAsset, 2015

**Best city (#1) for everyday biking**
People for Bikes, 2015

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**TUCSON STATISTICS**

Population and Income Profile within Half Mile of the Downtown Economic Reporting District

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<th>2015</th>
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<td><strong>POPPULATION</strong></td>
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<td><strong>HOUSEHOLDS</strong></td>
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<td><strong>OWNER OCCUPIED HOUSING UNITS</strong></td>
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Business, Employee and Sales Profile within Half Mile of the Downtown Economic Reporting District

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<td><strong>EMPLOYEES</strong></td>
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<td><strong>SALES</strong></td>
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Households by Income within Half Mile of the Downtown Economic Reporting District

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Source for statistics: ESRI, 2015

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Pima County
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Madden Media
Ben’s Bells
Center for Creative Photography
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MEB Management
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A Perfect Pantry
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Amado & Associates, CPA
Industrial Development Authority, City of Tucson
Tucson City Council, Ward 1
Southern Arizona Leadership Council
Tucson Metro Chamber

STAFF

Michael Keith
Brandi Haga-Blackman
William Greenway
Caitlin Jensen
Stan McIntyre
Russ Stone

CEO
Director of Operations
Economic Development Manager
Marketing & PR Manager
Security Manager
Maintenance Manager

The Partnership staff (from left): Russ Stone, Stan McIntyre, Caitlin Jensen, Michael Keith, Brandi Haga-Blackman, and William Greenway.
ABOUT THE PARTNERSHIP
Downtown Tucson is the most dynamic urban center in the Southwest. The Downtown Tucson Partnership is a non-profit, 501(c)(6) corporation that creates a more vibrant community for businesses, property owners, residents, employees, and visitors. Our programs have led to increased investment, growing numbers of businesses of all types, improved streetscapes, and improved quality of life.

The Partnership manages the Tucson Business Improvement District (BID). The Partnership provides enhanced maintenance and security services, along with marketing, public relations, advocacy, and economic development services to the 33-block area. Commercial property owners in the BID fund these services through an annual surcharge of .053 cents per $100 of assessed property value.

CONTACT DOWNTOWN TUCSON PARTNERSHIP
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Russ Stone, Maintenance Manager, (520) 940-0806

Main Security (520) 940-1038
Main Maintenance (520) 940-0806