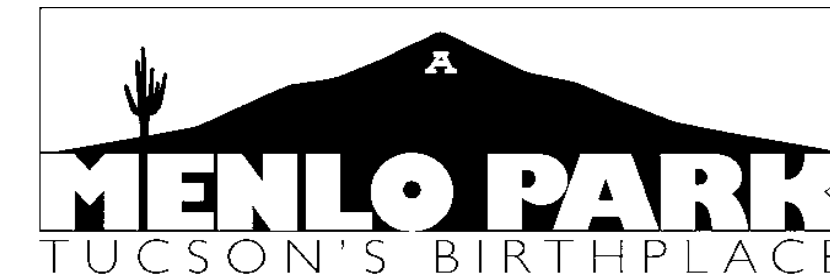


Menlo Park Neighborhood Plan

Westside Properties Previous Planning Efforts Timeline



Various planning efforts encompassing land parcels in the Central Business District on both the east and west side of Interstate 10 were completed from 1965 to 1987. Their primary objective was to provide a physical land use and a functionally supportive link between the two areas. These planning efforts included:

- Urban Renewal Plan (1965) - (expired)
- Pueblo Center Redevelopment Project (1965) - (expired)
- Rio Nuevo Redevelopment Project Redevelopment Plan (1979)
- Rio Nuevo Redevelopment Plan (1982)
- Rio Nuevo Redevelopment Plan/Planned Area Development (1987)
- Tucson Community Center Planned Area Development (1987)

1965

The *Urban Renewal Plan* covered a 180-acre area west of the I-10 Interstate and functioned as the management and regulatory tool to serve as an umbrella, whereby "Project" plans were prepared to create significant redevelopment opportunities and address issues unique to specific areas targeted for redevelopment. This plan expired.

The first "Project" undertaken was the *Pueblo Center Redevelopment Project*. It covered parcels east of the Interstate and focused on the Governmental Complex and construction of the Tucson Convention Center.

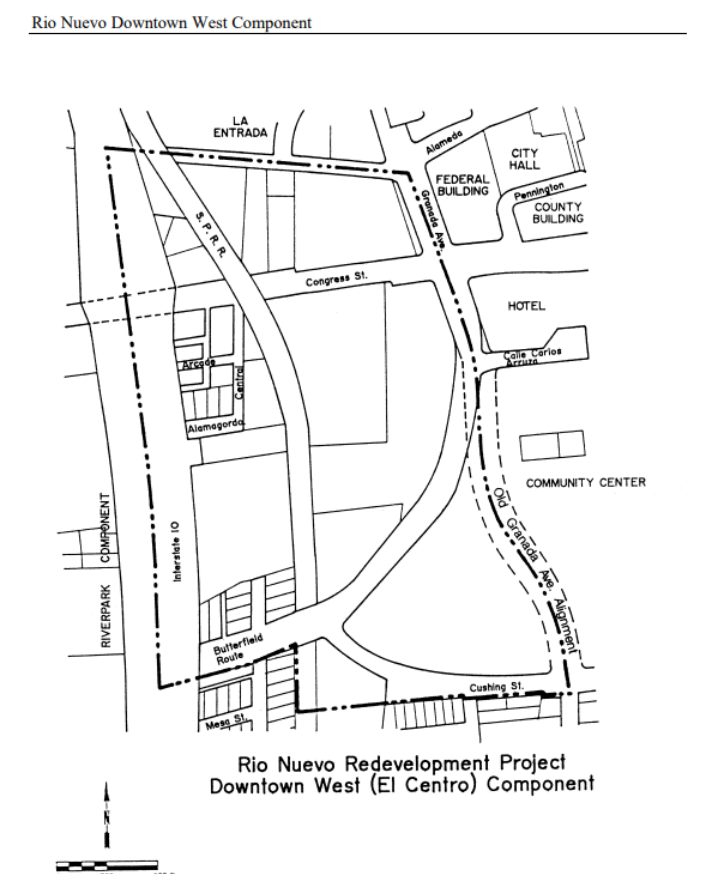
1979

The next "project" was the *Rio Nuevo Redevelopment Project Redevelopment Plan*. This plan amended the *Urban Renewal Plan*, by creating four area components:

- Riverpark Components I, II, and III located west of the Santa Cruz River/Interstate 10 and
- Downtown West Component (previously named the El Centro Component) located east of the Interstate between Cushing Street and Congress Street.

No significant development occurred as a result of this Plan, consequently, the Riverpark Components were superseded by *Rio Nuevo Redevelopment Plan* adopted in 1982. The *Downtown West Component* however is still operative

The purpose of the *Rio Nuevo Downtown West Component Redevelopment Plan* is to "encourage and facilitate the provision of attractive and harmonious commercial office, transient accommodations and recreational facilities along the Congress Street and Interstate 10 Freeway corridors" and "to ensure that pedestrian/transit linkages are designed in an integrated manner to provide for alternative transportation systems that link the project area to the Riverpark Component of the Rio Nuevo Project and to the other areas of downtown Tucson."



City of Tucson Mayor and Council Formal Actions:

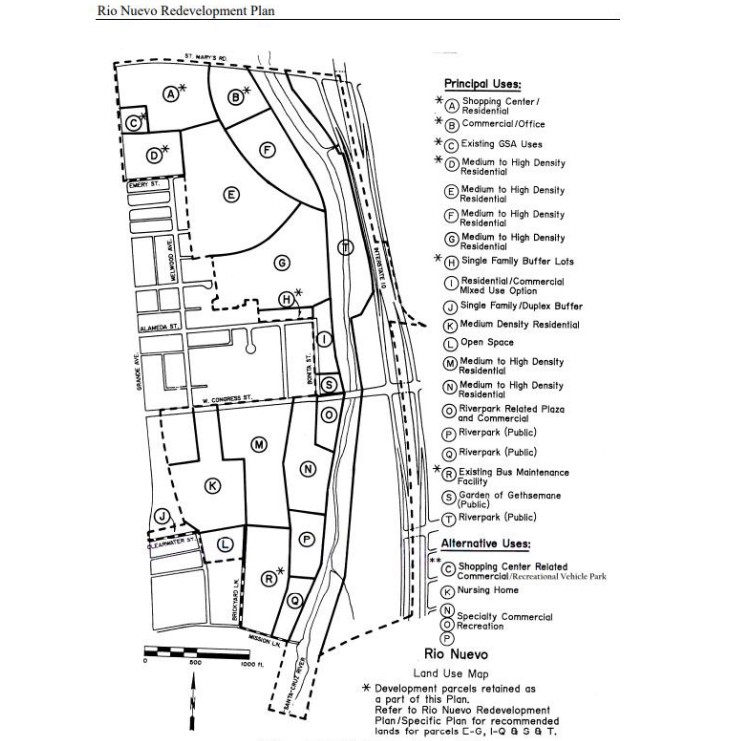
- August 6, 1979 - Resolution No. 10912 (Blight Declaration)
- September 10, 1979 - Resolution No. 10939 (Adoption)
- August 1, 1983 - Resolution No. 12381 (Amendment)

Status: Adopted and subsequently amended

The *Rio Nuevo Redevelopment Plan* established 20 significant parcels and proposed a more comprehensive approach for development of the area than the Riverpark Components by designating land uses for each parcel.

Of these 20, six of the parcels labeled A, B, C, D, H, and R (see Exhibit C below) were subsequently improved and redeveloped with office, retail, and commercial service uses. This plan also facilitated other improvements such as major bank protection of the Santa Cruz River and extensive infrastructure including construction of the spine street and loop road, through 1985. This 1982 Plan is still in effect/operative.

Economic conditions changed and as a result, private sector interest in developing the remaining 14 parcels in the Plan area weakened. To stimulate further development interest in the 14 parcels, another major plan effort was undertaken. This effort became the *Rio Nuevo Redevelopment*.



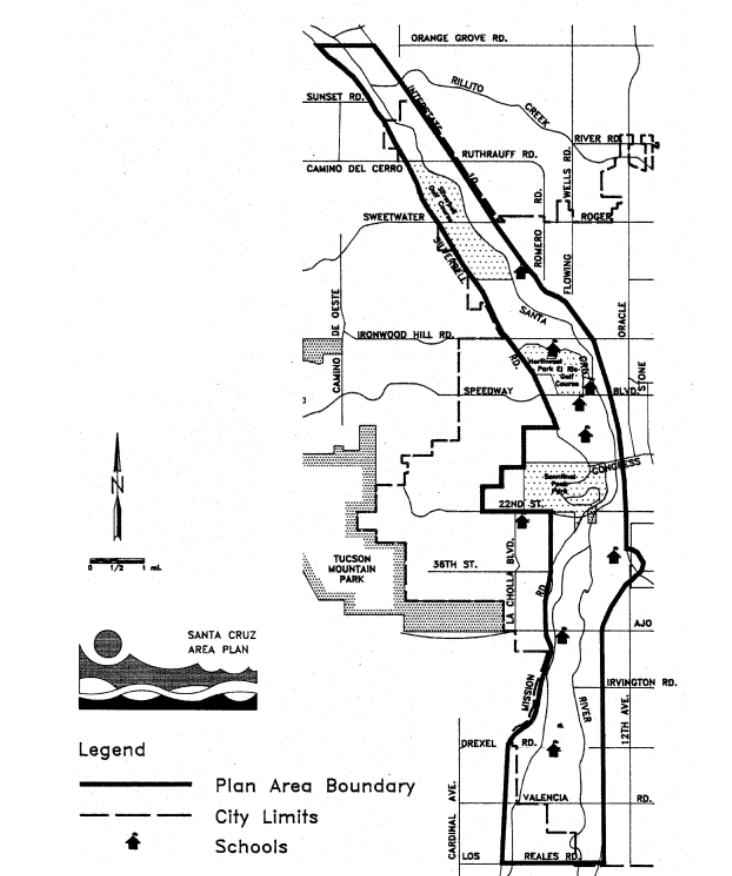
City of Tucson Mayor and Council Formal Actions:

- August 6, 1979 - Resolution No. 10912 (Blight Declaration)
- March 15, 1982 - Resolution No. 11775 (Adoption)
- November 8, 1982 - Resolution No. 12058 (Amendment)
- January 27, 1986 - Resolution No. 13507 (Amendment)
- April 23, 2014 - Resolution No. 22215 (Amendment)

Status: Adopted and subsequently amended

The *Santa Cruz Area Plan* includes an area extending approximately 14 miles from Los Reales Road on the south to Orange Grove Road on the north. It is bounded on the east by Interstates I0 and 19 and on the west by Mission and Silverbell Roads. The Santa Cruz Riverpark concept extends throughout the length of the plan and is the central focus of the area.

The Santa Cruz Area Plan is intended to guide future development and coordinate governmental actions when developing the Santa Cruz River and its immediate environs as a major cultural and recreational resource, while stabilizing and improving adjacent neighborhoods.



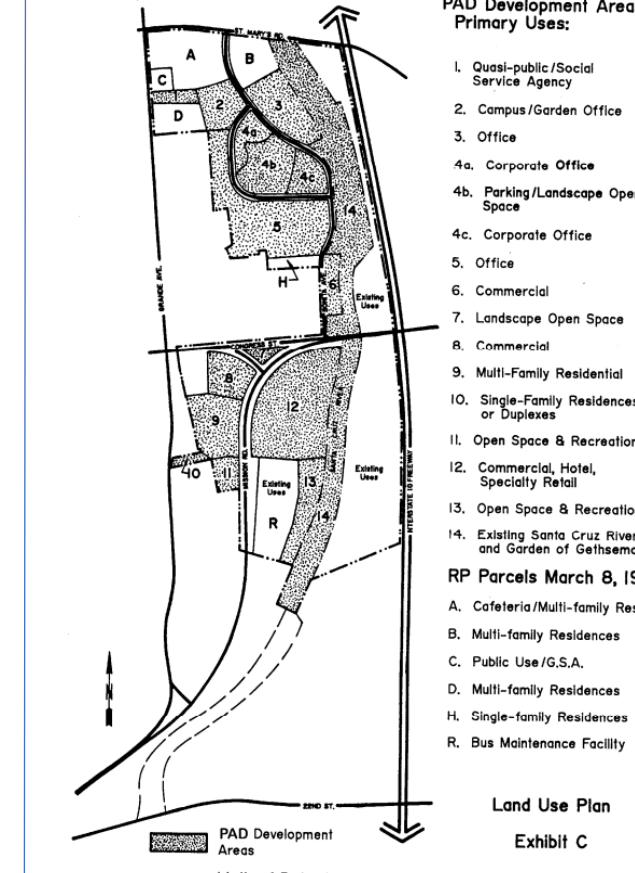
City of Tucson Mayor and Council Formal Actions:

- February 6, 1984 - Resolution No. 12564 (adoption)
- December 17 - 1984; Resolution No. 12978 (amendment)
- January 28, 1991 - Resolution No. 15576 (amendment)
- February 8, 1993 - Resolution No. 16217 (amendment)
- November 14, 1994 - Resolution No. 16759 (amendment)
- December 12, 1994 - Resolution No. 8422 (amendment)
- February 24, 1997 - Resolution 17559 (amendment)

Status: Adopted and subsequently amended

The *Rio Nuevo Redevelopment Plan/Planned Area Development (PAD)* establishes the type, location, intensity and character of development to take place. Subsequently, it reduces the need for further duplicating detailed planning and environmental review procedures for development within the Plan area.

The Plan's design concepts, and development standards and criteria focus on the site's physical characteristics, providing the necessary framework to implement the City's adopted General Plan Land Use Element and guide development of land parcels in the PAD Development Areas.

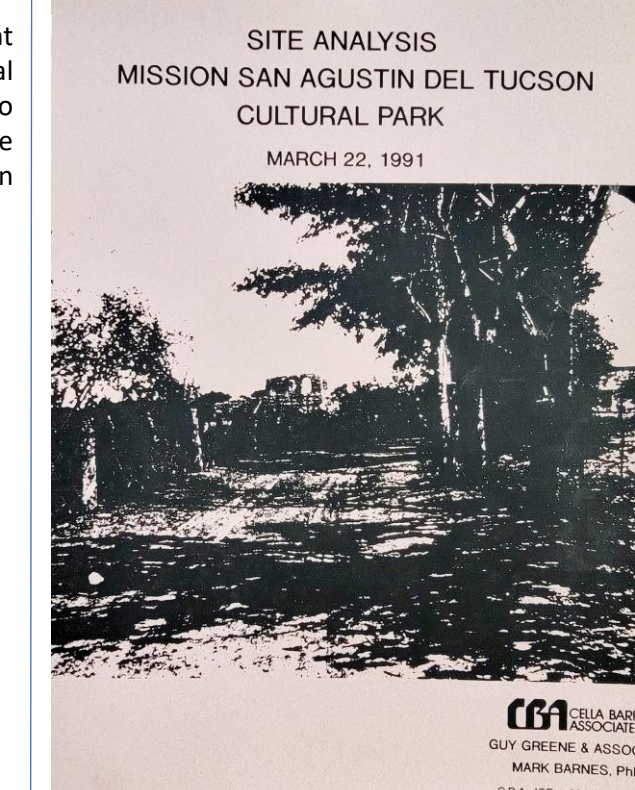


City of Tucson Mayor and Council Formal Actions:

- August 6, 1979 - Resolution No. 10912 (Blight Declaration)
- January 12, 1987 - Resolution No. 13903 (Adoption)
- November 9, 2007 - Ordinance No. 10461 (Amendment)

Status: Adopted and subsequently amended

Mission San Agustin del Tucson Site Analysis and Concept Plan Mission San Agustin Del Tucson Cultural Park. The site analysis document provided by a Menlo Park Neighborhood Plan Steering Committee member identifies the need for landfill remediation and other site opportunities and constraints.



Status: Not adopted and expired

Rio Nuevo Multipurpose Facilities District

Rio Nuevo Proposition 400 was passed by voters establishing the Rio Nuevo Multipurpose Facilities District to divert sales tax money via Tax Increment Financing (TIF) to see a long list of projects on both sides of the Santa Cruz River. The Rio Nuevo Proposition 400 Publicity Pamphlet Ballot posted on: July 26, 1999, listed potential projects, including:

- Recreate Tucson's birthplace
- Restore historic buildings and museums
- Stimulate new businesses and hotels
- Construct an aquarium and new museums
- Reinvest in Tucson's Downtown

Westside Properties benefiting from Rio Nuevo Multipurpose Facilities Tax Increment Financing (TIF) District included:

- Mission Garden
- Mercado District
- The MSA Annex
- Caterpillar

Renovation Projects included:

- Tucson Museum of Art
- The Children's Museum
- El Centro Cultural
- The Fox Theatre
- Archeological work

Status: Passed by Voters

Intergovernmental Agreement with the Rio Nuevo Multipurpose Facilities District (City-wide)

Includes provisions for governance and operation for the Rio Nuevo Multipurpose Facilities District, organized pursuant to the provisions of A.R.S. 48-4202. Adopted by Mayor and Council formal action on February 1, 2000, via Resolution No. 18523, the IGA memorializes agreements between the District and the City of Tucson related to staffing, project development, acquisition of real property, procurement and contracting, interim funding, City commitments, and miscellaneous.

The 2000 IGA was subsequently amended in 2008 and in 2011.

- February 1, 2000 - Resolution No. 18523 (Adopted)

Amendments:

- December 1, 2008 - Rio Nuevo DMFD IGA No. 2008-001, City Contract No. 17192 (Amended)
- March 22, 2011 - Resolution Number 21707 (Amended Final IGA)

Status: Final IGA Active.

The University of Arizona requests the Arizona Board of Regents to include the University of Arizona Science Center (UASC) in the University's Capital Development Plan (CDP). Approval of the CDP would allow the University to begin design.

"The UASC will facilitate public understanding of science, technology, engineering and math. The proposed facility will be located in the Rio Nuevo Multipurpose Facilities District."

Source: Executive Summary, Action Item: The University of Arizona Proposed FY 2004 Capital Development Plan Update, Agenda Item #238, The University of Arizona, Arizona Board of Regents Meeting, January 22-23, 2004.

- February 1, 2000 - Resolution No. 18523 (Adopted)

Amendments:

- December 1, 2008 - Rio Nuevo DMFD IGA No. 2008-001, City Contract No. 17192 (Amended)
- March 22, 2011 - Resolution Number 21707 (Amended Final IGA)

Status: Final IGA Active.

Mayor and Council Study Session, Administrative Action Report and Summary, August 2, 2005

- Agenda Item 5:** Joint Funding Request by the Arizona State Museum and Arizona Historical Society to conduct an Economic Feasibility Study to relocate their museums to Rio Nuevo.

- Mayor and Council Action:** Council Member Ronstadt MOVED, SECONDED by Council Member West to approve the City Manager's recommendation involving the joint application for funds from the Arizona State Museum and Arizona Historical Society as submitted and have them return to Mayor and Council with findings.

- Motion PASSED** by a vote of 7 to 0.

Arizona Historical Society Museum, Arizona State Museum, and Outdoor Plaza Market and Economic Feasibility Study.

Consult Econ Management and Economic Insight, prepared a combined market and economic feasibility study for the new Arizona Historical Society Museum to be located as part of the Rio Nuevo redevelopment project. This included evaluating the potential for the Arizona Historical Society (AHS) to share facilities including an auditorium, classrooms and an outdoor plaza with the Arizona State Museum (ASM).

Arizona Science Center "Rainbow Bridge" Impact Analysis

Hunden Strategic Partners prepared the *University of Arizona Science Center "Rainbow Bridge" Impact Analysis* for the University of Arizona proposed \$350 million iconic science center in the form of a bridge spanning I-10. The report concluded that the proposed project would have a large impact on the community, including attendance at the convention center, stays in hotels and other impacts. However, the overall impact was not estimated to be as robust as a previous study suggested.

Three Science Center Concept Models Evaluation

- A simple structure on the Civic Plaza between the Tucson Convention Center and Interstate 10
- A series of three buildings and two bridges, one over I-10 and the second over the Santa Cruz River
- A Science Center housed within a dramatic, east-west connection and anchor attraction known as the Rainbow Bridge.

Study concludes that the UA Science Center needs two critical elements to ensure long-term sustainability: a substantive east-west connection and an anchor attraction that will bring in new and out-of-state dollars.

The study found that the stand-alone science center and the one with an east west connections will only modestly increase TIF revenues over the lifetime of the Rio Nuevo District.

Source: "New Study Evaluates Three Science Center Concept Models," University of Arizona, University Communications, August 1, 2006.

City of Tucson and University of Arizona Preliminary Agreement, April 2007

The University of Arizona and the City of Tucson reached a preliminary agreement on a plan to develop a cultural and educational facility in Downtown Tucson that would house elements of both a Science Center and the Arizona State Museum and would bring Arizona first IMAX theater to Rio Nuevo. Under the preliminary agreement, the City of Tucson would commit \$130 million for the design and construction of a modified Science Center and an arm of the Arizona State Museum in the Rio Nuevo District in Downtown Tucson. The preliminary proposal requires approval from the Tucson City Council and the Arizona Board of Regents.

Source: "UA and City of Tucson Reach Preliminary Agreement on Science Center, Arizona State Museum Funding," University of Arizona, University Communications, April 19, 2007.

August 2007

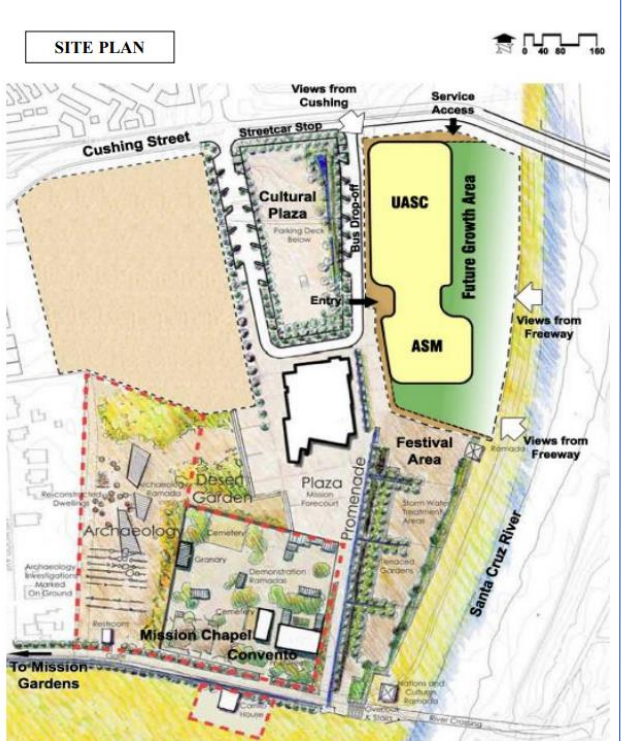
At the August 2007 Arizona Board of Regents Capital Committee meeting, the University of Arizona requested the Arizona Board of Regents Capital Committee "approval to enter into an Intergovernmental Agreement (IGA) with the City of Tucson to build the combined Science Center and State Museum Project to be funded by Rio Nuevo District Tax Increment Financing. The Arizona Board of Regents Capital Committee reviewed this item at its August 6, 2007 meeting and recommended Board approval.

Source: Arizona Board of Regents Meeting Minutes, Capital Committee Session, Item 6, Approval of the Intergovernmental Agreement (IGA) with the City of Tucson for the Construction of the University of Arizona Science Center and the Arizona State Museum at Rio Nuevo (UA), April 23-24, 2007

Status: Removed from CIP by Arizona Board of Regents

UA Science Center/Arizona State Museum Project Description and Capital Project Information Summary- June 2008

"The University of Arizona and the City of Tucson are collaboratively developing a combined UA Science Center and Arizona State Museum Complex as a centerpiece for the Rio Nuevo Downtown Redevelopment plan. The University will relocate the entire UA Science Center operation and the public exhibit portion of the Arizona State Museum, and the City will provide the land for the project and fund the entire \$130 million project cost from approved Tax Increment Financing revenues. The UASC and ASM programs were combined to reduce costs, increase efficiency and allow for shared resources."

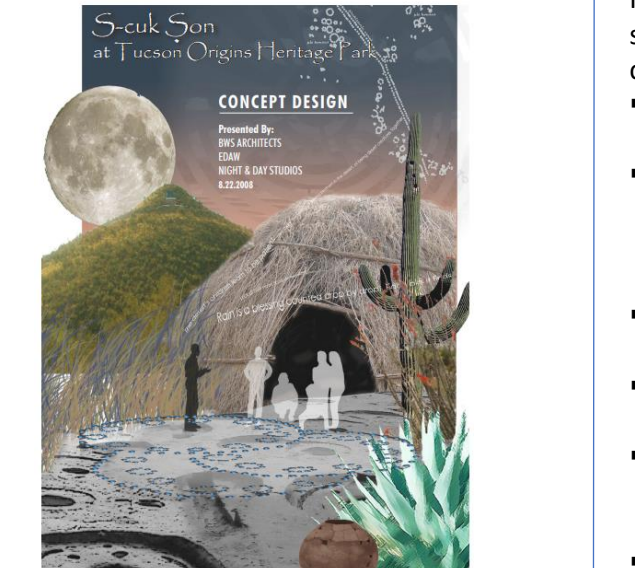


Source: Executive Summary, Agenda Item 14, UA Science Center and Arizona State Museum Project Implementation Approval (PIA), Arizona Board of Regents Meeting, June 19-20-2008.

Status: Design Concept Not Adopted by Formal Action

S-Cuk Son at Tucson Origins Heritage Park Concept Design - August 2008

Prepared by BWS Architects for the Arizona State Museum (The Client), and funded by a Tohono Nation grant, the Concept Plan "explores the potential for the Native American Interpretive Area of the Tucson Origins Heritage Park." The concept plan summarizes the archeological findings, and includes interpretive options, and an interpretive plan.



Source: S-Cuk Son at Tucson Origins Heritage Park Concept Design, BWS Architects, EDAAW, and Night and Day Studios, August 22, 2008



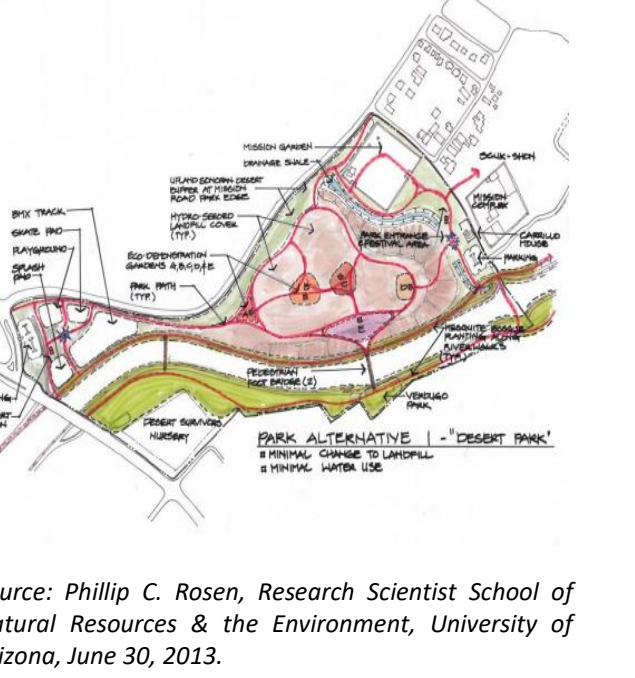
Status: Design Concept Not Adopted by Formal Action

Sonoran Desert Park Proposal and Conceptual Design Alternatives For Rio Nuevo Downtown Revitalization Project

Prepared by the University of Arizona School of Natural Resources & the Environment, Cornerstone Environmental Group, LLC, and Logan Simpson Design for the City of Tucson Parks and Recreation Department, the Concept Plan proposes three conceptual design alternatives a Sonoran Desert Park in the Rio Nuevo Downtown Redevelopment and Revitalization District. The study reports major logistical constraints and challenges at the proposed site:

- Existing large, inactive landfill waste underlying major parts of the available area:
- Restrictions on water use to avoid wetting the waste in the landfill and causing rapid decomposition and possible aquifer contamination
- High costs to remediate, remove, or re-contour the landfill
- Costs to provide proper soils for plants and human use of the surface
- Settling and methane production within the landfill, affecting any structures constructed in the landfill
- Utility lines within the waste:

Of the three design concept alternatives included, the least costly was alternative 1 below.



Status: Design Concept Not Adopted by Formal Action