Tucson Highline

1. project description
2. consistency with district goals
3. team qualifications
4. business plan
5. financial capacity
6. requested district assistance
7. project schedule

Q and A
SITE CONTEXT/ CIRCULATION

- Support TCC, Gem Show, Nor-Gen
- Anchor West Downtown
- Mixed-Use Development
- Activate with Residential
- Link to Mercado District
- Gateway to Downtown
- Create Destination
SITE CONTEXT/ CIRCULATION

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- Create Destination
TUCSON HIGHLINE

- Circulation
- El Paso Greenway
- Parking
- Highline
- (1) Hotel
- (2) Restaurant
- (3) Class A Office
- (4) Residential
- (5) Fitness Center
- Retail
PARKING CREATING PEDESTRIAN HIGHLINE

West Elevation

East Elevation
PARKING

- Two level parking garage 1200 Spaces
  - Efficient, Cost affective
  - Podium

- Surface parking 150 Spaces

- State parking garage bridge 1300 Spaces
  2650 Spaces Total

- Possible Gem Show space

<table>
<thead>
<tr>
<th>Parking</th>
<th>Gem Show</th>
<th>Remainder</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>100</td>
<td>400</td>
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<tr>
<td>Hotel</td>
<td>0</td>
<td>100</td>
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<tr>
<td>Residence</td>
<td>50</td>
<td>250</td>
</tr>
<tr>
<td>Exhibition Hall / Public</td>
<td>600</td>
<td>600</td>
</tr>
<tr>
<td>Gem Show</td>
<td>600</td>
<td>0</td>
</tr>
<tr>
<td>Total Parking Spaces</td>
<td>1350</td>
<td>1350</td>
</tr>
</tbody>
</table>
HOTEL

- Drury Hotel
  - Family owned
  - 135 Hotels
  - Ready to begin construction

- 180 rooms, nine floors

- Ground lounge and lobby, Highline pool and plaza
RESTAURANT

- Solid local restaurants
- Ground level restaurant
- Highline restaurant
- Supported by hotel and office
OFFICE

• Ryan Companies - National and Local

• 125,000 Square feet

• Class A Office Building

• LEED Certified

• 25,000 Square foot floor plate
RESIDENTIAL

- Peach Properties
- 320 unit community
- Pool, courts, commons, terraces
- Market rate, work force, and class A
- Create neighborhood
FITNESS CENTER/ RETAIL

Ryan Companies

- 15,000 Square Foot fitness center

Peach Properties

- 18,000 Square feet of retail
- Ground and Highline level
- Dry cleaners, bike shop, drug store
- Live/ work
### Peach proposal

<table>
<thead>
<tr>
<th></th>
<th>Total Square feet</th>
<th>Employees</th>
<th>Total Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class A Office</td>
<td>125,000</td>
<td>396</td>
<td>396</td>
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<tr>
<td>Hotel</td>
<td>142,000</td>
<td>90</td>
<td>270</td>
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<tr>
<td>Residential</td>
<td>320,000</td>
<td>12</td>
<td>576</td>
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<tr>
<td>Fitness Center</td>
<td>15,000</td>
<td>28</td>
<td>35</td>
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<tr>
<td>Retail</td>
<td>18,000</td>
<td>49</td>
<td>60</td>
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<tr>
<td>Restaurant</td>
<td>7,000</td>
<td>70</td>
<td>75</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>627,000</strong> Square feet</td>
<td><strong>645</strong></td>
<td><strong>1412</strong></td>
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</table>

### Nor-Gen proposal

<table>
<thead>
<tr>
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<th>Total Square feet</th>
<th>Employees</th>
<th>Total Population</th>
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<tbody>
<tr>
<td>Office</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hotel</td>
<td>134,000</td>
<td>105</td>
<td>245</td>
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<tr>
<td>Residential</td>
<td>83,765</td>
<td>12</td>
<td>183</td>
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<tr>
<td>Fitness Center</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Retail</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Visual Arts Center</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>217,765</strong> Square feet</td>
<td><strong>117</strong></td>
<td><strong>428</strong></td>
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</tbody>
</table>
HIGH DENSITY/ MIX-USE URBAN COMMUNITY

- Innovative, destination, iconic
- ULI, bringing additional business and people downtown
SUPPORT GEM SHOW, TCC, NOR-GEN EXHIBITION HALL

- Parking, hotel, restaurants
- Access for Exhibition Hall service
- East/ west pedestrian connection - Highline
- Potential for additional Gem Show space
  Podium
  Tent in parking
TRANSITIONS/ MITIGATE ADVERSE IMPACTS

- Gateway to downtown
- Lower scale for residential to south
- Pedestrian environment
- Transit, bicycles
- Highline at pedestal/ activity level
- Transition to Manning House

consistency with district goals
SUSTAINABLE

- Environmental - LEED, water harvesting
- Social - community, place, neighborhood
- Economic - full time use, income, scale

consistency with district goals
RIO NUEVO AND PUBLIC BENEFITS

- Maximize sales tax
- Maximize property tax
- Maximize jobs
- Incubate retail
- Additional Gem Show space
- Maximize parking
- Iconic place
- Activate El Paso Greenway
## TAXES

<table>
<thead>
<tr>
<th>Economic Benefits On Site</th>
<th>Total Square Feet</th>
<th>% Retail Sales Generated</th>
<th>Retail Sales Generated S/F</th>
<th>Est. PSF Sales</th>
<th>Est. % Taxable</th>
<th>Annual Taxable Retail Sales</th>
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</thead>
<tbody>
<tr>
<td>Hotel</td>
<td>142,000</td>
<td>3.0%</td>
<td>4,260</td>
<td>$250</td>
<td>90%</td>
<td>$958,500</td>
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<tr>
<td>Restaurant</td>
<td>7,000</td>
<td>3.0%</td>
<td>210</td>
<td>$525</td>
<td>90%</td>
<td>$99,225</td>
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<tr>
<td>Retail</td>
<td>18,000</td>
<td>3.0%</td>
<td>540</td>
<td>$400</td>
<td>90%</td>
<td>$194,225</td>
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<tr>
<td>Fitness Center</td>
<td>15,000</td>
<td>2.0%</td>
<td>300</td>
<td>$0</td>
<td>0%</td>
<td>$0</td>
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<tr>
<td>Class A Office</td>
<td>125,000</td>
<td>1.5%</td>
<td>1,875</td>
<td>$0</td>
<td>0%</td>
<td>$0</td>
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<tr>
<td>Residential</td>
<td>230,000</td>
<td>1.5%</td>
<td>3,439</td>
<td>$0</td>
<td>0%</td>
<td>$0</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>230,000</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$1,252,125</strong></td>
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</table>

Annual Sales Tax to City (On-Site Direct) 2%  $25,043

<table>
<thead>
<tr>
<th>Economical Benefits Number Off Site</th>
<th>Number of Occupants</th>
<th>Est. Capture Rate within City</th>
<th>Est. Taxable Sales Captured Per Occupant</th>
<th>Total Taxable Sales Captured</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel Guests</td>
<td>180</td>
<td>70%</td>
<td>$30,800</td>
<td>$5,544,00</td>
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<tr>
<td>Residential</td>
<td>425</td>
<td>60%</td>
<td>$9,600</td>
<td>$4,080,000</td>
</tr>
<tr>
<td>Hotel Employees</td>
<td>120</td>
<td>60%</td>
<td>$7,800</td>
<td>$936,000</td>
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<tr>
<td>Retail Employees</td>
<td>35</td>
<td>60%</td>
<td>$8,400</td>
<td>$294,000</td>
</tr>
<tr>
<td>Fitness Center Employees</td>
<td>10</td>
<td>60%</td>
<td>$8,400</td>
<td>$84,000</td>
</tr>
<tr>
<td>Restaurant Employees</td>
<td>425</td>
<td>60%</td>
<td>$9,000</td>
<td>$3,825,000</td>
</tr>
<tr>
<td>Office</td>
<td>900</td>
<td>60%</td>
<td>$10,200</td>
<td>$9,180,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>230,000</strong></td>
<td></td>
<td></td>
<td><strong>$23,943,000</strong></td>
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</table>

Annual Sales Tax to City (Off-Site) 2%  $478,860
**Construction Jobs**

<table>
<thead>
<tr>
<th>Construction Jobs</th>
<th>Direct</th>
<th>Indirect &amp; Induced</th>
<th>Indirect &amp; Induced Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel</td>
<td>124</td>
<td>143</td>
<td>$21,088,458</td>
</tr>
<tr>
<td>Office</td>
<td>89</td>
<td>64</td>
<td>$10,110,201</td>
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<tr>
<td>Residential</td>
<td>118</td>
<td>136</td>
<td>$20,057,076</td>
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<tr>
<td>Garage</td>
<td>202</td>
<td>151</td>
<td>$23,536,953</td>
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<tr>
<td>Retail/ Restaurant</td>
<td>14</td>
<td>10</td>
<td>$1,567,563</td>
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<tr>
<td>Fitness Center</td>
<td>10</td>
<td>7</td>
<td>$1,155,452</td>
</tr>
<tr>
<td>Total</td>
<td>558</td>
<td>512</td>
<td>$77,515,702</td>
</tr>
</tbody>
</table>
SUPPORT OF COMMUNITY

- History of support from neighbors
- Downtown Tucson Partnership, Visit Tucson
- Support from Mayor
- Coordinate with Nor-Gen, City, neighborhood

Jerry Dixon - “...it’s just so important to the Mercado district for this site to be developed and activated...”

Mayor Rothchild - “...It is time for the Arena site to be “action” not just talk...”
COMPLETE IN SHORTEST TIME POSSIBLE

- Parking and Hotel in Phase 1 after 2015 Gem Show

- Commitment from Drury Hotel, apartments, restaurants, fitness

- User driven

- Proven success with fast track projects downtown
## Team Qualifications

<table>
<thead>
<tr>
<th>Team</th>
<th>Contribution to Downtown Tucson This Past 7 Years</th>
</tr>
</thead>
</table>
| **Nor-Gen** | Allan Norville and JW Marriott propose hotel, offices, restaurants, shopping, and gem museum.  
- June 15, 2007  
Norville, Rio Nuevo open talks on building downtown hotel.  
- June 26, 2013 |
| Gem Show Tent | Hotel Announcement... |

### Peach Team

- **Depot Plaza Development**
- **Broadway/ Scott Development**
- **Inisource Energy Headquarters**
- **East End Development**

### Ongoing Projects
- AC Marriott
- TCC Renovation

### Downtown Organizations
- Downtown Tucson Partnership
- Downtown Links Road Project
- ULI
- Urban Planning
- Downtown Infill Incentive
- Downtown Merchants Association
RON SCHWABE

- More than 30 years of development experience
- Established in the 1980’s
- Has developed more than 4,100 residential units/ 600,000 square feet of commercial space for a grand total of $200,000,000 in projects
Herbert Residential

- 144-unit
- Market rate project
- Former senior housing converted into residential apartments
- Peach Properties directed site acquisition, project design, construction, initial lease up and operations
- http://herbertliving.com/
One North Fifth

- 96-unit market rate project
- Former public housing converted into residential apartments
- Downtown Tucson’s most exciting residential project
- Visit http://www.onenorthfifth.com/
• **Fountains at Le Cholla** - 2001 W Rudasill Road Tucson, AZ
  - 390 residential units
  - Development cost of $20,000,000
  - Acquired and rezoned land, directed design, construction, lease up, and operation.

• **Sunflower Apartments** - 6502 E Goflinks Road Tucson, AZ
  - 152 unit apartment complex, military and market rate
  - $4,5000,000 development cost
  - Acquired the land, directed project design, construction, initial lease up, and operation

• **Sandstone Ridge** - 19190 S Alpha Ave Sahuarita, AZ
  - 144 unit complex
  - Development cost of $8,000,000
  - Supervised design, construction, lease up, and operations
- **Highland Apartments**
  - Gresham, OR
  - 224 residential units
  - Development cost over $8,000,000
  - Oversaw design, construction, lease up, and operation

- **Clackamas Village Apartments**
  - Portland, OR
  - 372 unit market rate project
  - $12,800,000 development
  - Acquired the land, directed project design, construction, initial lease up, and operation
team qualifications

**Broadway/Scott Development**
A one-and-a-half block urban mixed-use re-development.

- Office: 52,000 ft.²
- Retail: 6000 ft.²
- Residential: 4 residential condominiums
- Key tenants: Providence, Sonoran Institute, Penca, Peach Properties
team qualifications

**Depot Plaza**
One-and-a-half block urban mixed-use development, new construction and retrofit.

- Office: 4000 ft.²
- Retail: 23,000 ft.²
- Residential: 161 units, 76 affordable, 85 market rate
- Key tenants: One N. Fifth Apartments, HUB, Sparkroot, etc.
team qualifications

East End Development
A 2 block urban mixed use re-development
Office: 22,000 ft.²
Retail: 14,000 ft.²
Residential: 174 work force rentals
Key tenants: Thunder Canyon Brewery, Summit Financial, Codac, Cartel Coffee, HERBERT Apartments
• 45 years providing planning and design

• Staff of 17, 8 architects

• Local firm, national experience

• 4 architect of the year awards including AZ firm of the year

• 7 Metropolitan Pima Alliance Common Ground Awards
Tucson Arena

- Designed to achieve LEED
- 12,000 seat arena
- Passive heating and cooling
- Water harvesting
- Exhibit and gallery space
Unisource Energy Headquarters

- Mixed-use
- 270,000 square feet of office and retail
- LEED Gold
- 150,000 gallon cistern to store and distribute rain water
- Fast track schedule
team qualifications

University of Arizona Highland Commons

- 4 block master plan
- 750,000 square foot mixed use
- New urbanism
- 84,000 square foot campus health center
AC Marriott - 5 North 5th Avenue

- 140 hotel rooms
- 200 parking spaces
- 10,000 square feet of retail
- LEED Gold
- Construction begins in December 2014
team qualifications

JOHN STRITTMATTER

- Third generation family owned, 76 year old company
- Ranking Arizona’s number 1 developer for last 11 years
- Will complete $1.1 billion of construction in 2014
- Will complete $300,000,00 of construction in Arizona in 2014
- Manage over 2,000,000 SF of real estate in Arizona currently
- 125 staff in Arizona
- National Scale/Local presence
- NAIOP Developer of the Year, Contractor of the Year, Firm of the Year, and Project of the year (Marina Heights Campus)
Marina Heights Campus

- LEED silver
- 20 acre campus
- 5 office towers
- 3-4 stand alone retail buildings
- Below grade parking, 8,600 spaces
- Largest office development in Arizona
- 2,040,000 gross square feet of office and retail
Desert Ridge Corporate Center

- 2 - 60,000 square feet 3 story medical office building

- 2 - 146,000 square feet 4 story office buildings

- 2 - hotels

- 1 - 40,000 square feet Mountainside Fitness Center
One North Central

- 21 story 460,000 square foot downtown office tower
- 50% pre leased to Phelps Dodge (Now Freeport McMoRan)
Unisource Energy Headquarters

- Mixed-use
- 270,000 square feet of office and retail
- LEED Gold
- 150,000 gallon cistern to store and distribute rain water
- Fast track schedule
team qualifications

- Family owned and operated
- 135 Hotels nationwide
- 19,500 rental units
- In over 20 states
- Over 40 years of experience
• JD Power and Associates “Highest in Guest Satisfaction Among Mid-Scale Hotel Chains with Limited Service” 9 years in a row

• Ranked #1 in the Market Metrix Hospitality Index

• Ranked #1 in cost segment in Consumer Reports last 2 publications

“Highest in Guest Satisfaction Among Mid-Scale Hotel Chains, Eight Years in a Row.”

J.D. Power
Develops 4-6 hotels per year

Annual development budget in excess of $100,000,000

Excess of $150,000,000 in lines of credit arranged with over $100,000,000 available today.

Long-term holder and operator of hotels
Hotel - Drury Hotels
Drury Hotels: “we’ve done our Tucson homework, we’re ready to build... we’re different than the big franchise chains. We build, own and operate...”

- Family owned and operated
- 135 + hotels
- 19,000 + rooms
- $150 million credit line
- has the experience, commitment, and capacity

<table>
<thead>
<tr>
<th>Construction Jobs</th>
<th>Direct</th>
<th>Indirect &amp; Induced</th>
<th>Indirect &amp; Induced Activities</th>
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<thead>
<tr>
<th>Economic Benefits On Site</th>
<th>Total Square Feet</th>
<th>% Retail Sales Generated</th>
<th>Retail Sales Generated</th>
<th>Est. PSF Sales</th>
<th>Est. % Taxable</th>
<th>Annual Taxable Retail Sales</th>
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</thead>
<tbody>
<tr>
<td>Hotel</td>
<td>142000</td>
<td>0.03</td>
<td>4260</td>
<td>250</td>
<td>0.9</td>
<td>958500</td>
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</table>
Office - Ryan Companies

Ryan Companies: Currently downtown Tucson has very little vacancy in class A office. 95% of the inventory is out dated, old, and dysfunctional space. New large floor plates, green office space is in extreme demand in the downtown.

- Developed Unisource tower (the most recent modern, LEED office space in Tucson’s downtown

- Several large tenants in the wings for the subject office site

- Experienced, committed and capacity to move forward quickly
Residential

Peach Properties: Key to any downtown urban success is captive residential. Tucson’s downtown has an inventory of less than 1500 residential units. Peach has developed and manages more residential units in the downtown than any other company.

<table>
<thead>
<tr>
<th>Economic Benefits Off Site</th>
<th>Number of Occupants</th>
<th>Est Annual Taxable Spending</th>
<th>Est Capture Rate within City</th>
<th>Est Taxable Sales Captured Per Occupant</th>
<th>Total Taxable Sales Captured</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residents</td>
<td>425</td>
<td>16000</td>
<td>0.6</td>
<td>9600</td>
<td>4080000</td>
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</tbody>
</table>

- One North Fifth - full with waiting list
- Herbert Residential - full with waiting list
- Has experience, commitment, and capacity to move quickly
## Financial Capacity

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td><strong>Land</strong></td>
<td><strong>$5,350,000</strong></td>
<td>Peach/ Holualoa Arizona Inc. Cash Equity</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Holualoa has handeled over $4 billion in RE Investments</td>
</tr>
<tr>
<td><strong>Hotel</strong></td>
<td><strong>$27,000,000</strong></td>
<td>Drury Inn &amp; Suites Conventional Financing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Drury has over $2.6 billion in Hotels</td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td><strong>$13,125,000</strong></td>
<td>Ryan Companies Conventional Financing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ryan developed over 18 million</td>
</tr>
<tr>
<td><strong>Residential / Retail</strong></td>
<td><strong>$29,214,500</strong></td>
<td>Peach/ Conventional/ Public/ Private Financing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Peach developed over 4,000 multifamily residential units</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$200 Million residential/ retail development</td>
</tr>
<tr>
<td><strong>Parking/ Flex Space</strong></td>
<td><strong>$28,500,000</strong></td>
<td>Peach/ Conventional/ Public/ Private Financing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Peach vast experience with public financing structures</td>
</tr>
</tbody>
</table>
# Funding Matrix

<table>
<thead>
<tr>
<th>Highline Financing Matrix</th>
<th>Private Equity</th>
<th>Conventional Debt</th>
<th>HUD/221-D4</th>
<th>IDA</th>
<th>P/CiCOT</th>
<th>HUD 106</th>
<th>Community Facility District</th>
<th>Brownfiel</th>
<th>EB-5 Immigrant Inv.</th>
<th>Rio Neuvo District</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Environmental</td>
<td>10%</td>
<td>10%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>80%</td>
<td></td>
<td></td>
<td></td>
<td>100%</td>
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<tr>
<td>Infrastructure - Streets</td>
<td></td>
<td></td>
<td>20%</td>
<td>80%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>- Utilities</td>
<td></td>
<td></td>
<td>20%</td>
<td>80%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100%</td>
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<tr>
<td>- Drainage</td>
<td></td>
<td></td>
<td>20%</td>
<td>80%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100%</td>
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<td>Podium Parking</td>
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<td>25%</td>
<td>25%</td>
<td></td>
<td>50%</td>
<td></td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>Elevated Pedestrian</td>
<td></td>
<td></td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
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</table>
Rio Nuevo requested district assistance to build and own a parking structure. Lease back of parking spaces by Highline/Nor-Gen to be negotiated.

**Rio Nuevo Assistance**
- 600 parking spaces committed by Rio Nuevo Board for Nor-Gen

**Public Benefit**
- Activate 8.4 Acre vacant parcel
- Jobs
- Tax benefits
- Highline population
- Flex/Show space
- Parking
- $5,300,000 cash property purchase
- $1,900,000 legal claim dismissal
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<td>Mon 9/1/14</td>
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<td>Wed 12/30/15</td>
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<td>Gem Show</td>
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**Key Dates:**
- **Award:** Mon 9/1/14 - Mon 9/1/14
- **Site:** Tue 9/2/14 - Fri 1/1/16
- **Planning:** Tue 9/2/14 - Mon 12/22/14
- **Design:** Wed 10/1/14 - Fri 1/30/15
- **Permits:** Mon 12/1/14 - Fri 1/30/15
- **Construction:** Mon 3/2/15 - Fri 1/1/16
- **Financing:** Tue 9/2/14 - Fri 2/27/15
- **Phase One North:** Wed 10/1/14 - Fri 1/30/15
- **Phase One North Parking:** Wed 10/1/14 - Sun 11/1/15
- **Design:** Wed 10/1/14 - Sun 2/1/15
- **Construction:** Mon 3/2/15 - Sun 11/1/15
- **Drury Hotel:** Wed 10/1/14 - Sun 5/1/16
- **Permits:** Mon 3/2/15 - Sun 11/1/15
- **Construction:** Wed 10/1/14 - Sun 5/1/16
- **Office Complex:** Wed 10/1/14 - Fri 1/1/16
- **Design:** Wed 10/1/14 - Mon 6/1/15
- **Permits:** Mon 6/1/15 - Wed 7/1/16
- **Construction:** Wed 10/1/14 - Mon 6/1/15
- **Restaurant/Commercial Space:** Fri 5/1/15 - Sun 5/1/16
- **Design:** Fri 5/1/15 - Sat 8/1/15
- **Permits:** Mon 8/3/15 - Tue 9/1/15
- **Construction:** Fri 5/1/15 - Sun 5/1/16
- **Phase Two South:** Thu 1/1/15 - Mon 5/1/17
- **Greyhound Relocation, Notice and Move-Out:** Thu 1/1/15 - Wed 12/30/15
- **Phase Two South Parking:** Mon 3/2/15 - Thu 9/1/16
- **Design:** Mon 3/2/15 - Fri 10/30/15
- **Permits:** Mon 11/2/15 - Tue 12/1/15
- **Construction:** Fri 1/1/16 - Thu 9/1/16
- **Residential on South End:** Mon 3/2/15 - Mon 5/1/17
- **Design:** Mon 3/2/15 - Sun 11/1/15
- **Permits:** Mon 11/2/15 - Tue 12/1/15
- **Construction:** Tue 3/1/16 - Mon 5/1/17
- **Fitness Center:** Mon 6/1/15 - Mon 10/3/16
- **Design:** Mon 6/1/15 - Sun 11/1/15
- **Permits:** Mon 11/2/15 - Tue 12/1/15
- **Construction:** Tue 3/1/16 - Mon 10/3/16
- **Project Completion:** Fri 6/9/17 - Fri 6/9/17
- **Gem Show:** Thu 1/15/15 - Fri 2/24/17
why peach?

1. Experience
Real Estate/Design/Construction partners with unparalleled financial strength.

2. Committed
Prepared to move forward with land acquisition, project design, and permitting immediately.

3. Local
All partners are currently developing, designing or building in Tucson and Southern Arizona.
questions

• Are your financing, funding commitments in place, how will the project be financed?

• Can you estimate the sales tax generated by your project(s)?

• Are the strategic partners identified on board, agreements in place?

• How have you contributed to the revitalization of our downtown up to this point?

• There is a big difference between the two proposals in the number of residential units you are planning to build. How did you make that decision?

• What are your development benchmarks and how will you meet them?