



Downtown Marana: Lease & Development of Town-Owned Property

Terry Rozema, Town Manager

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OVERVIEW

- Project Goals
- Conceptual Site Plan
- Marana Urban LLC
- Project Vision
- Lease Proposal
- Potential Town Obligations
- Staff Recommendation & Next Steps

PROJECT GOALS



Spur development of Downtown Marana



Stimulate economic development and expand employment opportunities in the Town



Complement other nearby retail, academic, residential, and professional office development with a vibrant downtown area



Expand entertainment and dining options by providing more variety



Generate new tax revenues



Archway

Parking

F&B

F&B

3/4 Mi. Walk & Bike Loop

Pedestrian-Friendly Street (+/- 1100')

Brewery

Dance Barn

Beer Garden

Rodeo

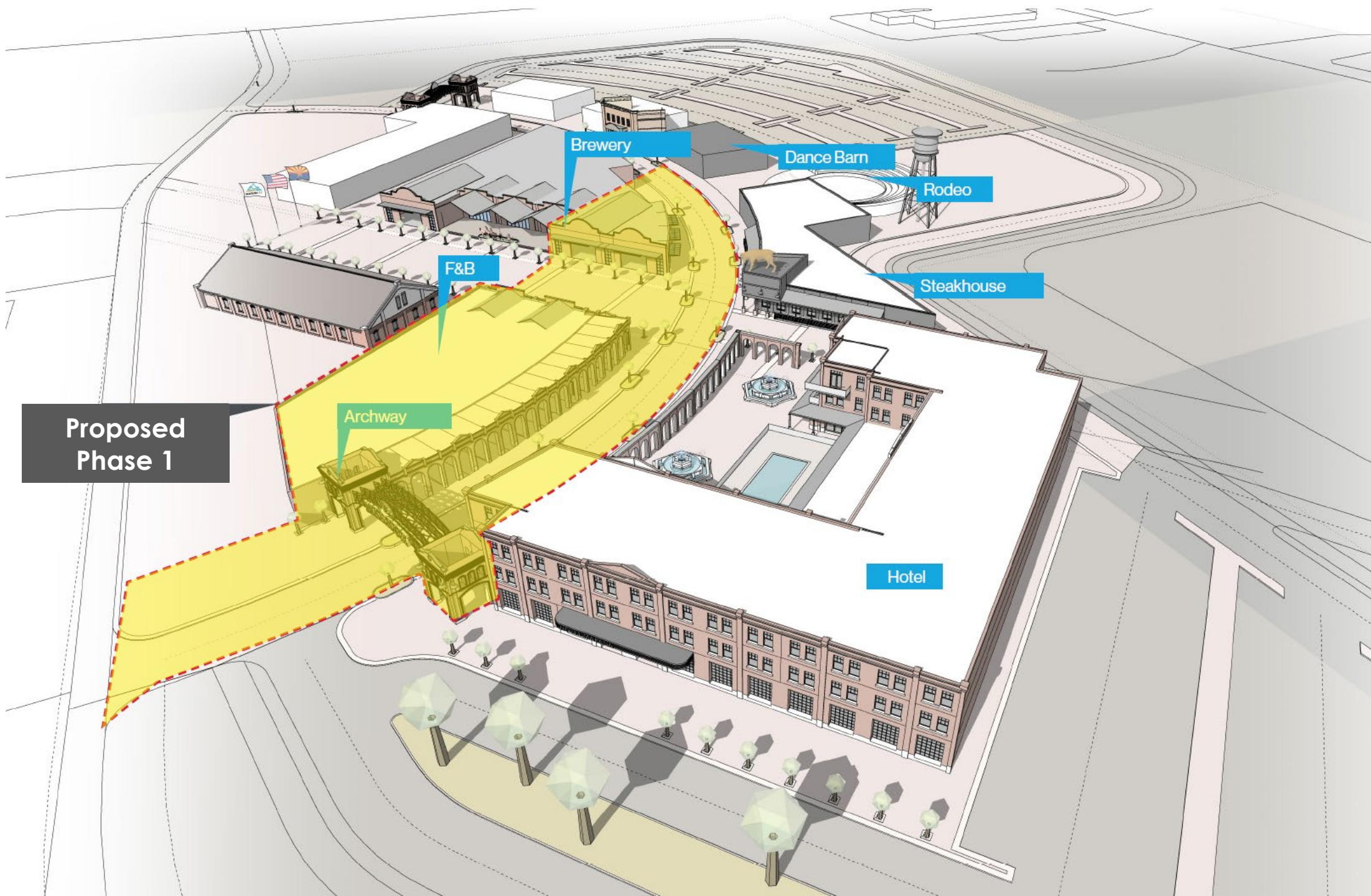
F&B

Steakhouse

Event Grove

Archway

Hotel



Brewery

Dance Barn

Rodeo

F&B

Steakhouse

Proposed
Phase 1

Archway

Hotel



Parking

Archway

F&B

F&B

3/4 Mi. Walk & Bike Loop

Pedestrian-Friendly Street (+/- 1100')

Brewery

Dance Barn

Beer Garden

Rodeo

F&B

Steakhouse

Event Grove

Archway

Hotel

Temp DG
Parking Lot



Billboard



South 20 Acres



North 40 Acres



I-10

N Lon Adams

W Civic Center Dr

Police Department

City Hall

N Marana Main St

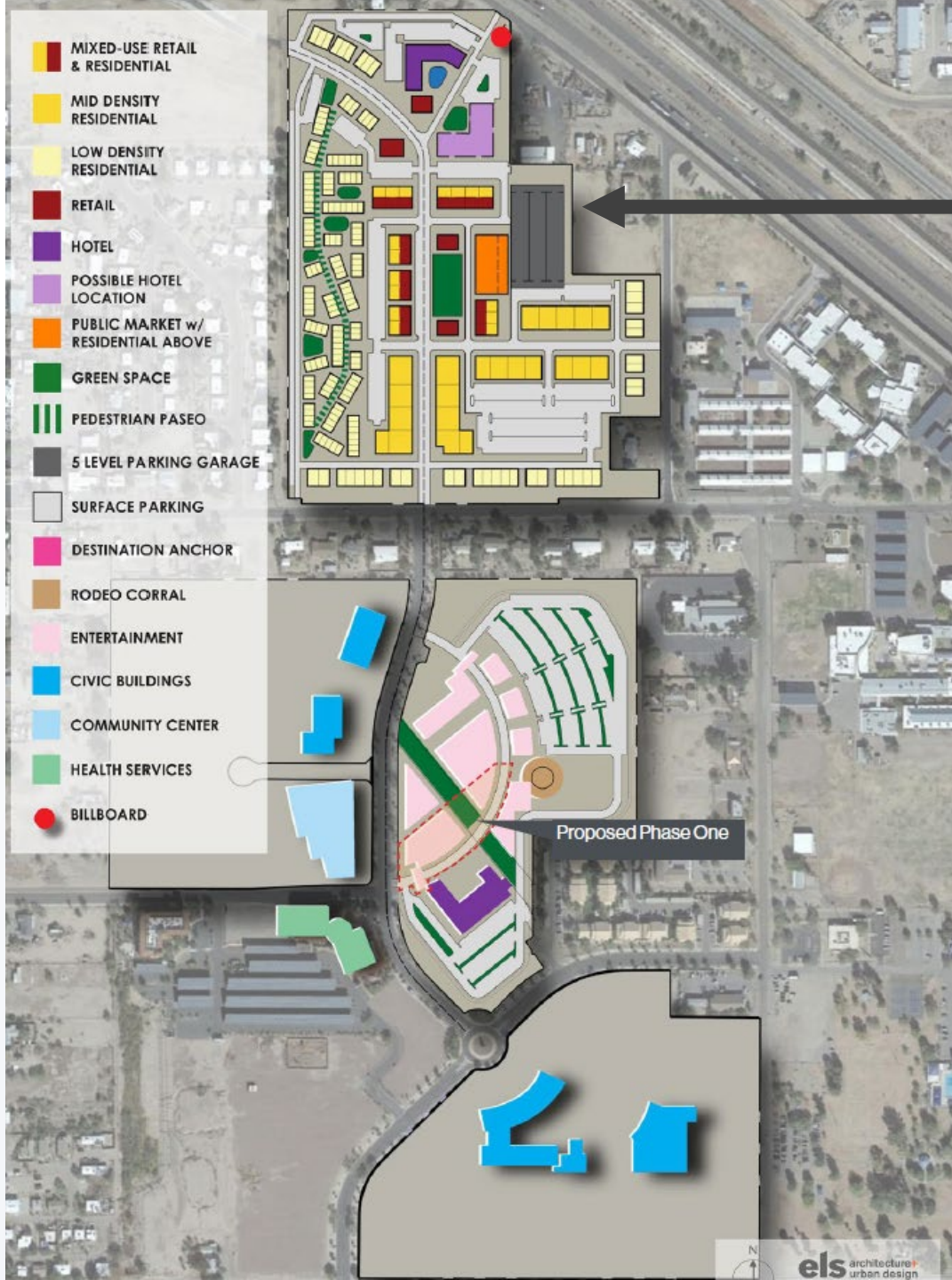
Fire Station

Community Center

W Grier Rd

Bill Gaudette Dr

N Sandario Rd



- MIXED-USE RETAIL & RESIDENTIAL
- MID DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- RETAIL
- HOTEL
- POSSIBLE HOTEL LOCATION
- PUBLIC MARKET w/ RESIDENTIAL ABOVE
- GREEN SPACE
- PEDESTRIAN PASEO
- 5 LEVEL PARKING GARAGE
- SURFACE PARKING
- DESTINATION ANCHOR
- RODEO CORRAL
- ENTERTAINMENT
- CIVIC BUILDINGS
- COMMUNITY CENTER
- HEALTH SERVICES
- BILLBOARD

North 40 acres

Proposed Phase One

MARANA URBAN LLC



Scott Stiteler



Rudy Dabdoub



Regan Jasper



Cory Creath



Ruairi O'Connell







LONG BRANCH

STEAKS



**DOWNTOWN
MARANA**



LEASE PROPOSAL

- Long-term lease of up to 50 years, with potential options for renewal.
- Developer of property will be responsible for securing long-term tenants.
- Development of the property needs to be initiated and completed within a reasonable time period.



POTENTIAL TOWN OBLIGATIONS

Infrastructure Component:

Temporary Parking Lot

Marana Illuminated Arches (2)

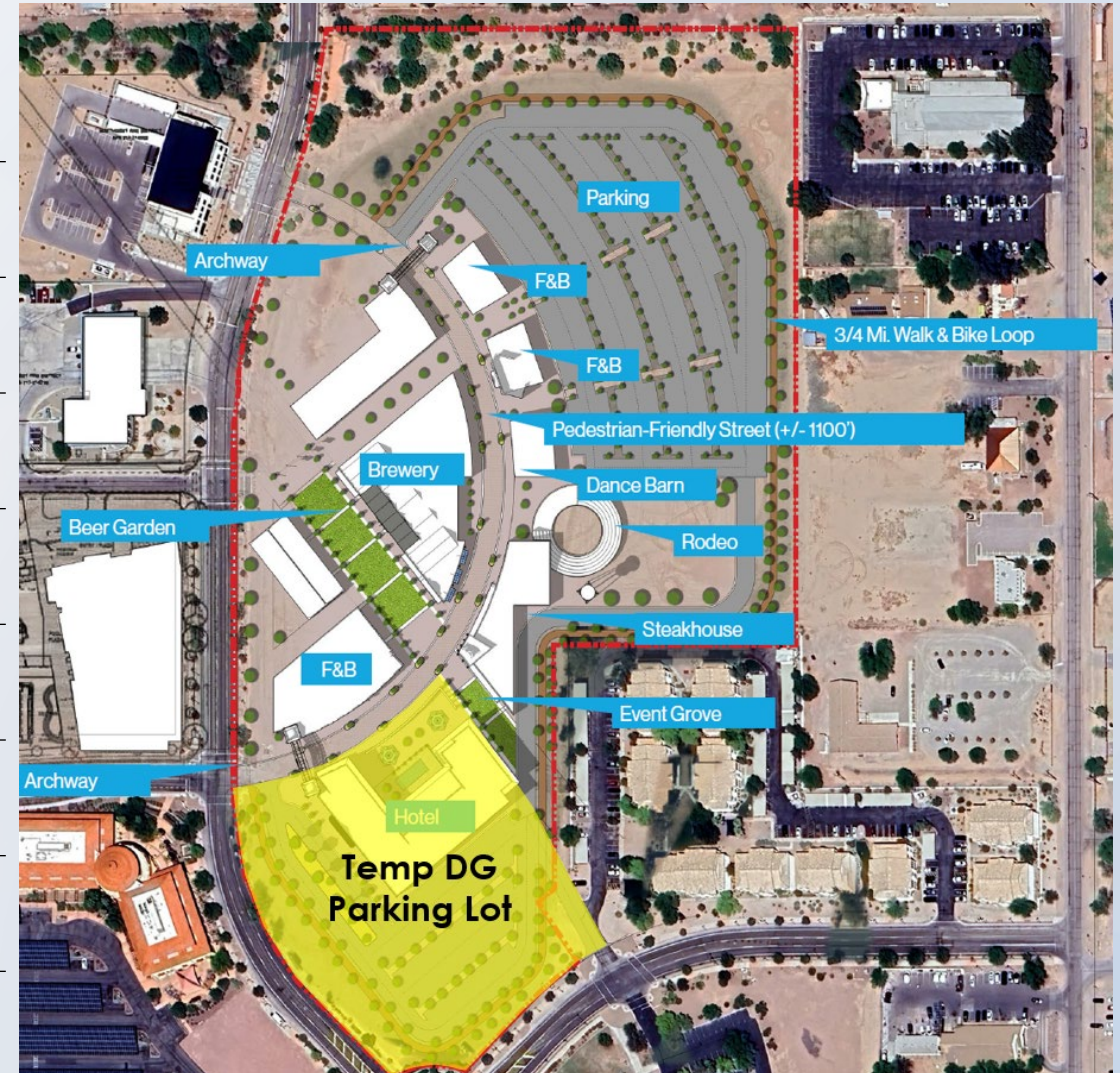
Brick-paved Roadway (Phase-One)

Open-Air Beer Garden (Turf)

Utilities Connection to Site

Landscaping

Monument Sign Along Interstate 10



STAFF RECOMMENDATION & NEXT STEPS

Recommendation:

Staff recommends that Council direct staff to commence negotiations with Marana Urban LLC for a lease agreement.

Next Steps:

Proceed with negotiations and bring back final, negotiated lease for Town Council approval.





QUESTIONS?