

DEVELOPMENT IMPACT FEES

MIXED USE INCENTIVE

Adopted by City of Tucson Mayor and Council by Ordinance 11759 on June 9, 2020

Assessed beginning August 23, 2020 for eligible projects.

PURPOSE AND ELIGIBILITY

The Mixed Use Incentive offers reduced Streets Impact Fees. The purpose of the incentive is to encourage development that increases commuting by transit, bicycle, and walking. This incentive applies to development that meets set criteria, which will result in fewer vehicle trips and less demand on the street facilities system.

This approach furthers the City's policy goal of incentivizing transit-oriented development and mixed use development along major transit corridors in the City. Transit-oriented development includes a mix of commercial, residential, office and entertainment centered around or located near a transit station. Dense, walkable, mixed-use development near transit attracts people and adds to vibrant, connected communities. Successful TOD depends on access and density around the transit station.

New developments in the city are eligible for reduced streets impact fees if in compliance with the criteria below, as determined by the Impact Fee Administrator or their designee during the development package review process.



Trinity Mixed Use Development - Rendering/Rob Paulus Architects

1. Transit access (required): Development must be located close to transit. The development boundary must be within one-quarter mile walking distance to a transit stop.
2. Residential proximity (one of the following two is required):
 - a. Development must contain a mix of uses, including both residential and nonresidential. A minimum ratio of one (1) dwelling unit per 500 square feet of nonresidential development must be provided.
 - b. Development must be located close to high-density residential. A minimum of 2,000 units must be located within one-half mile of the development boundary.
3. Multimodal options (one of the following two is required):
 - a. Development must be located close to planned or constructed publicly-designated bicycle boulevard or multi-use path. The development boundary must be within one-quarter mile walking distance to said boulevard or path.
 - b. Development must provide additional bicycle parking spaces, bicycle connections and car share facilities. Bicycle parking must be provided at three (3) times the standard rate. Internal bicycle circulation connections must be provided from every public street to the buildings and bicycle parking areas on the development site. Car share spaces must be provided at the following rates:

Number of Residential Units	Number of Required Car Share Spaces
0-24	0
25-99	1
100+	2, plus 1 for every 100 dwelling units over 100

Number of Parking Spaces for Nonresidential Uses	Number of Required Car Share Spaces
0-49	0
50-99	1
100+	2, plus 1 for every 100 parking spaces over 100

RESIDENTIAL LAND USES*

*Fees are per residential unit

Size of Housing Unit (Sq. Ft.)	Parks & Recreation	Police	Fire	Streets	Total Fee
750 or Less	\$924	\$216	\$146	\$1,200	\$2,486
751 to 1,250	\$1,488	\$348	\$235	\$1,860	\$3,931
1,251 to 1,750	\$1,987	\$464	\$314	\$2,454	\$5,219
1,751 to 2,250	\$2,357	\$551	\$372	\$2,887	\$6,167
2,251 to 2,750	\$2,644	\$618	\$418	\$3,229	\$6,909
2,751 to 3,250	\$2,884	\$674	\$456	\$3,512	\$7,526
3,251 to 3,750	\$3,088	\$722	\$488	\$3,753	\$8,051
3,751 or More	\$3,263	\$763	\$516	\$3,962	\$8,504

NON-RESIDENTIAL LAND USES**

** Fees are per 1000 square feet of building area or per Hotel room for the Hotel land use category only

Type	Parks & Recreation	Police	Fire	Streets	Total Fee
Industrial: Light Industrial	\$144	\$108	\$73	\$960	\$1,285
Industrial: Manufacturing	\$141	\$85	\$58	\$760	\$1,044
Industrial: Warehousing	\$30	\$38	\$25	\$336	\$429
Commercial/Retail: General	\$208	\$544	\$367	\$4,948	\$6,067
Commercial/Retail: Free Standing Discount Store	\$191	\$766	\$517	\$6,963	\$8,437
General Office	\$264	\$213	\$143	\$1,886	\$2,506
Institutional: Schools	\$82	\$281	\$190	\$2,494	\$3,047
Institutional: Religious Facilities	\$123	\$100	\$67	\$888	\$1,178
Institutional: Medical (Nursing Hm./Asstd Living)	\$202	\$95	\$64	\$847	\$1,208
Institutional: Medical (Clinic, Hospital)	\$366	\$550	\$371	\$4,875	\$6,162
Hotel	\$51	\$182	\$123	\$1,660	\$2,016