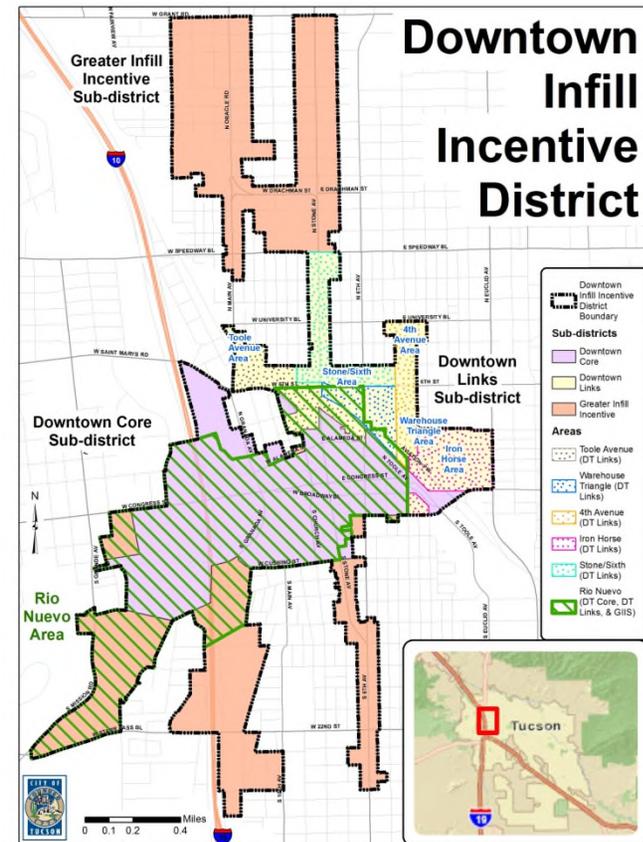


Infill Incentive District (IID) Revisions 2014



1. Introductions
2. Presentation
3. Question and Answer



What is an Infill Incentive District (IID)?

An optional overlay zone wherein individuals may choose to:

1. Develop in accordance with the regulations of the underlying zoning; **OR**,
2. Applicants can request the IID for certain development regulations, such as building setback, height, or parking, in exchange with compliance with certain design standards and privacy mitigation standards.



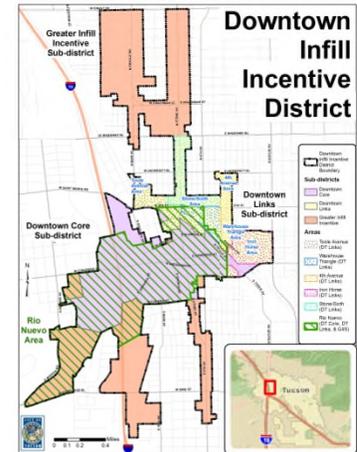
What is an Infill Incentive District (IID)?

- Established by State Statutes for jurisdictions to allow incentives for infill in appropriate areas
- Requires a finding that the district area has distressed property
- Allows for a district with flexible development standards, fees, and property assemblage
- Allows the jurisdiction some flexibility on how it is used and allows incentives



Chronology of IID

- 2006 –
 - Established the boundaries
- 2009 –
 - Established first set of IID zoning standards
 - Downtown Links conceptual overlay document accepted
- 2010 –
 - Created an IID Downtown Core and Greater Sub- districts
 - Downtown Links overlay rezoning process initiated
- 2013 –
 - Initiated changes to IID
 - Consolidation of IID/Downtown Links/ Rio Nuevo District
- 2014 -2015
 - Review of consolidated draft
 - Public hearings by Commission and Mayor and Council



Chronology of IID Revisions 2013-2015

March 2013 – **Mayor and Council initiated IID amendment**

May-September 2013 – Subcommittee public meetings held

August 2013 – Citizens Task Force formed to report to Subcommittee

September 2013 – Task Force reviewed first IID Draft and recommended consolidated approach to include Downtown Links and Rio Nuevo District

November 2013 – Commission endorsed consolidating the overlays

December 2013 – **Held series of stakeholder meetings**

January 2014 – Began consolidating the draft ordinance

March 2014 – Confirmed consolidation effort with Mayor & Council

late June 2014 – Re-initiated Subcommittee and Task Force meetings

July-November 2014 – **Commission, Subcommittee & Task Force meetings**

December-January 2015 – Commission and Mayor & Council hearings



Mayor and Council Direction

March 19, 2013

- Give more prominence to neighborhood protection
- Clarify the role of formal commitments that run with the land
- Provide for an improved design review element
- Ensure the IID stays an incentive
- Look to not create redundancy with other overlays
- Work with the Streetcar Land Use Plan consultant team to ensure consistency with streetcar corridor planning



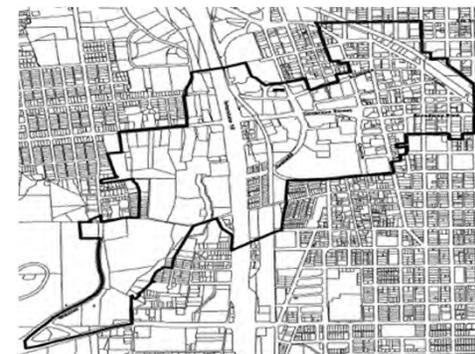
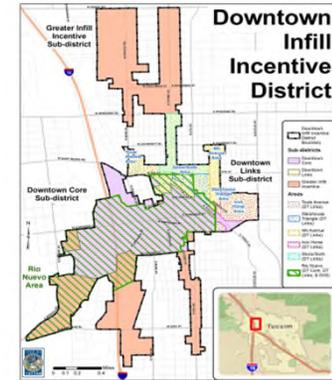
Development and Design Issues Raised by Stakeholders

- Adjacency
- Historic Preservation
- Design Authority
- Design Guidelines and Standards
- Minor and Major Design Review
- Neighborhood
- Involvement
- Overlay Consolidation (Rio Nuevo and IID)
- Mitigation Plans and Commitments
- Multiple-zoned lots
- Group Dwellings
- Special Cases



Project Consolidation

- Per Mayor & Council direction, revise IID for neighborhood protection, etc. – (2013).
- Incorporate proposed Downtown Links Urban Overlay District into IID while developing a new Sub-area – (2011-2013).
- Per Streetcar Land Use Plan, consolidate Rio Nuevo District and Downtown Core – (2012-2013).



Next Steps

- November 19 – Commission Study Session
- December 3 – Commission Public Hearing
 - Recommend a new sunset date
 - Recommend to adopt text amendment
- January 21, 2015 – M/C Public Hearing on IID
 - Pass a new sunset date
 - Adopt text amendment
- January 31, 2015 - Current IID version sunsets



Subcommittee and Task Force Issues August-November 2014

- Parking
- Historic Preservation
- Design Review Committee
- Warehouse Triangle height
- Downtown Links changes



IID Draft Sections 5.12. (1 through 16)

- .1 Purpose
- .2 Establishment
- .3 Definitions
- .4 Applicability
- .5 IID Plan Submittal Requirements
- .6 IID Plan Review and Approval
- .7 RNA Zoning Standards
- .8 General Optional IID Standards
- .9 Greater Sub-district Standards
- .10 Downtown Core Standards
- .11 Downtown Links Standards
- .12 Toole Ave Area
- .13 Warehouse Triangle Area
- .14 Fourth Ave Area
- .15 Iron Horse Area
- .16 Stone/Sixth Area
- 11.4.2 Definitions



Sections 5.12. (.1 Purpose, .2 Establishment, .3 Definitions, & .4 Applicability)

- **Adjacency** – *refers to transitional design standards to residential areas*
- **Historic Preservation** – *refers to protection of historic buildings*
- **Overlay Consolidation** – *refers to the Greater, Downtown Core, Downtown Links Sub-districts and Rio Nuevo Area*
- Conflict of Laws – refers to relation of UDC and IID requirements



Section 5.12.5 (Plan Submittal Requirements)

- **Overlay Consolidation** – *combines administrative submittal requirements of the consolidated overlays (IID, Downtown Links, RNA)*
- **IID Plan Basics** –
 - *follows PDSD development application submittal process*
 - *may require a parking analysis*
 - *may request additional information based on complexity and location*



Section 5.12.6 (Plan Review and Approval)

- **Minor and Major Design Review/Neighborhood Involvement** – *creates criteria for minor and major design reviews*
- **Minor Design Review/Neighborhood Involvement**
 - *creates development criteria*
 - *requires neighborhood meeting*
 - *requires notice within 50 feet to property owners and to affected neighborhood association*
 - *requires Design Professional review, PDSD Director approval*



Section 5.12.6 (Plan Review and Approval) continued.

- **Major Design Review/Neighborhood Involvement Design Authority/Historic Preservation –**
 - *creates development and design criteria*
 - *requires neighborhood meeting, notice within 300 feet to property owners and affected neighborhood association*
 - *requires Design Professional review, IID Design Review Committee (DRC) review and PDSD Director approval*
 - *requires additional review by Historic Commission for historic structures*



Section 5.12.6 (Plan Review and Approval) continued..

- **Historic Preservation/Design Standards –**
 - *lists historic design review criteria for property*
 - *prohibits a demolition or de-listing of an historical structure from using IID flexible zoning options*
 - *states new construction must be consistent with historic context*
 - *includes projects within the Neighborhood Preservation Zone*



Section 5.12.6.E (Historic Preservation)

- If HPZ and IID overlap – HPZ prevails.
- Development within HPZ may use IID option if no de-listing occurs.
- Development adjacent to HPZ boundary must go to Historic Commission for recommendation.
- Development next to an historic structure in or out of HPZ must go to Historic Commission for recommendation.
- Demolitions or de-listing may not use optional IID zoning.
- Outside an HPZ a new development may use the IID's building heights and cannot be reduced only because of proximity to a historic structure. *Note- Downtown Links has restrictions on height affecting adjacent development that applies in some cases Sec 5.12.11.F.*



Section 5.12.7 (Rio Nuevo Area)

- Re-names Rio Nuevo District as Rio Nuevo Area of the IID
- Retains design and historic preservation standards
- Requires Mayor and Council approval of demolition of historic structures
- Retains Design Review Board for minor cases not using IID optional zoning standards
- Removes redundant provisions and out of date language such as hours of operation of parking garages.



Section 5.12.8 (Optional Zoning Standards)

- *Streetscape* – Pedestrian orientation, [Per upcoming Streetscape Manual]
- *Development Transition* – Setbacks, building bulk reduction in GIIS, mitigate service and parking areas
- *Alternative Compliance* – in support of best urban design practices
- *Multi-zoned Parcel Flexibility* – in support of improved design
- Consider use of *Urban Design Reference Manual* as best practice design guideline



Section 5.12.9 (Greater Sub-district)

- *Permitted Use* – Infill related, non-car-oriented
- 25% parking reduction, lease off-site, Park Tucson agreement, Individual Parking Plan for all GIIS uses
- *Building Height* – 60 feet per transition standards
- *Setbacks* – May be reduced per Major Streets and safety
- *Loading /Landscaping* – Allow prevailing historic setback



Section 5.12.10 (Downtown Core Sub-district)

- *Permitted Use* – Same as GIIS, Uses allowed in all zones including Industrial zones
- *Building Height* – 60 feet, I-zones 75 feet
- *Setbacks* – Exempt from Major Streets
- *Exemptions* – Lot size, lot coverage, setbacks
- *Parking* – Waive commercial and residential parking with vehicular reduction plans. Allow some exceptions to parking design.
- *Solid Waste* – Agreement with Environmental



Services

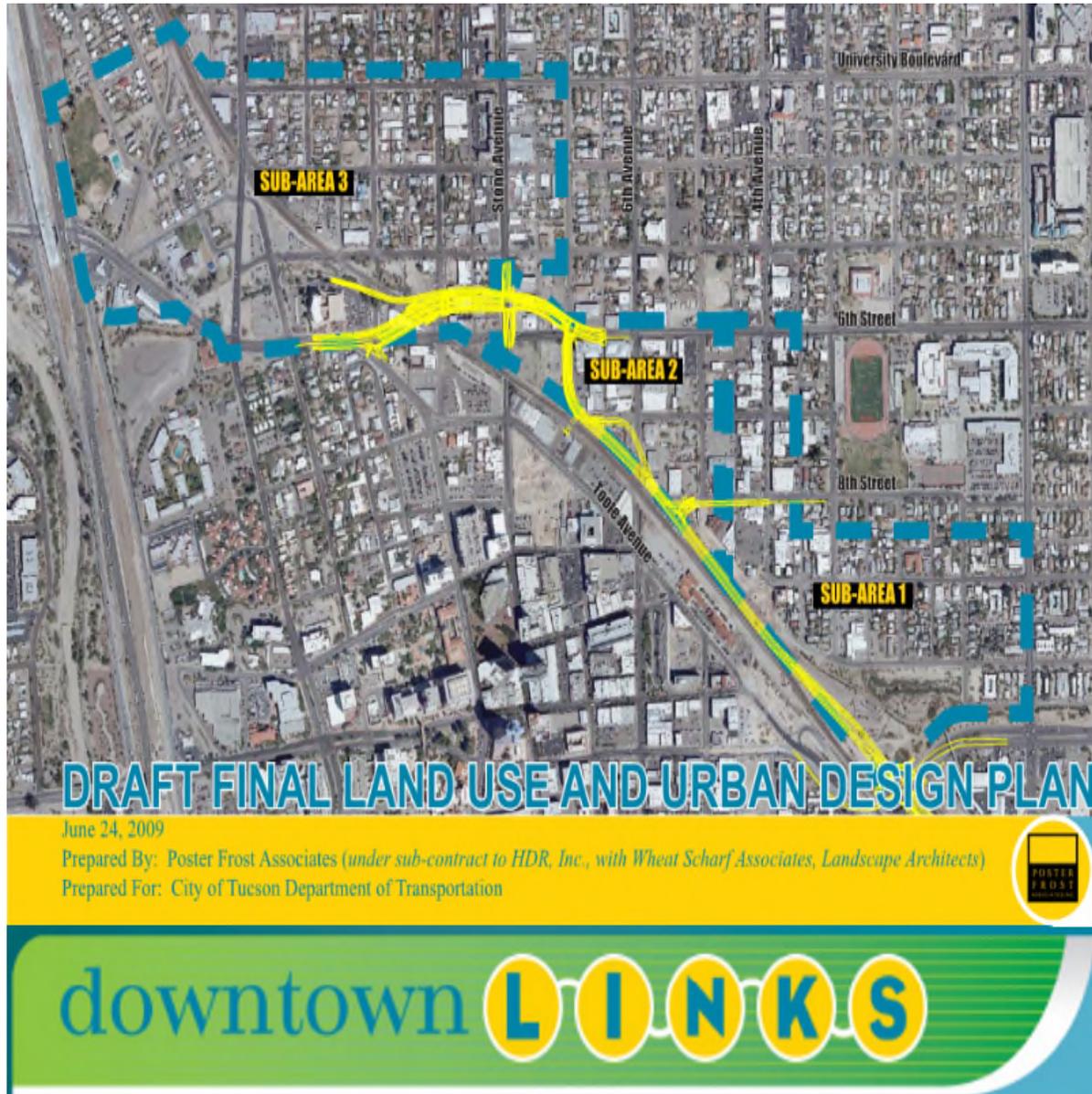
Planning and Development Services Department

November 13, 2014



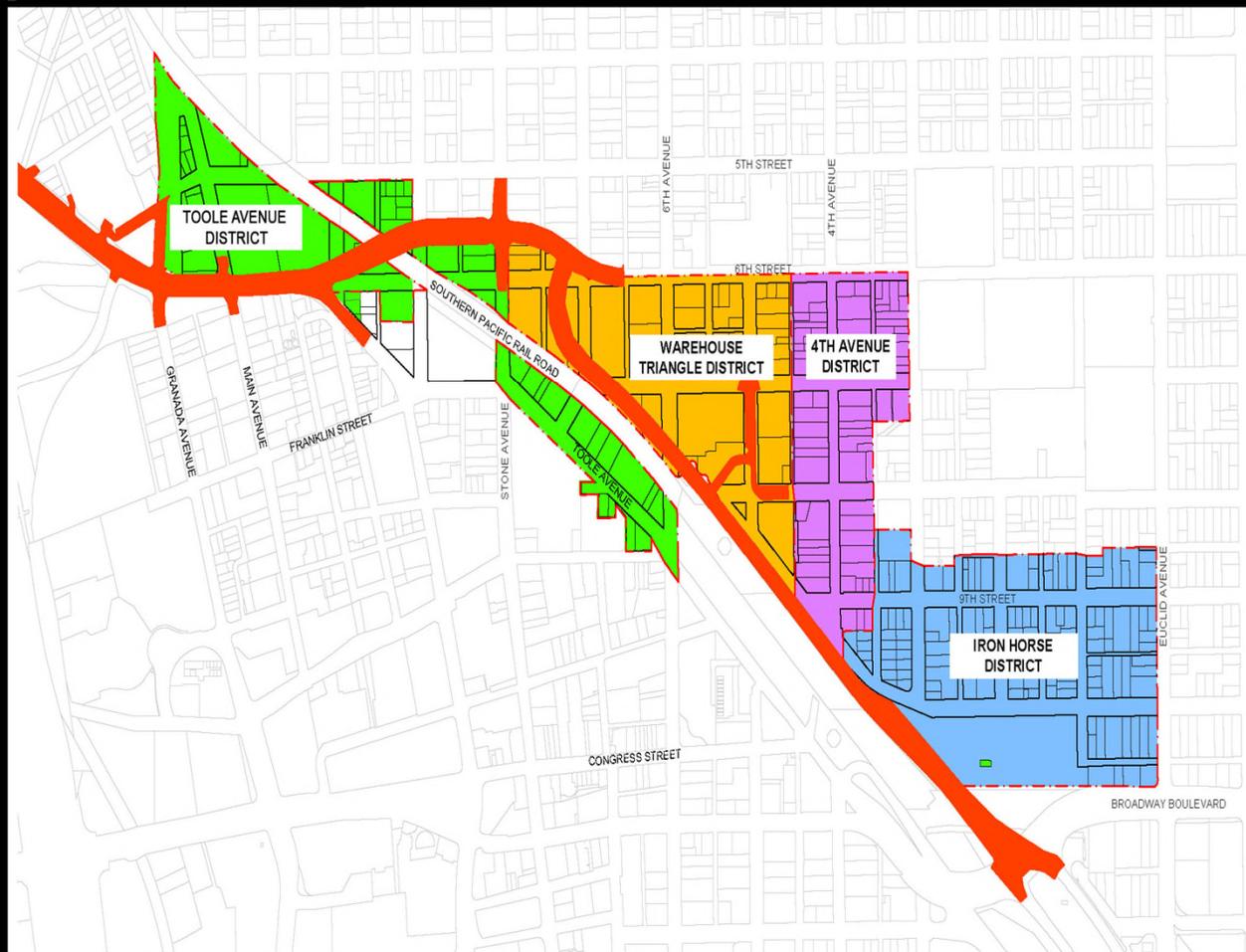
1. **Toole Avenue Area (TAA)**
 - a. **Toole Avenue Sub-Area (TAS)**
 - b. **UA Annex Sub-Area (UAS)**
 - c. **El Presidio Sub-Area (EPS)**
2. **Warehouse Triangle Area (WTA)**
3. **Fourth Avenue Area (FAA)**
 - a. **Fourth Avenue Historic Sub-Area (FHS)**
 - b. **Fourth Avenue Sub-Area (FAS)**
4. **Iron Horse Area (IHA)**
 - a. **Iron Horse Mixed Use Sub-Area (IHA-MS)**
 - b. **Iron Horse Low Density Residential Sub-Area (IHA-RS)**
5. **Stone/Sixth Area (SSA)**
 - a. **Stone Sub-Area (STS)**
 - b. **Sixth Street Sub-Area (SSS)**

Downtown Links –IID

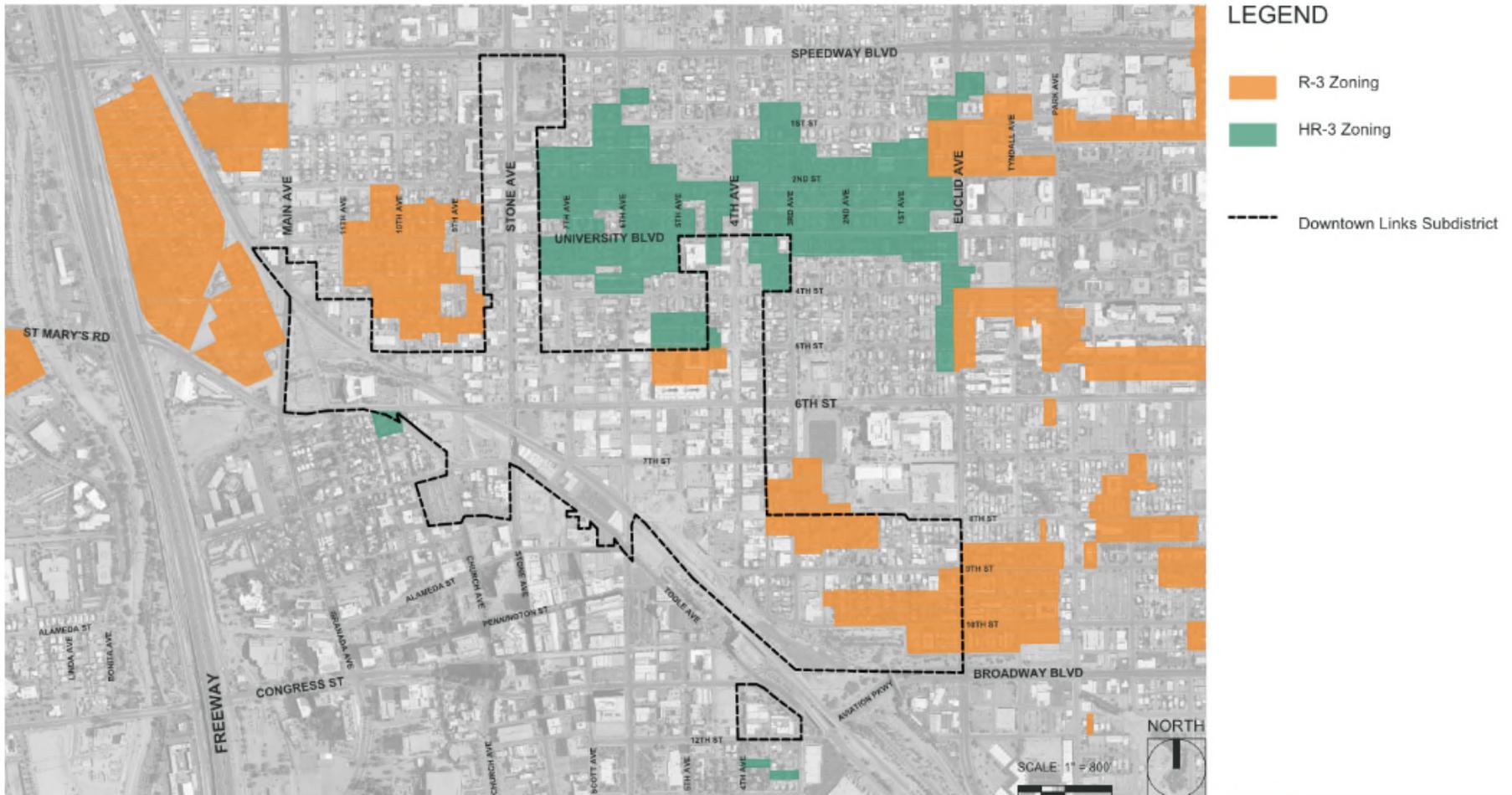


Downtown Links –IID

downtown **L I N K S**



Section 5.12.11 (Downtown Links Subdistrict)



DESCRIPTION

R-3: Provides for high-density residential development and compatible uses. (UDC, Article 4.7.12.). A multifamily development in this zone is allowed to have the following (UDC, Article 6.3.4.):

- Maximum density: 36 units/acre
- Maximum building height: 40'

HR-3: Indicates R-3 zoning located in the Historic Preservation Zone. Permitted uses are the same as R-3, but building heights, setbacks, and the design of the proposed structures are determined by the historic neighborhood context.

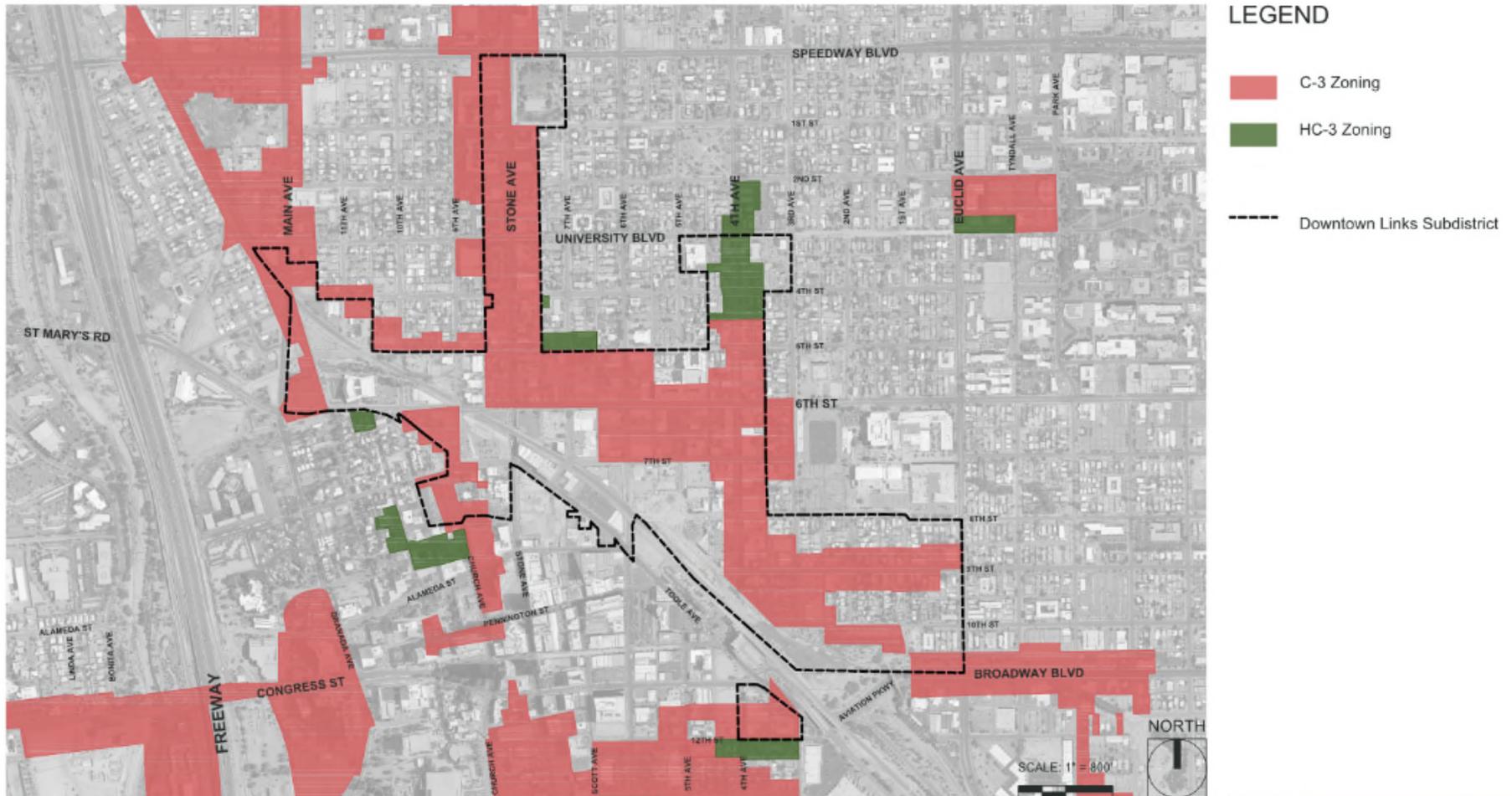
Note: Inappropriate R-3 development represents a potential dissonance with the Iron Horse Neighborhood and its fragile historic resources.

POSTER FROST MIRTO
ARCHITECTURE PLANNING PRESERVATION

IID DOWNTOWN LINKS
SUB-DISTRICT SITE ANALYSIS

EXHIBIT 3.2
ZONING - R-3, HR-3

Section 5.12.11 (Downtown Links Subdistrict)



DESCRIPTION

C-3: Provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas (UDC, Article 4.7.22.). Development in this zone is allowed to have the following (UDC, Article 6.3.4.):

- Maximum density (residential): 87 units/acre

- Max building height (residential and nonresidential): 75'
- **HC-3:** Indicates C-3 zoning located in the Historic Preservation Zone. Permitted uses are the same as C-3, but building heights, setbacks, and the design of the proposed structures are determined by the historic neighborhood context.

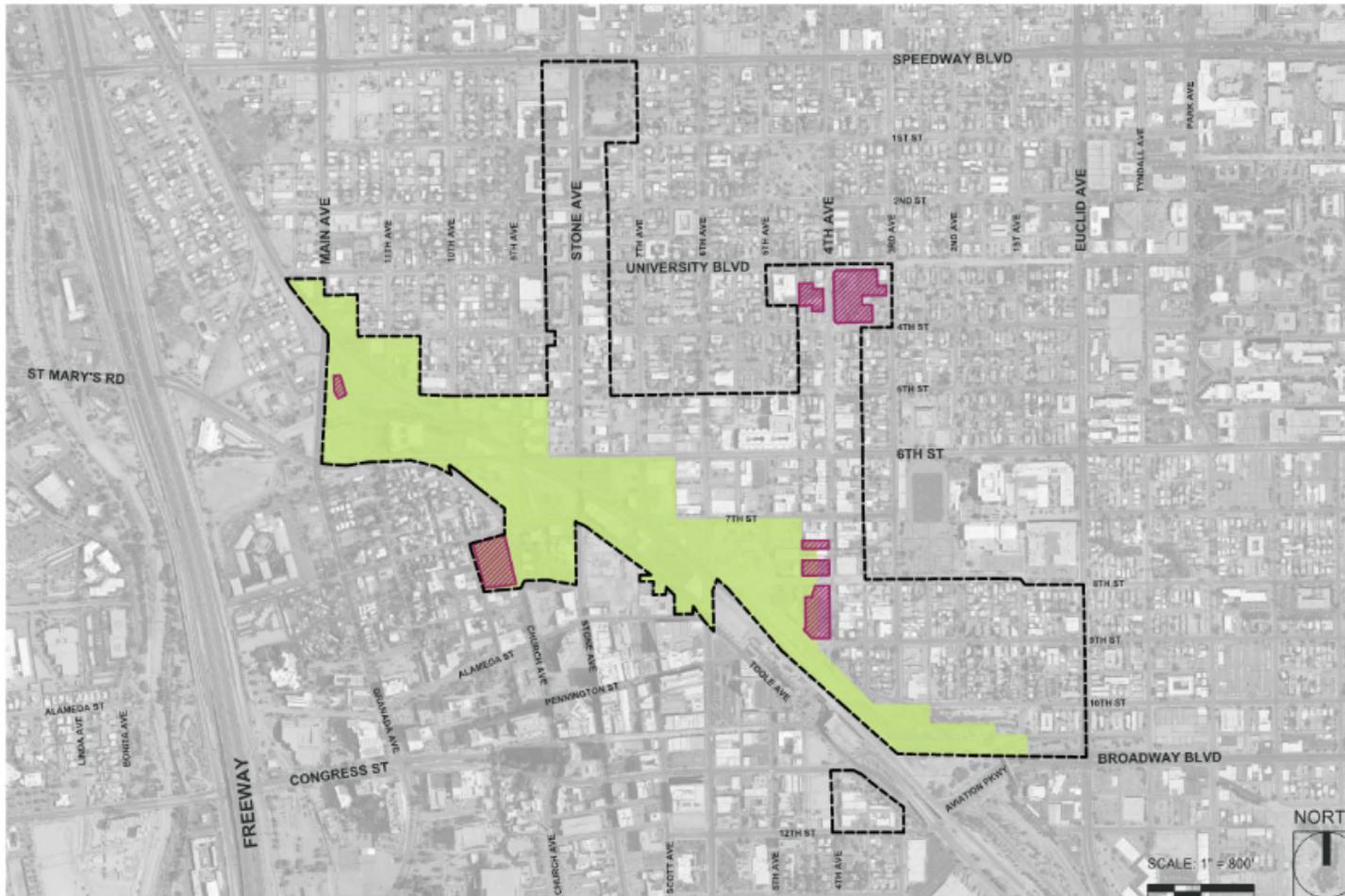
Note: Currently, major portions of the Iron Horse, Fourth Avenue, and Stone/Sixth Areas are zoned C-3, allowing for buildings up to 7 stories. Inappropriate C-3 development poses a potential threat to these areas and their fragile historic resources.

POSTER FROST MIRTO
ARCHITECTURE PLANNING PRESERVATION

IID DOWNTOWN LINKS
SUB-DISTRICT SITE ANALYSIS

EXHIBIT 3.4
ZONING - C-3, HC-3

Section 5.12.11 (Downtown Links Subdistrict)



LEGEND

- I-1 Zoning
- Developable Parcels with Mixed Zoning
- Downtown Links Subdistrict

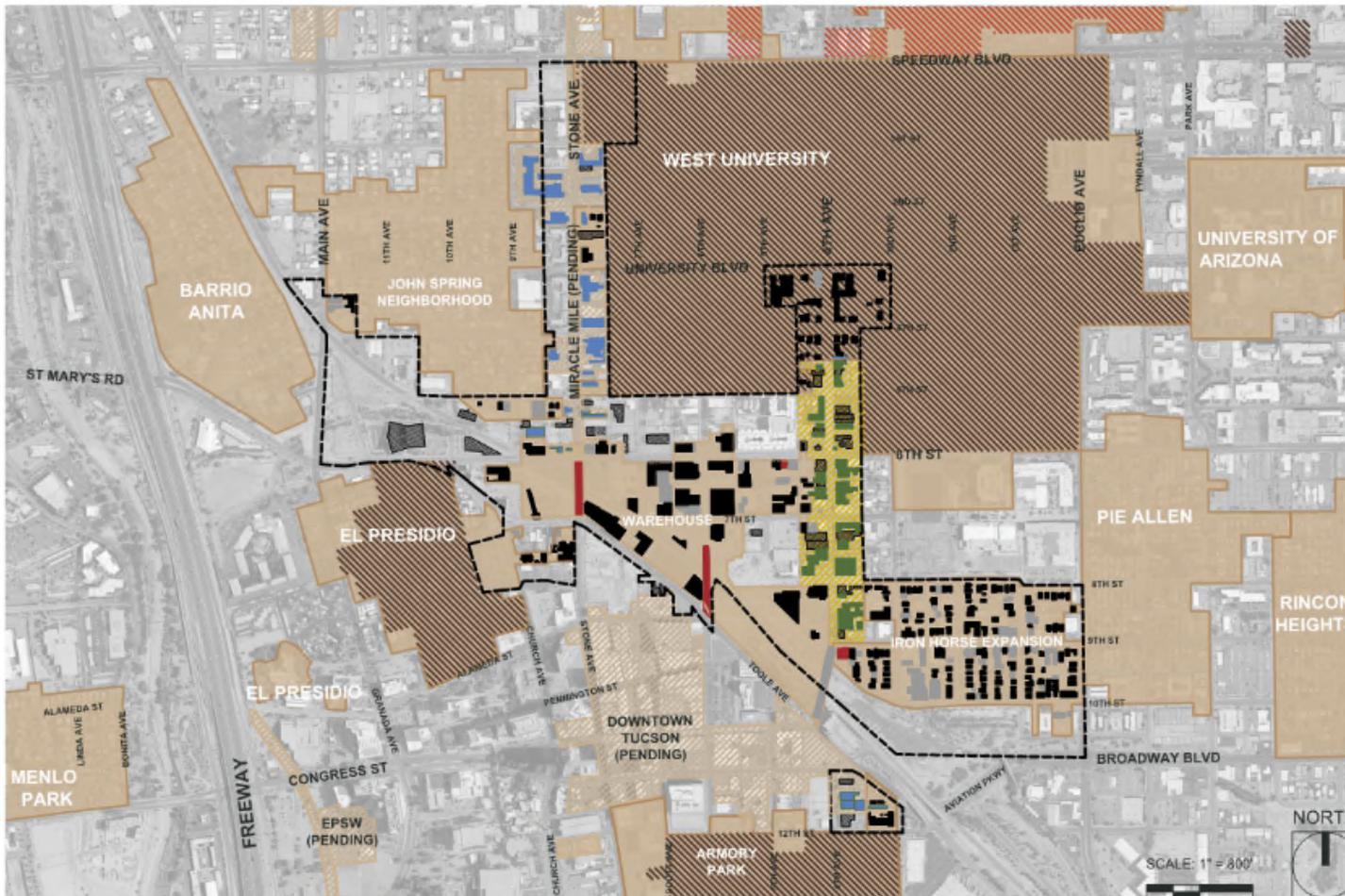
DESCRIPTION

This map shows parcels with I-1 zoning (which prohibits housing uses of any kind) and parcels under single ownership with mixed-zoning (for example: partially O-3, partially C-3 zoning).


**IID DOWNTOWN LINKS
SUB-DISTRICT SITE ANALYSIS**

**EXHIBIT 3.8
SITES WITH ZONING
CHALLENGES**

Section 5.12.11 (Downtown Links Subdistrict)



LEGEND

DISTRICTS

- Current National Register District
- Eligible National Register District
- 4th Avenue District*
- City of Tucson Historic Preservation Zone
- City of Tucson Neighborhood Preservation Zone

STRUCTURES

- Contributing
- Non-contributing
- Determined to be Eligible*
- Eligible Contributing
- Individually Listed
- Ineligible
- Downtown Links Subdistrict

DESCRIPTION

Significant portions of the Downtown Links Subdistrict fall within current, pending, or eligible* National Register Historic Districts. Limited portions of the Subdistrict are also in the City of Tucson Historic Preservation Zone. Significant zoning protection is available to the neighborhoods located in the Historic Preservation Zone; however, very

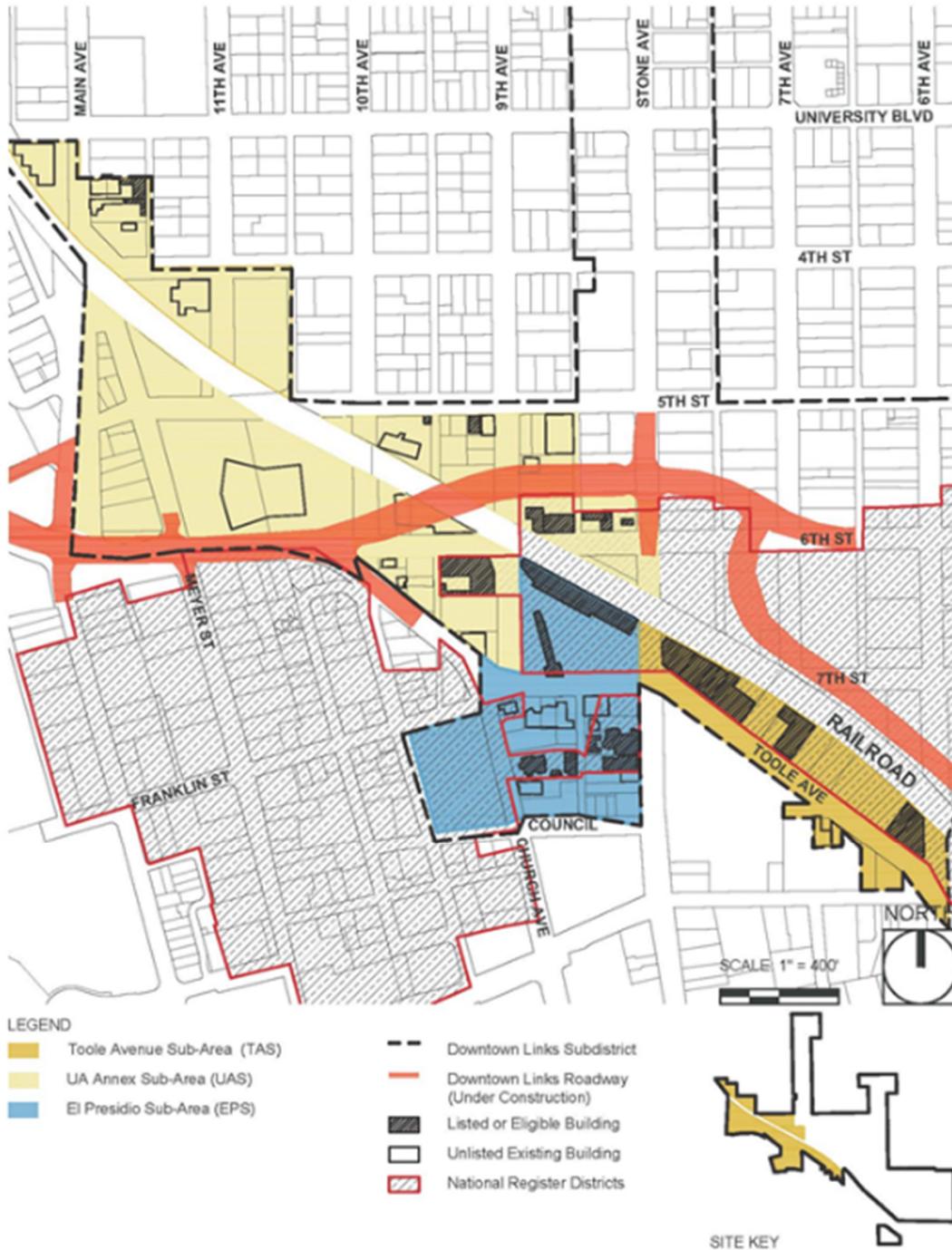
little historic protection is provided for the Districts listed on the National Register of Historic Places.

*4th Avenue District is not formally established as an eligible National Register District by the Arizona State Historic Preservation Office, but preliminary historical research for the Tucson Modern Streetcar Project indicates that it is likely to be eligible for listing in the National Register.

POSTER FROST MIRTO
ARCHITECTURE PLANNING PRESERVATION

IID DOWNTOWN LINKS
SUB-DISTRICT SITE ANALYSIS

EXHIBIT 6.1
HISTORIC DISTRICTS AND STRUCTURES



1. Toole Avenue Area (TAA)
 - (Allow compatible infill)
 - a. Toole Avenue Sub-Area (TAS)
 - Existing federal listed historic structures
 - I-1 zoning
 - b. UA Annex Sub-Area (UAS)
 - Mostly I-1 zoning
 - A few federal listed historic structures
 - UA ownership
 - c. El Presidio Sub-Area (EPS)
 - Mixed zoning
 - Federal historic district with listed structures
 - Adjoins local historic district
 - Prime vacant sites





2. Warehouse Triangle Area (WTA)

(Increase intensity of use)

- Federal historic district with listed buildings
- Prime area with little neighborhood sensitivity
- C-3 on the north, I-1 on the south
- Adjacent to streetcar





3. 4th Avenue Area (FAA)
 (Protect historic properties amid C-3)
- a. Fourth Avenue Historic Sub-Area (FHS)
- Congruent DL-IID and West University HPZ
 - Mixed zoning
 - A few larger redevelopment opportunities
 - Streetcar location
- b. Fourth Avenue Sub-Area (FAS)
- National register eligible, not listed
 - Sensitive historic properties
 - Very little parking opportunity
 - High zoning at C-3





4. Iron Horse Area (IHA)
(Protect historic sites amid C-3, R-3)

a. Iron Horse Armory Park Mixed Use Sub-Area (IHA-MS)

- Federal-listed sensitive historic property
- Not protected by HPZ
- High zoning C-3
- Streetcar
- Not much parking opportunity
- Neighborhood plan goals

b. Iron Horse Low Density Residential Sub-Area (IHA-RS)

- Federal-listed sensitive historic property
- Not protected by HPZ
- High zoning R-3
- Streetcar
- Not much parking opportunity





5. Stone/Sixth Area (SSA) (Soften C-3 edges adjoining historic)

a. Stone Sub-Area (STS)

- Potentially eligible historic property
- Adjoins HPZ WUNA on east
- High zoning C-3
- Distant from streetcar
- More auto-related
- Stone Ave Corridor Plan goals

b. Sixth Street Sub-Area (SSS)

- Few eligible historic properties
- Adjoins HPZ WUNA on north
- High zoning C-3
- Closer to streetcar



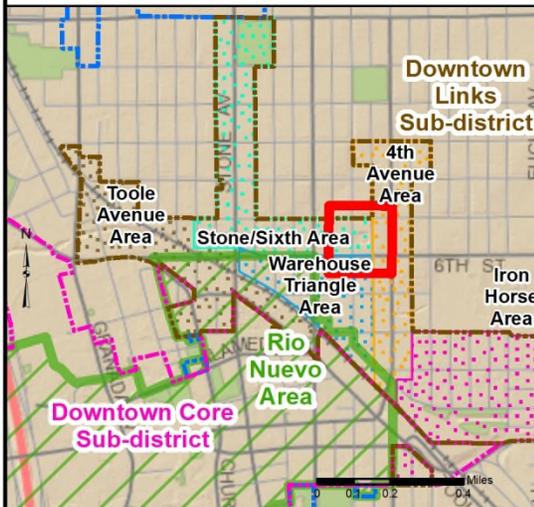
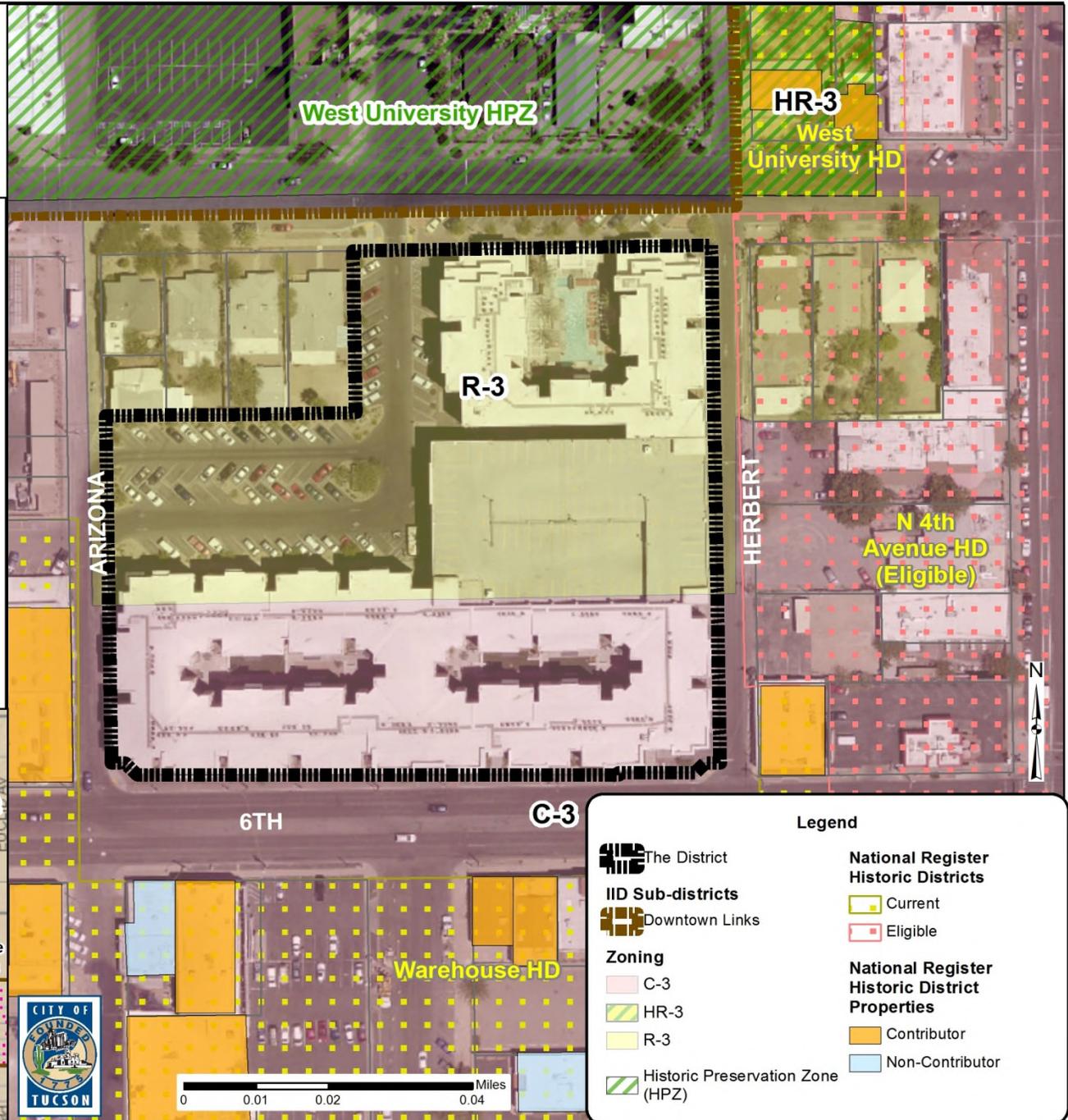
The District

- **Downtown Infill Incentive District**
 - Downtown Links Sub-district
 - Stone-Sixth Area

- **Not in National Register Historic District**
 - Adjacent to Warehouse HD (current) and N 4th Avenue HD (eligible)
 - No individually listed NRHP buildings

- **Adjacent to West University HPZ**

- **C-3 and R-3 Zoning**



Legend

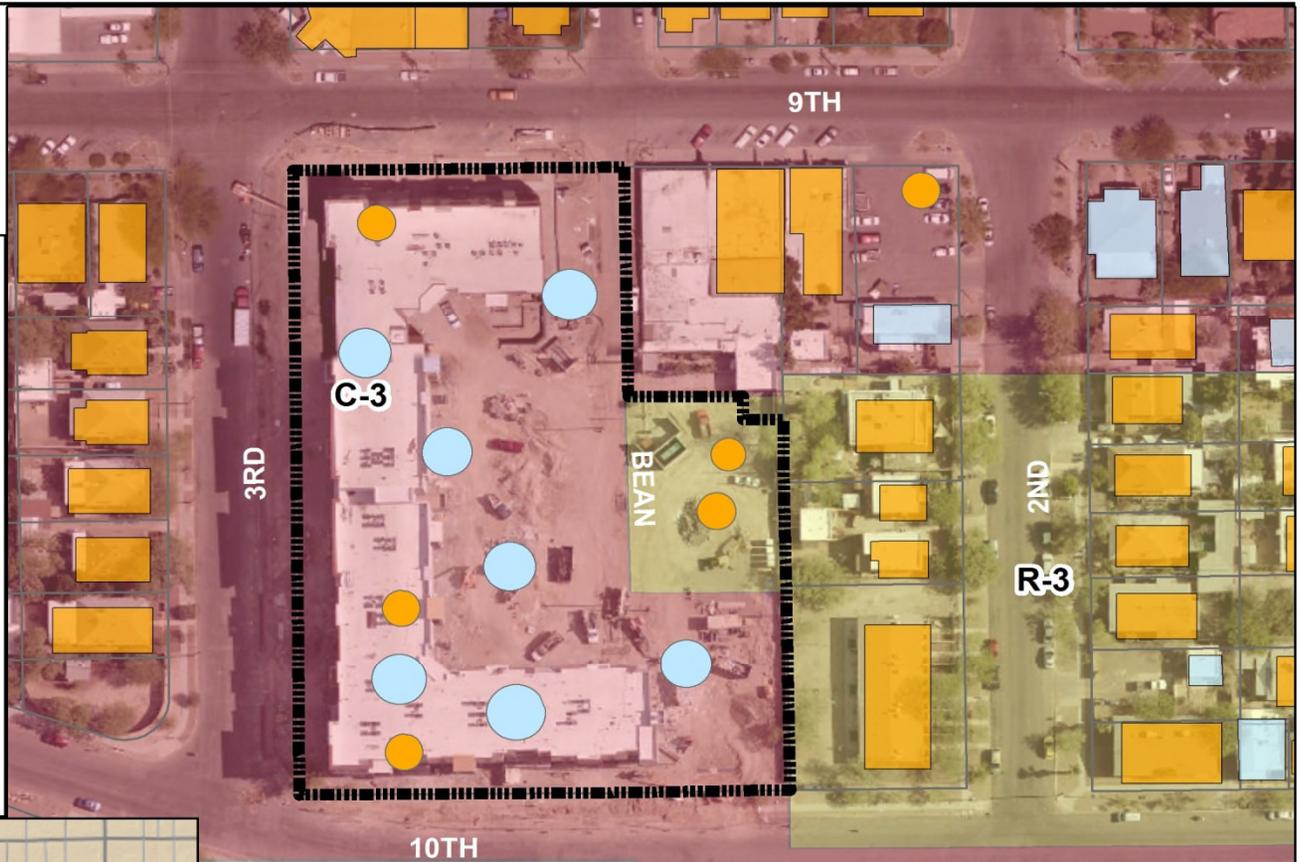
The District	National Register Historic Districts
IID Sub-districts	Current
Downtown Links	Eligible
Zoning	National Register Historic District Properties
C-3	Contributor
HR-3	Non-Contributor
R-3	
Historic Preservation Zone (HPZ)	

The Junction

- **Downtown Infill Incentive District**
 - Downtown Links Sub-district
 - Iron Horse Area

- **Iron Horse Expansion National Register Historic District**
 - Demolished Contributing Properties
 - Demolished Non-contributing Properties

- **C-3 and R-3 Zoning**

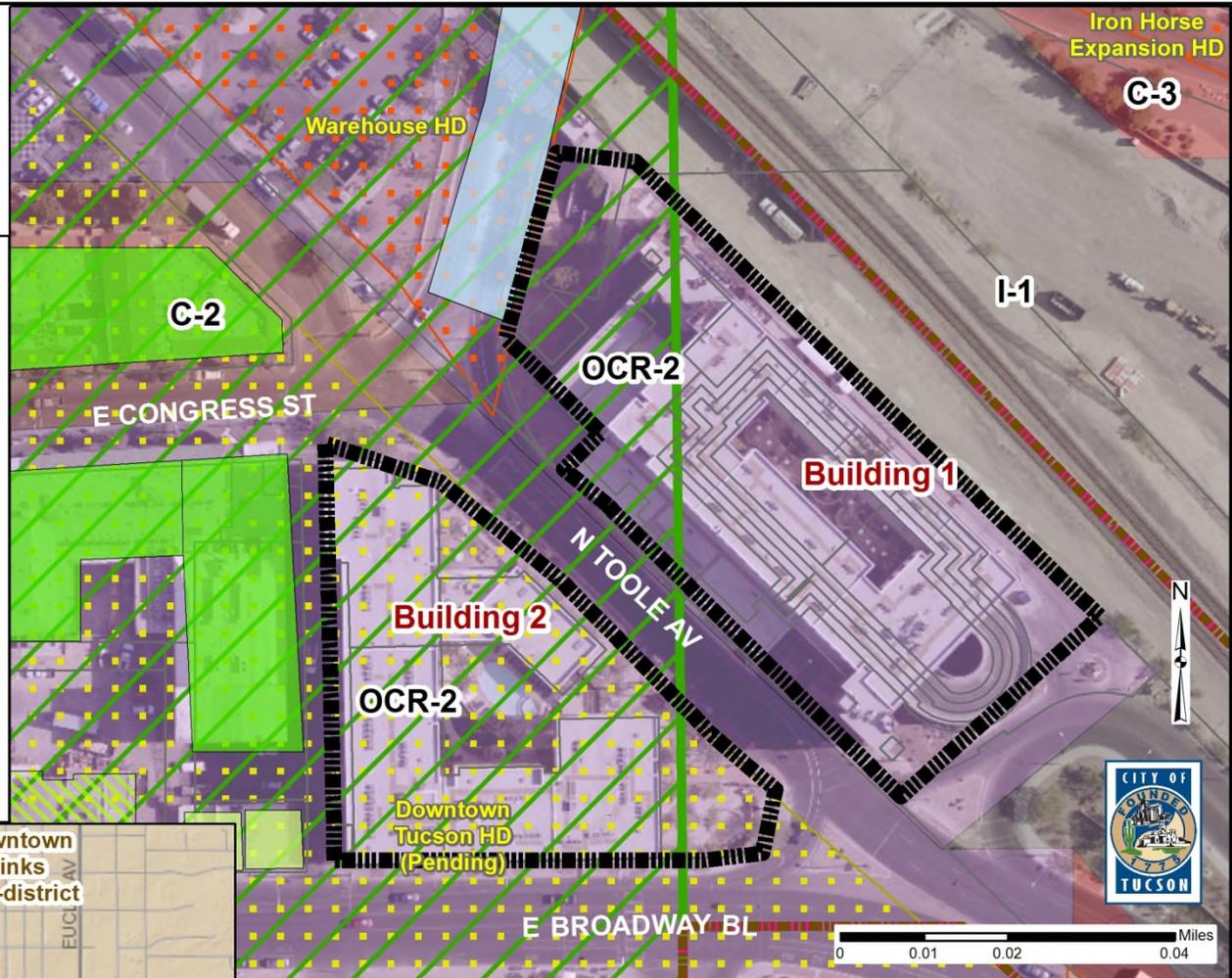


Legend

 The Junction	National Register Historic District Properties
Zoning	 Contributor
 C-3	 Non-Contributor
 I-1	Demolished Buildings in HD
 R-3	 Contributor
	 Non-Contributor

The Cadence

- Downtown Infill Incentive District
 - Downtown Core Sub-district
- Rio Nuevo Area
 - Buildings 1 and 2
- Downtown Tucson National Register Historic District (Pending)
 - Building 2 in Pending District
 - No individually listed NRHP buildings
- OCR-2 Zoning



Legend

	Zoning	National Register Historic District	Individual NRHP Status
	C-2	CURRENT	Listed
IID Sub-districts	C-3	ELIGIBLE	Eligible
	I-1	HD Properties	Ineligible
	OCR-2	Contributor	
		Non-Contributor	

Questions and Answers

Additional questions/comments,
contact:

Carolyn Laurie

Carolyn.Laurie@tucsonaz.gov

(520) 791-5550

