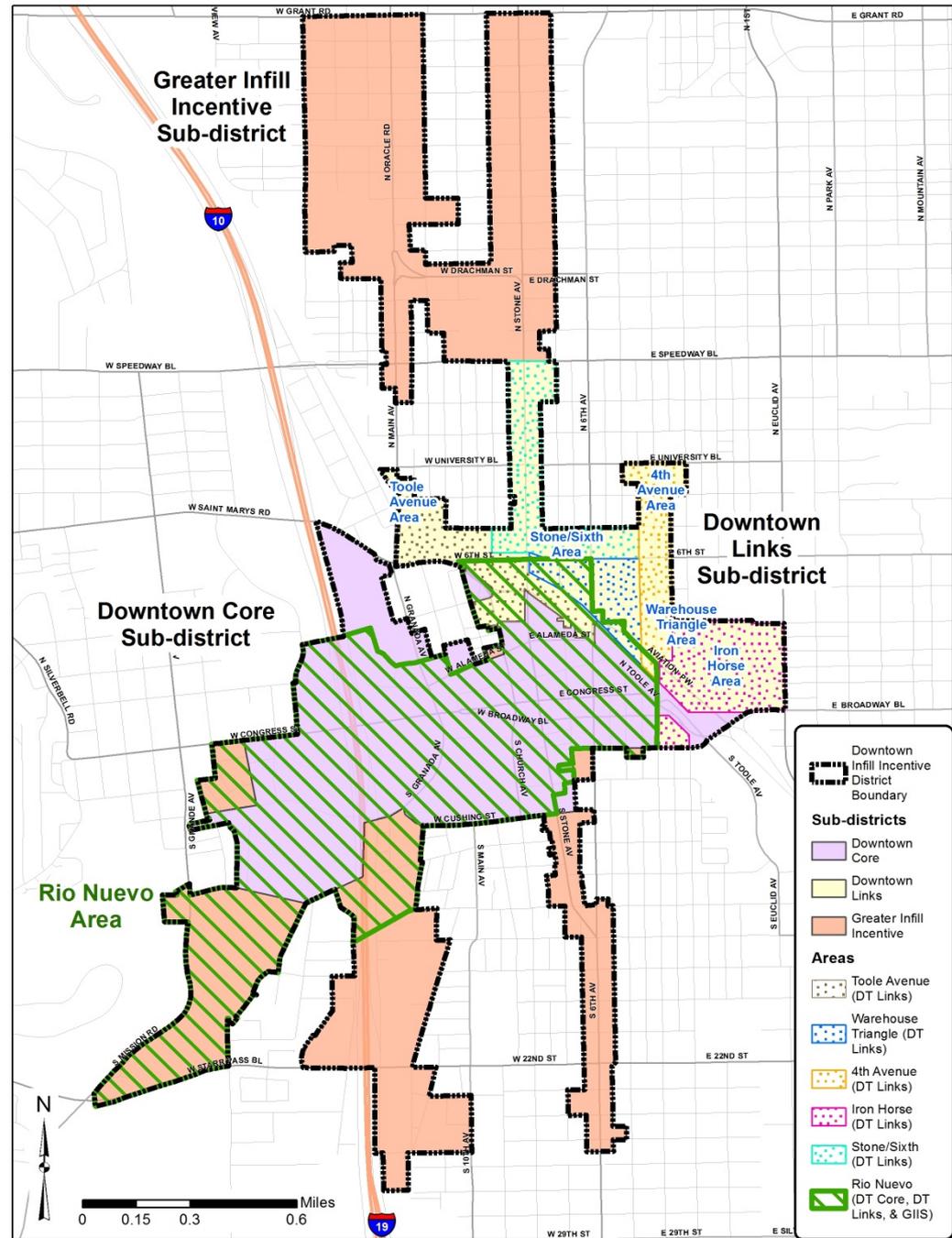


Infill Incentive District (IID)

Revisions 2014

Planning Commission
Study Session 11-19-14

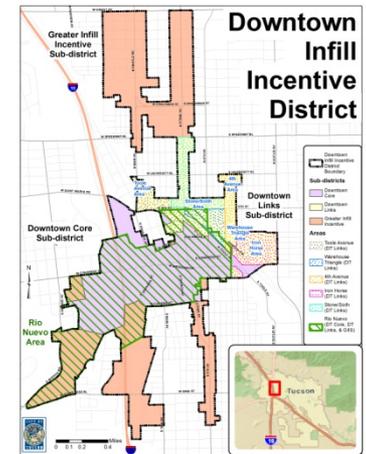


What is an Infill Incentive District (IID)?

1. An **optional** overlay zone.
2. Established by State Statutes for jurisdictions to allow incentives for infill in appropriate areas.
3. Applicants have the option to development in accordance with the regulations of the underlying zoning; **OR**,
4. 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.



Chronology of IID



2006 – Established the IID boundaries

2009 – Established first set of IID zoning standards

– Downtown Links conceptual overlay document accepted

2010 – Created the IID Downtown Core and Greater Sub-districts

– Downtown Links overlay rezoning process initiated

2013 – **Mayor and Council Initiated changes to IID**

– Consolidation of IID/Downtown Links/Rio Nuevo District

2014 – Review of consolidated draft

– Public hearings by Commission and Mayor and Council



Mayor and Council Direction

March 19, 2013

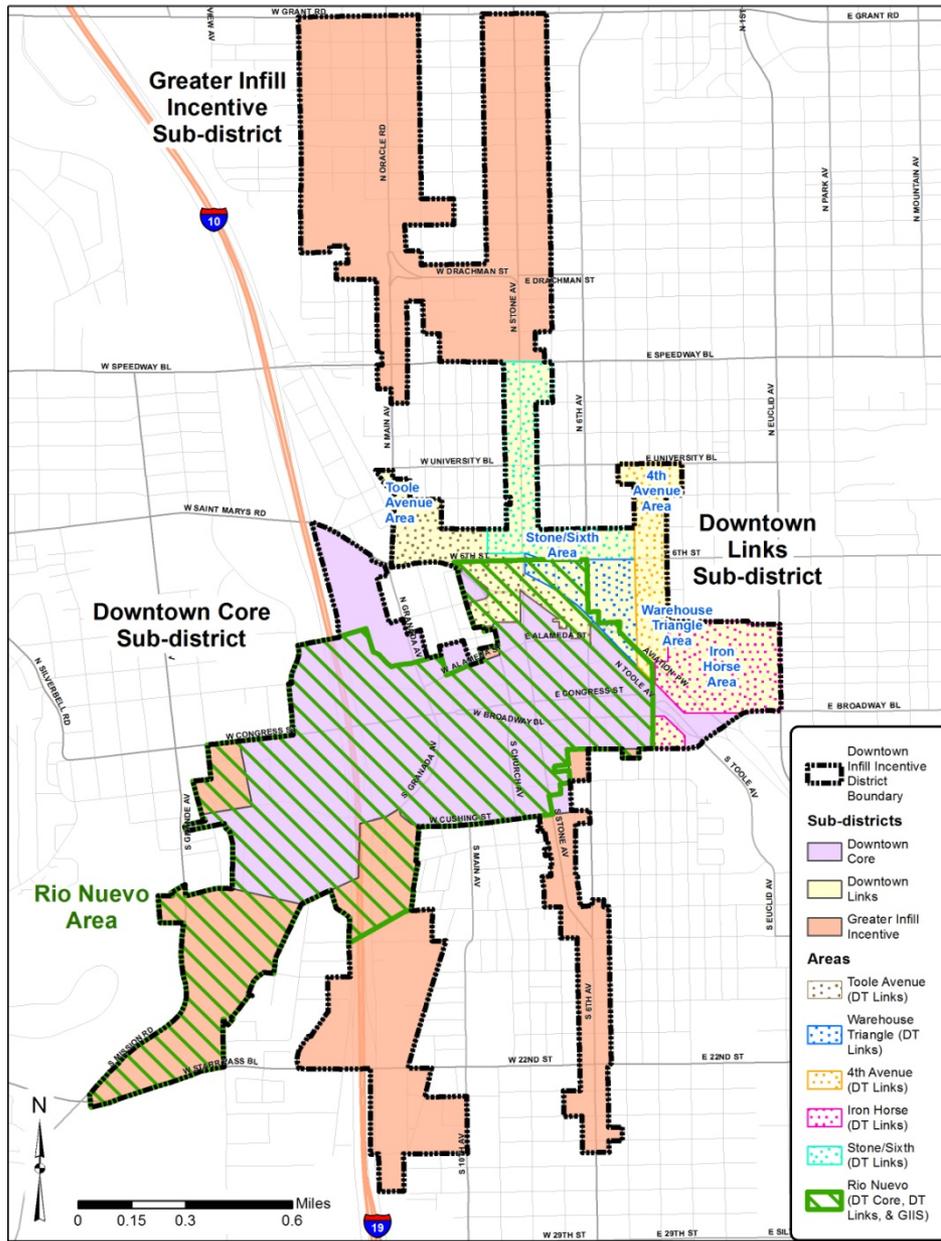
- Give more prominence to neighborhood protection
- Clarify the role of formal commitments that run with the land
- Provide for an improved design review element
- Ensure the IID stays an incentive
- Look to not create redundancy with other overlays
- Work with the Streetcar Land Use Plan consultant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



Next Steps

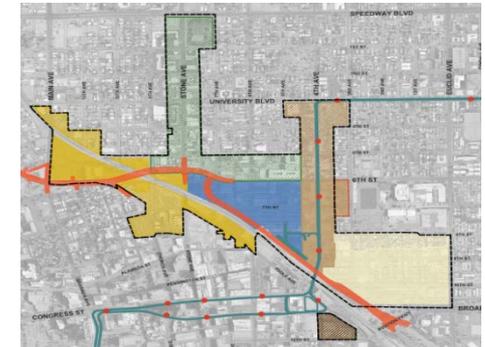
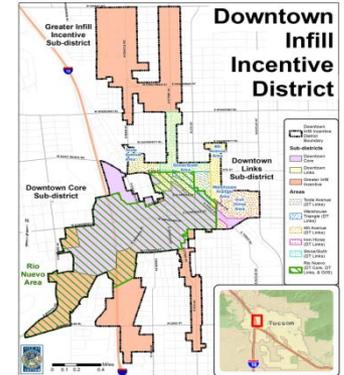
- December 3 – Commission Public Hearing
 - Recommend a new sunset date
 - Recommend to adopt text amendment
- January 21, 2015 – M/C Pubic Hearing on IID
 - Pass a new sunset date
 - Adopt text amendment
- January 31, 2015 - Current IID version sunsets





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).



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



Recent IID Revisions Related to Subcommittee/Task Force Meetings

October 27, 2014 – Subcommittee/Task Force Meeting

- Issues raised: *DLS Visual Access, Group Dwellings, Parking, Shade, and DLS Armory Park*

November 5, 2014 – Subcommittee/Task Force Meeting

- Issues raised: *Design Review Committee timeline, Major Design Review Criteria, DLS Build to Lines*

November 13, 2014 – Neighborhood Meeting/ Subcommittee

- Issues raised: *Incentives, Historic Preservation, DLS Building Heights, Adequate Infrastructure, Traffic Impact*



Stakeholder Mr. Martin Comments

1. Major Design Review Criteria - building height, at intersections.
2. IID Design Review Committee function.
3. DLS Build to line
4. RNA reviews versus IID optional zoning reviews
5. Director's decision and review timeframe for IID projects.
6. 60' building height in GIIS
7. Ground floors , adjacent, other clarification



Commissioner Fink's Questions

1. What is the physical form desired?
2. What are the standards?
3. What are the incentives?
4. What is the IID process meant to achieve?
5. Do the standards address the design?



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)

- **Neighborhood Involvement** –
 - *requires neighborhood meeting*
 - *Minor Design Review requires notice within 50 feet to property owners and to affected neighborhood association*
 - *Major Design Review requires neighborhood meeting, notice within 300 feet to property owners and affected neighborhood association*



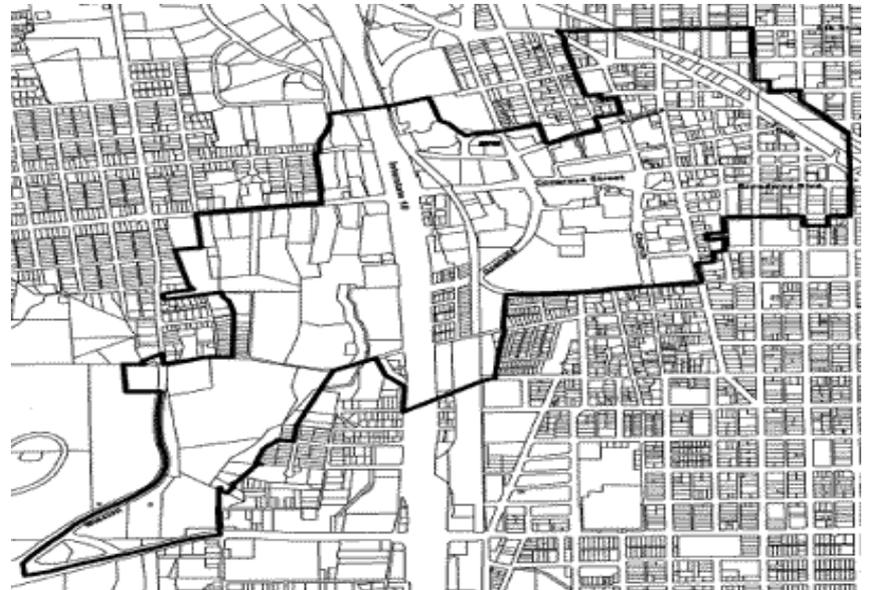
Section 5.12.6.E (Historic Preservation)

- 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 IID
- Retains design and historic preservation standards
- Requires Mayor and Council approval of historic structures demolition
- Retains DRB for minor cases not using IID optional standards
- Removes redundant provisions and out dated language such as hours of operation of parking garages



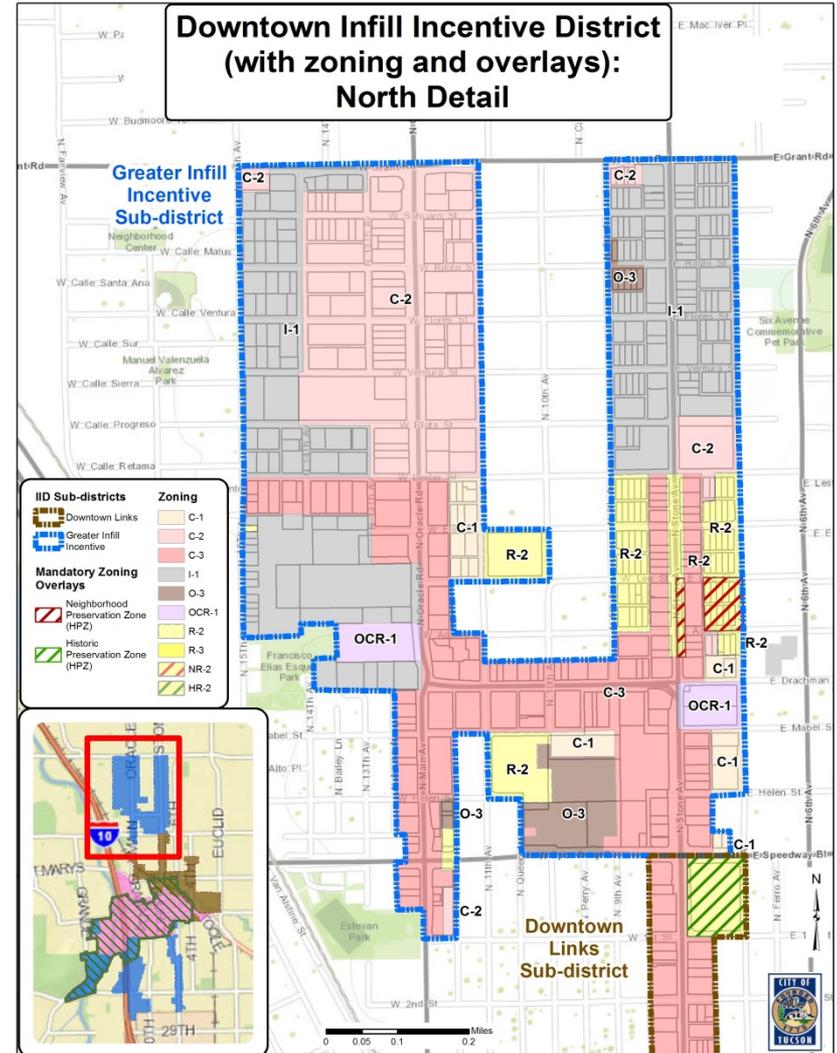
Section 5.12.8 (Optional Zoning Standards)

- *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



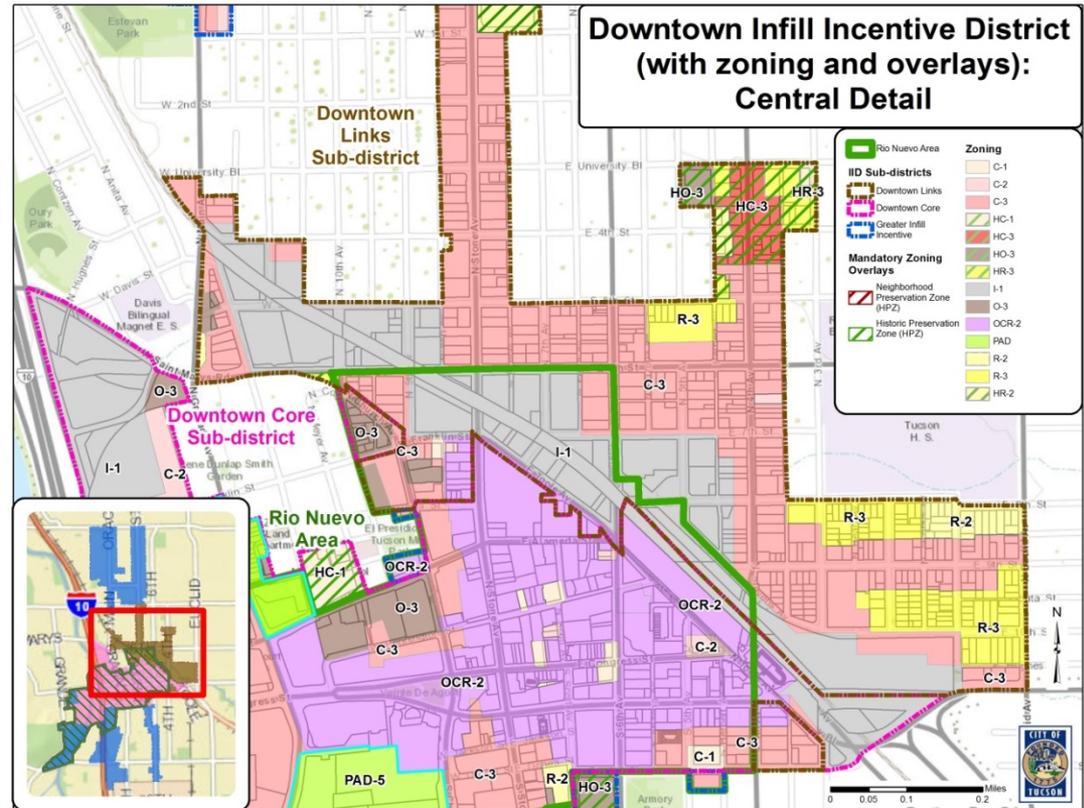
Section 5.12.9 (Greater Subdistrict)

- **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

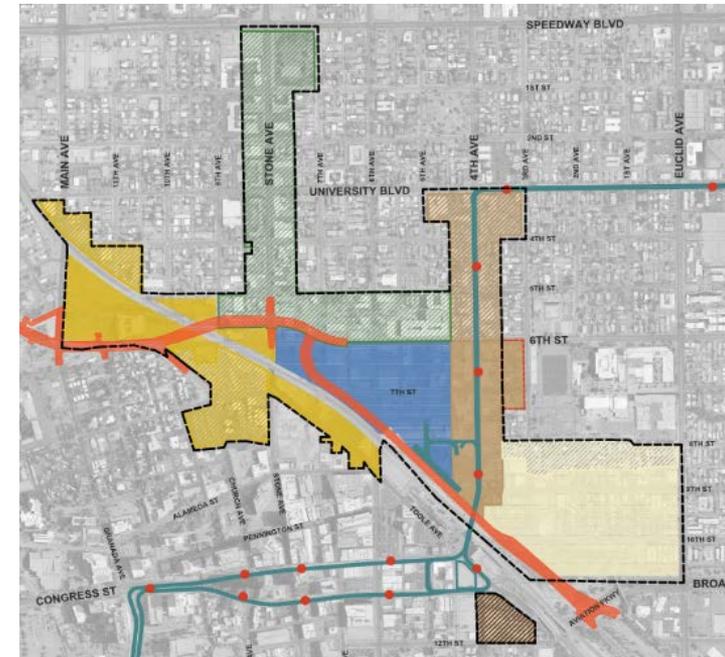


Section 5.12.10 (Downtown Core Subdistrict)

- 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 exceptions to parking design.
- Solid Waste – Agreement with Environmental Services



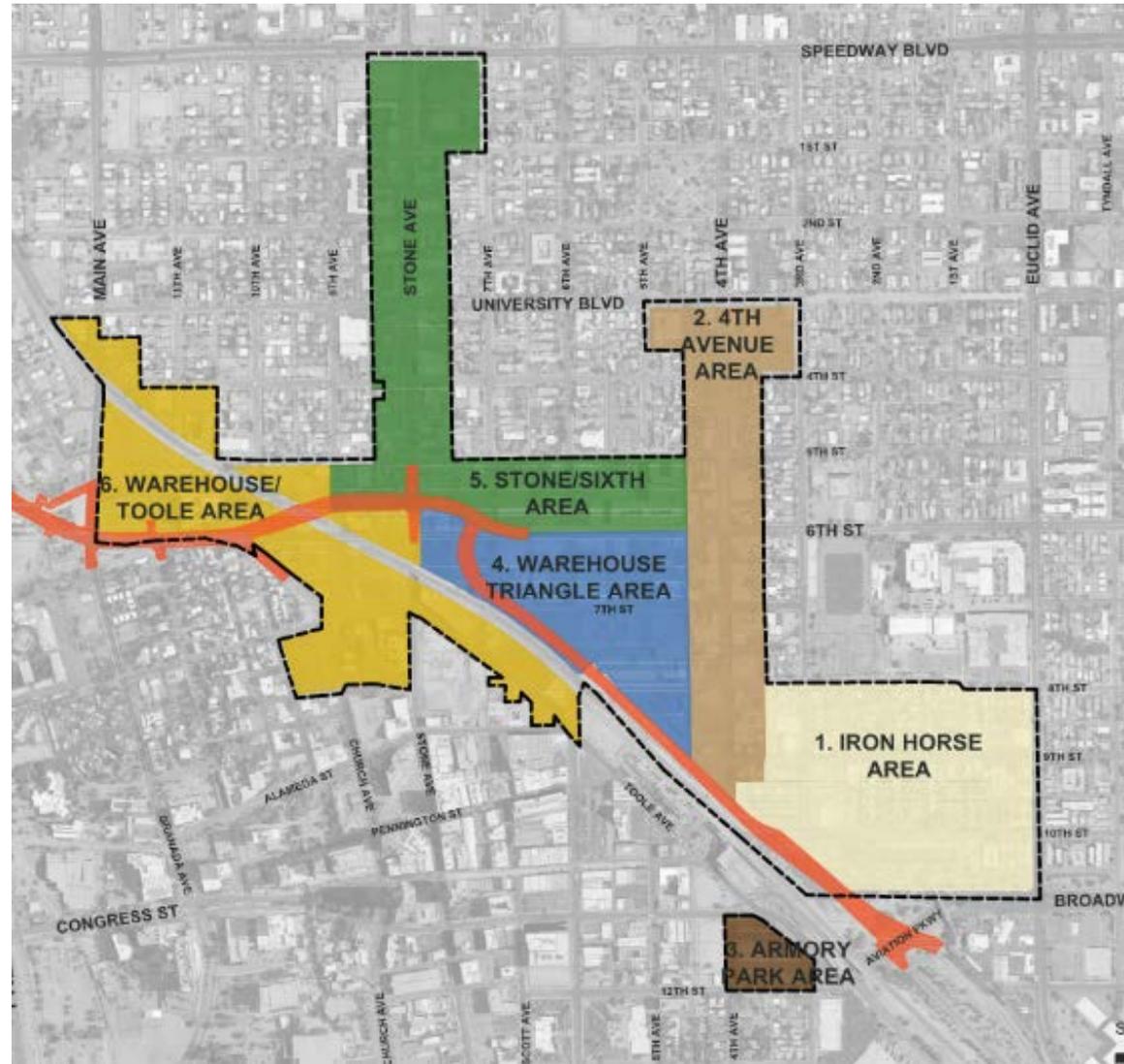
Downtown Links Process



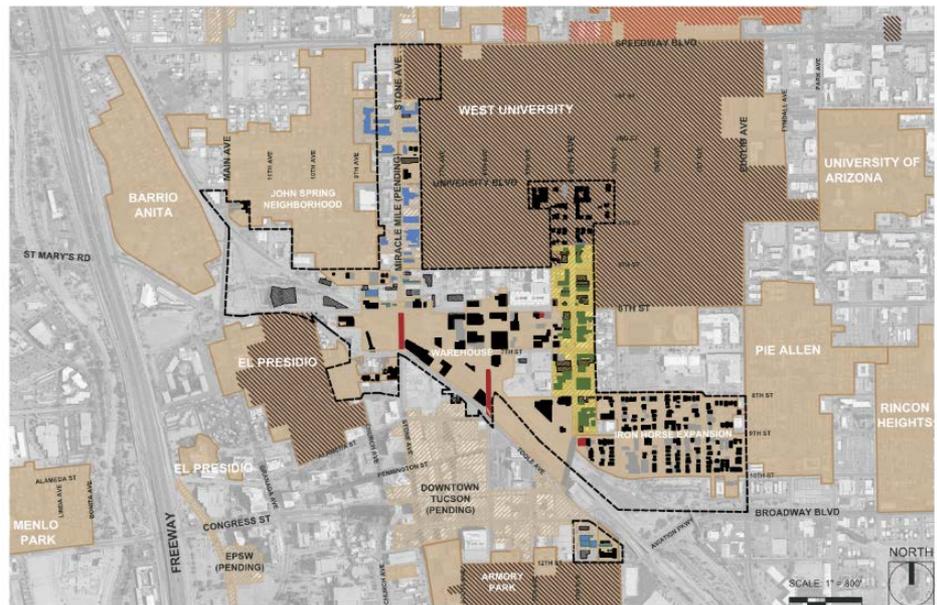
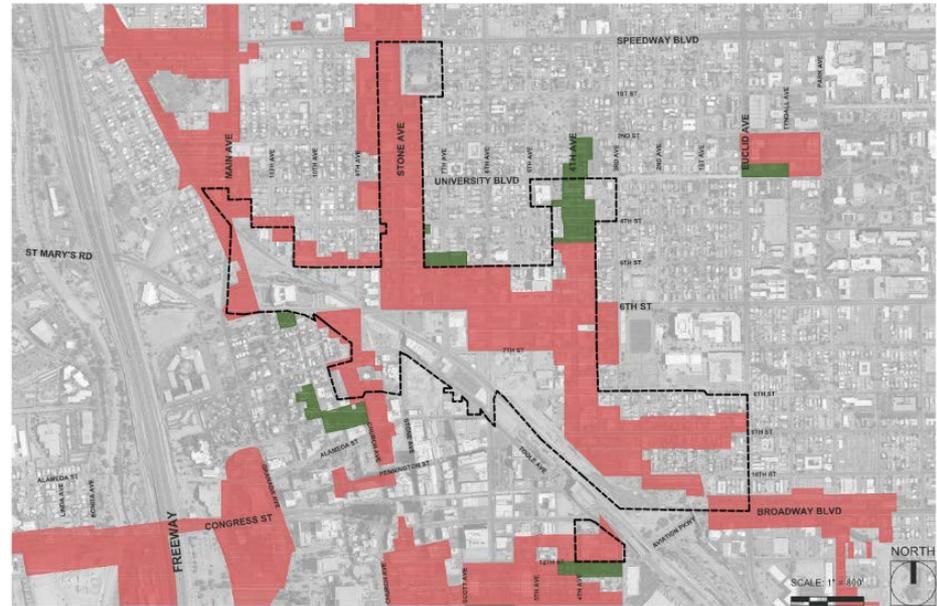
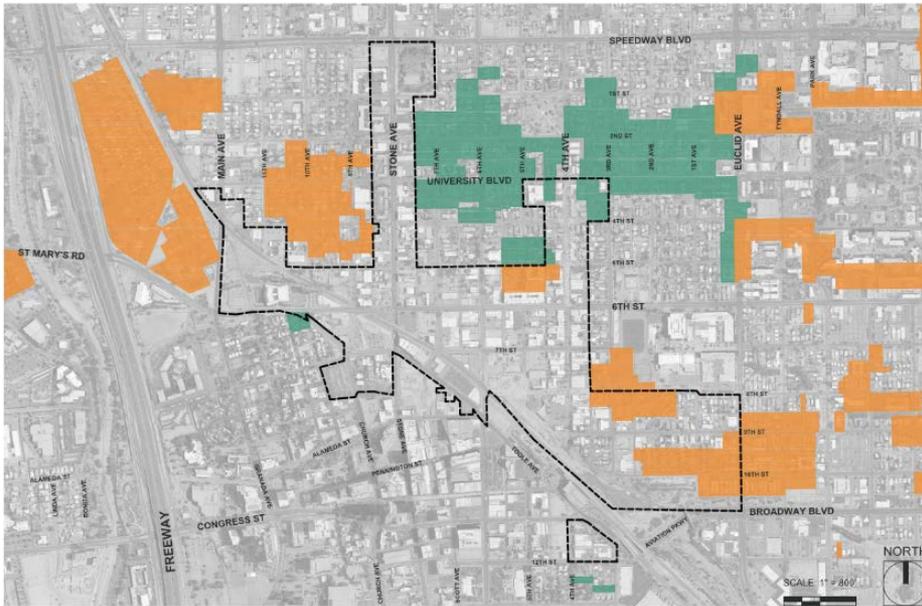
Mayor & Council
Direction →

Section 5.12.11 (Downtown Links Subdistrict)

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. Armory Park Area (APA)
4. Fourth Avenue Area (FAA)
 - a. Fourth Avenue Historic Sub-Area (FHS)
 - b. Fourth Avenue Sub-Area (FAS)
5. Iron Horse Area (IHA)
 - a. Iron Horse Mixed Use Sub-Area (IHA-MS)
 - b. Iron Horse Low Density Residential Sub-Area (IHA-RS)
6. Stone/Sixth Area (SSA)
 - a. Stone Sub-Area (STS)
 - b. Sixth Street Sub-Area (SSS)



Downtown Links Zoning and Districts



1. Toole Avenue Area (TAA)

(Allow compatible infill)

a. Toole Avenue Sub-Area (TAS)

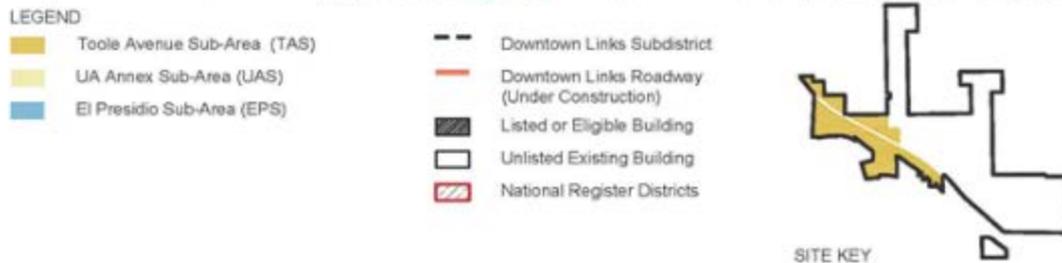
- Existing federal listed historic structures
- I-1 zoning

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

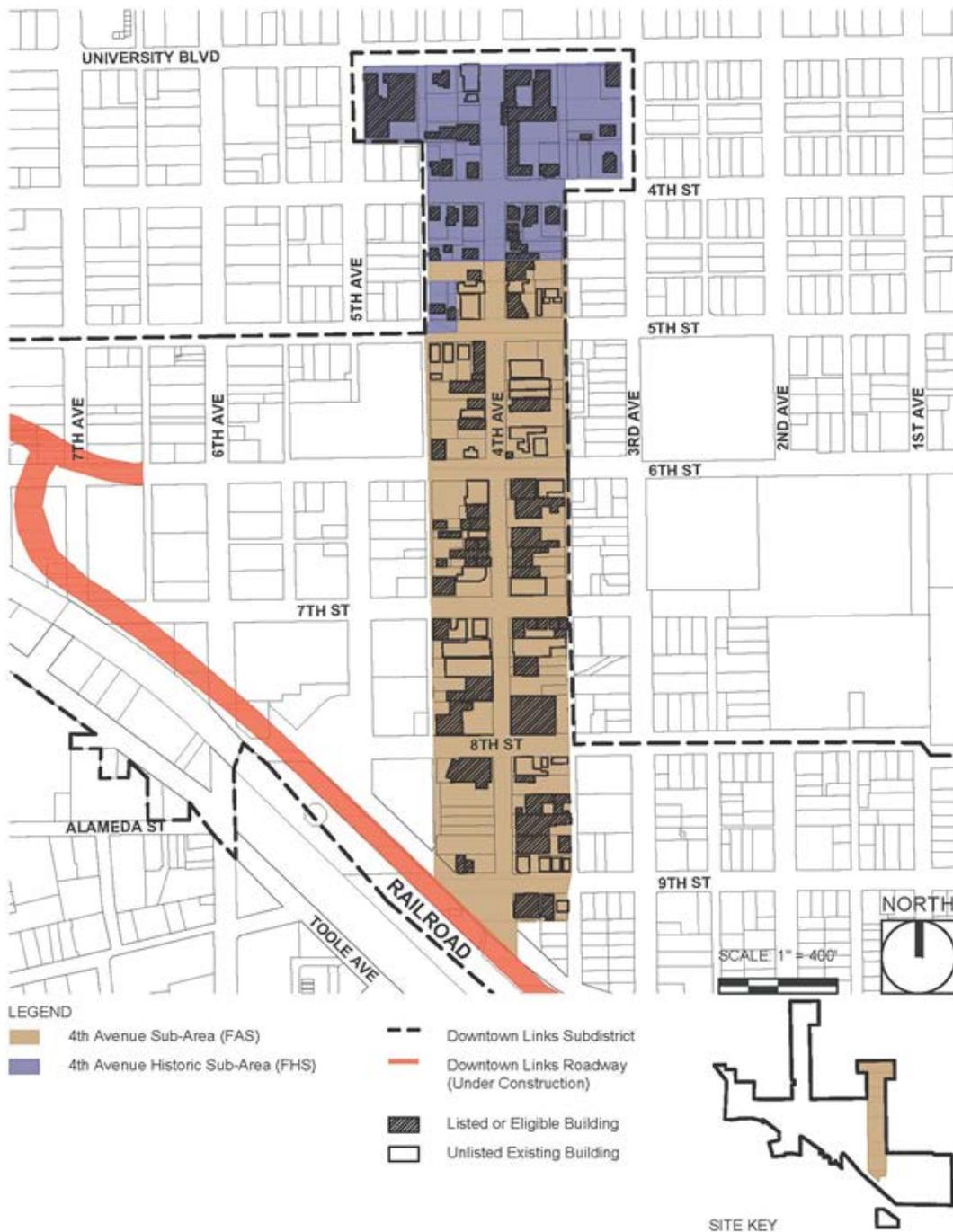


2. Warehouse Triangle Area (WTA)

(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)

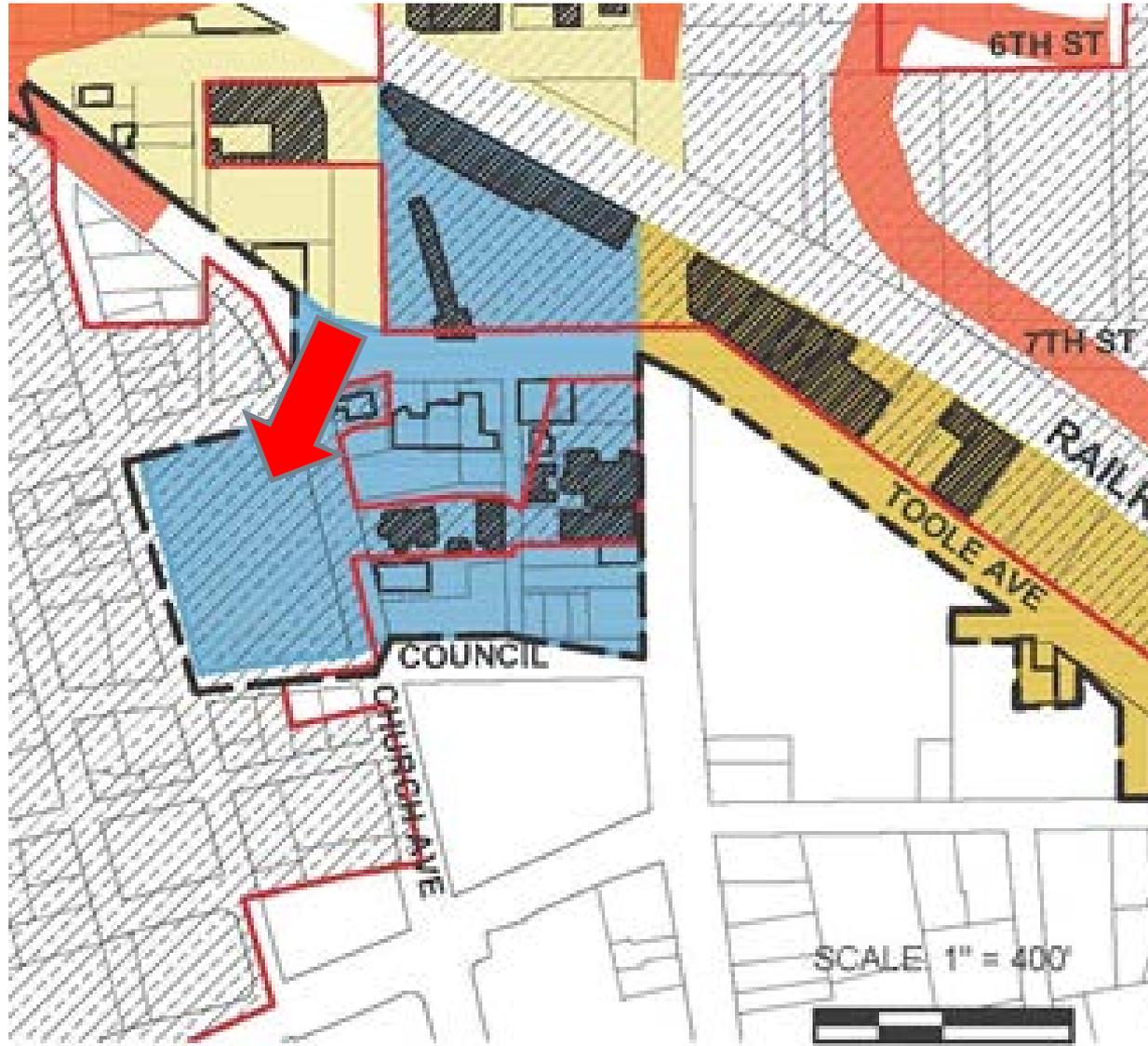
- Potentially eligible historic property
- Adjoins HPZ WUNA on east
- High zoning C-3
- Distant from streetcar
- More auto-related
- Stone Ave Corridor Plan goals

b. Sixth Street Sub-Area (SSS)

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



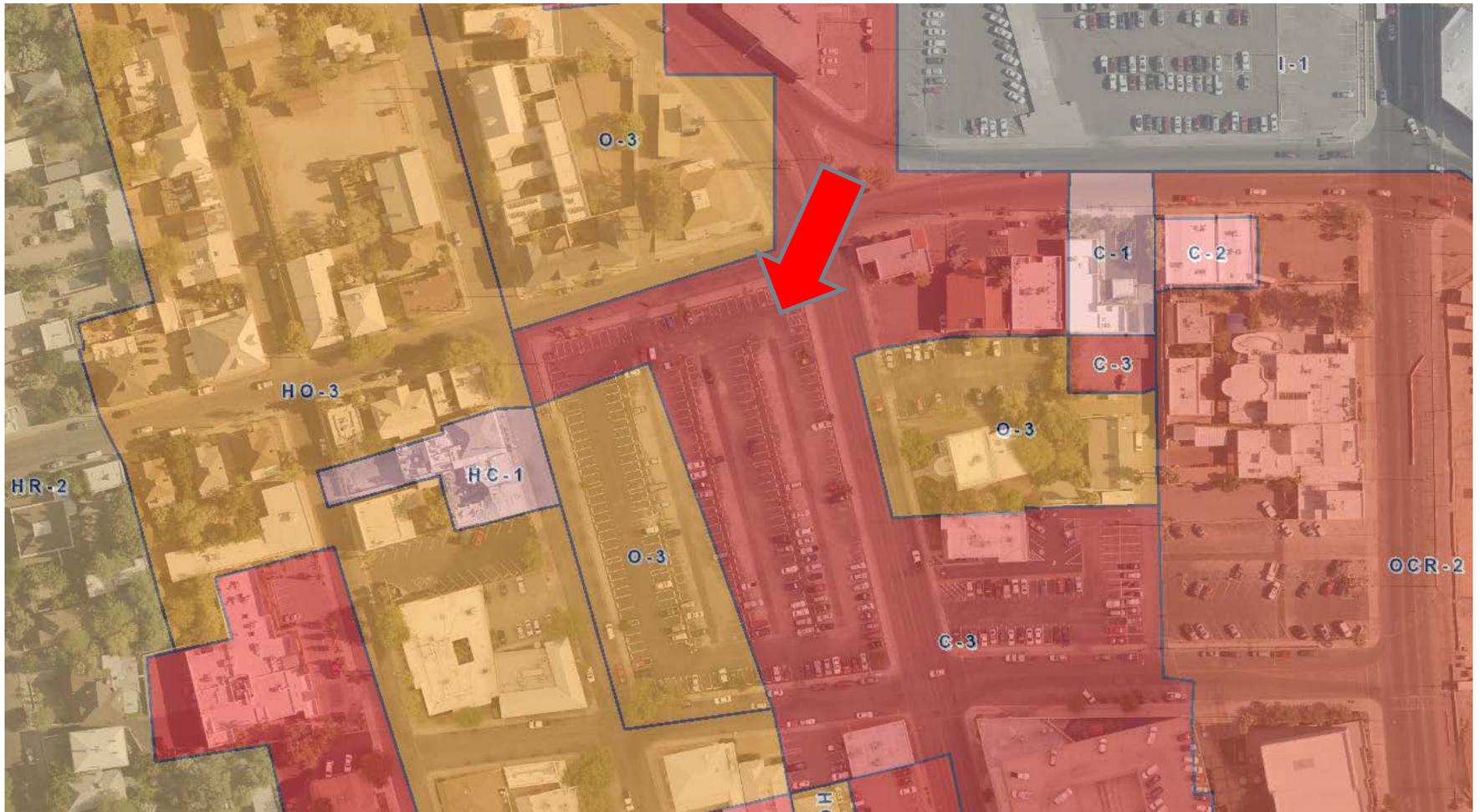
Example: El Presidio Sub-area (EPS)



in the
Toole
Avenue
Area
(TAA)

-- Downtown Links Subdistrict

Example: El Presidio Sub-area (EPS)



Example: El Presidio Sub-area (EPS)

O-3 –

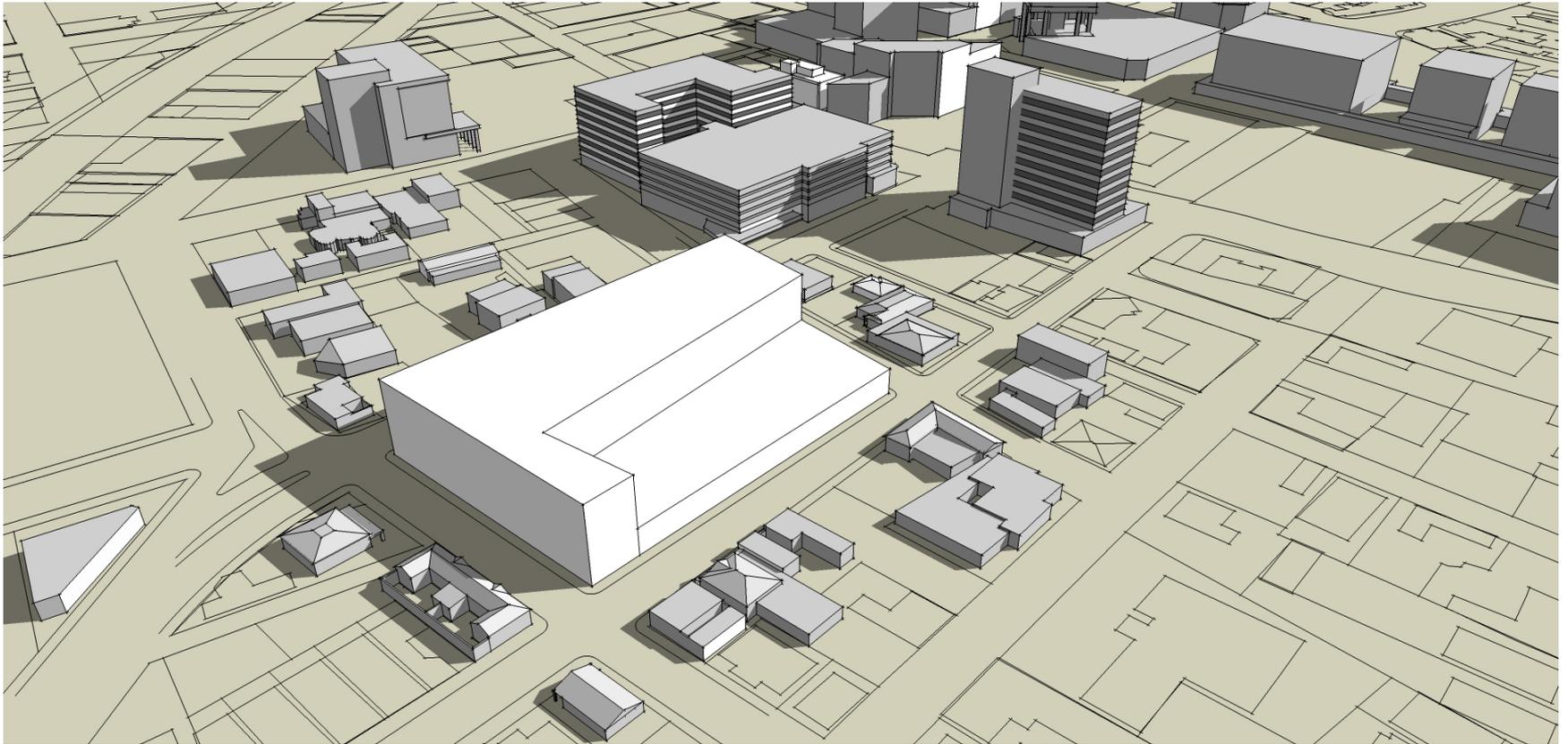
- This zone provides for mid-rise, office, medical, civic, and other development uses that provide reasonable compatibility with adjoining residential uses.
- Residential density (max):
 - 22 units/acre
- Height (max):
 - Residential: 25'
 - Non-residential: 40'
- Parking (averages to roughly 1 space for 500 SF)

C-3 –

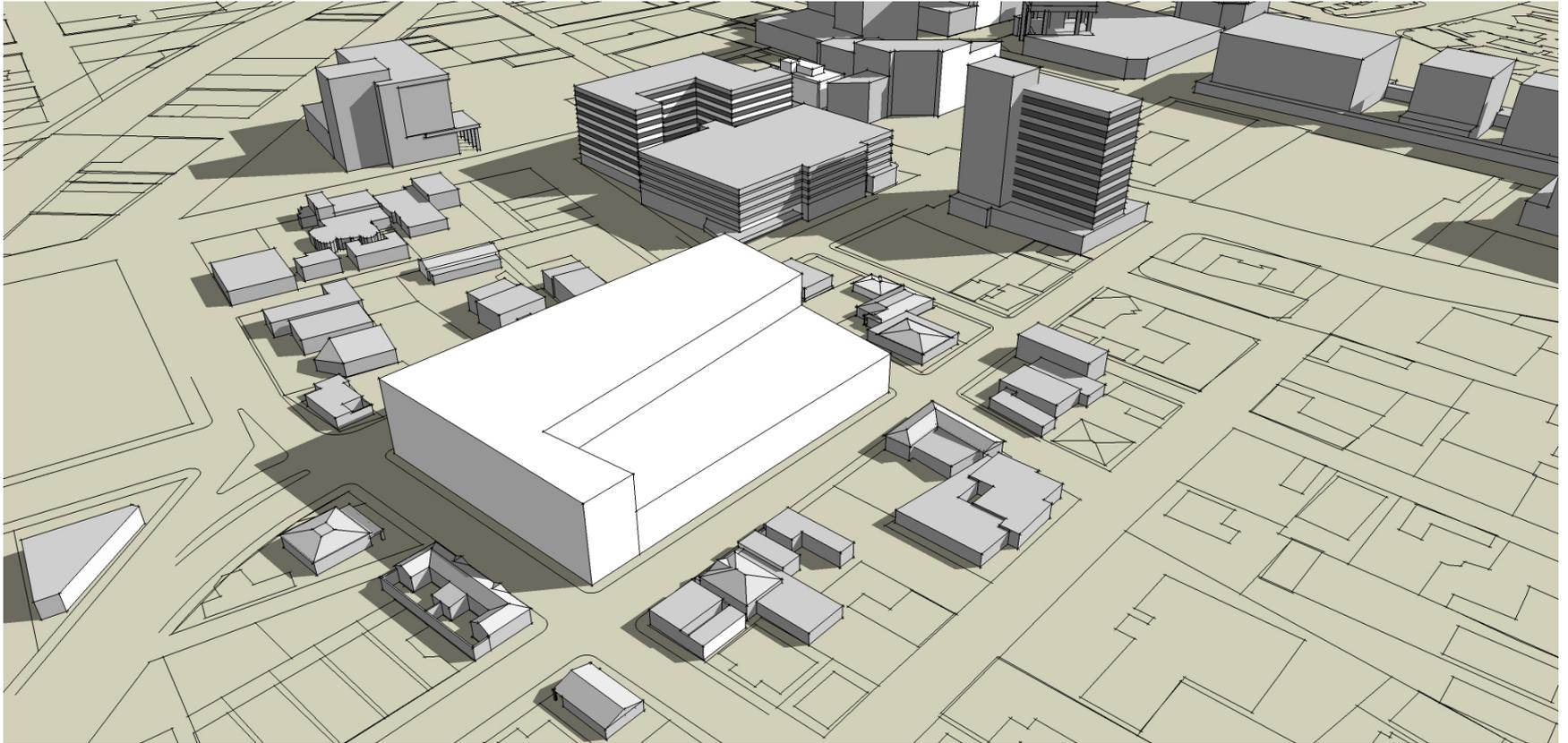
- This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas.
- Residential density (max):
 - 87 units/acre
- Height (max):
 - Residential: 75'
 - Non-residential: 75'
- Parking (averages to roughly 1 space for 500 SF)

Example: El Presidio Sub-area (EPS)

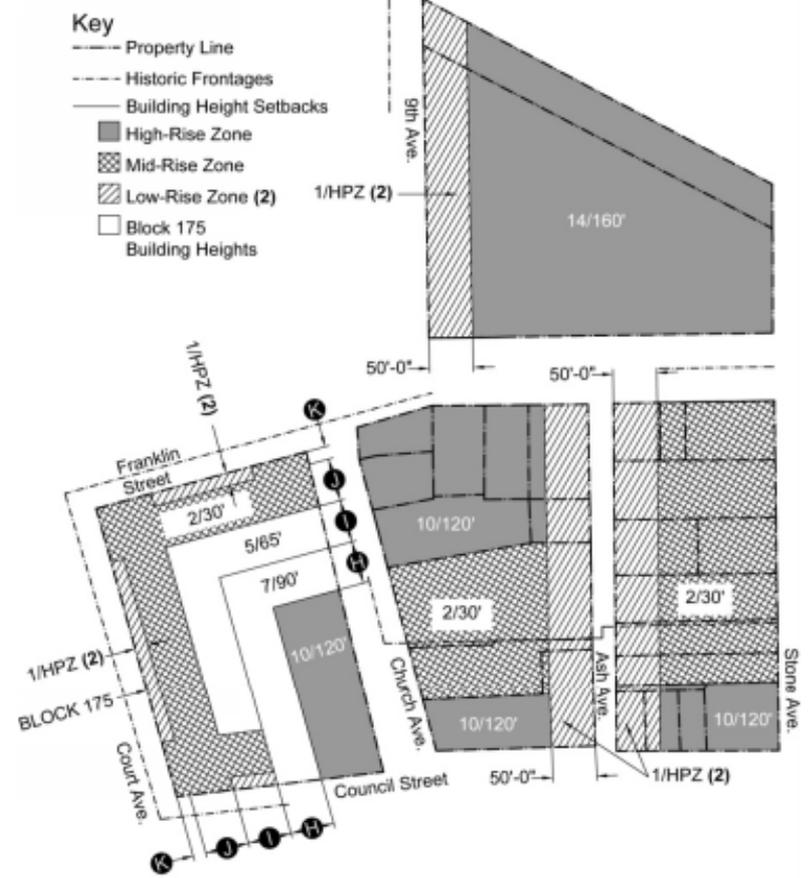
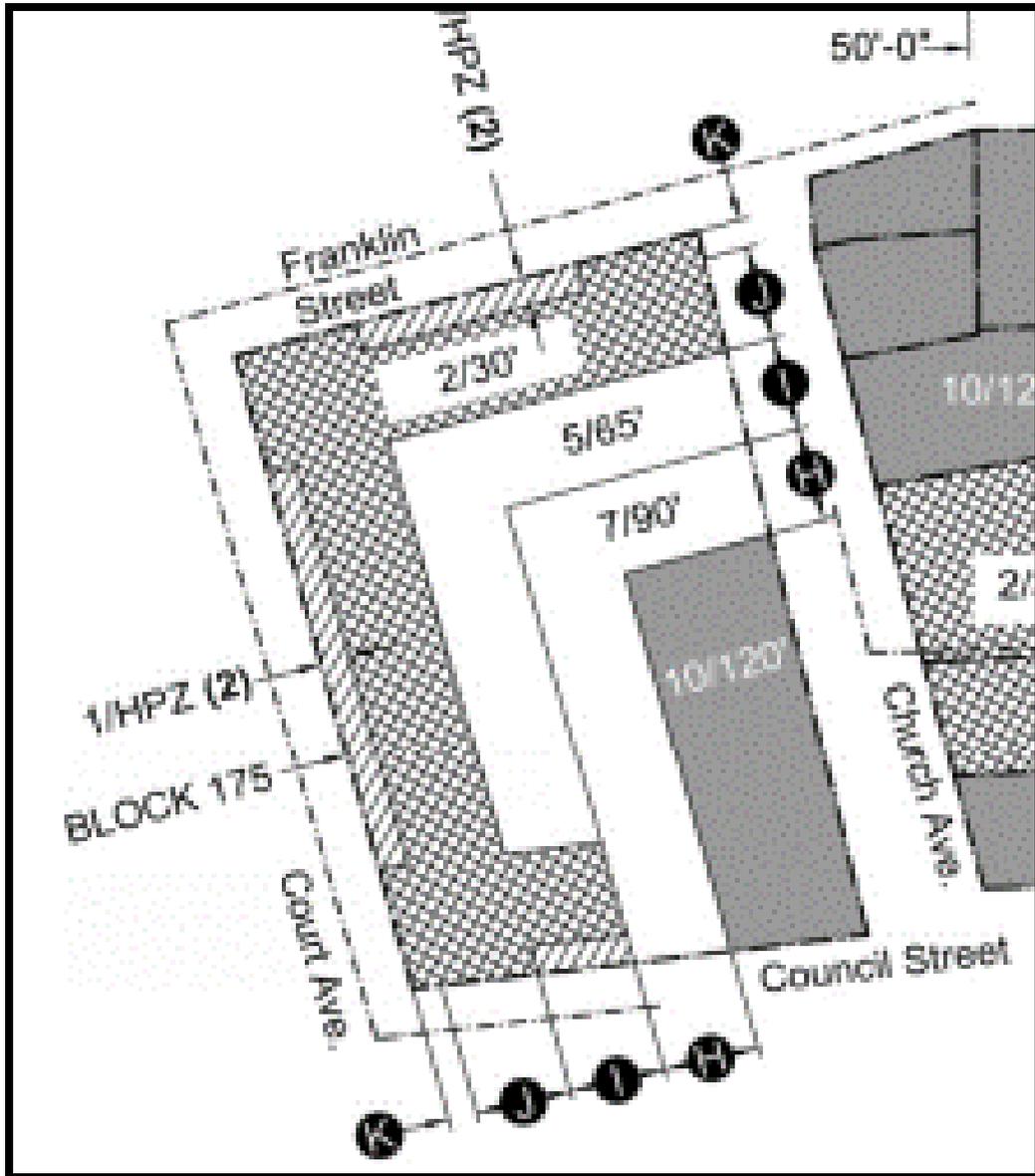
Current zoning allowable building envelope



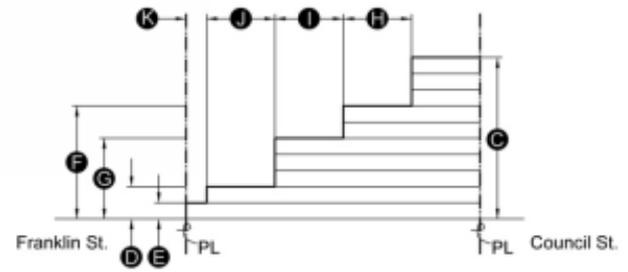
Example: El Presidio Sub-area (EPS)



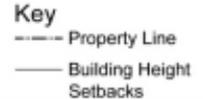
Example: EPS Building Placement



EL Presidio Subarea Building Heights Plan

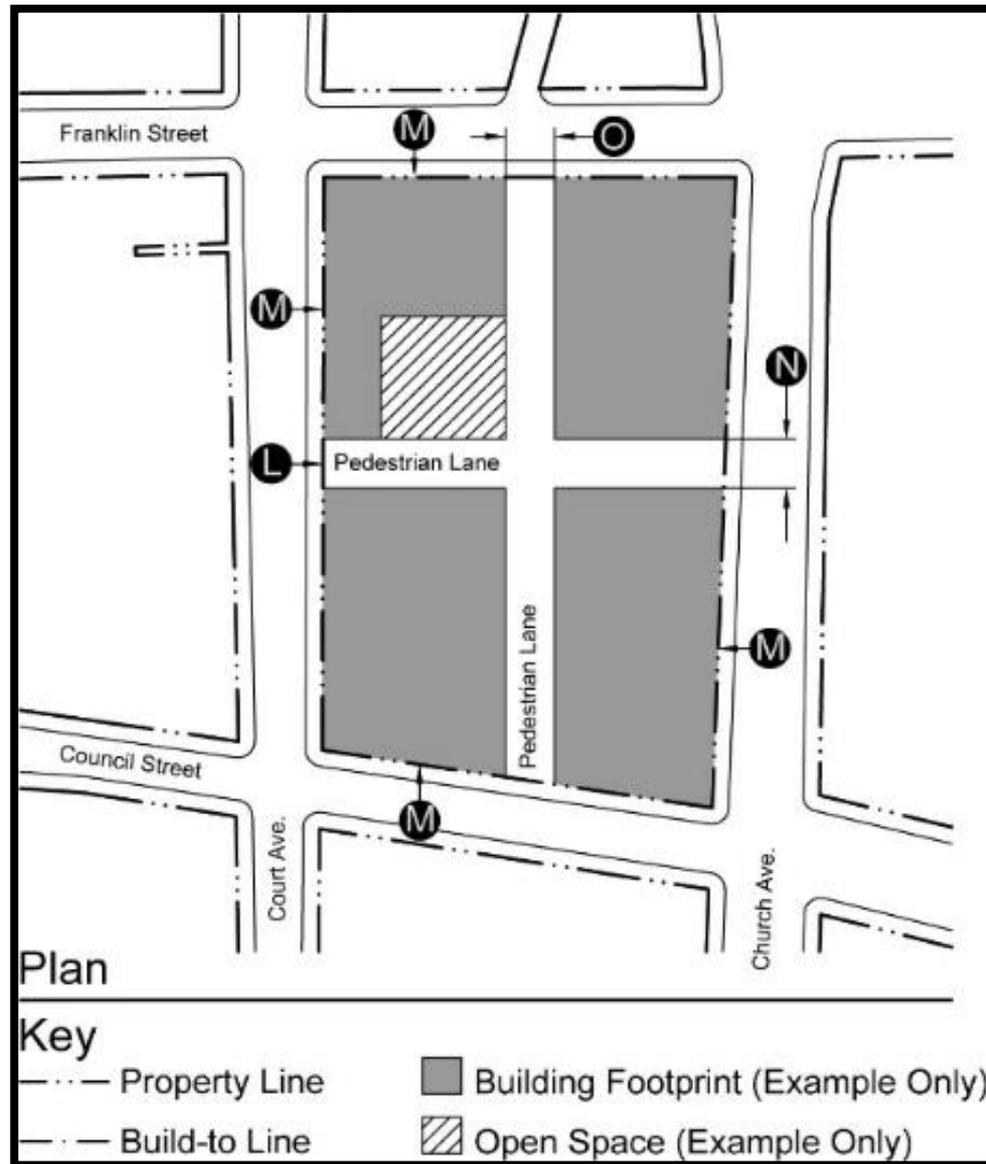


North/South Section thru Block 175



Example: El Presidio Sub-area (EPS)

Lot Coverage, Open Space, Pedestrian Access



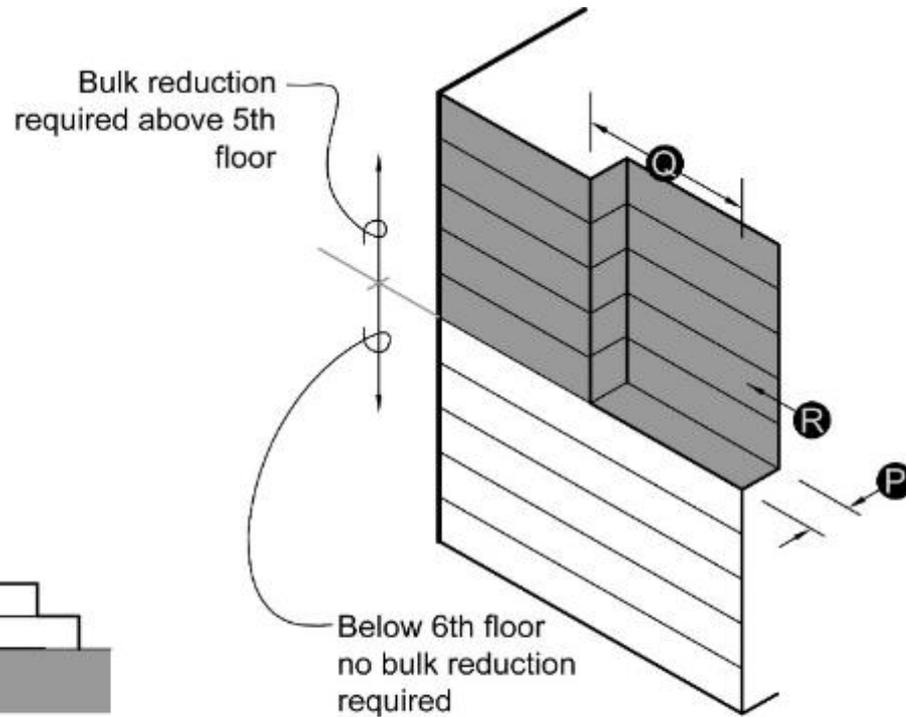
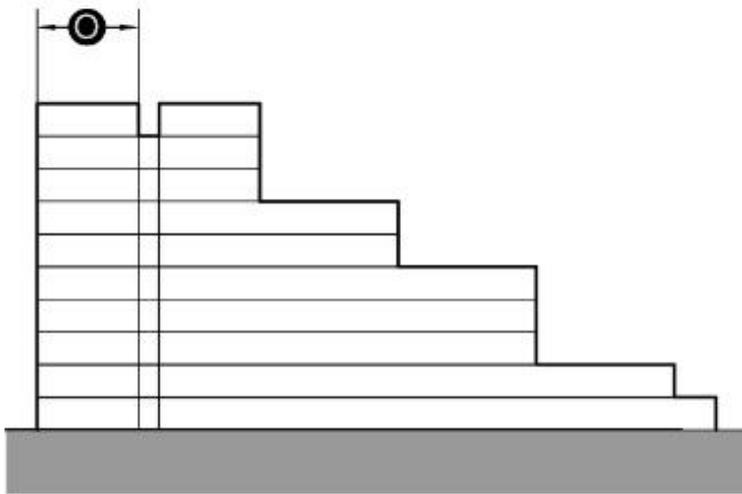
Example: El Presidio Sub-area (EPS)

Lot Coverage, Open Space, Pedestrian Access

EL PRESIDIO SUB-AREA STANDARDS		
OPEN SPACE STANDARDS		SPECIFIC REQUIREMENTS
Lot Coverage		1. Covered by impervious surfaces such as, but not limited to buildings, drives, or parking.
Maximum Lot Coverage (1)	100%	
Open Space		2. Usable open space does not need to be located on the ground - green roof or terrace is acceptable
Open Space at Multi-Unit Dwellings (2,3,4)	30 Sq. Ft./DU or 30% of Lot Area (7)	
Open Space Non-Residential (2,3,4)	Min. of 30% of Lot Area	3. Usable open space may be any combination of private and common space.
Minimum Landscape Area	50% of Open Space (9)	4. Parking may not be counted as open space.
Pedestrian Access (5)		5. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation.
Pedestrian Access to Open Space	Required	L
Main Entrance Location (6)	Primary Street	M
Pedestrian Lanes (8)		6. Main entrance locations shall be directly accessed from a sidewalk along a street rather than from a parking lot.
Minimum Width	30 Ft.	N
		7. Open space at multi-dwelling units is 30 Sq. Ft. per dwelling unit or 30% of lot area, whichever is greater.
		8. For sites that develop the entire block: two pedestrian lanes are required at ground level only; one running roughly north/south through the site, and the other running roughly east/west.
		9. Minimum landscape requirement applies only to common area open space.

Example: El Presidio Sub-area (EPS)

Building Massing



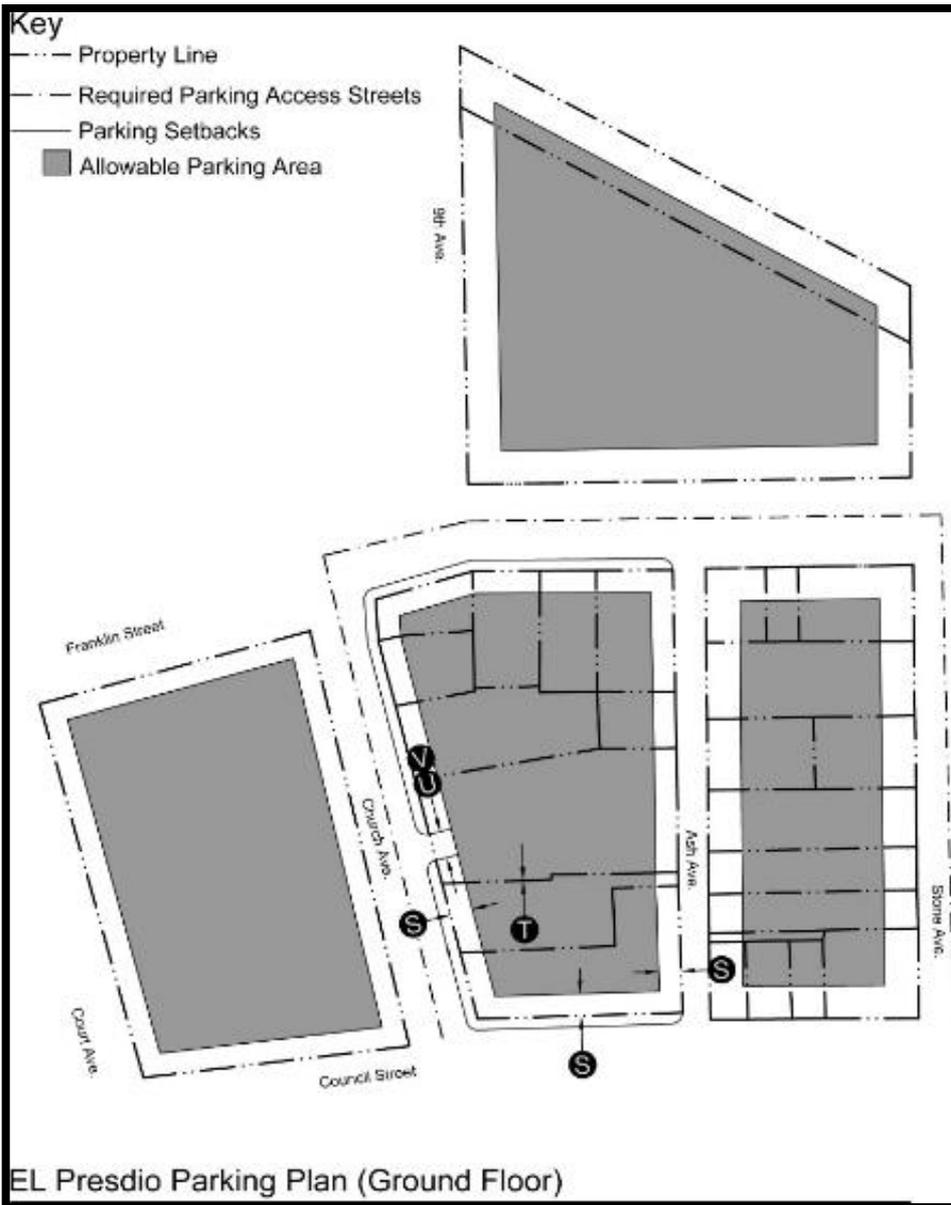
■ Bulk reduction zone above 5th floor - 12'-0" minimum step back required for 50% of facade min



Example: El Presidio Sub-area (EPS)

Parking

- No off-street parking is required for commercial uses.
- **Residential uses** are required to provide 1 space per unit and parking must be **unbundled** from residential lease or sale.
- Further reduction in on-site parking can be achieved by a parking reduction program: leased spaces from an off-site location, or an on-site car-share program, etc.



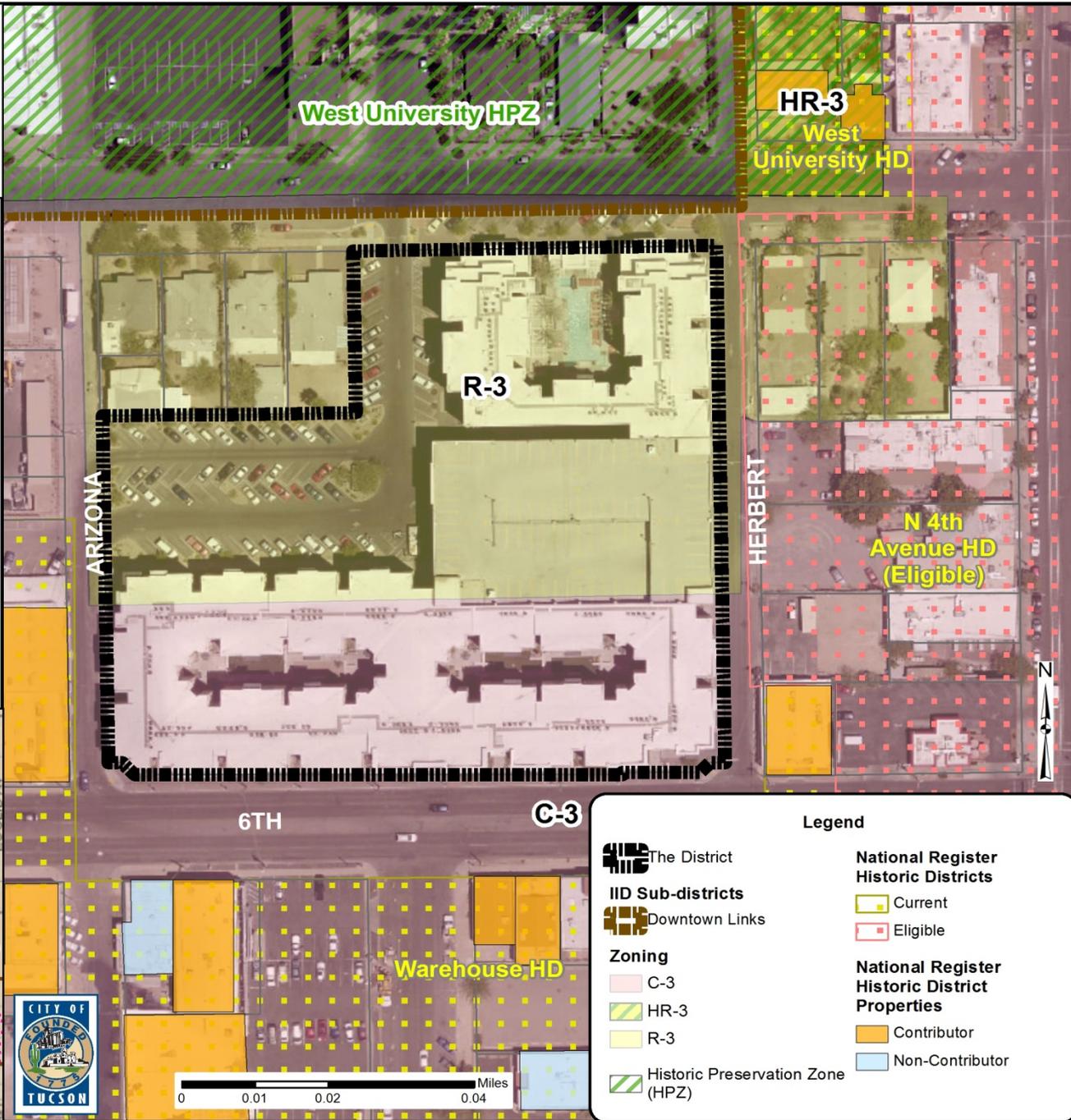
Example: El Presidio Sub-area (EPS)

Building Massing



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**

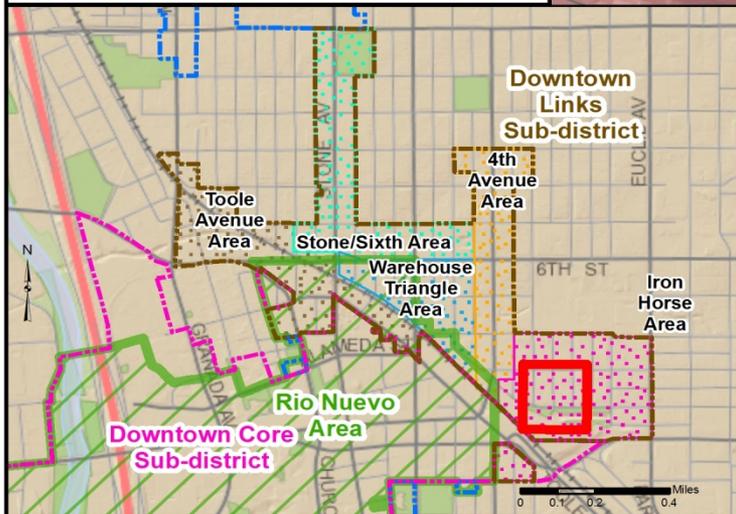
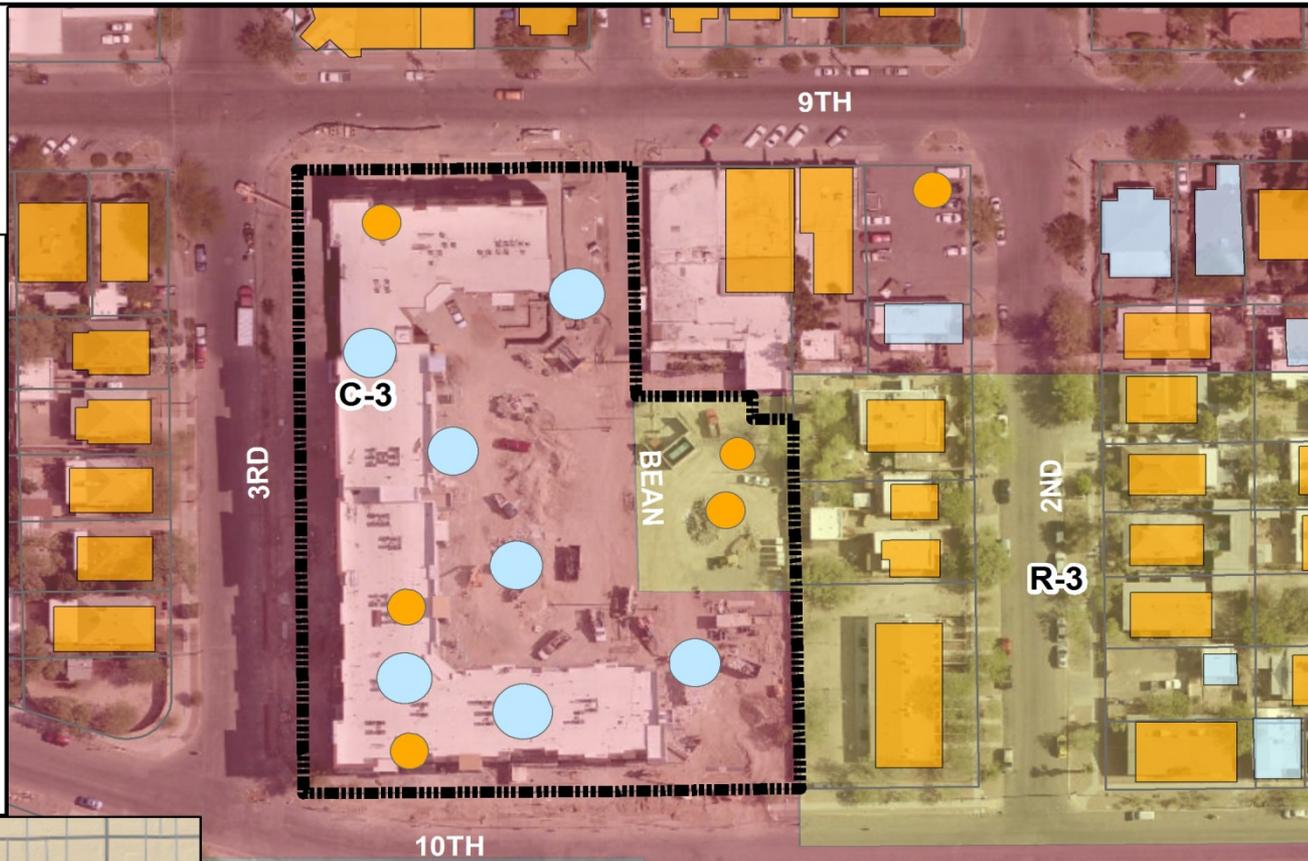


Legend

	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

Zoning

- C-3
- I-1
- R-3

National Register Historic District Properties

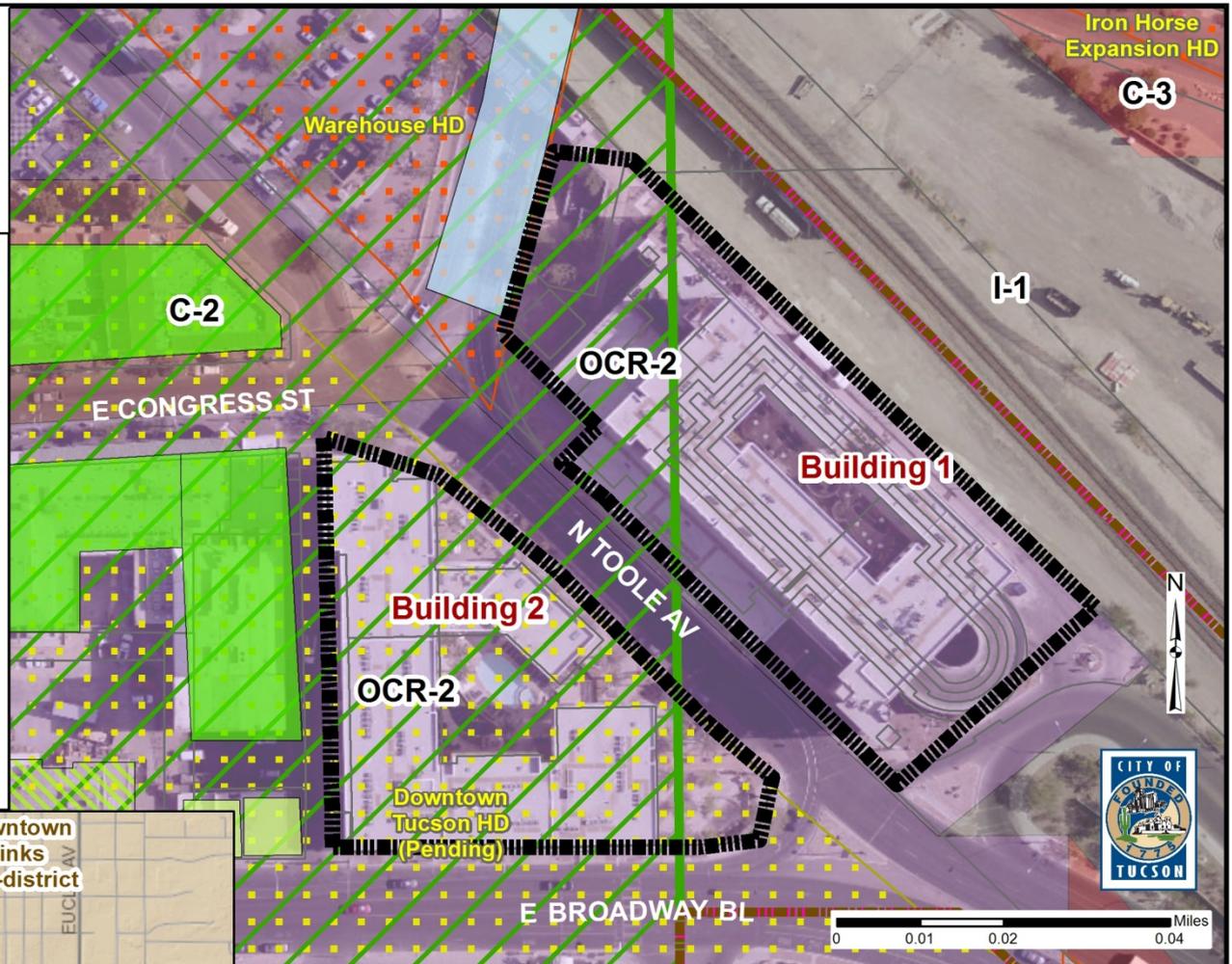
- Contributor
- Non-Contributor

Demolished Buildings in HD

- Contributor
- Non-Contributor

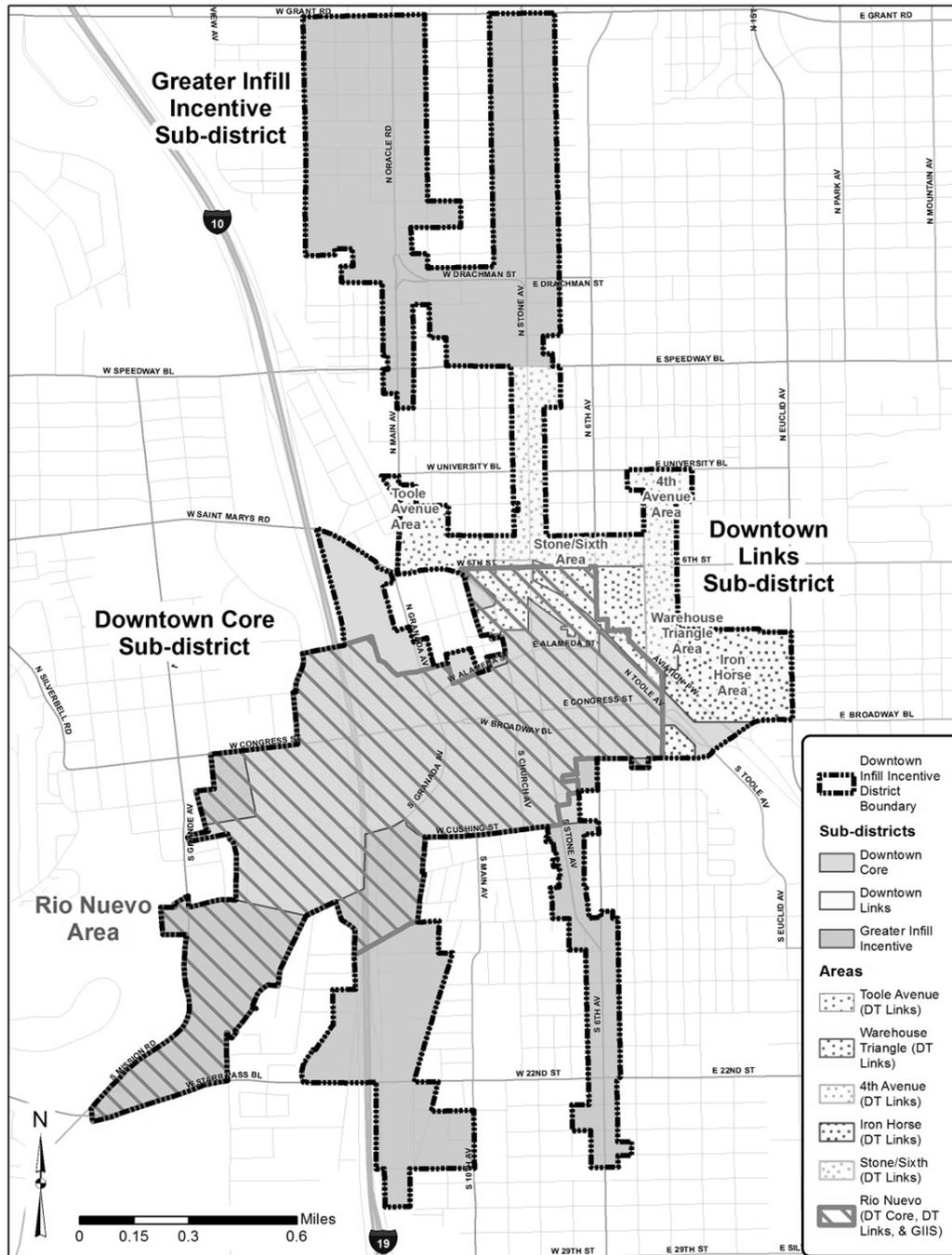
The Cadence

- **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

The Cadence	Zoning	CURRENT	National Register Historic District	Individual NRHP Status
Rio Nuevo Area	C-2	ELIGIBLE	LISTED	Eligible
IID Sub-districts	C-3	HD Properties	Ineligible	
Downtown Links	I-1	Contributor		
Downtown Core	OCR-2	Non-Contributor		



Conclusion

- Mayor and Council requested the IID be revised to address a set of concerns that had arisen.
- December 3 – Planning Commission Public Hearing
 - Public Notice has been sent.
 - The text amendment for the Infill Incentive District (IID) Revisions will be presented.
 - A provisional text amendment for a new IID sunset date will be presented.

